

# BLOCK D

845 15<sup>TH</sup> STREET | DOWNTOWN SAN DIEGO



LEED Platinum Certified

Orchid Award Winner

 CUSHMAN & WAKEFIELD

# WORK BRIGHTER

Where Sustainability  
& Ideas Intersect



## BLOCK D

845 15<sup>TH</sup> STREET | DOWNTOWN SAN DIEGO

### START FRESH

State-of-the-art LEED Platinum construction attracts talent & saves money

### BREATHE IN

Operable windows and floor-to-ceiling glass bring fresh air and light indoors

### BREATHE OUT

Reconnect and recharge at the on-site and nearby amenities

### BE INSPIRED

Located in the heart of East Village – San Diego’s creative talent hub

### GET NOTICED

Full-floor penthouse suite available with downtown views





# BREATHE IN

## BLOCK D TAKES WELLNESS TO NEW HEIGHTS

From maximizing natural daylight to harnessing the sun's energy, your team and your space can be the picture of health.



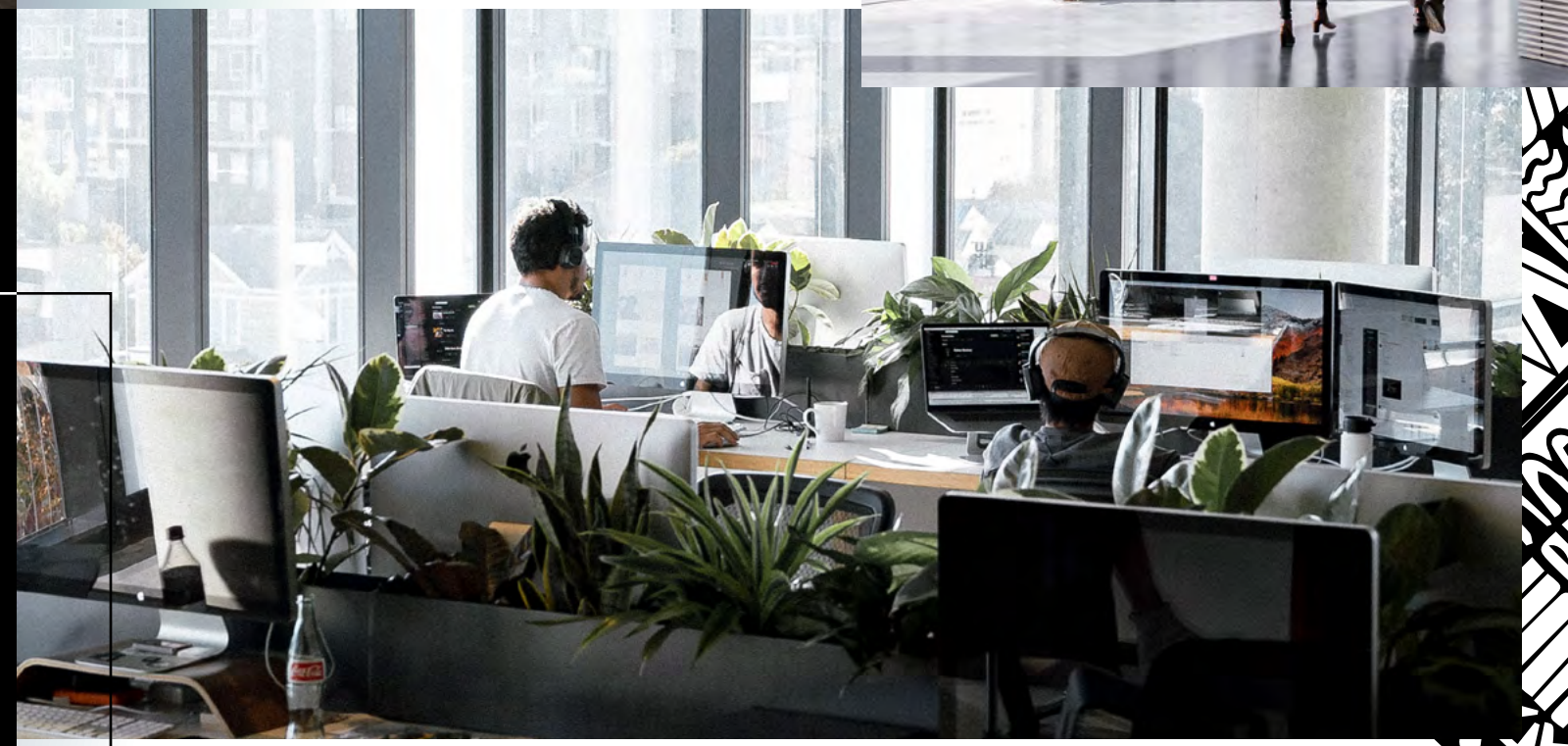
# START FRESH



with a LEED Platinum workday

Block D is one of the few LEED Platinum buildings in Downtown San Diego. How does this help your team?

