

TWENTY BY SIX  
20/6  
451 A & 450 B STREET

AVAILABILITY





TWENTY BY SIX | THE AVAILABILITIES

450 B ST			
SUITE	SF	AVAILABLE	CONDITION
*200	13,919 (Divisble)	Vacant	Future Spec
*300	6,765 (Divisble)	Vacant	Future Spec
*400	15,185	Vacant	Shell
*500	15,289	Vacant	Shell
*600	15,237	Vacant	Shell
* contiguous for up to 66,395 RSF			
451 A ST			
SUITE	SF	AVAILABLE	CONDITION
400	2,243	Vacant	Spec
425	3,078	Vacant	2nd Gen
*600	2,869	11/1/2025	2nd Gen
*610	2,412	Vacant	Spec
*620	1,921	Vacant	2nd Gen
*650	6,862	Vacant	2nd Gen
720**	2,445	Vacant	Spec
740**	3,205	Vacant	Spec
750	2,791	Vacant	Spec
780	2,396	Vacant	2nd Gen
1400	1,279	Vacant	2nd Gen
1420	2,800	Vacant	2nd Gen
1500	14,429	Vacant	Excellent 2nd Gen
1900	14,025	Vacant	Shell
2000	15,315	Vacant	2nd Gen

\* 6th floor suites offer flexible opportunities ranging from ± 2,000 to ± 14,000 SF

