

MAKERS QUARTER ANNOUNCES THE OPENING OF “BLOCK D” OFFICE

- Targeted LEED Platinum + Net-Zero Energy property is the first multi-tenant commercial office building to be constructed in downtown San Diego in over a decade
- International coworking company, SPACES, and powerhouse branding firm, BASIC Agency, counted among Block D’s first tenants

San Diego, CA (August 29, 2018) — A six-city block neighborhood called **Makers Quarter** in downtown San Diego is attracting a national spotlight as an innovation hub to watch (*New York Times*, *Curbed*, *Sunset Magazine*) since its groundbreaking in early 2016. Today Makers Quarter celebrates the highly anticipated completion of its first office project—the first multi-tenant commercial office building to be constructed in downtown San Diego in over a decade—**BLOCK D**.

A collaboration between leading global architecture firm BNIM and the Makers Quarter development team, BLOCK D is a response to rapidly growing demand for dynamic, low-rise urban workspace with authentic neighborhood connectivity that has largely been absent in downtown San Diego’s traditional high-rise dominated marketplace.

BUILD | Human Centered Design + An Environmentally Conscious Infrastructure

The approximately 60,000 square-foot, six-story work hub with street level retail and restaurant suites reimagines the urban office building as a strategic framework. With designations underway, BLOCK D aims to make headlines as downtown San Diego’s first net-zero energy and LEED Platinum certified building. “*This is the kind of forward-thinking, sustainable office space that San Diego needs and businesses can use to attract top-tier employees who want to work in the heart of our city,*” said **San Diego Mayor, Kevin Faulconer**.

Highly flexible office suites utilize natural ventilation through the use of motorized exterior blinds and garage doors on each level. An exposed concrete frame integrates with the natural ventilation systems to facilitate passive cooling during the day. A high performance facade utilizes two active shading systems that enhance daylight and provide flexibility to user preferences within individual tenant spaces. A 174kw PV solar array installed on the roof serves the building as part of the ZNE approach.

INNOVATE | BLOCK D’s First Leases Announced

Counted among BLOCK D tenants, BASIC Agency, a nationally renowned creative design agency whose clients include Google, Beats by Dre, Keen, OXO, Heath Ceramics, Under Armour and Nixon, recently signed a lease on the building’s expansive 5th floor layout. 10,364 square feet will house the company’s San Diego headquarters come October of 2018.

This week, BLOCK D announces the addition of Spaces, the pioneer in creative, flexible workspaces, which originated in the Netherlands and has a global presence. Spaces is in the midst of a rapid growth strategy and plans to double its presence in the United States and have 200 locations globally by 2019. The workspace provider will occupy 33,806 square feet, more than half of the new office build, with a private lobby entrance in addition to the second, third and fourth floors. Spaces anticipates to open doors in BLOCK D in early 2019.

“*We’re very excited to continue our expansion in San Diego, and this deal shows the ongoing demand for flexible workspaces in Southern California,*” said Michael Berretta, Vice President of Network for Spaces. “*We know how important scale and flexibility are to a company’s growth strategy and Spaces gives businesses of any size the opportunity to easily expand their existing portfolio, not only throughout the state, but all over the globe.*”

With more than 70% of BLOCK D pre-leased, approximately 10,300 square feet remains on the sixth floor, alongside two ground floor spaces for retail. Those interested in BLOCK D office should contact CBRE Brokerage Services and Flocke & Avoyer for retail.

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ABOUT MAKERS QUARTER: As an innovation hub for a millennial workforce, this new emerging district completes one of the final chapters of growth for East Village’s dynamic urban downtown neighborhood—ushering in new office, residential, restaurants, retail and entertainment space, alongside associated public parks and open space. Home to popular tenants such as Punch Bowl Social, 10-Barrel Brewing Co. and You & Yours Distillery, it also hosts Urban Discovery Academy, SMARTS Farm, SPAWERX and Fuse Integration—leaders of San Diego’s innovation economy. Later this year, Makers Quarter will open doors to the neighborhood’s first residential anchor, Broadstone Makers Quarter (7-story, 265 units, architect: JWDA; co-developer: Alliance Residential). Additional major mixed-use projects, providing more retail, office and residential units are slated to begin construction in 2019. The master plan of Makers Quarter was jointly developed by Lankford & Associates, HP Investors and Hensel Phelps. www.makersquarter.com

ABOUT SPACES: Spaces offers an inspiring work environment for professionals and growing businesses. In addition to office space, there are memberships and meeting rooms to help members think, create and cooperate with likeminded people. Spaces’ goal is to offer inspirational surroundings with an entrepreneurial spirit where ideas are born, a company can evolve and valuable relationships are built. Spaces has locations in the United States, Europe, Canada, Latin America, Africa, Australia and Asia. www.spacesworks.com

ABOUT BASIC AGENCY: BASIC is a brand strategy and digital design agency that brings brands and culture together. Creating on the principle that culture drives commerce, BASIC leverages shared values and ideals to inform strategy and design, making digital experiences that inspire human interaction. With a growing client list of the world's leading passion-brands, BASIC specializes in millennial insights, strategy-driven and design-led brand development, user experience and digital innovation. www.basicagency.com