

2100 KETTNER



JUST SIGNED.

POSTINO

Postino is fueled by a collection of individuals passionate about creating a space for people to connect. Their restaurants are an ode to their communities – providing familiar yet inspired surroundings, wine appropriate for both the most casual and sacred of gatherings, and a menu that satisfies all your cravings.

Their mission is to make every moment that they are a part of, one that leaves people feeling crazy-good.



BFT

BFT is the place for custom-curated workout plans that not only have your goals and results in mind, but also create a fun, progressive mix of cardio and strength. BFT is a part of Xponential Fitness, the largest global franchise group of boutique fitness brands across verticals including pilates, barre, cycling, rowing, dance, yoga, running, boxing, functional training, and stretching. Xponential Fitness was formed with the vision of integrating leading boutique fitness brands across verticals on one platform and guided by its mission to make boutique fitness accessible to everyone. Xponential Fitness and its family of brands is the largest global franchisor of boutique fitness brands in the world, with over 2,750 global locations.



The NOW

The NOW offers a space to escape the daily pressures of life and recharge your energy and spirit through the healing benefits of massage therapy. The NOW has quickly become LA's hottest new wellness destination for locals and globe-trotting influencers alike. With boutiques currently open from coast to coast and steady expansion on the horizon, The NOW is looking forward to bringing their thoughtfully crafted menu with customizable enhancements, healing products and singular design aesthetic to cities all over the United States.



SLICE HOUSE
BY TONY GEMIGNANI

Slice House by Tony Gemignani, a dynamic pizzeria concept led by the 13-time world pizza champion, delivers an artisan pizza experience born from its 2010 origins in San Francisco's renowned North Beach district. With over 124 units currently open or in development, Slice House has set the standard in the fast-casual segment, offering an extensive menu that features 4 styles of handmade crust including traditional New York, homestyle Grandma, rustic Sicilian, and robust Detroit-style pizzas – available by the slice or whole pizza. The complete menu includes salads, fresh pastas and wings that can be paired with a selection of local craft beers and premium wines. 2024's #1 Overall Brand as honored by Pizza Marketplace's Top 100 Movers & Shakers.





WHAT'S INSIDE IS ONLY HALF THE STORY.

Embrace both work and leisure, the grand and the minutia,
the history and the innovation at 2100 Kettner - the newest
block in San Diego's coolest, most energetic, urban village.



±220,000

SQ. FT.,
OFFICE

±15,000

SQ. FT.,
RETAIL

±42,000

AVG OFFICE FLOOR
PLATE SQ. FT.

