

Wells Fargo Plaza

// SAN DIEGO 401 B STREET



Success Works Here®

- 24-story, 488K SF smoked glass and granite tower with stunning views of downtown, San Diego Bay and Coronado Island
- One of downtown's largest contiguous spaces available to lease in 2024: four full floors of premium workspace with sweeping water views
- The Commons: Exclusive, Wifi-connected outdoor space with work-ready, shaded seating
- Venue: State-of-the-art conference center for meetings and events
- Bike storage, Customer Resource Center, EV charging stations, full-service banking and ATM, on-site delicatessen, private fitness
- Easy access to the 5, 163 and 94 freeways; Amtrak; Coaster; the San Diego International Airport and San Diego's main trolley station
- Walkable access to the Gaslamp Quarter, East Village and Little Italy
- Elevated urban living at **Harborview** Apartments

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Sleek, modern lobby



The Commons



KINETIC Private Fitness Center



Venue

Downtown Convenience, Outdoor Inspiration

Bring teams together in the only Irvine Company downtown San Diego tower with exclusive outdoor workspace and adjacent dining options.

Where Talent Wants to Be

A close-knit community of knowledge workers, modern amenities and inspiring waterfront views make coming to work worth it for the top professionals who expect more from the office.

Rare Downtown HQ Opportunity

A large contiguous block of premium, HQ caliber workspace — 89K SF across four full floors — could be the homebase for your team's best work yet.

Industry-Leading Ownership

Lease with confidence knowing Irvine Company's long-term ownership and market stability means we're here for you today, tomorrow and beyond.

// FOR LEASING INFORMATION: 858.658.7700 | IRVINECOMPANYOFFICE.COM

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