- Improved air quality increases productivity
- Water efficiency reduces usage and waste
- Solar panels and brand-new HVAC reduce energy bills
- Cross breeze allows for reduced HVAC usage
- Natural light reduces electricity usage



# BASK IN THE

SAN DIEGO GLOW

Shine a natural spotlight on your workday with floor-to-ceiling glass, roll-up doors, and operable windows that bring fresh air and cross ventilation throughout your suite.

Need some shade? Balconies offer several movable panels to provide you with just the right amount of sunlight.



# BALCONIES

FOR DAYS

Bring the outdoors in with wrap-around balconies on every floor! This is the perfect spot for outdoor collaboration and drinking in the inspirational downtown views.

# POWER UP PRODUCTIVITY

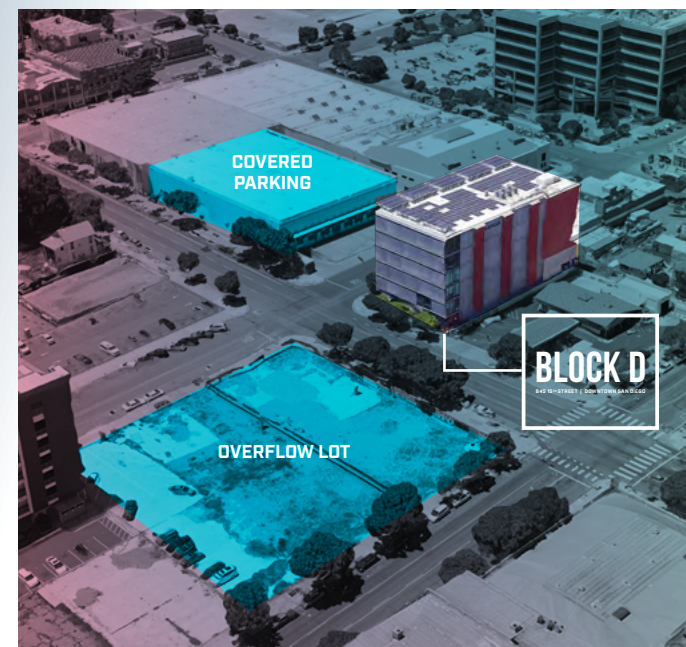
Our state-of-the-art solar panels significantly increase efficiency and reduce electricity costs.



# WE HAVE

PARKING COVERED

Block D offers covered and secured parking up to 1.5/1,000 RSF. Additional spaces available in the adjacent overflow lot.