280

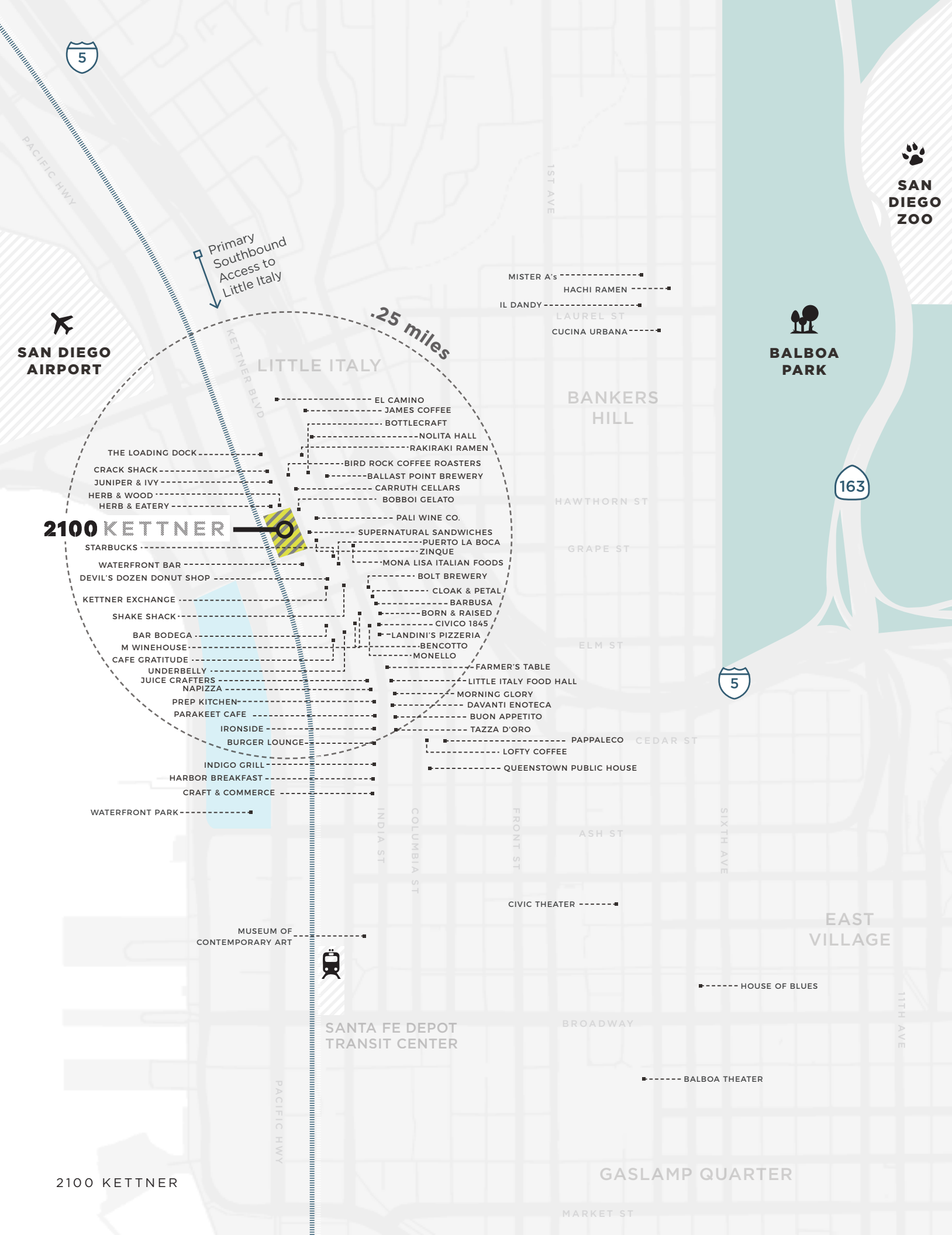
PARKING
SPACES

Q1 2022

EST DELIVERY

PLATINUM

LEED CERTIFIED



SIGNIFICANT LOCATION, DEEP-ROOTED HISTORY.