\*\* Suites 720/740 contiguous for 5,650 RSF

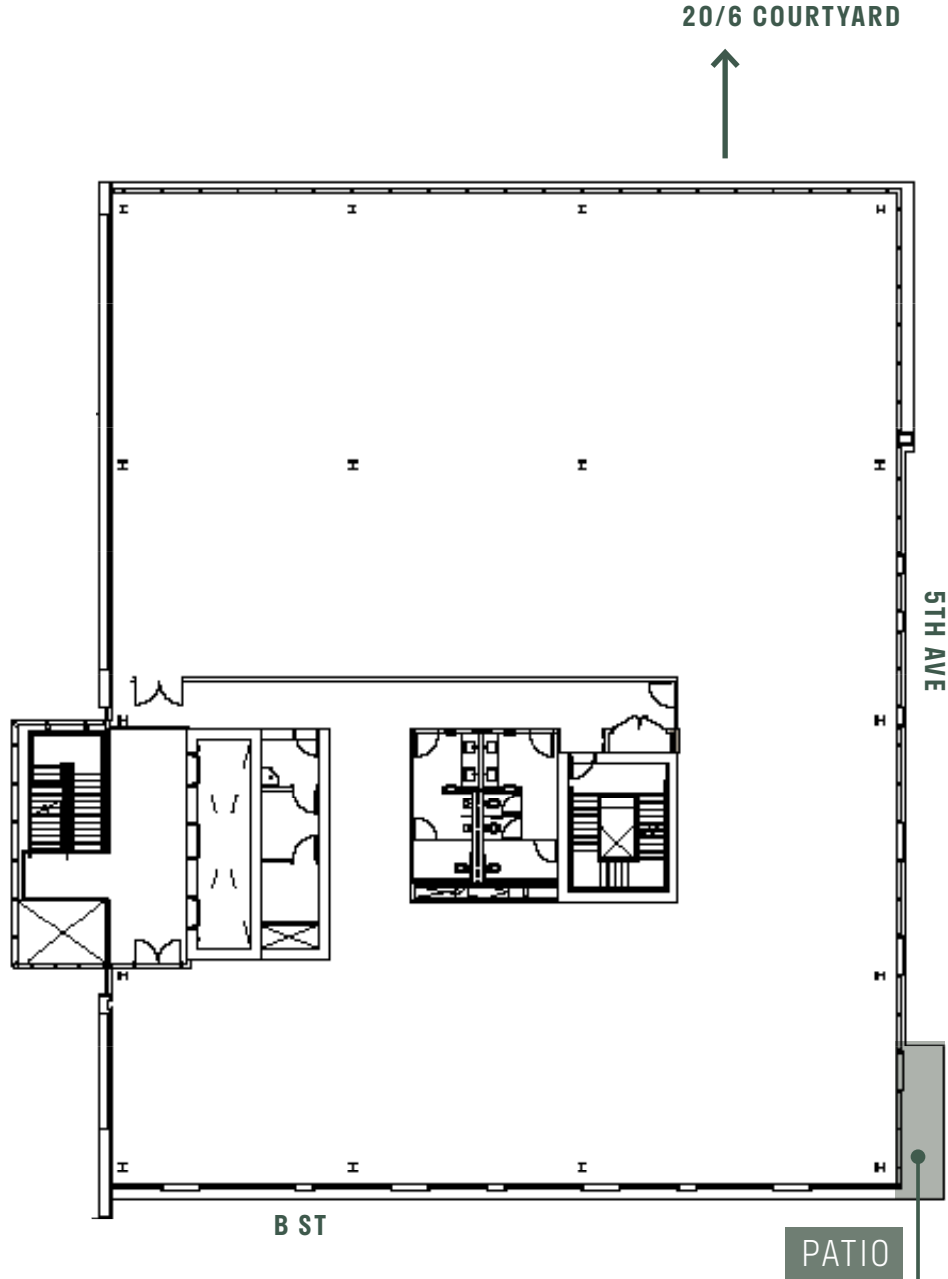
SIX | 450 B ST | THE FLOOR PLANS





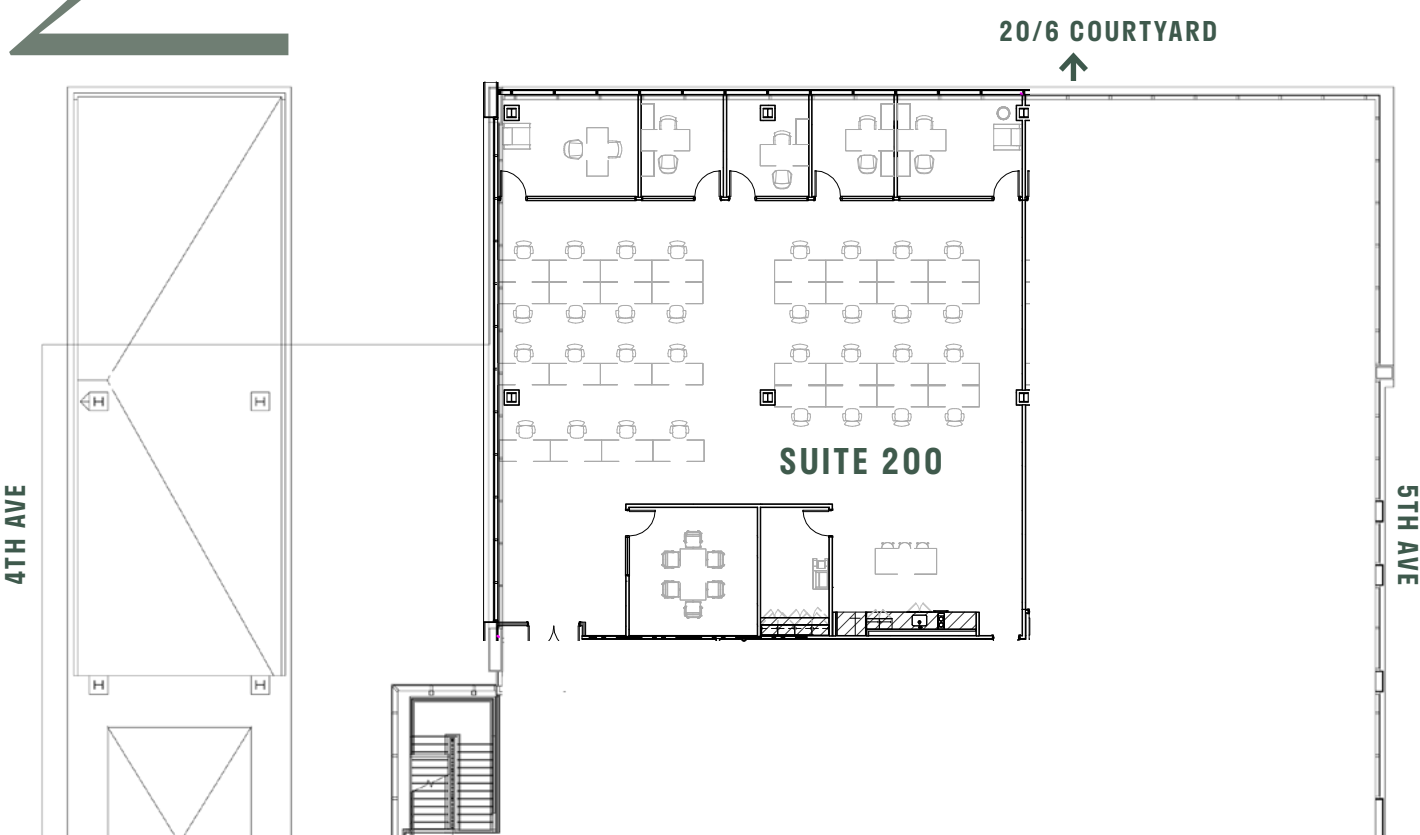
# 2nd

SINGLE TENANT  
**SUITE 200** // 13,919 RSF



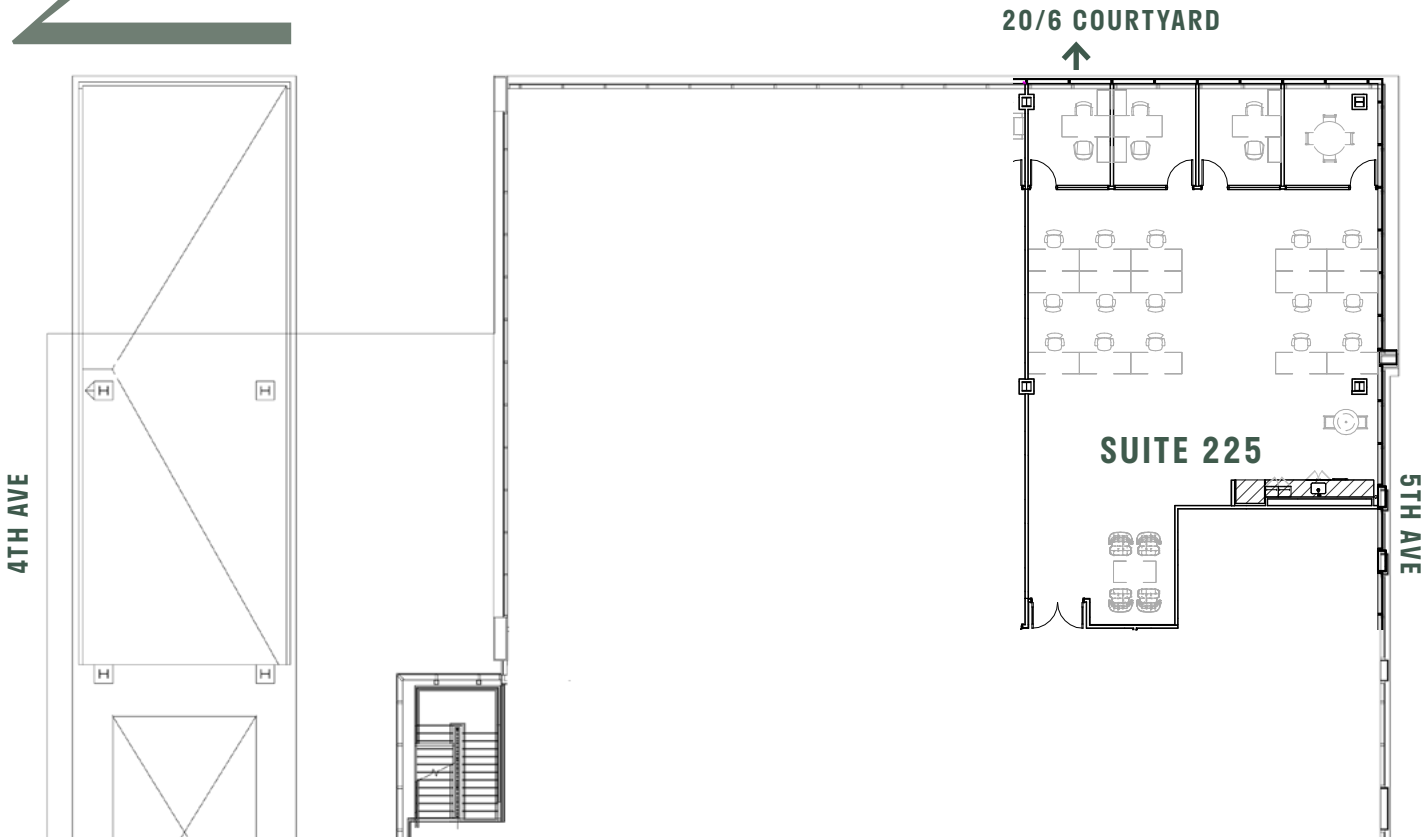
# 2nd

HYPOTHETICAL SPEC SUITE PLAN  
**SUITE 200** // 4,842 RSF



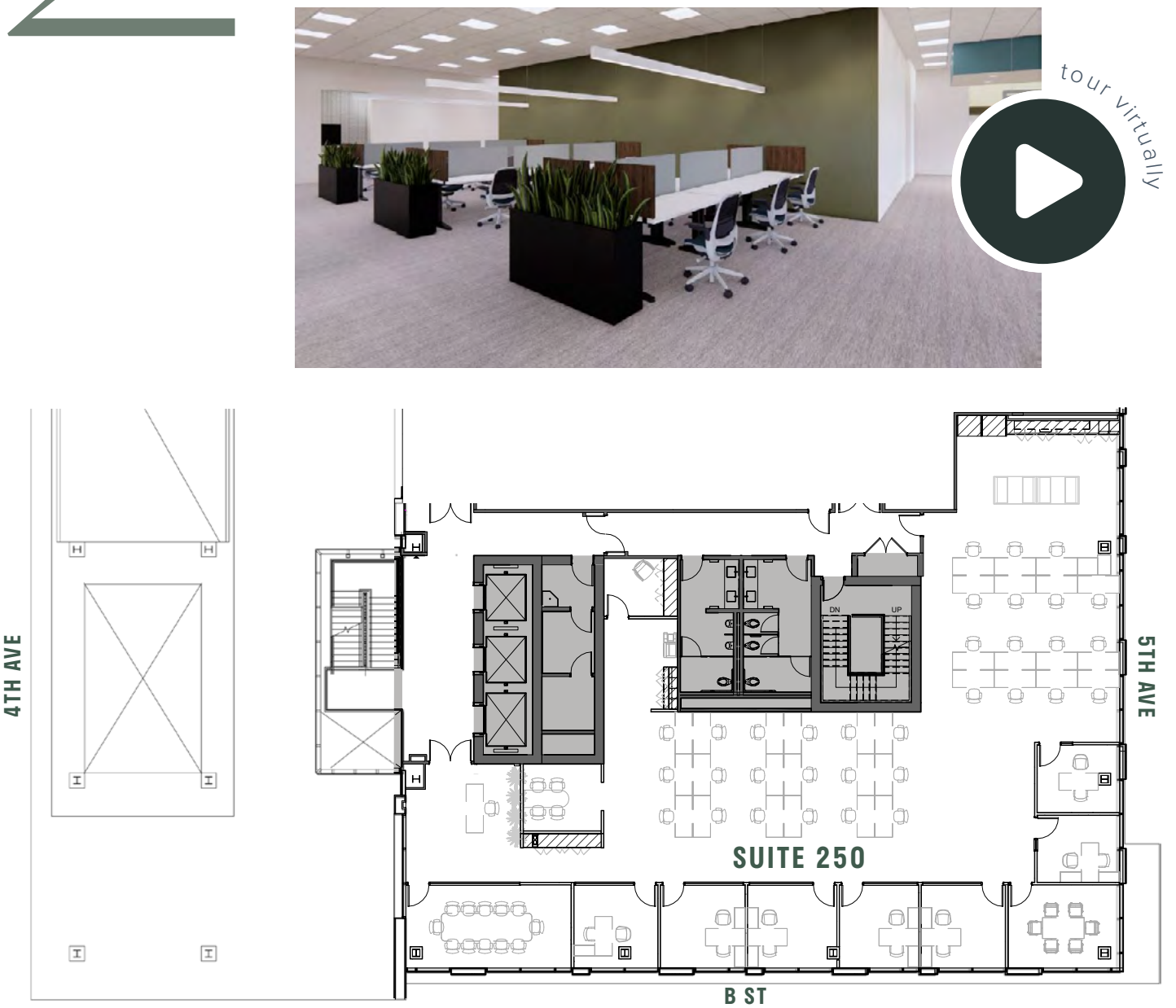