# DREAM BIG

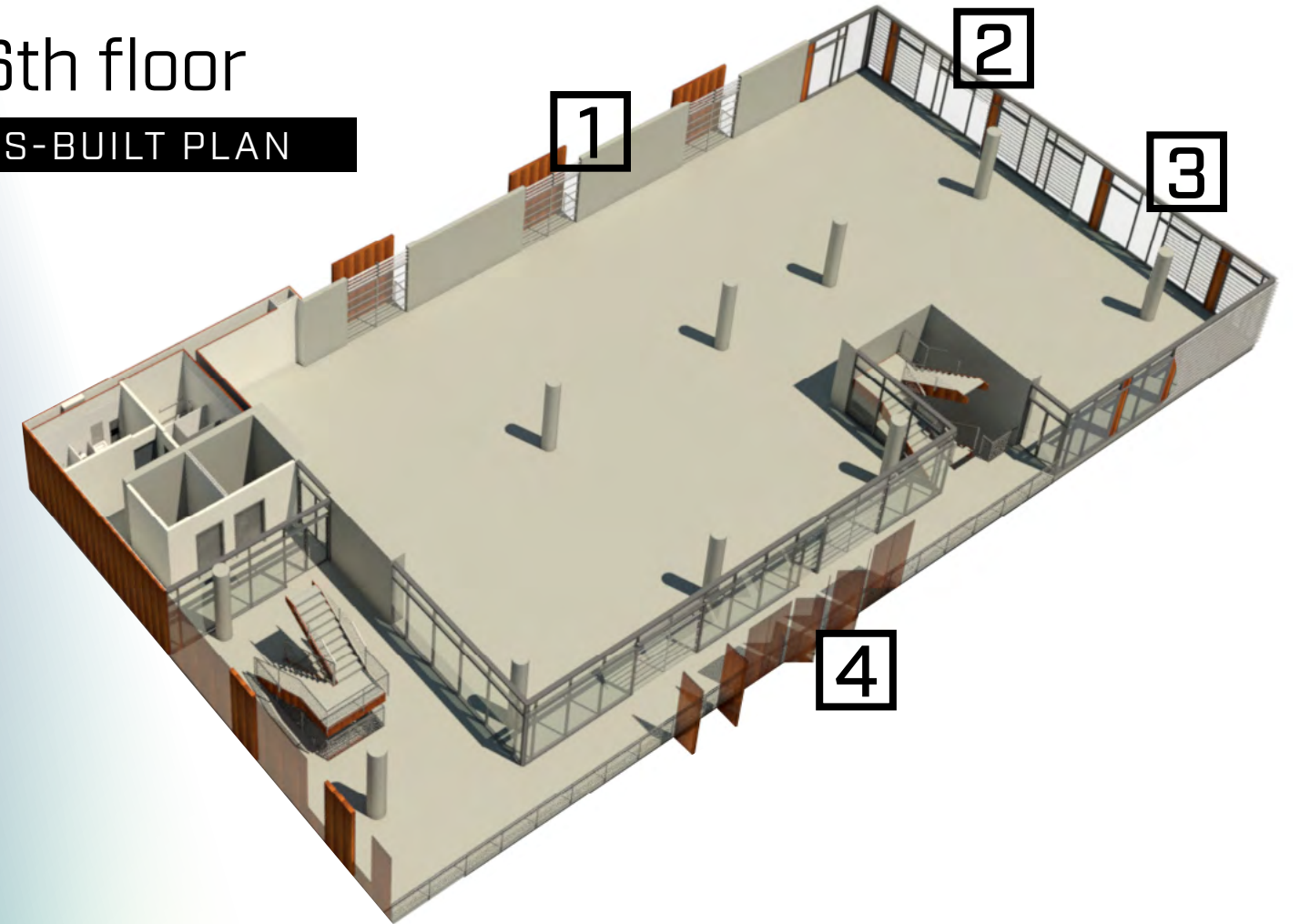
PENTHOUSE STYLE

entire 6th floor  
10,201 RSF | AVAILABLE NOW

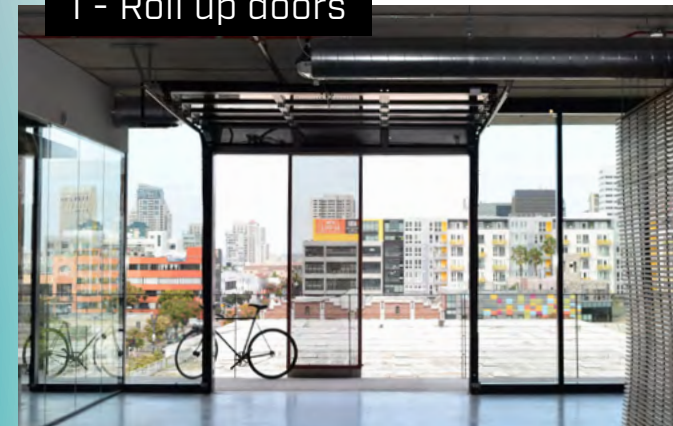
Build to your specifications -  
ready for tenant improvements