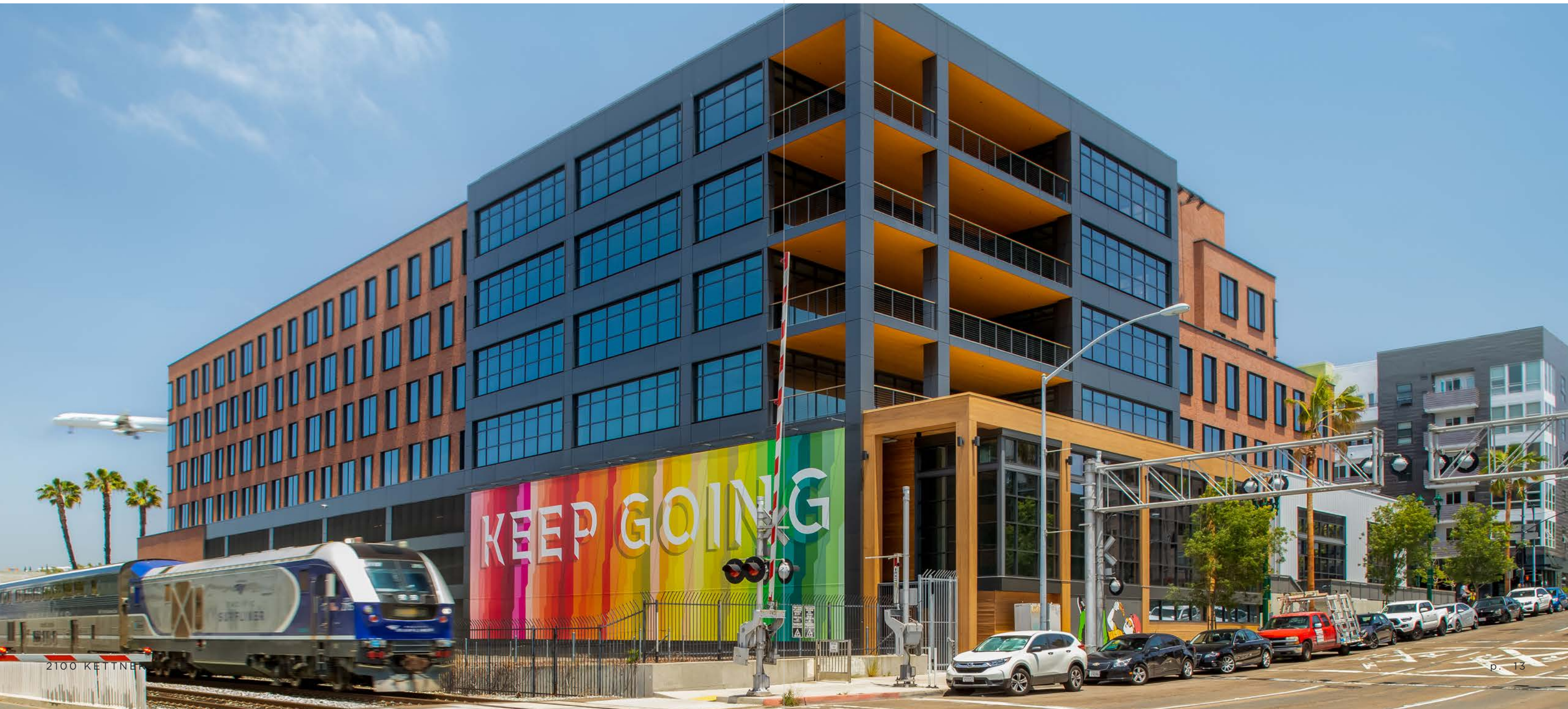
Little Italy as we see it today has long evolved since the 1920s when over 6,000 Italian-American families planted their roots and toiled to establish San Diego as the center of the world's flourishing tuna industry.

With some of the best retailers and chefs in town, Little Italy is the place to play for San Diego's professionals.

With the addition of 2100 Kettner and over 1,000 new residential units, Little Italy is positioning itself as the most desired neighborhood in San Diego.

WHERE
BRICK AND
TIMBER MEET
TOGETHER.

Inspired by both the history of the neighborhood and its creative, energetic community, the building design reflects a symbiotic mix of materials and experiences, bridged together by an inviting open air staircase and numerous outward-facing balconies.





