2100 KETTNER



KILROY

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.











~200,000

SQUARE FEET, OFFICE

~15,000

SQUARE FEET, RETAIL

~47,000

AVG OFFICE FLOOR PLATE SF

280

PARKING SPACES

95

WALK SCORE

PLATINUM

LEED CERTIFIED

WHERE BRICK AND TIMBER MEET.

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.





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FIRST CLASS RETAIL

curated mix of fine-casual food & beverage, lifestyle retailers, and fitness studios

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 hotbed 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.

The NOW
A MASSAGE BOUTIQUE

SLICE HOUSE
BY TONY GEMIGNANI

BODY FIT TRAINING

POSTINO



SURROUNDING INTERESTS

- James Coffee
- The Little Italy Barbery
- Camino Riviera
- Meyer Fine Art
- Jacqueline Lavenu Gallery
- D3 Home Modern Furniture
- Hyde Edwards Spa
- Bottlecraft
- Bird Rock Coffee Roasters
- The Crack Shack
- Juniper and Ivy
- Herb & Wood
- Ballast Point Brewing
- Waterfront Bar & Grill
- RoVino Rotisserie + Wine
- Puerto La Boca
- Mona Lisa Italian Foods
- Devil's Dozen Donut Shop
- Kettner Exchange
- Bolt Brewery
- Cloak + Petal
- Barbusa
- Born + Raised
- Cafe Gratitude
- Underbelly
- Monello
- Bencotto
- Glass Door
- Civico 1845
- Landini's Pizzeria
- Filippi's Pizza Grotto
- Mimmo's Italian Village
- Trattoria Fantastica
- Cafe Italia
- Napizza
- Salt & Straw
- Wolfie's Carousel Bar
- Ironside
- Sorrento Ristorante
- Princess Pub
- Davanti Enoteca
- Burger Lounge
- Buon Appetito
- Tazza D'Oro
- Pappalecco
- Queenstown Public House
- Allegro
- Breakfast at Stephanies
- Isola Pizza Bar
- Harbor Breakfast
- Craft & Commerce
- Petrini's
- Kebab Shop
- Extraordinary Desserts
- Parakeet Cafe
- Farmer's Table
- Morning Glory
- Postino
- Bun & Patti
- Pali Wine Co.
- F45
- Casbah Bar & Music
- Coco Maya



WHY STOP AT AMAZING? TAKE IT TO THE TOP!

Experience San Diego's most dynamic outdoor experience on the private rooftop terrace with unobstructed views from the San Diego bay to La Jolla. Have lunch alfresco or host an impromptu meeting with colleagues while taking in the San Diego sun and sea air.

SUNSHINE IS ALWAYS ON THE GUEST LIST

A soaring ceiling with with floor-to-ceiling glass welcomes you to the indoor event and conference room. The cozy yet customizable seating options and elevated bar area will have you saying “this email could be a meeting.”



OPERATIONAL AND DESIGN EXCELLENCE.

