

AMP&RSAND

**A Modern Workspace
for a Modern Workforce.**

ampersandiego.com



An Everlasting Impression.

As the former site of the San Diego Union-Tribune, AMP&RSAND is an iconic landmark *pressed* in San Diego's history and reimagined for the demands of the modern workforce. The printing press was the first form of technology to spread ideas while creating a platform for a more connected world. When the Union-Tribune stopped its presses in 2016, it made one final impression – the ampersand.

Historic at its core but progressively redesigned, AMP&RSAND transcends the traditional San Diego office space.

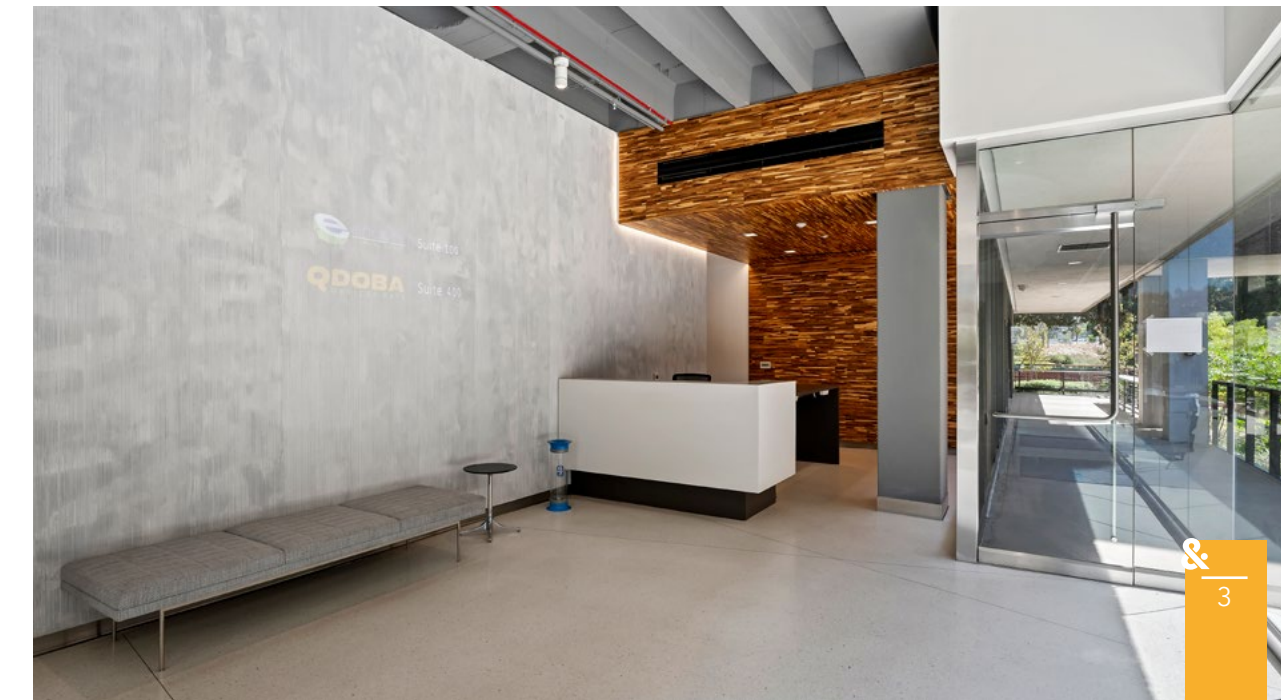
AMP&RSAND

**350 Camino De La Reina
San Diego, CA 92108**



Designed for a Modern Workforce.

- 13-acres | 2 buildings | 342K SF
- Flexible floor plates to accommodate tenants from 6K to 121K SF
- Indoor / outdoor environment with abundant outdoor meeting spaces
- On-site gourmet cafe
- 3rd party operated fitness center with group classes and private training sessions
- Dog friendly campus + Bark Park



The New San Diego Workplace.

AMP&RSAND is a historic location reimagined for the demands of the modern workforce. Offering large, agile spaces to accommodate a company's growth, it will entice and retain talented employees with amenities that go beyond the nine-to-five workdays of the past. Beautiful & Thoughtful. Modern & Authentic. Creative & Civilized. This is AMP&RSAND, the future of the San Diego workplace.



Press. Suite 100 - 34,272 SF Available.