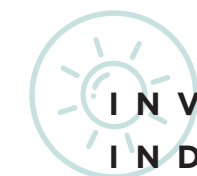
FIRST CLASS RETAIL

fine-casual food & beverage,
design-centric retailers,
lifestyle fitness studio



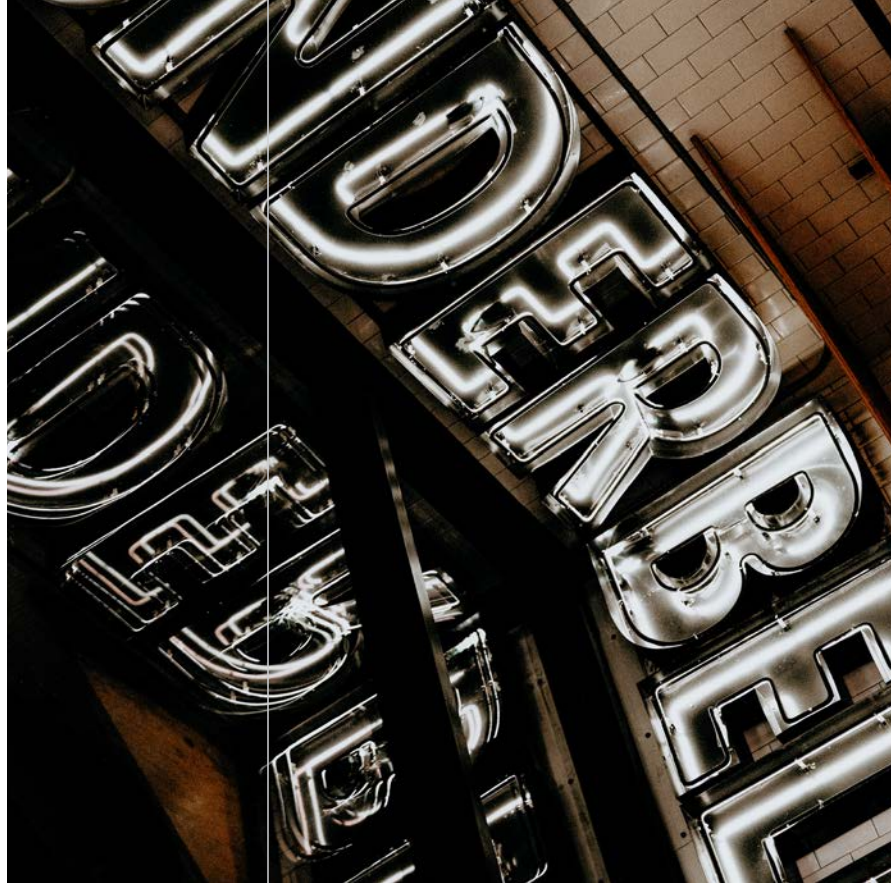
URBAN LIVING ROOM

inviting outdoor work
& inspiring lounge
areas, including wifi and
electrical outlets



INVITING INDOOR + OUTDOOR ATMOSPHERE

prioritizing healthy
& happy workspaces



WORK HARD, EAT BETTER.