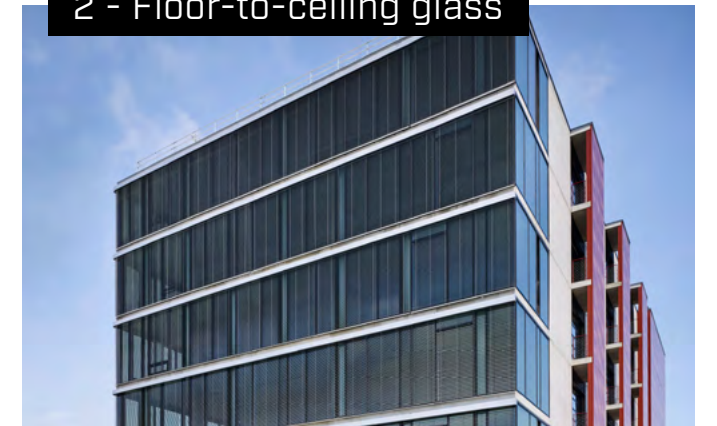
## 6th floor AS-BUILT PLAN



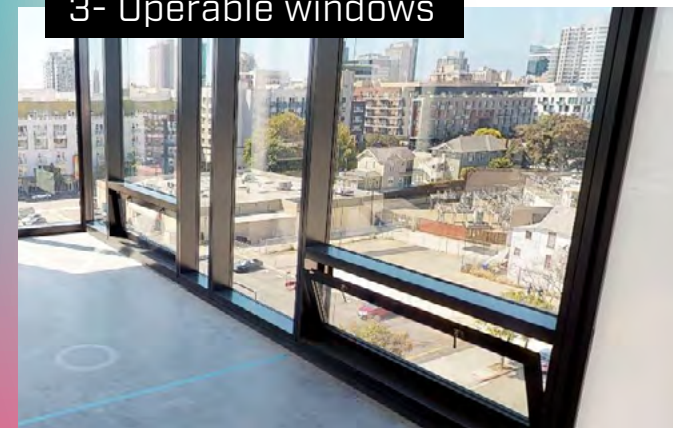
1 - Roll up doors



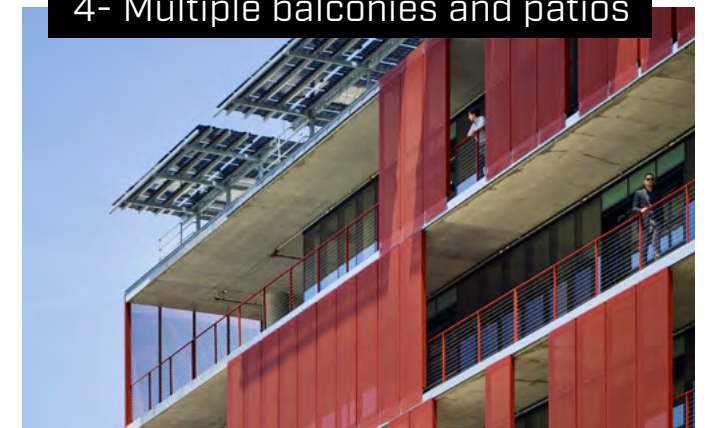
2 - Floor-to-ceiling glass



3 - Operable windows

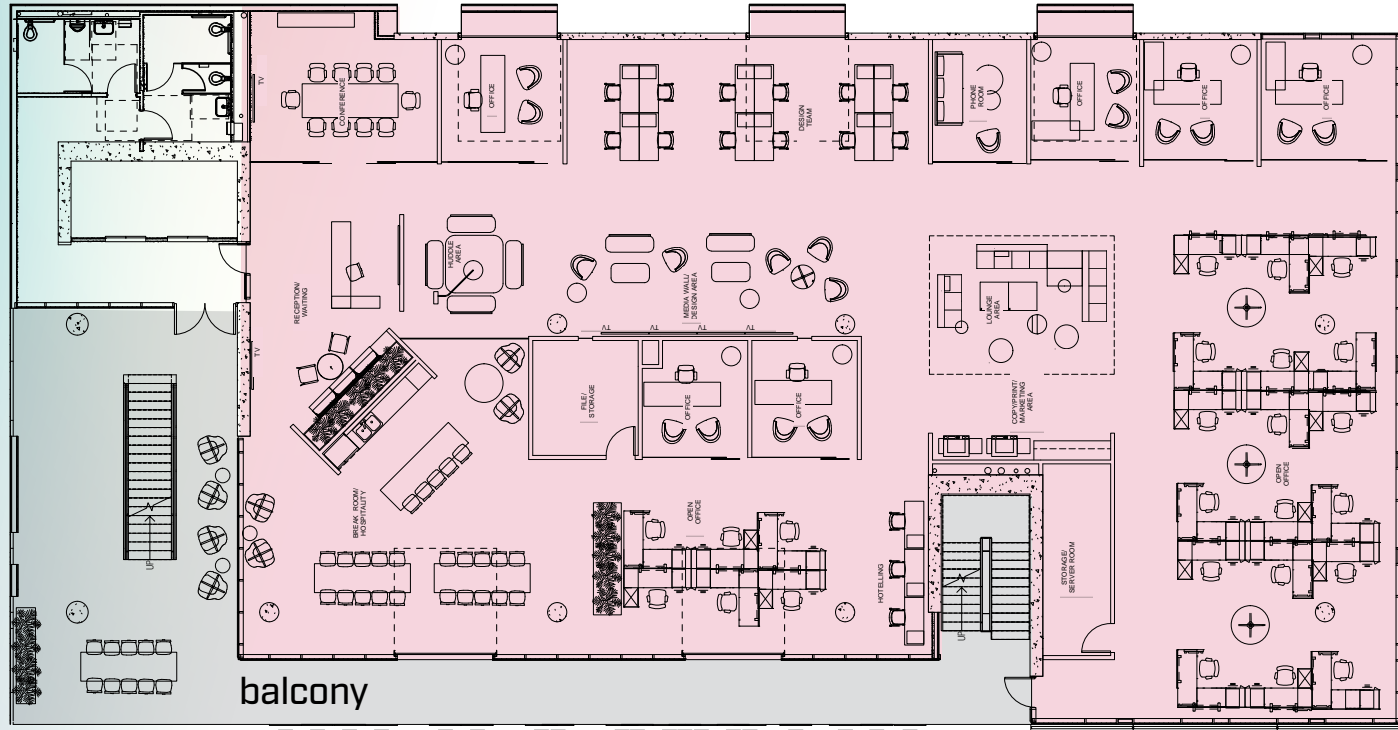


4 - Multiple balconies and patios



