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2100
KETTNER
LITTLE
ITALY



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, energetic, urban village.





~ 219,000

**SQUARE FEET,
OFFICE**

~ 15,000

**SQUARE FEET,
RETAIL**

~ 42,000

**AVG OFFICE FLOOR
PLATE SF**

280

PARKING

Q1 2021

EST DELIVERY

PLATINUM

LEED TARGET



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.





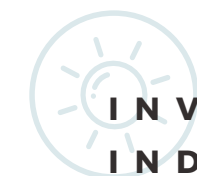
FIRST CLASS RETAIL

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



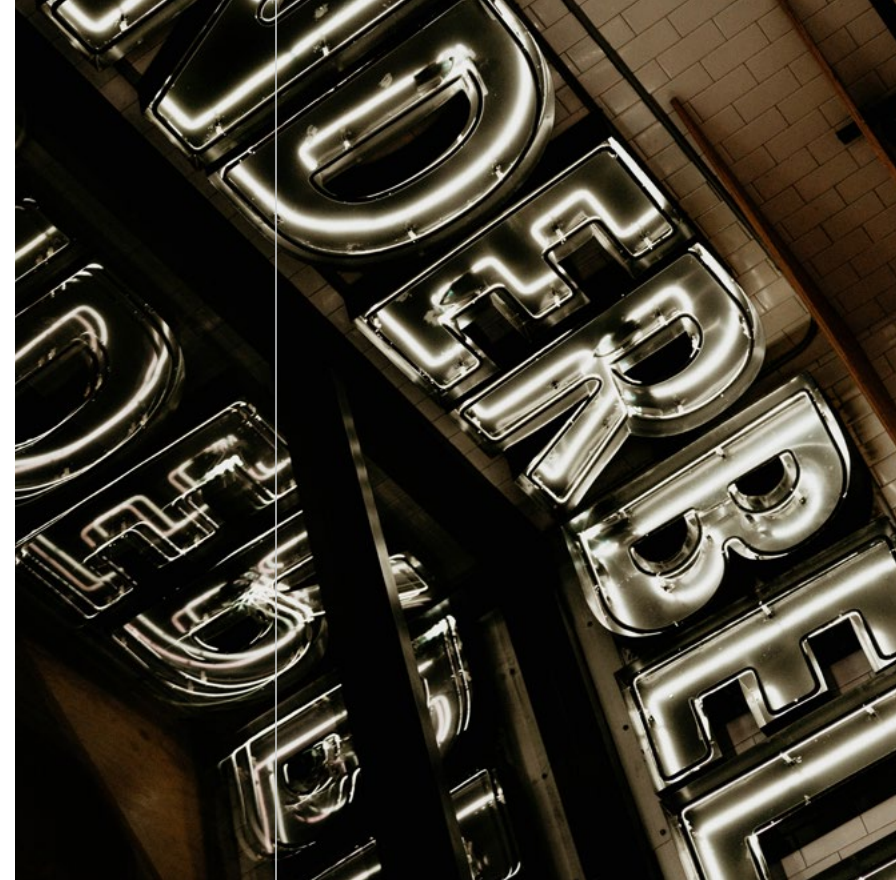
URBAN LIVING ROOM

inviting outdoor work
& inspiring lounge areas



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.

There's a reason for the 5-star yelp reviews.



- RESIDENTIAL
- HOTEL
- OFFICE
- RETAIL

SURROUNDING INTERESTS

- | | | | | | |
|--|---|--|--|--|--|
| <ul style="list-style-type: none">- James Coffee- The Urban Shave- El Camino Mexican Food- Meyer Fine Art- Jacqueline Lavenu Gallery- 98 Bottles- Hyde Edwards Spa- Bottlecraft- Bird Rock Coffee Roasters- The Crack Shack | <ul style="list-style-type: none">- 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 | <ul style="list-style-type: none">- Cloak + Petal- Barbusa- Born + Raised- Cafe Gratitude- Underbelly- Monello- Bencotto- Glass Door- Civico 1845- Landini's Pizzeria | <ul style="list-style-type: none">- Filippi's Pizza Grotto- Mimmo's Italian Village- Trattoria Fantastica- Cafe Italia- Napizza- Yogurtland- PrepKitchen- Ironside- Sorrento Ristorante- Princess Pub | <ul style="list-style-type: none">- Davanti Enoteca- iDessert- Burger Lounge- Buon Appetito- Tazza D'Oro- Pappalecco- Queenstown Public House- Indigo Grill- Breakfast at Stephanies- Harbor Music Hall | <ul style="list-style-type: none">- Isola Pizza Bar- Harbor Breakfast- Craft & Commerce- Petrini's- Kebab Shop- Extraordinary Desserts- Parakeet Cafe- Farmer's Table- Morning Glory |
|--|---|--|--|--|--|