# 2nd

HYPOTHETICAL SPEC SUITE PLAN  
**SUITE 225** // 2,877 RSF



# 2nd

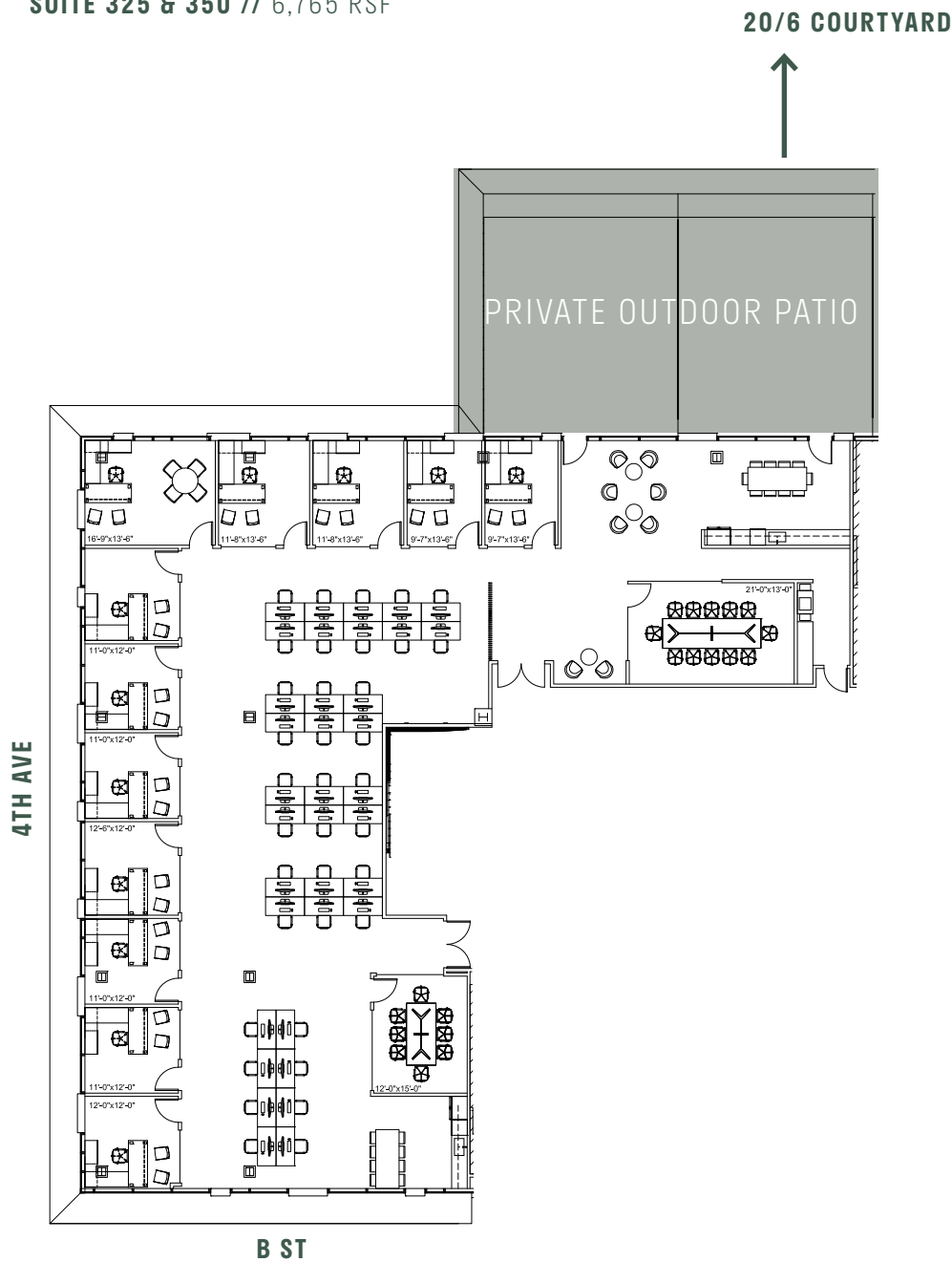
HYPOTHETICAL SPEC SUITE PLAN  
**SUITE 250** // 6,200 RSF





# 3rd

SPEC SUITE  
SUITE 325 & 350 // 6,765 RSF



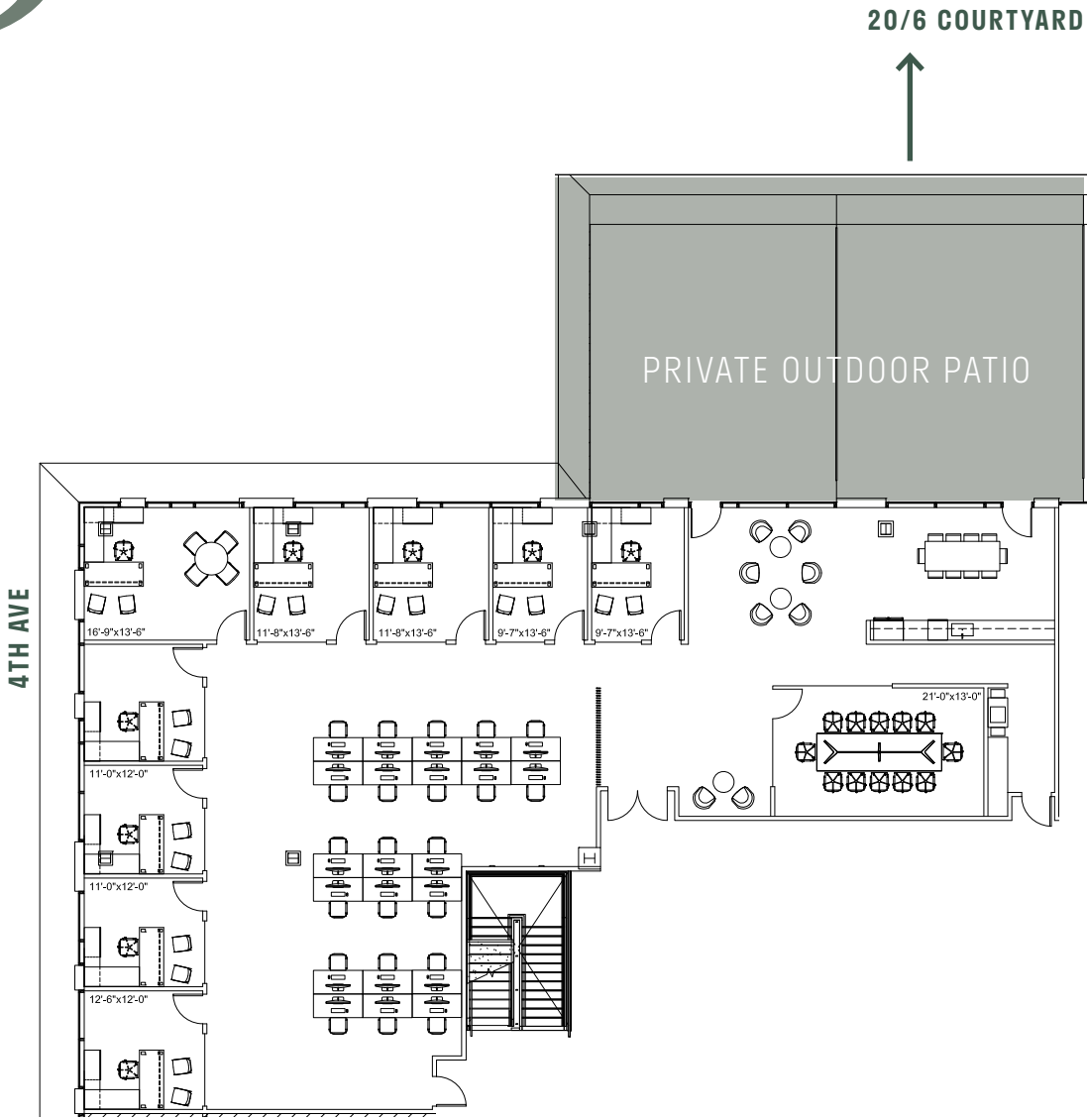
PRIVATE PATIO ACCESS





