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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.





~ 210,000

**SQUARE FEET,
OFFICE**

~ 15,000

**SQUARE FEET,
RETAIL**

~ 45,000

**AVG OFFICE FLOOR
PLATE SF**

267

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.





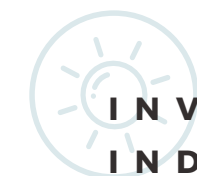
FIRST CLASS RETAIL

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



URBAN LIVING ROOM

inviting outdoor work
& inspiring lounge areas

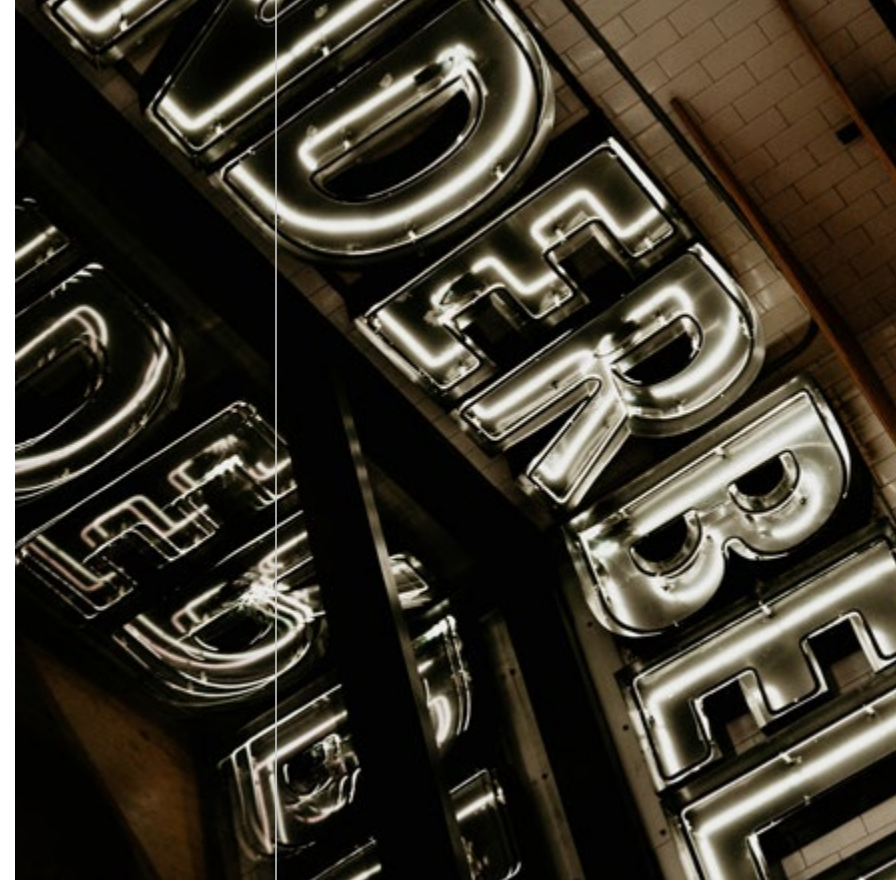


INVITING INDOOR + OUTDOOR ATMOSPHERE

prioritizing healthy
& happy workspaces



2100 KETTNER



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

- | | | | | | |
|------------------------------|------------------------------|--------------------------|-----------------------------|-----------------------------|-----------------------------|
| 1. James Coffee | 11. Juniper and Ivy | 21. Cloak + Petal | 31. Heartsleeves Coffee | 41. Sorrento Ristorante | 51. Breakfast at Stephanies |
| 2. The Urban Shave | 12. Herb & Wood | 22. Barbusa | 32. Landini's Pizzeria | 42. Princess Pub | 52. Harbor Music Hall |
| 3. El Camino Mexican Food | 13. Ballast Point Brewing | 23. Born + Raised | 33. Filippi's Pizza Grotto | 43. Davanti Enoteca | 53. Isola Pizza Bar |
| 4. Meyer Fine Art | 14. Waterfront Bar & Grill | 24. Cafe Gratitude | 34. Mimmo's Italian Village | 44. iDessert | 54. Harbor Breakfast |
| 5. Jacqueline Lavenu Gallery | 15. RoVino Rotisserie + Wine | 25. Underbelly | 35. Trattoria Fantastica | 45. Burger Lounge | 55. Craft & Commerce |
| 6. 98 Bottles | 16. Puerto La Boca | 26. Monello | 36. Cafe Italia | 46. Buon Appetito | 56. Petrini's |
| 7. Hyde Edwards Spa | 17. Mona Lisa Italian Foods | 27. Bencotto | 37. Napizza | 47. Tazza D'Oro | 57. Kebab Shop |
| 8. Bottlecraft | 18. Devil's Dozen Donut Shop | 28. Sirena Cocina Latina | 38. Yogurtland | 48. Pappalecco | 58. Extraordinary Desserts |
| 9. Bird Rock Coffee Roasters | 19. Kettner Exchange | 29. Glass Door | 39. PrepKitchen | 49. Queenstown Public House | |
| 10. The Crack Shack | 20. Bolt Brewery | 30. Civico 1845 | 40. Ironside | 50. Indigo Grill | |



