

# 7013



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EMMES Leasing  
emmesleasing@eamc.com  
619.515.3400

# 701B



## NEIGHBORHOOD AMENITIES



Landmark, east side location, 701B is a 24-story, Class A building, noted for its obsidian facade. With a vision to make a great building even better, EMMES is in the process of upgrading the building, including a lobby renovation, common area corridor and restroom improvements, and additional building system improvements.

### A FEW OF THE MANY FEATURES AND AMENITIES OFFERED AT 701B INCLUDE:

- On-site management, local decision makers, and dedicated customer service to provide tenants with excellent service.
- A state-of-the-art, approximately 30,000 sf gym located on four floors.
- Expansive views of the San Diego Bay, Coronado and Petco Park.
- Prominent, new B Street entrance
- Modernized elevators coming soon
- On-site coffee shop in the lobby
- Conference and meeting rooms with audiovisual capabilities
- Immediate access to Highway 163 and Interstate 5

### PUBLIC TRANSPORTATION

- Amtrak/Coaster/Trolley Station

### PARKING

- Parking

### ENTERTAINMENT

1. Balboa Theater
2. The American Comedy Co.
3. Reading Cinemas Gaslamp 15
4. Quartyard
5. Copley Symphony Hall
6. House of Blues
7. San Diego Civic Theatre

### SHOPPING & PERSONAL SERVICES

1. 24 Hour Fitness
2. Ace Hardware
3. Post Office
4. Enterprise Rent-A-Car
5. Shell Gas
6. FedEx Kinko's
7. Rite Aid
8. Dry Cleaners
9. CVS Pharmacy
10. Gaslamp Quarter
11. Petco Park
12. Convention Center

### RESTAURANTS

1. Parq Restaurant
2. Magnolia Tap & Kitchen
3. 6to5 Deli
4. Cafe Istanbul
5. Beer Co
6. Chef Miguel's Deli
7. Rustic Kitchen
8. Hodad's
9. Pokez
10. Café Chloe
11. East Village Tavern

### 12. Neighborhood

13. Rei Do Gado
14. Spike Africa's Fresh Fish Grill & Bar
15. New York Pizza/Italian Deli
16. GreatWall Express
17. Yard House
18. RA Sushi Bar/Restaurant
19. Fish Joint
20. The Local Bar
21. Elixir Espresso Bar
22. Saltbox
23. 7/11
24. Pho Xpress
25. Stout Public House
26. Thai Island & Sushi
27. 7th Avenue Café
28. Donut Bar
29. 6th Avenue Bistro
30. Robeks
31. Old Gallery Coffee House
32. City Pizzeria
33. Grab & Go
34. Starbucks
35. University Club

### HOTELS

1. Andaz
2. The Keating
3. The Westin
4. The Westgate
5. The US Grant
6. Plaza Hotel
7. Wyndham Harbour Lights
8. Courtyard San Diego Downtown
9. Hotel Palomar