# OWN IT

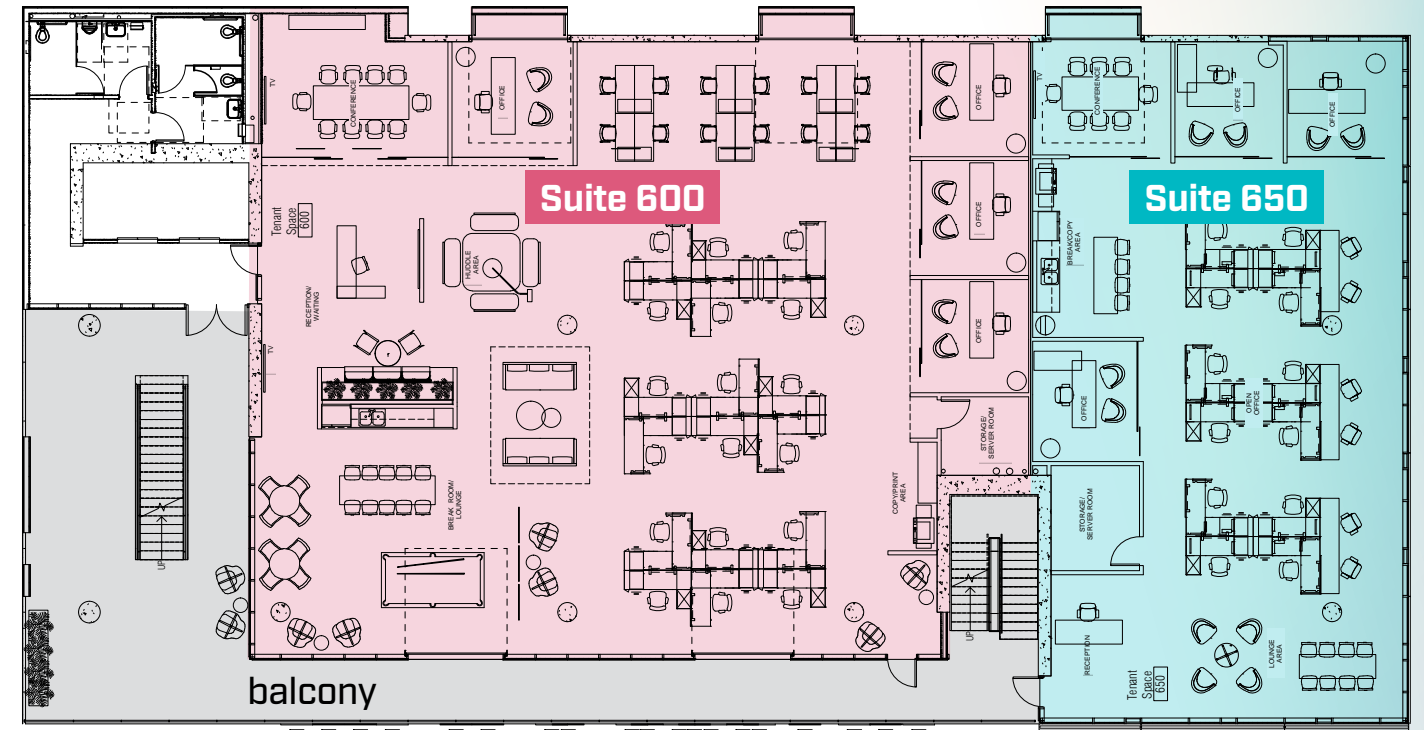
Entire 6th Floor Hypothetical Floorplan  
10,201 SF



# SHARE IT

Multi-Tenant Hypothetical Floorplan  
Suite 600: 6,603 SF | Suite 650: 3,598 SF

Multiple Demising Options Available!





**Relic Bageri**

On-site artisanal bakery



**Tailored Hair**

On-site salon for men



**Dog Friendly**

Bring your dog to work!



recharge with on-site and nearby

# AMENITIES

**East Village Green\***

State-of-the-art project spanning 90,000 SF that will feature a community center, dog park, café, outdoor performance area, and more.