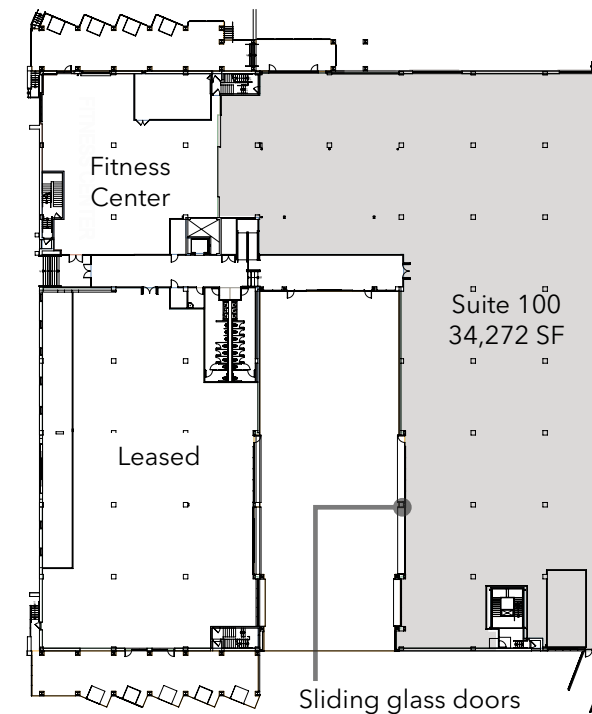
Highlights:

- High volume ceilings (13'-28')
- Collaborative indoor/outdoor workspaces with private tenant patio
- Sliding glass doors that open to the courtyard
- Private exterior entrance
- Prominent signage opportunities that provide excellent identity at ground floor level

[CLICK HERE FOR 3D VIRTUAL TOUR](#)

As-Built
1st Floor (Press)

Hypothetical
1st Floor (Press)



Press.

Suite 200 - 21,586 - 52,196 SF Available.

Highlights:

- Full floor opportunity
- High volume 14' ceilings
- Collaborative indoor/outdoor workspaces with private tenant patios
- Signage opportunities



Stack.

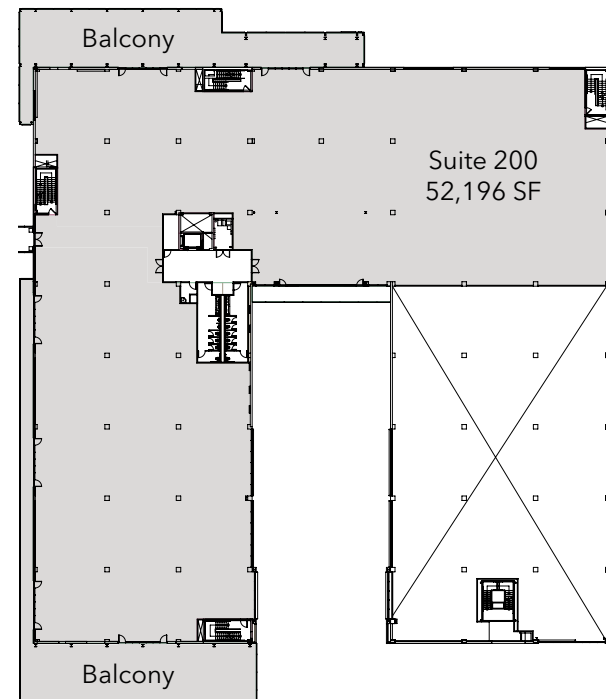
Suite 200 - 35,344 SF Available.

Highlights:

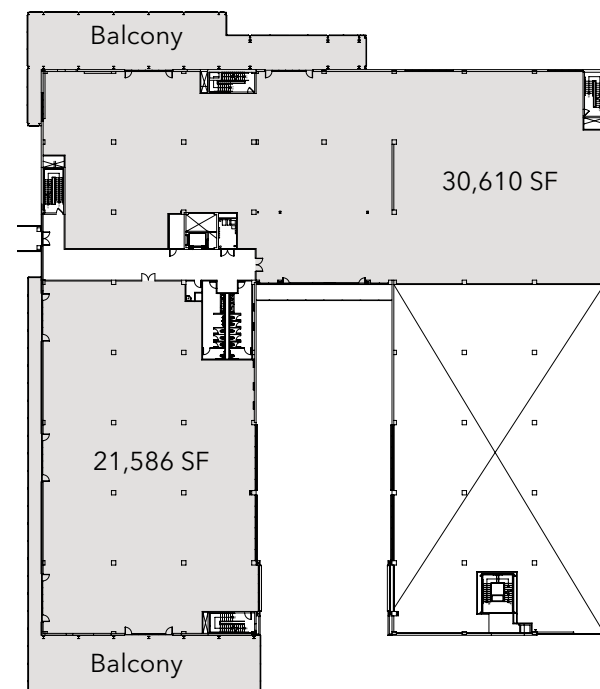
- Full floor opportunity
- High volume 14' ceilings
- Large, efficient floor plate
- 360 degree views with floor-to-ceiling glass on all four sides