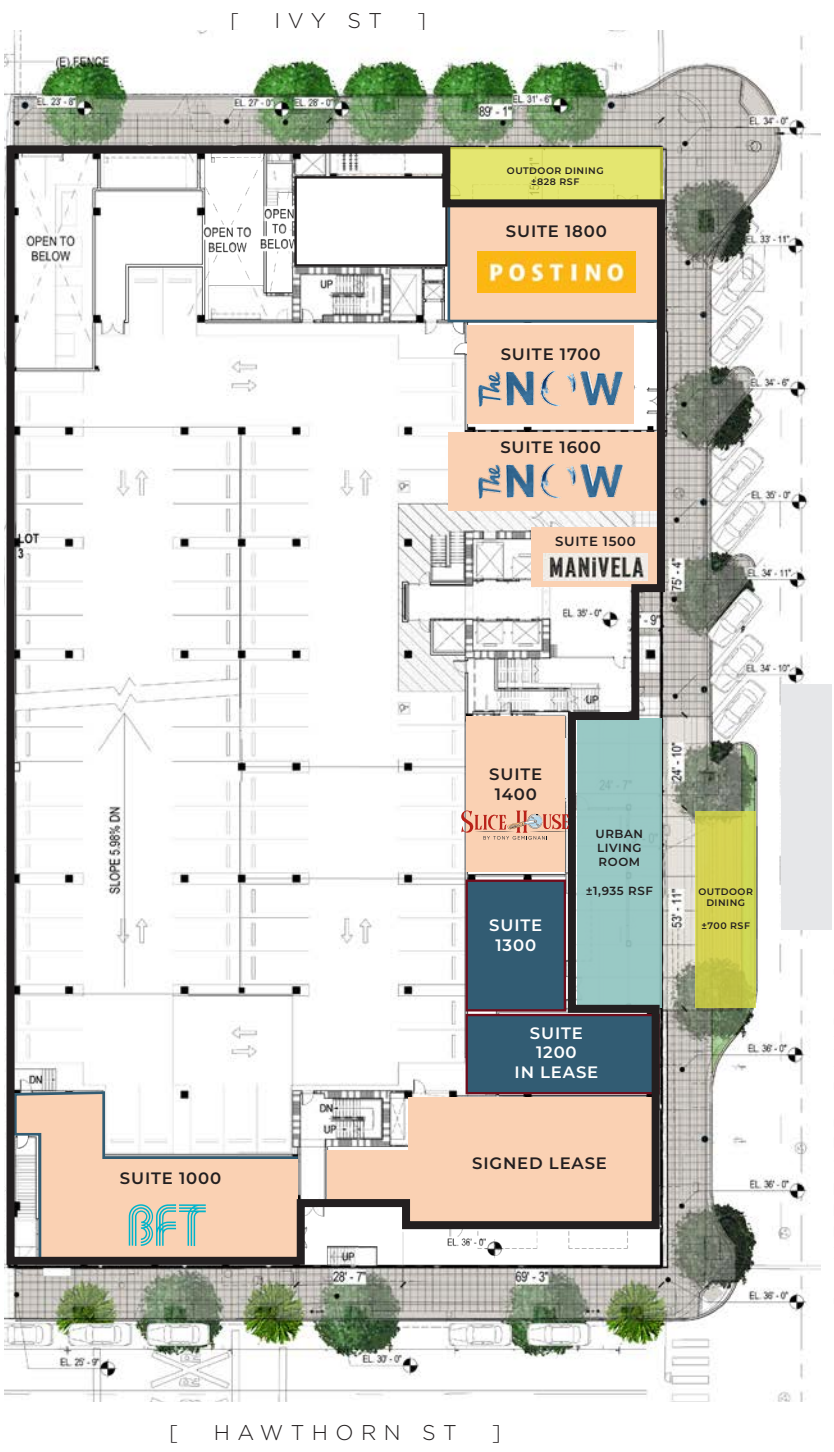
Recognized as a melting pot for cultural and culinary innovation, Little Italy is a place to see and be seen. Cafe seating line the streets, old and new businesses harmoniously stand side-by-side as people (and dogs) frequent the neighborhood's restaurants, breweries / wineries, coffee shops, art galleries and piazzas.

This hard-working spirit is built into the community's foundation, strengthened by top-of-class housing, high-street retail, transit, and historic landmarks - it's no wonder today's workforce has their eyes set on Little Italy.



LEVEL 1 RETAIL

±15,000 rsf f&b / retail



Suite	Tenant	Status	RSF
1800	Postino	Signed Lease	±3,025
1700	The Now	Signed Lease	±1,559
1600	The Now	Signed Lease	±746
1500	Manivela Coffee	Signed Lease	±293
1400	Slice House	Signed Lease	±1,210
1300	F&B	Available	±1,124
1200	F&B	In Lease	±1,150
1100	F&B/Retail	Signed Lease	±2,283
1000	BFT Fitness	Signed Lease	±2,720

Available Signed Lease Urban Living Room Outdoor Dining

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



SURROUNDING INTERESTS

- | | | | | | |
|-----------------------------|----------------------------|----------------------|---------------------------|---------------------------|--------------------------|
| - James Coffee | - Juniper and Ivy | - Cloak + Petal | - Filippi's Pizza Grotto | - Wolfie's Carousel Bar | - Harbor Breakfast |
| - The Urban Shave | - Herb & Wood | - Barbusa | - Mimmo's Italian Village | - Burger Lounge | - Craft & Commerce |
| - Camino Riviera | - Ballast Point Brewing | - Born + Raised | - Trattoria Fantastica | - Buon Appetito | - Petrini's |
| - Meyer Fine Art | - Waterfront Bar & Grill | - Cafe Gratitude | - Cafe Italia | - Tazza D'Oro | - Kebab Shop |
| - Jacqueline Lavenu Gallery | - RoVino Rotisserie + Wine | - Underbelly | - Napizza | - Pappalecco | - Extraordinary Desserts |
| - 98 Bottles | - Puerto La Boca | - Monello | - Yogurtland | - Queenstown Public House | - Parakeet Cafe |
| - Hyde Edwards Spa | - Mona Lisa Italian Foods | - Bencotto | - Ironside | - Indigo Grill | - Farmer's Table |
| - Bottlecraft | - Devil's Dozen Donut Shop | - Glass Door | - Sorrento Ristorante | - Breakfast at Stephanies | - Morning Glory |
| - Bird Rock Coffee Roasters | - Kettner Exchange | - Civico 1845 | - Princess Pub | - Harbor Music Hall | |
| - The Crack Shack | - Bolt Brewery | - Landini's Pizzeria | - Davanti Enoteca | - Isola Pizza Bar | |