**Lola 55 Tacos**

Unique gourmet tacos & cocktails



**Punch Bowl Social**

Hang out with food, drinks, games, and more

\*photo credit: <https://eastvillagegreen.com/>



**45+**  
restaurants

**60+**  
shops

**15+**  
public art installations

**7+**  
hotels



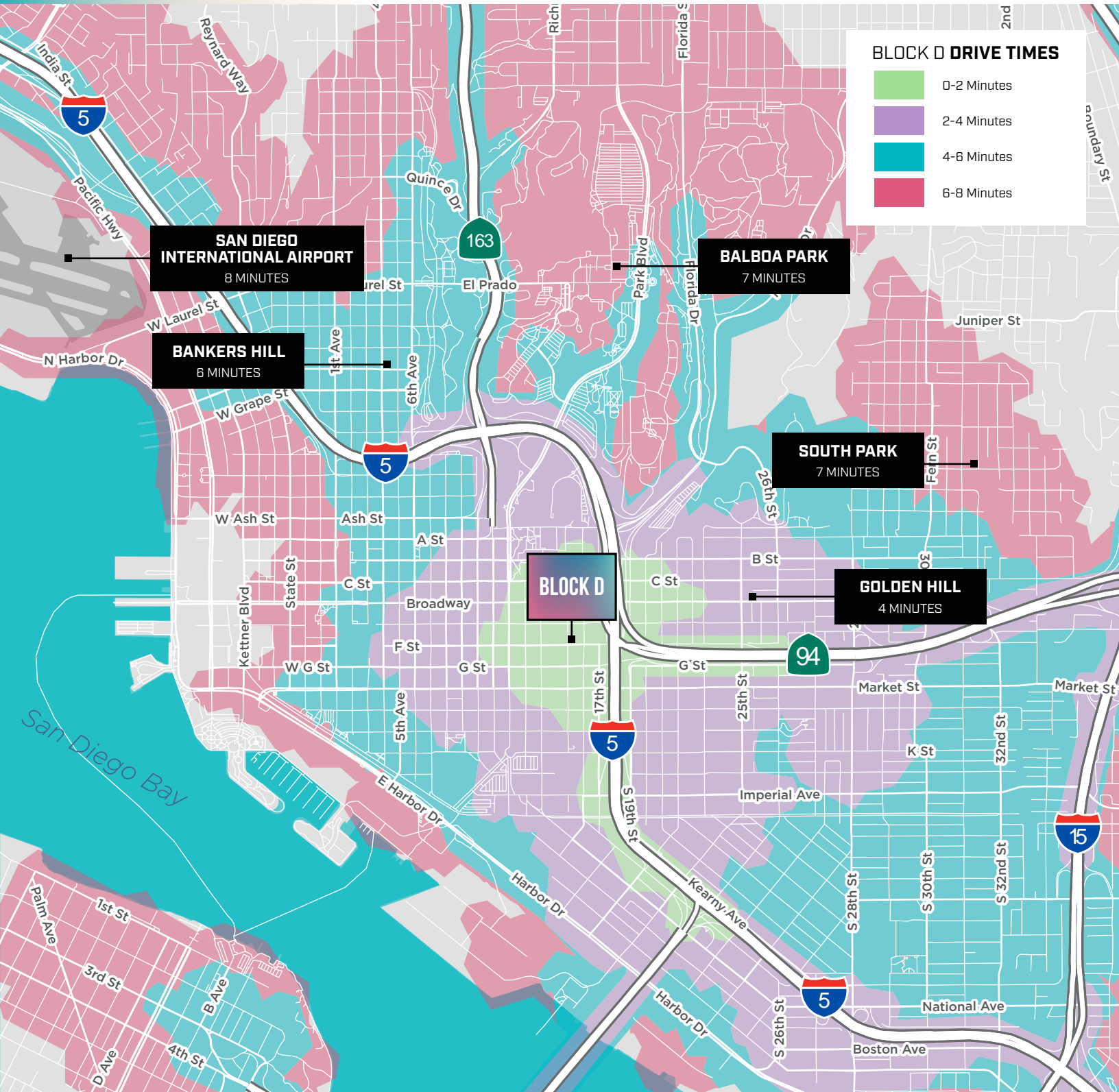
IZOLA Callie Rikka Fika



**BLOCK D**  
845 15<sup>th</sup> STREET | DOWNTOWN SAN DIEGO

# GET AROUND

Our premium location offers easy access to local freeways, entertainment and nightlife, and the best East Village and Downtown San Diego have to offer.



**BLOCK D**  
845 15<sup>TH</sup> STREET | DOWNTOWN SAN DIEGO



# BLOCK D

845 15<sup>TH</sup> STREET | DOWNTOWN SAN DIEGO

## DEREK HULSE

858.334.4005

derek.hulse@cushwake.com

CA Lic #01740180

## CONNOR WIECK

858.546.5487

connor.wieck@cushwake.com

CA Lic #02007940



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-09.24.2025