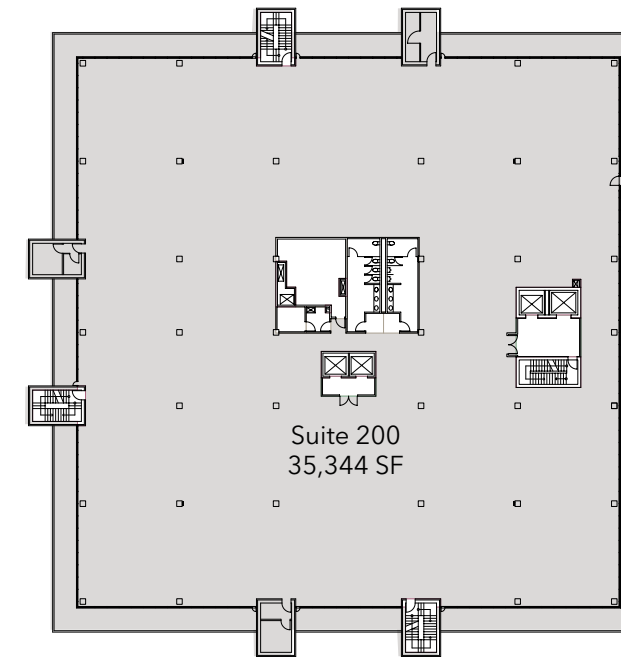
As-Built
2nd Floor (Press)



Hypothetical Demising
2nd Floor (Press)



As-Built
2nd Floor (Stack)



Stack. Suite 550 - 6,633 SF Available.

Highlights:

- High volume 14' ceilings
- Collaborative indoor/outdoor workspace with private outdoor patios
- Excellent natural light via floor-to-ceiling glass windowline



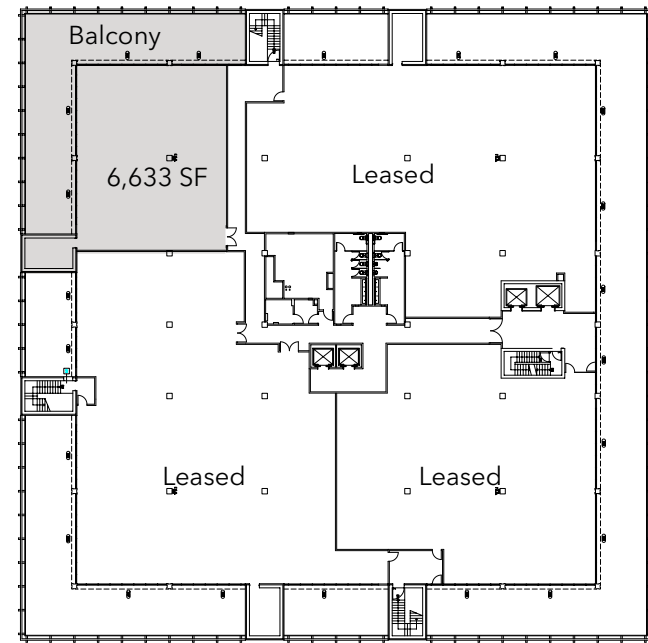
Press & Stack. 2nd Floor - 87,540 SF Available.

Highlights:

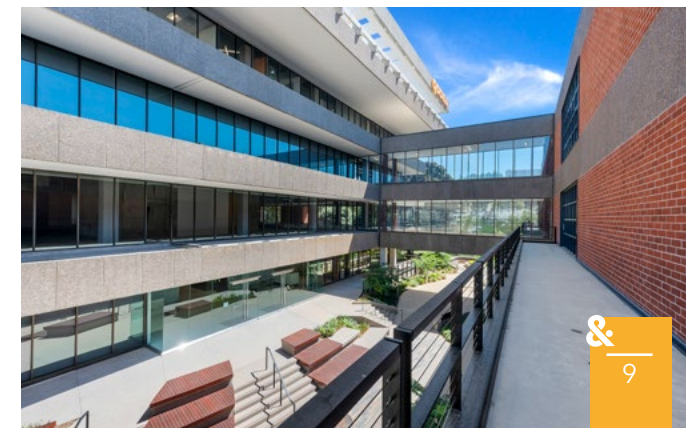
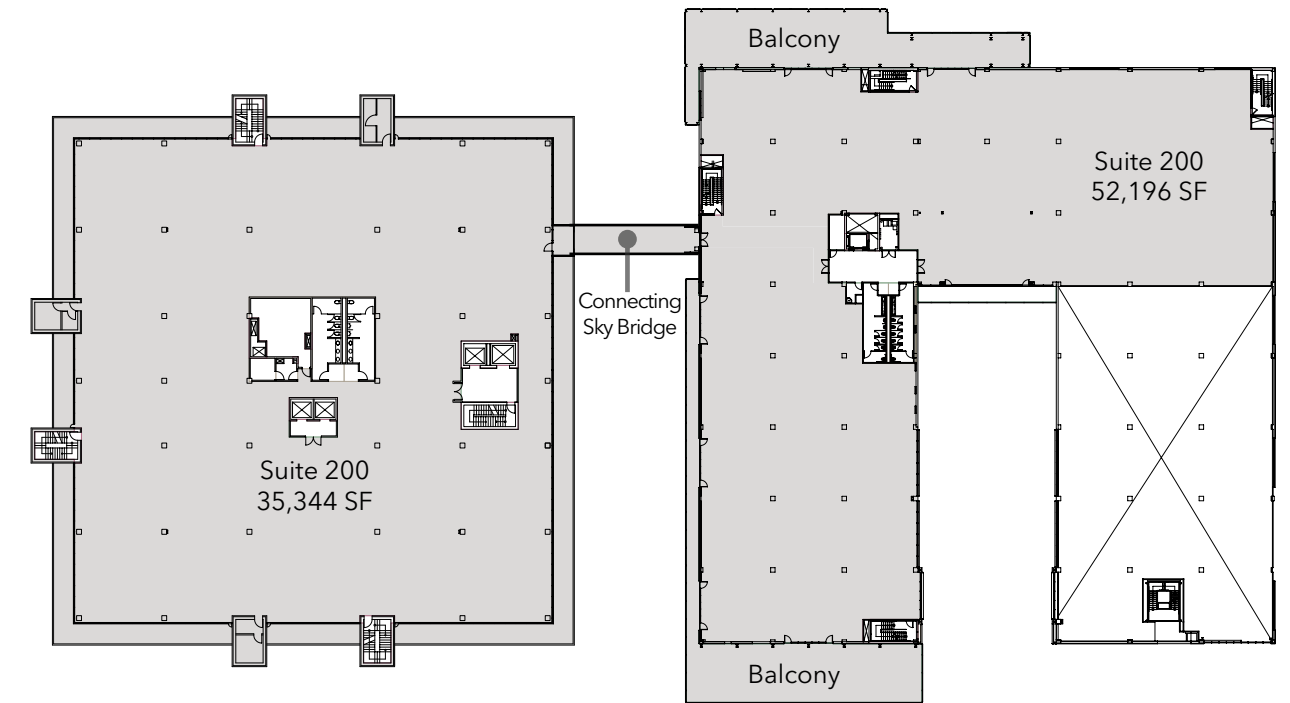
- Opportunity to occupy 87,540 SF on a single floor connected by a glass-enclosed sky-bridge
- High volume 14' ceilings
- Collaborative indoor/outdoor workspaces with multiple private tenant patios
- 360 degree views with floor-to-ceiling glass on all four sides
- Signage opportunities



**As-Built
5th Floor (Stack)**



**As-Built
2nd Floor (Stack) As-Built
2nd Floor (Press)**

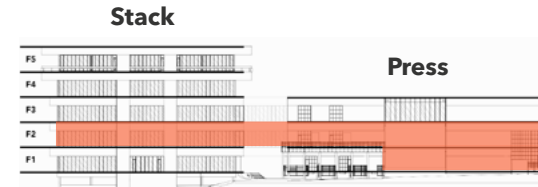


Press & Stack.

1st & 2nd Floor - 121,812 SF Available.

Highlights:

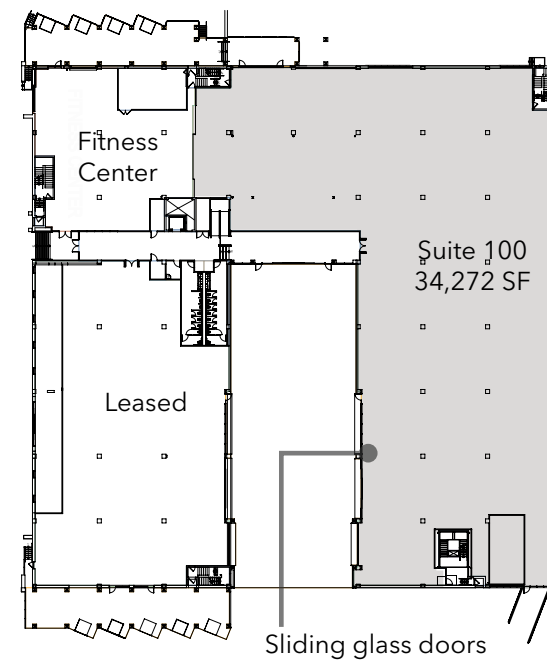
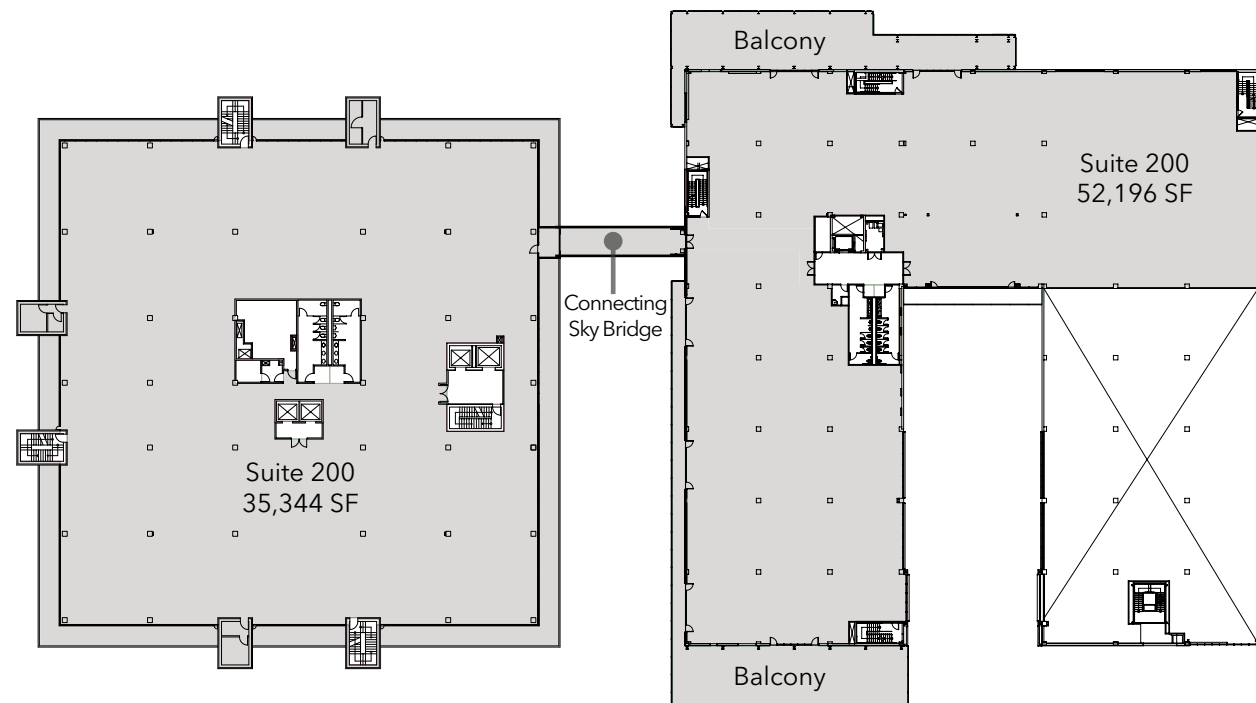
- High volume ceilings (13'-28')
- Collaborative indoor/outdoor workspace with private outdoor patios
- Excellent natural light via floor-to-ceiling glass windowline
- Private exterior entrance
- Prominent signage opportunities that provide excellent identity at ground floor level



As-Built
2nd Floor (Stack)

As-Built
2nd Floor (Press)

As-Built
1st Floor (Press)



The AMP&RSAND Experience.

AMP&RSAND takes full advantage of San Diego's incredible 360 days of sunshine per year, with an abundance of inspiring outdoor workspaces and meeting places. And the interior is just as progressive. An industrial-loft-style feel of exposed brick, concrete pillars and oversize windows will be a draw for talent and an advantage for forward-thinking companies. AMP&RSAND is designed for the way people work today.

The Cafe \\ Rest & Relaxation

Under the expansive Ficus canopy, the Cafe provides a unique opportunity for rest and relaxation. The space is filled with flexible lounge furniture to encourage an early morning meditation, mid-day yoga refresh, or coffee and conversation with your co-workers.

The Walkway \\ Community & Connection

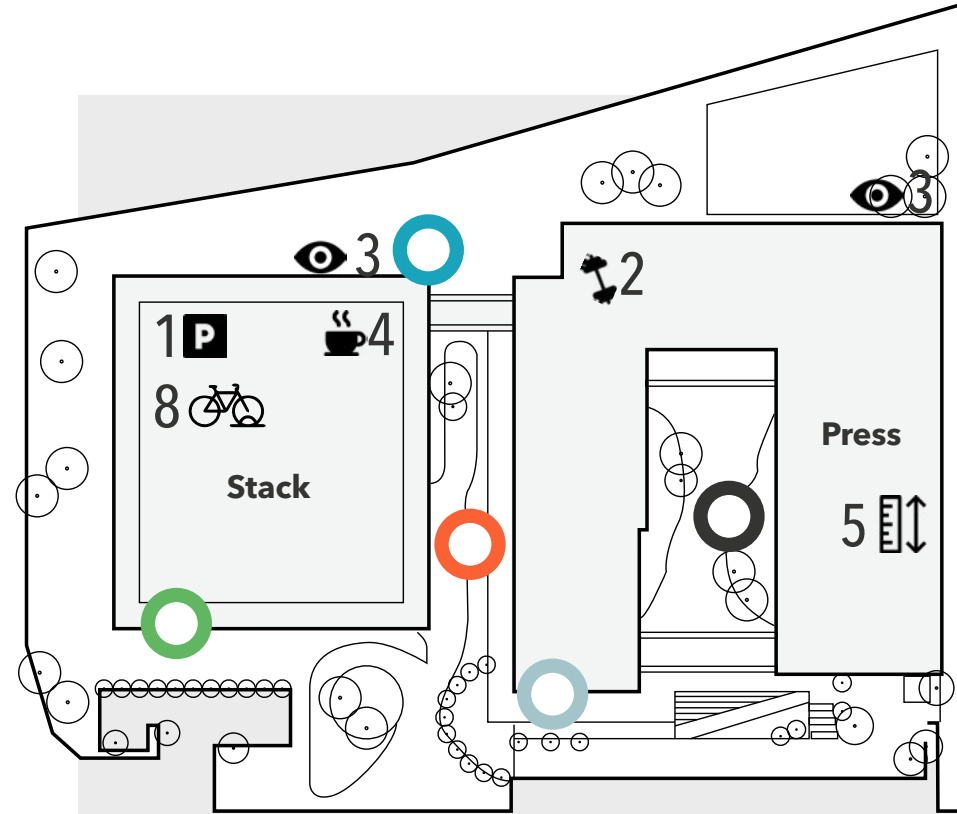
A hub of activity. A link between two buildings. Central to everything, the park provides play areas, stepped seating and private gathering spaces.