**WHY STOP AT
AMAZING?
TAKE IT UP A
NOTCH.**

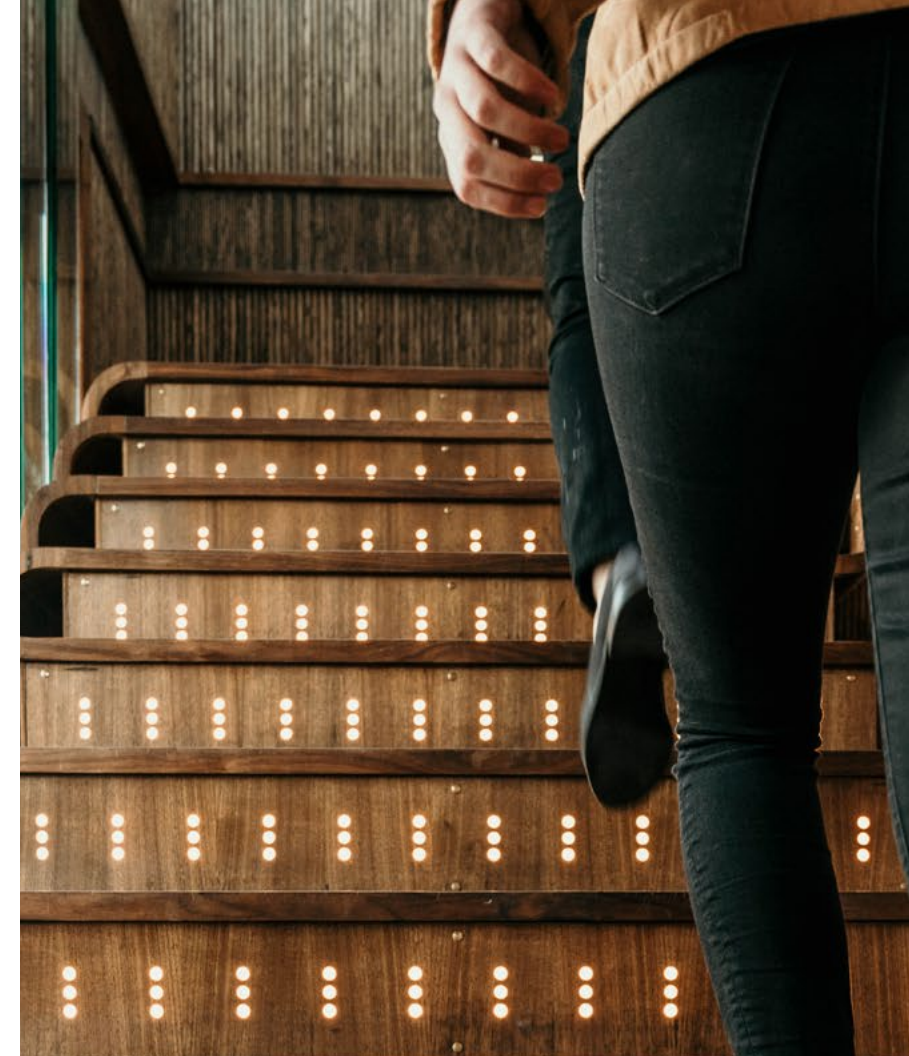
Experience San Diego's most dynamic food and drink scene immediately outside; for a more private and exclusive experience, crack open a beer up at the rooftop terrace on the sixth floor while enjoying unobstructed views of downtown and the waterfront.



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





ABOUT KILROY.

We're one of the first real estate companies in North America to establish **100% carbon neutral operations.**

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 23.6 million square feet of innovative, sustainable properties across the Pacific Northwest, San Francisco Bay Area, Greater Los Angeles, and Greater San Diego; spaces that redefine life for the better.

[KILROYREALTY.COM](https://www.kilroyrealty.com)

68% LEED
Certified
Portfolio

ENERGY STAR Partner
of the Year, 2014-2019

#1 GRESB
Global Developer,
2020
North American
Sector Leader,
2014-2020
Green Star,
2013-2020

NAREIT
Leader in the Light,
Office Sector, 2014-2019

100% LEED
Gold or Platinum
Developments

ENERGY STAR
Sustained Excellence,
2016-2020

CLIMATE REGISTRY
Climate Leadership
Award, 2020

NAIOP Developer
of the Year, 2020

**BEST IN
BUILDING HEALTH**
2019-2020

43% FITWEL
Certified Portfolio

**DOW JONES
SUSTAINABILITY
WORLD INDEX**
Member, 2017-2019

GREEN LEASE
Leader Award,
2014-2019
Gold Level,
2018-2019

**BLOOMBERG
EQUALITY INDEX**
Member, 2020

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CBRE

 **RETAIL INSITE**

KILROY