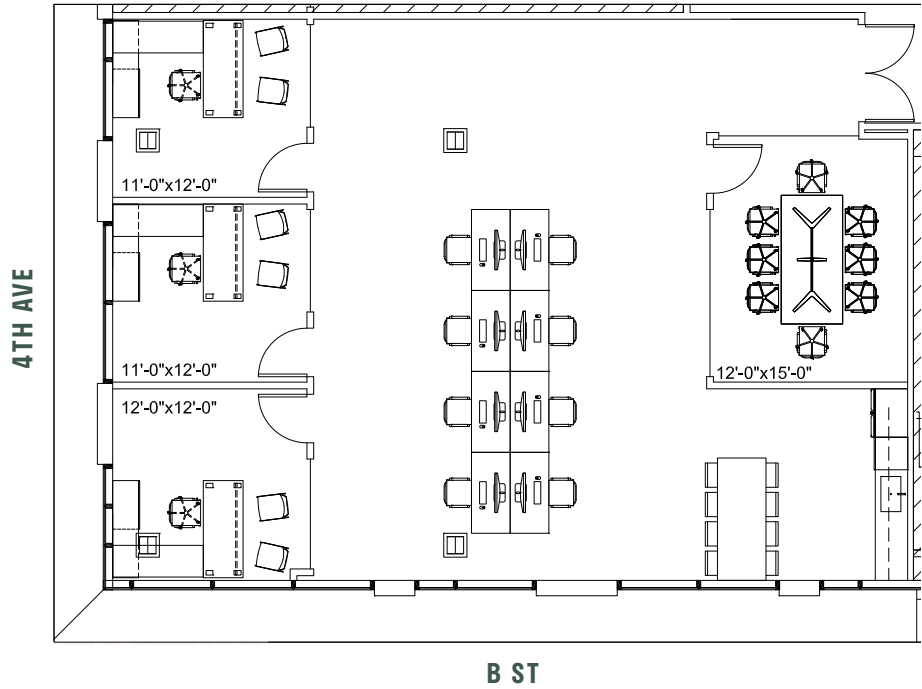
# 3rd

SPEC SUITE - HYPOTHETICAL DEMISING PLAN  
**SUITE 325** // 4,885 RSF



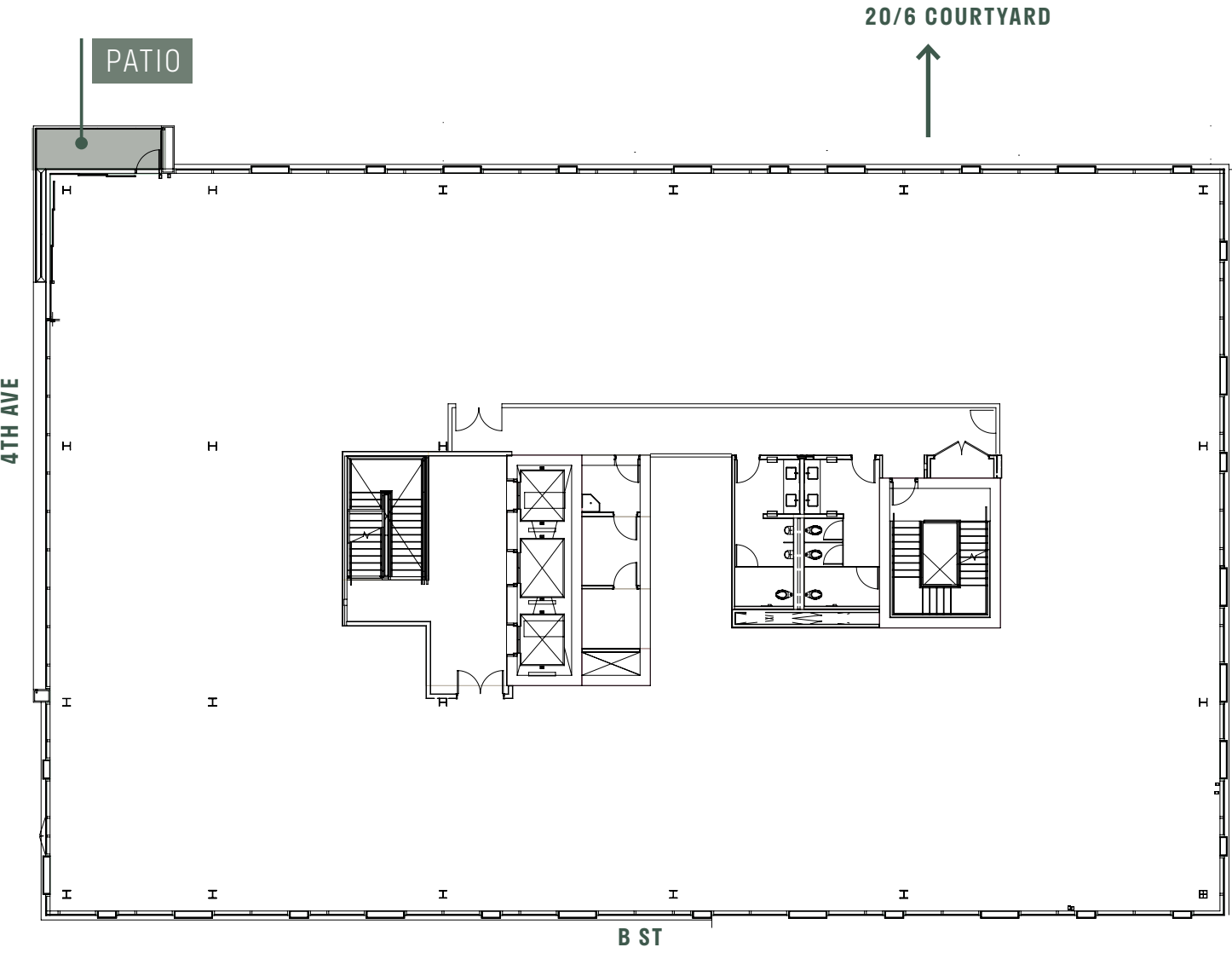
# 3rd

SPEC SUITE - HYPOTHETICAL DEMISING PLAN  
**SUITE 350** // 1,880 RSF



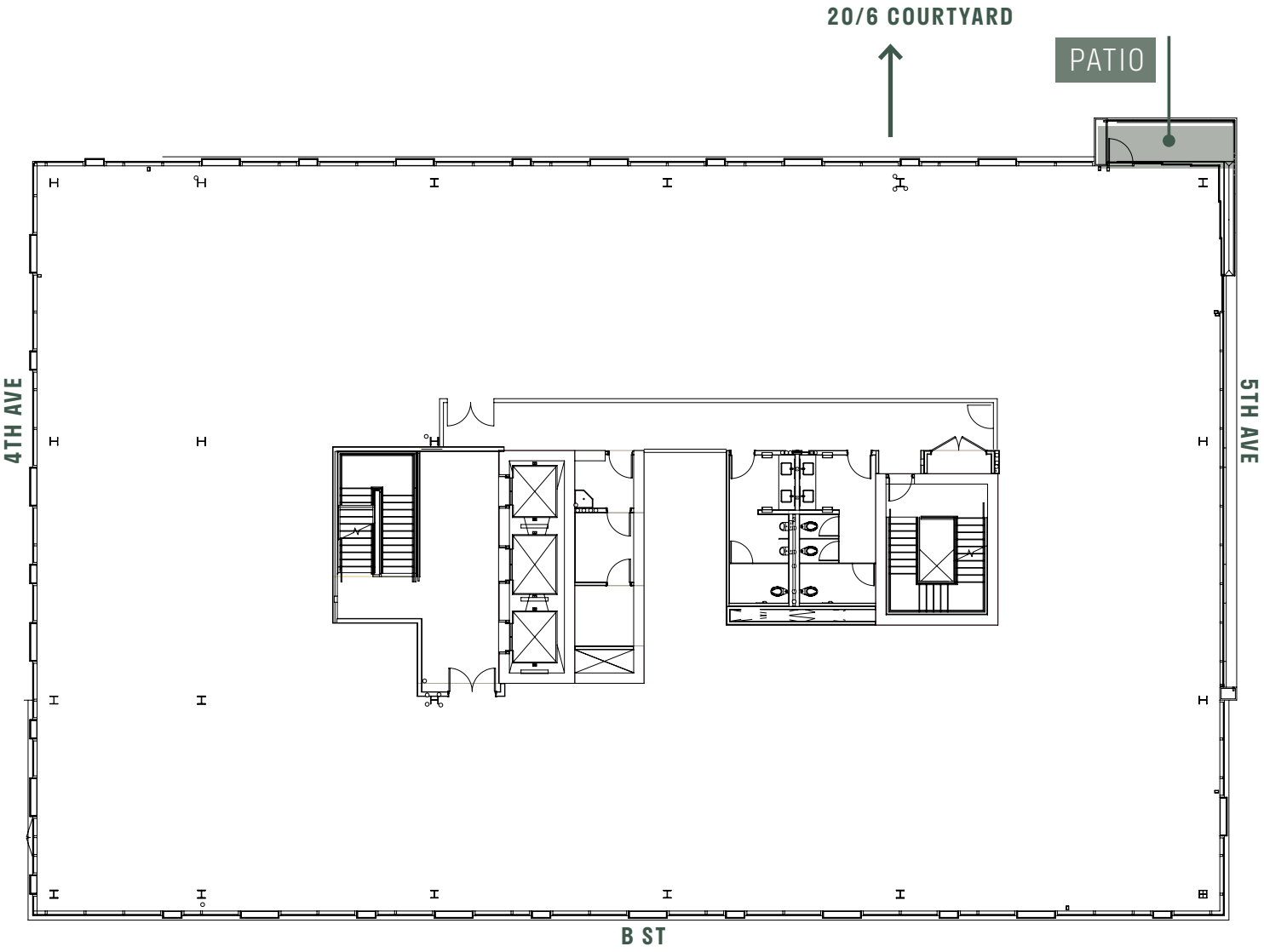
# 4<sup>th</sup>

SINGLE TENANT  
**SUITE 400 // 15,185 RSF**



# 5<sup>th</sup>

SINGLE TENANT  