The Balconies \\ Perspectives & Productivity

Designed to inspire new perspectives, and bring productivity to new heights, the balconies at AMP&RSAND can be found throughout both buildings overlooking the Dock, the Press Courtyard and the Walkway.

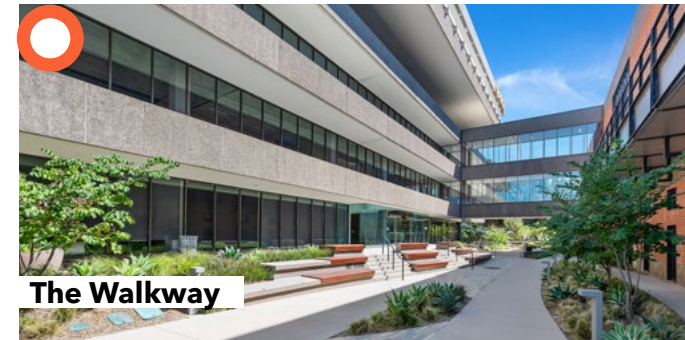
The Docks \\ Historic & Innovative

Once used for unloading ink and paper, these former loading docks have been repurposed into outdoor gathering space. Meeting tables and glass marker boards transform the docks into platforms for creativity.

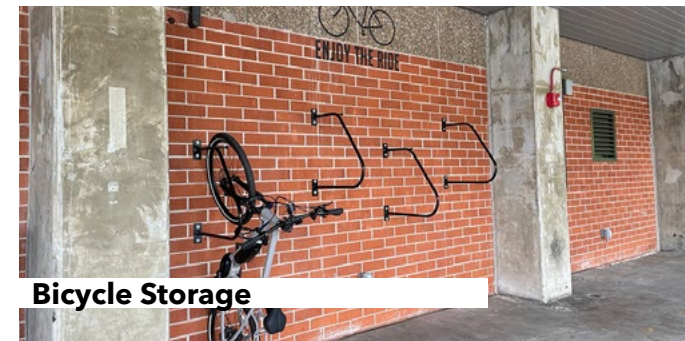


- | | |
|--|--|
| 1. Covered parking & storage space (P1) | 4. On-site gourmet cafe |
| 2. Indoor / outdoor fitness center, resort-style showers & lockers, yoga room | 5. High volume concrete ceilings (28') |
| 3. Building top signage facing the I-8 freeway. Seen by 215,000+ cars per day. | 6. Bark Park |
| | 7. EV charging stations |
| | 8. Bicycle storage |

Amenity Rich.



The Walkway



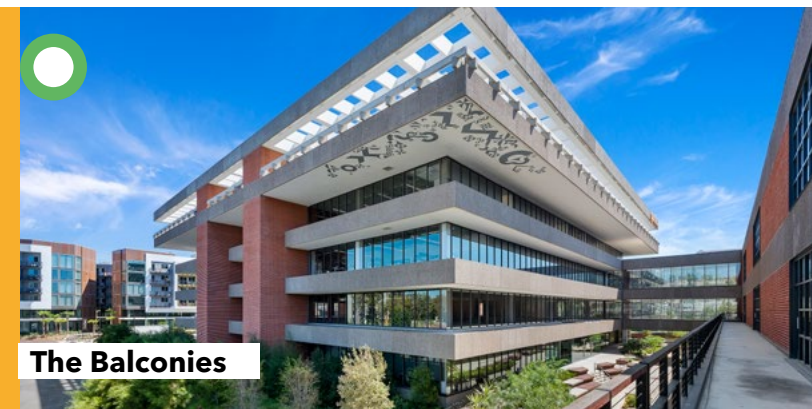
Bicycle Storage



The Press Courtyard



Outdoor Conference "Rooms"



The Balconies



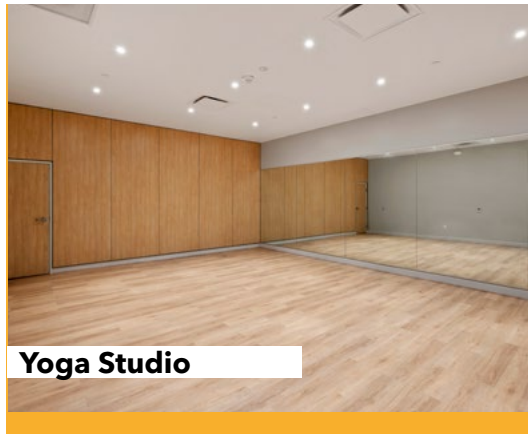
Amenity Rich.