**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.

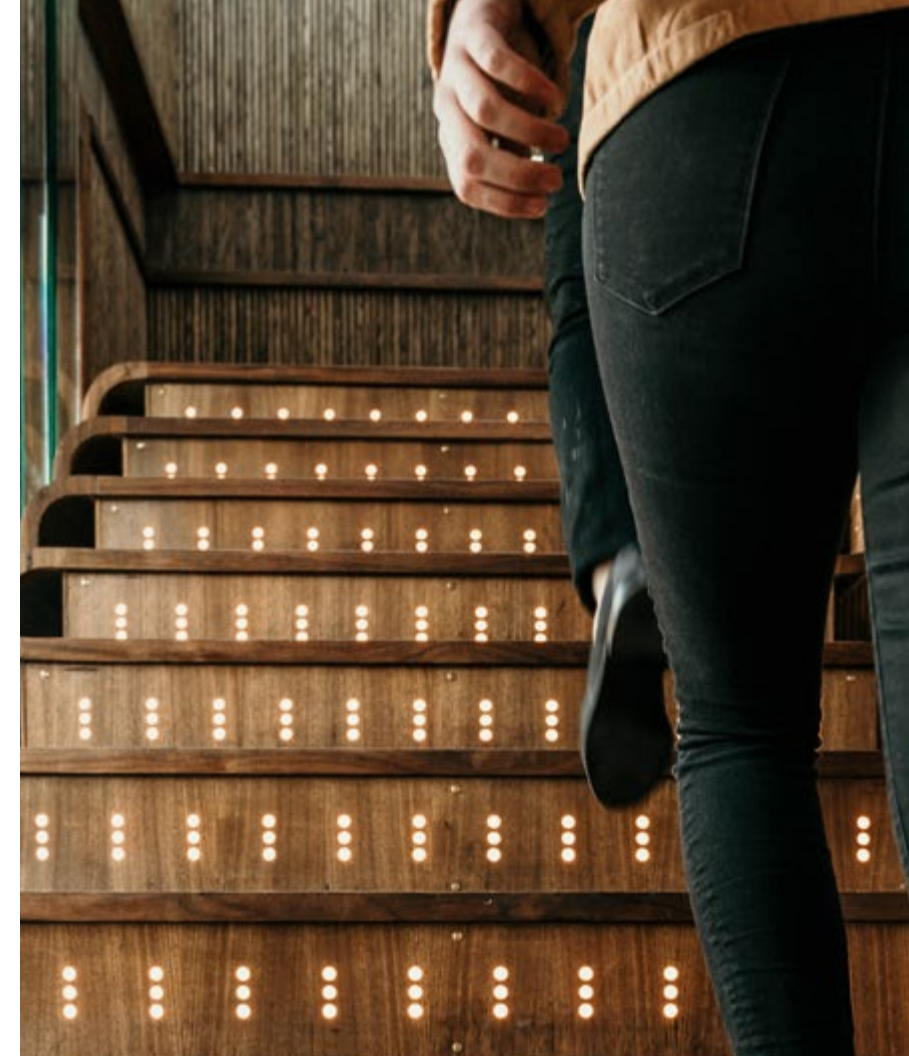


OPERATIONAL AND DESIGN EXCELLENCE.

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 stairwells to reduce elevator congestion
- Outdoor terraces and roof deck create opportunities to collaborate while maintaining social distance
- Touchless entry reduces surface-to-person transmission
- 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
- Providing 30% more outside air than recommended by ASHRAE (code) to reduce airborne transmission*
- Building maintained high levels of indoor air quality protection throughout construction, and specified low-emitting materials*
- Receiving the highest level of third 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*

**These are authorized additions to the project that will be implemented should it be determined they will improve the asset. These improvement plans are subject to change.*





2100 KETTNER

ABOUT KILROY.

We're the first real estate company in North America to commit to establishing 100% carbon neutral operations by year-end of 2020.

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 24.2 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)

65% LEED
Certified
Portfolio

ENERGY STAR Partner
of the Year, 2014-2019

#1 GRESB
North American Sector
Leader, Listed Office,
2014-2019
Green Star, 2013-2019

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

100% LEED
Gold or Platinum
Developments

ENERGY STAR
Sustained
Excellence,
2016-2019

CLIMATE REGISTRY
Climate Leadership
Award, 2020

**BEST IN
BUILDING HEALTH**
2019-2020

**70% ENERGY
STAR** 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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 **RETAIL INSITE**

KILROY