**SUITE 500 // 15,202 RSF**



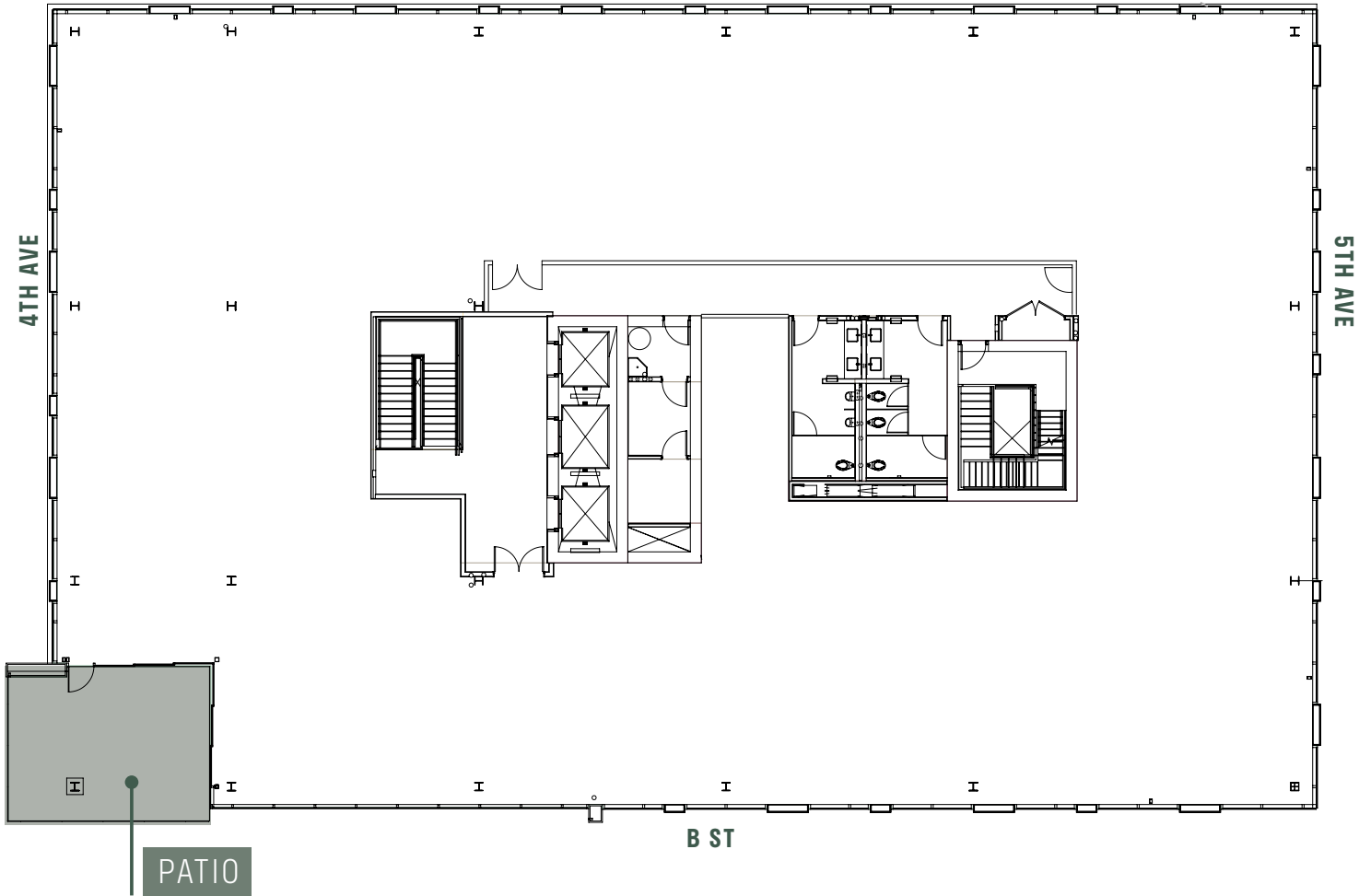


SIX | 450 B ST | THE FLOOR PLANS

# 6<sup>th</sup>

SINGLE TENANT  
SUITE 600 // 15,237 RSF

20/6 COURTYARD  
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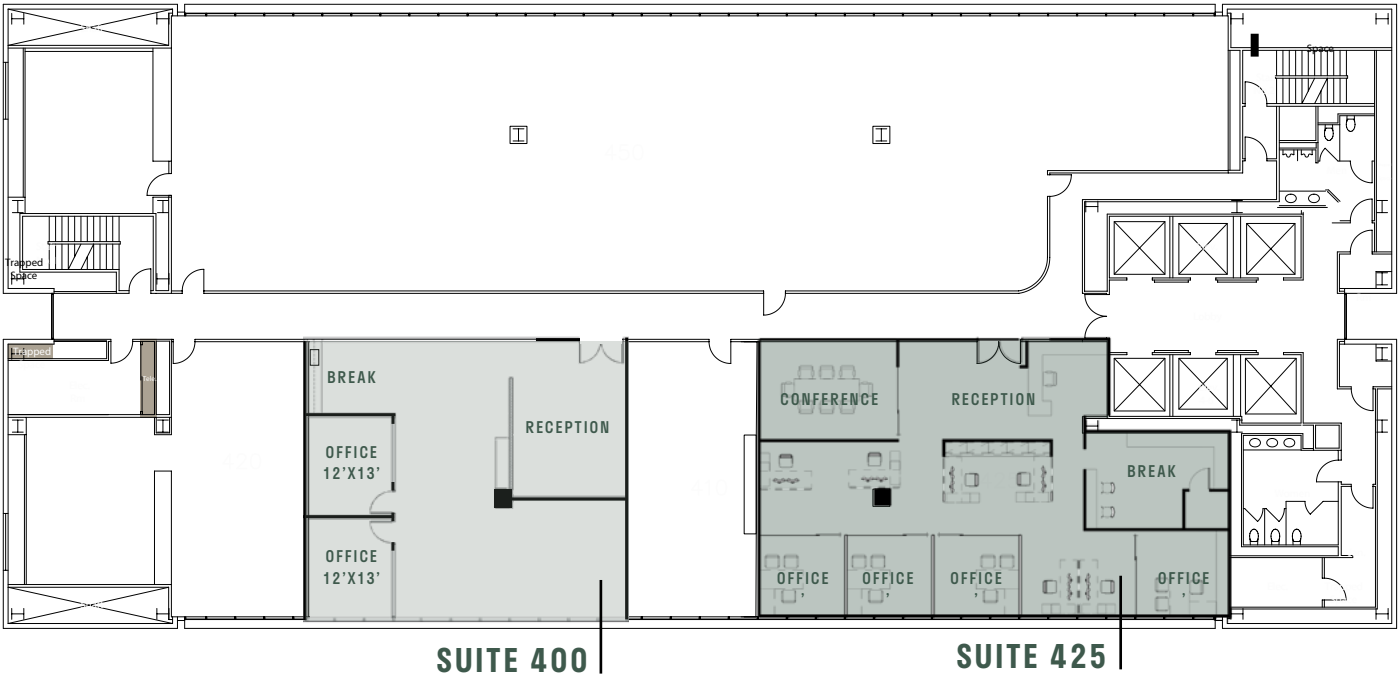
FULL FLOORS 4-6 AVAILABLE CONTIGUOUS 45,711 RSF