LAUNCH TOUR

kilroyrealty.com/tour/2100_kettner

2100 KETTNER

WHY STOP AT
AMAZING?
TAKE IT UP A
NOTCH.

Experience San Diego's most dynamic food and drink scene immediately outside; for a more private and exclusive experience, crack open a beer on the private terraces of each floor, while enjoying unobstructed views of downtown and the waterfront.



OPERATIONAL AND DESIGN EXCELLENCE.

As our shared environments continue to evolve, Kilroy is actively ensuring the safety of our tenants and surrounding communities, going above and beyond to create functional and healthy spaces. Our plans include people-first solutions that support the needs of tomorrow, and our commitment to cultivating healthy and prosperous communities continues to be a catalyst for architectural innovation. At 2100 Kettner, some of these operational and design initiatives include:

- Activated open stairwell to reduce elevator congestion
- Outdoor terraces and roof deck create opportunities to collaborate while maintaining social distance
- Touchless elevator system, restroom features, and touchless door hardware in high traffic areas
- Flexible floor plates allow for distanced and collaborative layouts
- Indoor/outdoor lobby reduces opportunities for congestion
- Low iron glass used throughout the project provides higher transparency while maintaining energy efficiency
- Localized HEPA filtration in main lobby, locker rooms, restrooms, mail room, and bike lockers, plus air purification in elevator cabs
- Above industry-standard outside air system, with outside air passing through Needle Point Bi-Polar ionization
- Receiving the highest level of 3rd party pandemic preparedness review with Underwriter's Laboratory, which will verify that all recommended CDC and WHO measures have been successfully implemented, including onsite air/water/germ testing prior to occupancy



A B O U T K I L R O Y .

Kilroy Realty is a place where innovation works.

We have made it our mission to provide creative work environments that spark inspiration and productivity for the country’s very best thinkers and doers. We are building and managing 24 million square feet of innovative, sustainable properties across the Pacific Northwest, San Francisco Bay Area, Greater Los Angeles, Greater San Diego, and Greater Austin; spaces that redefine life for the better.

KILROYREALTY.COM

**ACHIEVED CARBON
NEUTRAL OPERATIONS**
2020-2021

ENERGY STAR
Partner of the Year 2014 - 2021
Sustained Excellence 2016 - 2021

GRESB
#1 in the Americas, Listed 2020 - 2021
Global Sector Leader, Listed Office 2020
Global Sector Leader, Listed Office
Development 2020-2021
5 Star Rating 2014 - 2021

NAIOP
Developer of the Year, 2020

NAREIT
Leader in the Light Award,
Office Sector 2014 - 2021
Most Innovative 2018, 2020

S&P SUSTAINABILITY YEARBOOK
Member 2018 - 2020

GREEN LEASE LEADER
Leader 2014 - 2021
Gold Level 2018 - 2021

**BLOOMBERG GENDER
EQUALITY INDEX**
Member 2020 - 2022

CLIMATE REGISTRY
Climate Leadership Award,
Organizational Leadership 2020

NEWSWEEK
America’s Most Responsible
Companies 2020 - 2022

BEST IN BUILDING HEALTH
Fitwel Excellence Award, Most
Certifications of All-Time, 2019 - 2021

**DOW JONES SUSTAINABILITY
WORLD INDEX**
Member 2017 - 2021

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