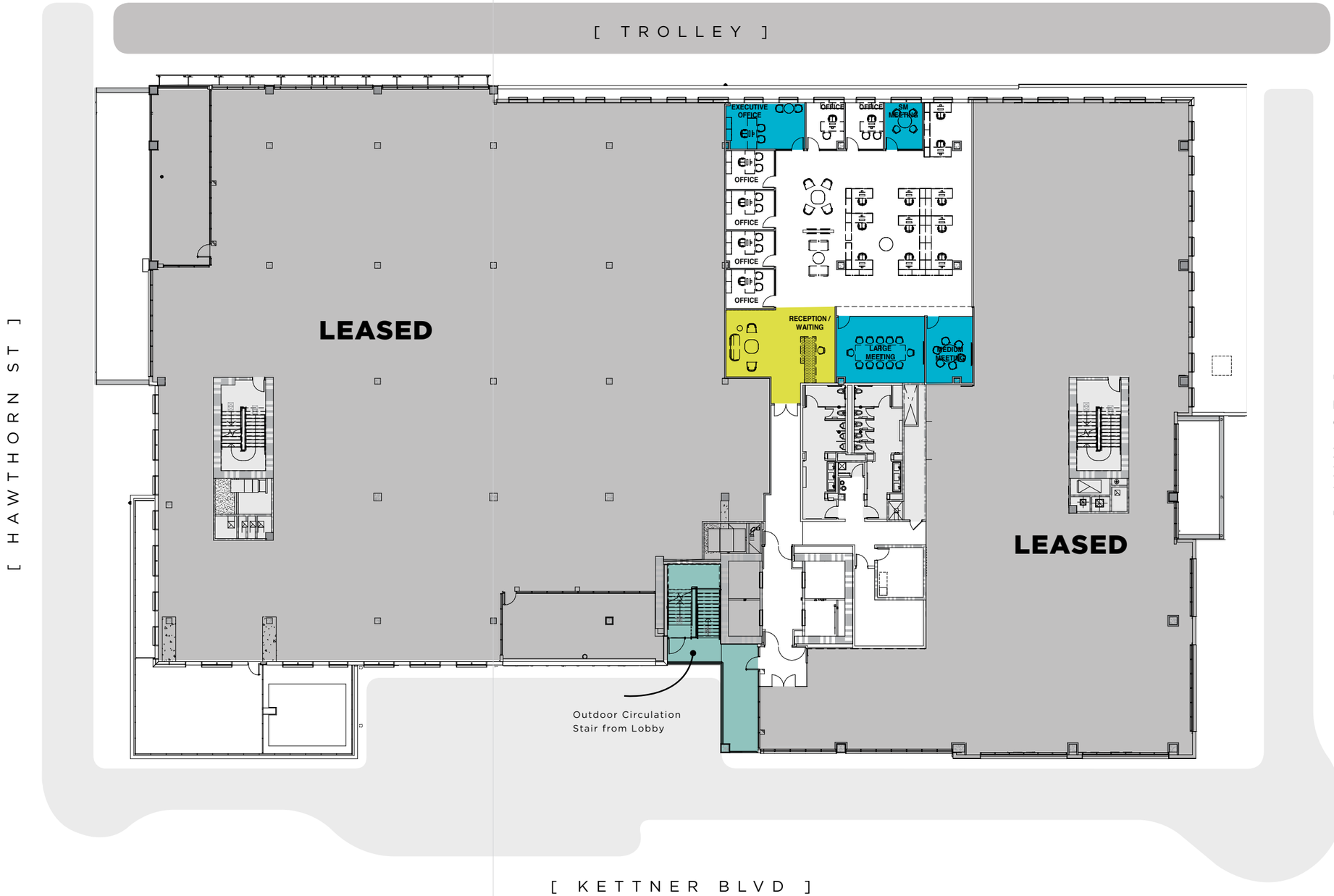
As our shared environments continue to evolve, Kilroy is actively ensuring the safety of our tenants and surrounding communities, going above and beyond to create functional and healthy spaces. Our plans include people-first solutions that support the needs of tomorrow, and our commitment to cultivating 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
- 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

LEVEL 3 // AS-BUILT SPEC SUITE

~6,026 SQ. FT.

- Open / Private Offices
- Meeting Rooms
- Amenity / Break / Collab.
- Terraces / Outdoor Space
- Core / Support
- Demising Wall



LEVEL 4 // MULTI-TENANT SPEC SUITES

~47,421 SQ. FT.

- Meeting Rooms
- Amenity / Break / Collab.
- Terraces / Outdoor Space
- Core / Support
- Demising Wall

LEVEL 4 DETAILS:

- (4) Spec Suite Options:
  - ~3,907 Sq. Ft.
  - ~6,933 Sq. Ft.
  - ~7,673 Sq. Ft.
  - ~9,450 Sq. Ft.



LEVEL 5 // SINGLE TENANT TEST FIT

~47,279 SQ. FT.

- Open / Private Offices
- Meeting Rooms
- Amenity / Break / Collab.
- Terraces / Outdoor Space
- Core / Support



LEVEL 6 // SINGLE TENANT TEST FIT

~46,170 SQ. FT.

- Open Offices
- Meeting Rooms
- Amenity / Break / Collab.
- Terraces / Outdoor Space
- Core / Support



360°

LAUNCH TOUR

kilroyrealty.com/tour/2100_kettner


FOR LEASE | 2100METHER.COM



EXPANSION POTENTIAL.

Kilroy can deliver ~525,000 sq. ft. in Little Italy with the ability to secure and control properties as a single-tenant user and create a customized experience, with the opportunity to take a full building today and a clear path to growth.

~320,000 sq. ft.

IN ONE BUILDING AT 2045 PACIFIC HWY

2025

ESTIMATED DELIVERY

1.3 ac lot size

ONE FULL CITY BLOCK



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KILROY IS WHERE INNOVATION WORKS.

Our mission is to provide creative work environments that spark inspiration and productivity for the country's most prominent innovators. Kilroy develops, owns, and operates over 24 million sq ft. of engaging, sustainable properties across six vibrant regions—the Pacific Northwest, San Francisco Bay Area, Greater Angeles, San Diego, and Austin—to offer spaces that redefine the workplace experience.

kilroyrealty.com

A LEADER IN SUSTAINABLE DESIGN AND OPTIONS.

Our resilient portfolio minimizes environmental and social impacts while maximizing the health and productivity of our tenants, employees, and communities.

CARBON NEUTRAL OPERATIONS

Maintained carbon neutral operations since 2020.

WELL HEALTH-SAFETY RATING

Achieved WELL Health-Safety Rating for every directly-managed asset.

US EPA'S GREEN POWER PARTNERSHIP

Member of the National Top 100 list of the largest green power users

KILROY

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