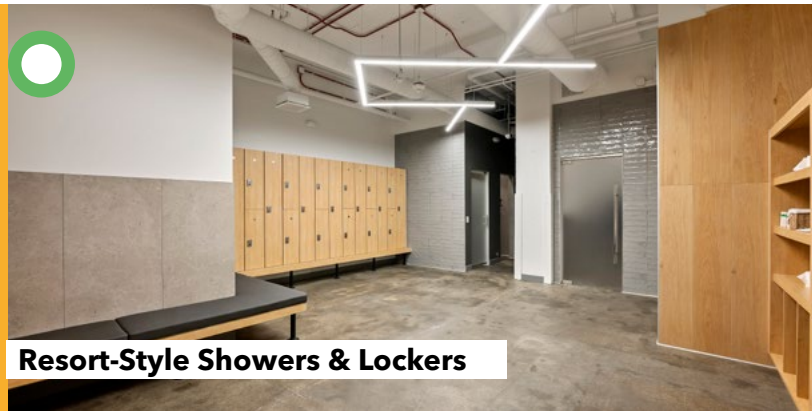
Fitness Center



Gourmet Cafe



Yoga Studio



Resort-Style Showers & Lockers



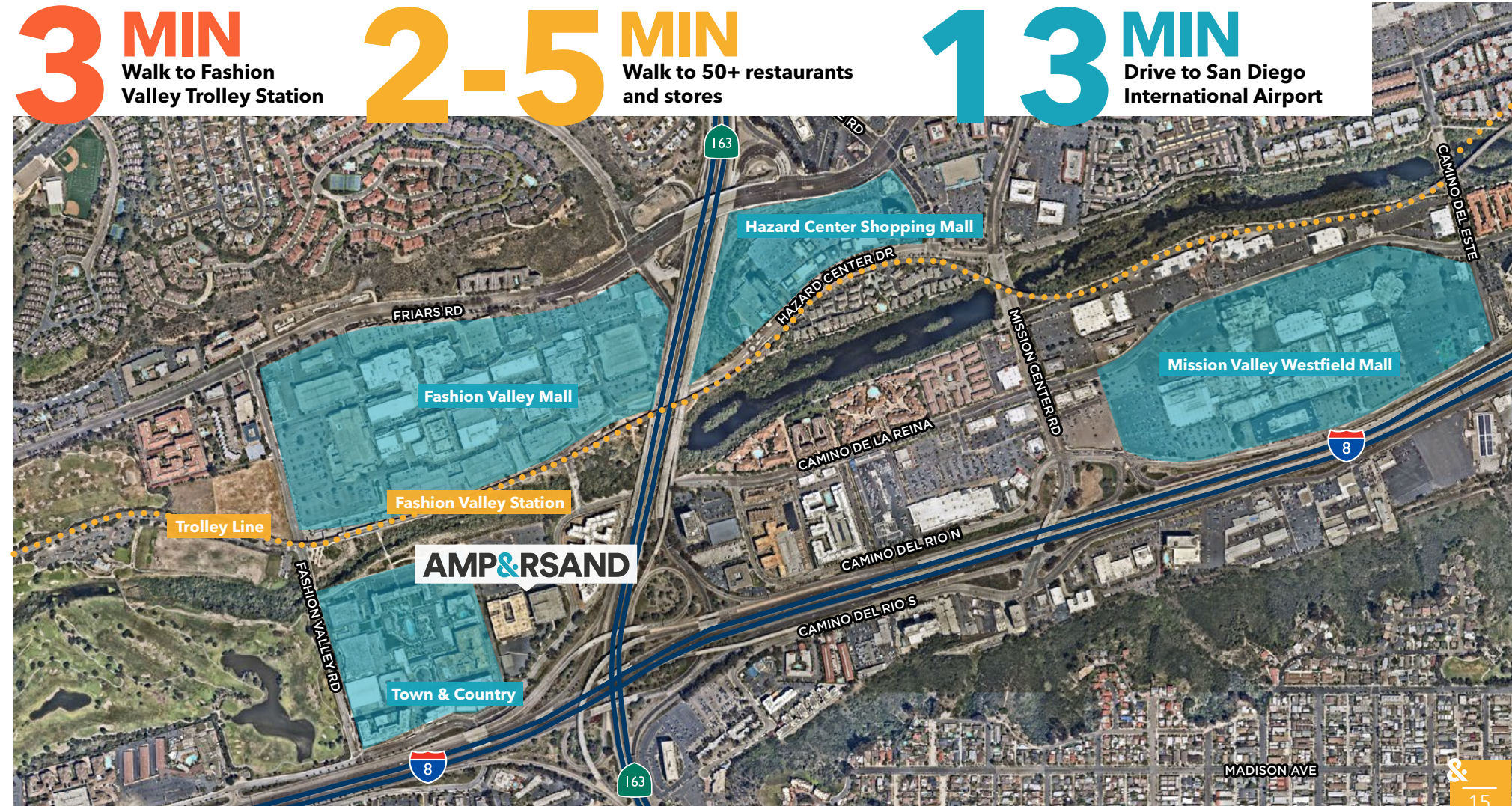
High-End Restrooms

Where Workstyle Meets Lifestyle in the Heart of San Diego.

3 MIN
Walk to Fashion Valley Trolley Station

2-5 MIN
Walk to 50+ restaurants and stores

13 MIN
Drive to San Diego International Airport



It's All About Location.

AMP&RSAND is central to almost everything in San Diego. Multiple highways enhance its location, and public-transportation options are available, making the commute easier for employees. Current community initiatives include walking trails to the