TWENTY | 451 A ST

TWENTY | 451 A ST | THE FLOOR PLANS

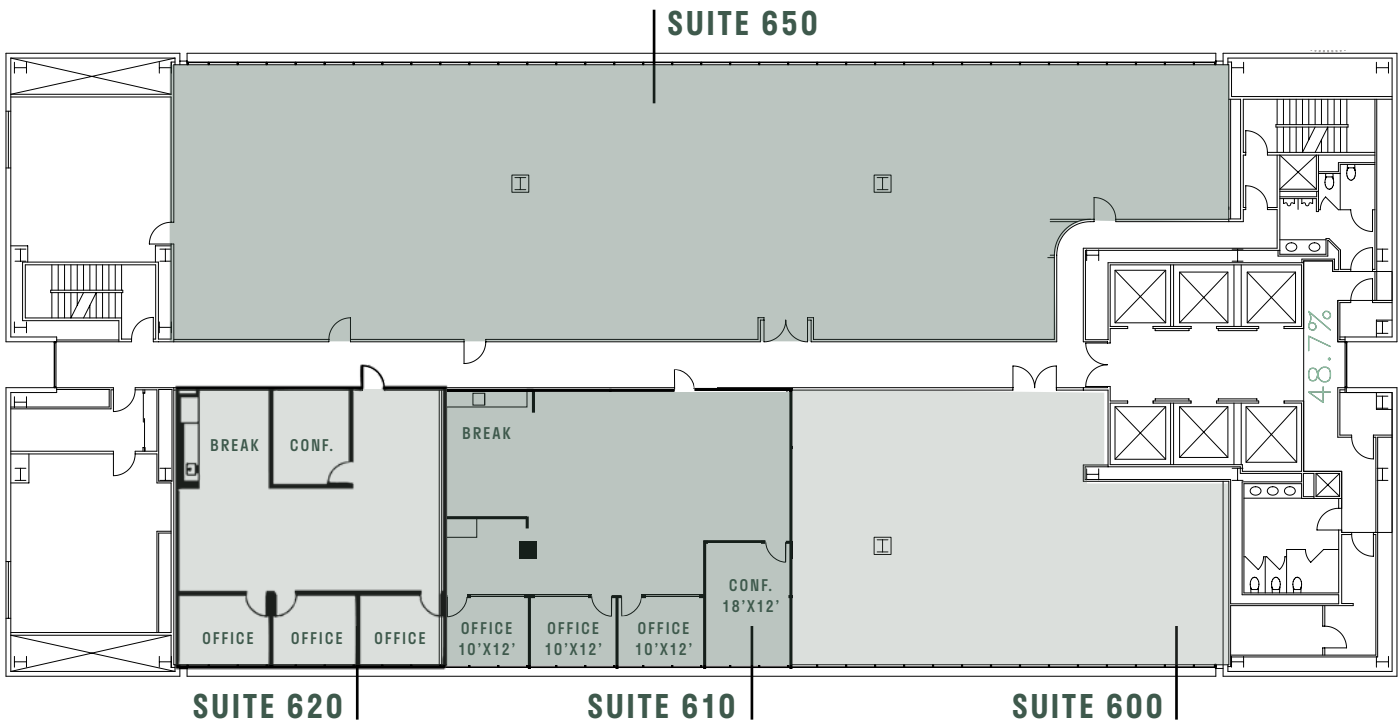
4<sup>th</sup>



SUITE	SF	STATUS	CONDITION	NOTES
400	2,243	Vacant	Spec	Reception, 2 private offices, break area and open office
425	3,078	Vacant	2nd Gen	Reception, 4 private offices, conference room, break area and open office

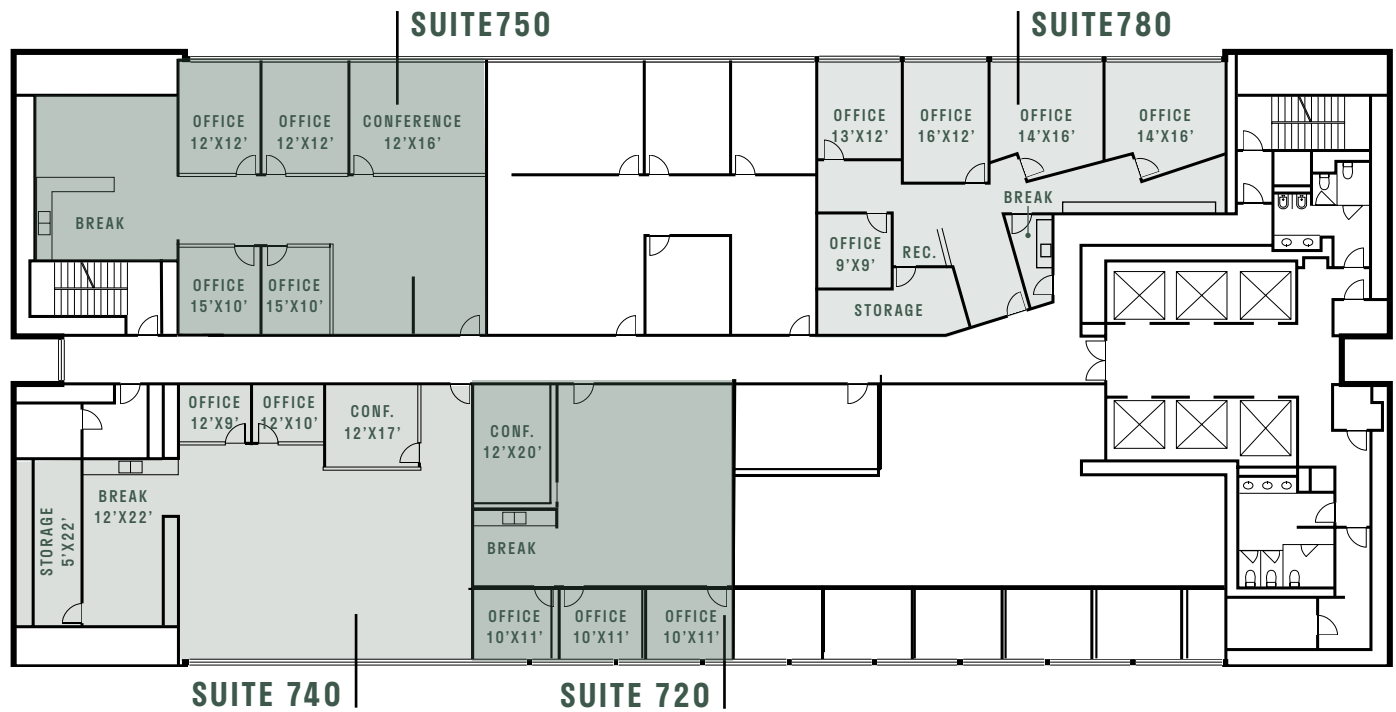


# 6<sup>th</sup>



SUITE	SF	STATUS	CONDITION	NOTES
600	2,869	11/1/2025	2nd Gen	Reception, 5 private offices, conference room, break room and open office area
610	2,412	Vacant	Spec	Move in Ready Spec Suite. 3 private offices, conference room, break area and open office
620	1,921	Vacant	2nd Gen	3 private offices, conference room, break area and open office
650	6,862	Vacant	2nd Gen	
CONTIGUOUS OPTIONS				
Full Floor	14,064	11/1/2025	Full floor available contiguous. Offering flexible options for ±2,000 SF, ±5,000 SF, ±10,000 SF and ±14,000 SF tenants	

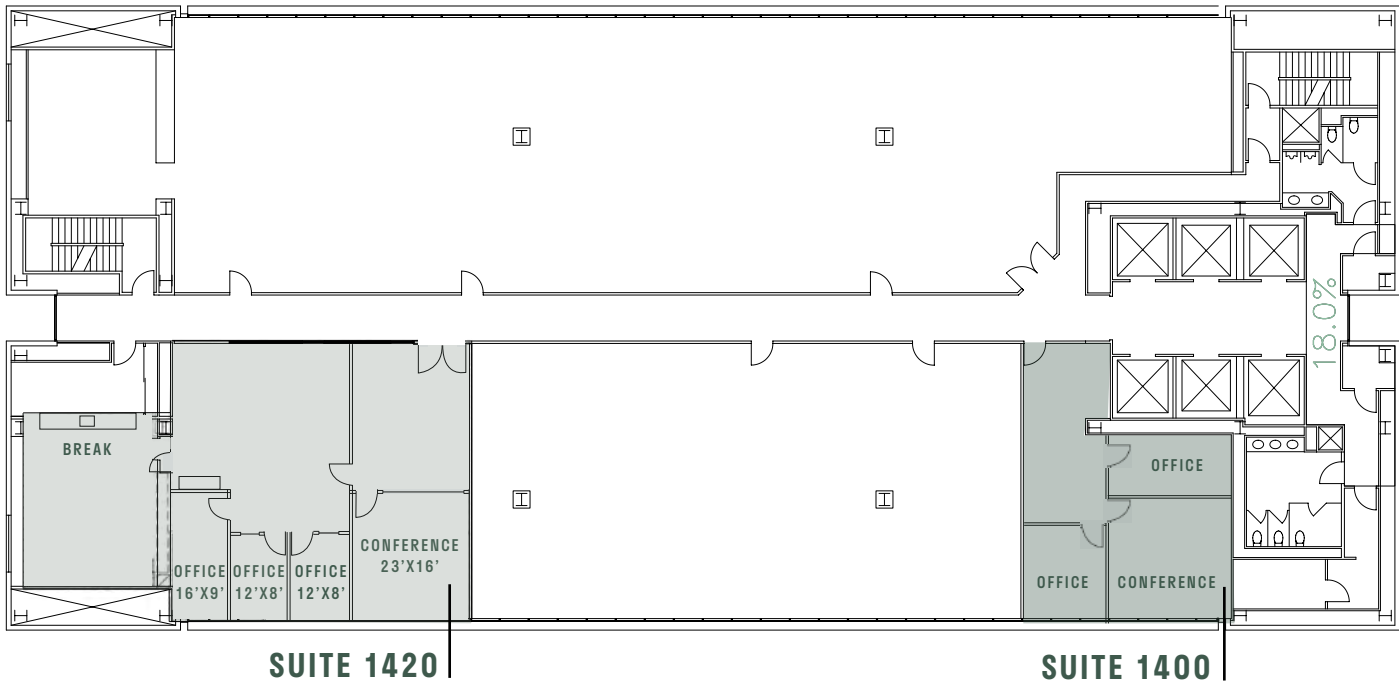
# 7<sup>th</sup>



SUITE	SF	STATUS	CONDITION	NOTES
720	2,445	Vacant	Spec	Move in Ready Spec Suite. 3 private offices, conference room, break area and open office
740	3,205	Vacant	Spec	Move in Ready Spec Suite. 2 private offices, conference room, break area, storage and open office
750	2,791	Vacant	Spec	Move in Ready Spec Suite. 4 private offices, conference, break area and open office
780	2,396	Vacant	2nd Gen	Reception, 5 private offices, conference room, storage and break area.
CONTIGUOUS OPTIONS				
720/240	5,650	Vacant	Spec Suites 720 & 740 available contiguous	