ocean and multiple parks as part of the San Diego River Park Master Plan. Walkable destinations, like the Fashion Valley Mall, Hazard Center and the Trolley Station, are also prime draws. The already abundant dining, retail and entertainment options are also expanding.

Commuter Freeways

04

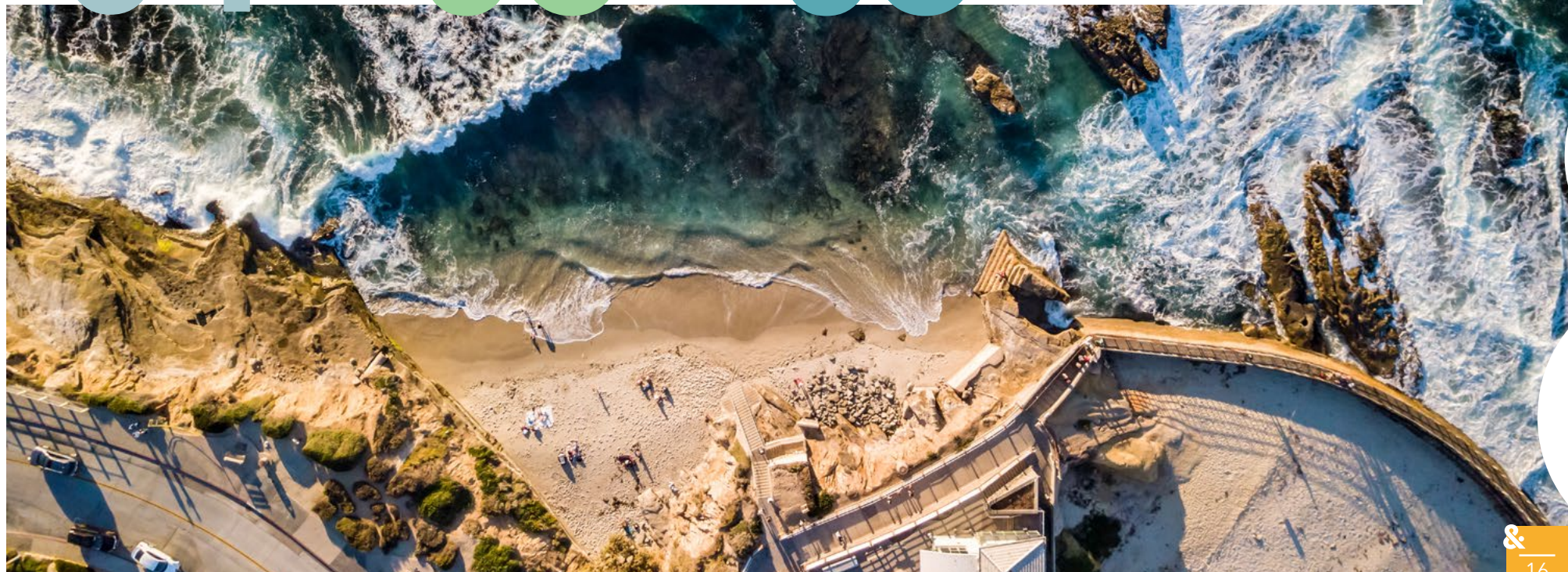
Miles to Pacific Ocean

05

Local Parks & Trails

06

[Learn More](#)



AMP&RSAND

ampersandiego.com

Derek Hulse
 +1 858 334 4005
 derek.hulse@cushwake.com
 CA Lic. 01740180

Brett Ward
 +1 858 546 5470
 brett.ward@cushwake.com
 CA Lic. 01426040

Morgan Reno
 +1 858 558 5603
 morgan.reno@cushwake.com
 CA Lic. 02030032