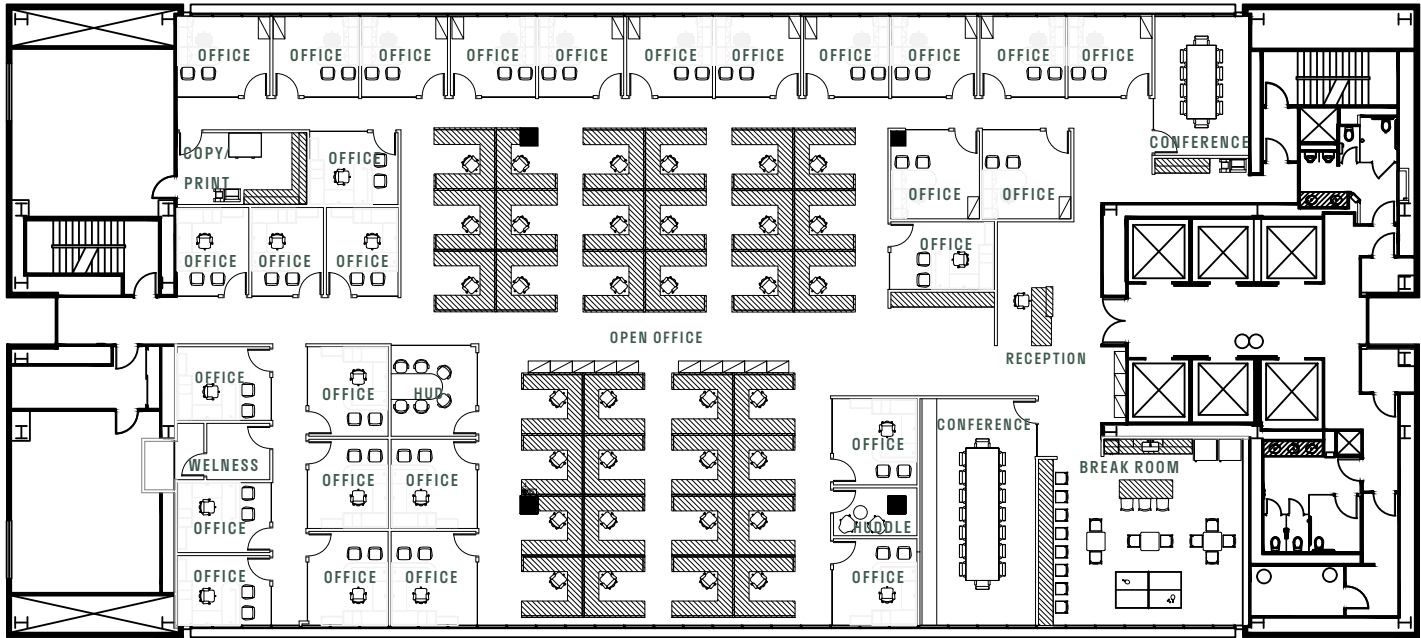


# 14<sup>th</sup>



SUITE	SF	STATUS	CONDITION	NOTES
1400	1,279	Vacant	2nd Gen	2 private offices, conference room and open office
1420	2,800	Vacant	2nd Gen	Reception, 3 private offices, conference room, break room and open office

# 15<sup>th</sup>



SUITE	SF	STATUS	CONDITION	NOTES
1500	14,429	Vacant	Excellent 2nd Gen	Full floor opportunity. Reception, 27 private offices, 2 conference rooms, break room, wellness room, huddle room, cope/print and large open office



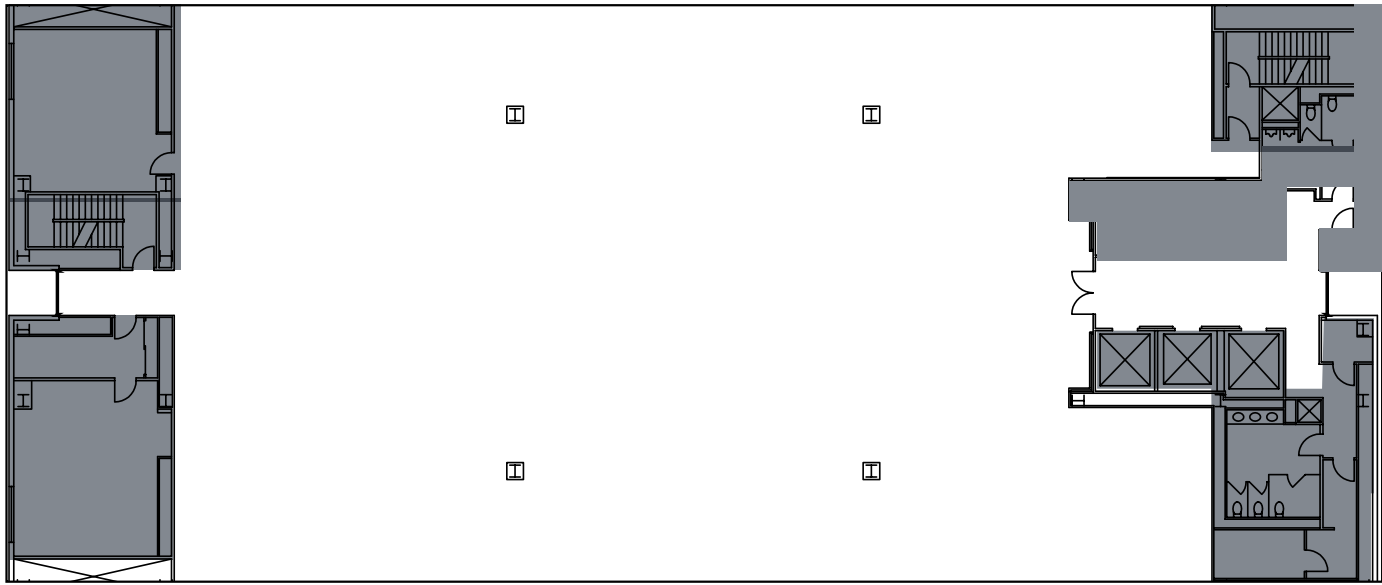
# 19<sup>th</sup>

14,025 RSF

VACANT

\*CONTIGUOUS WITH SUITE 2000 FOR 29,340 RSF

**\*\*BUILDING-TOP SIGNAGE OPPORTUNITY**



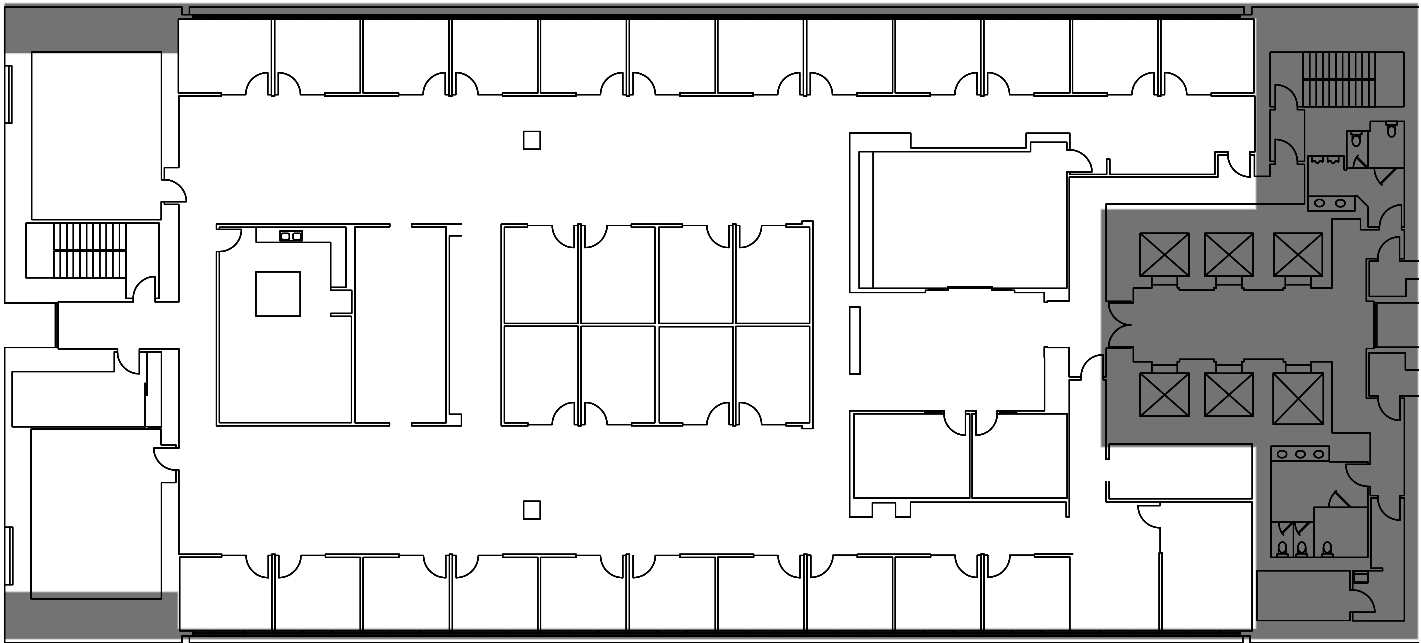
# 20<sup>th</sup>

15,315 RSF

VACANT

\*CONTIGUOUS WITH SUITE 1900 FOR 29,340 RSF

**\*\*BUILDING-TOP SIGNAGE OPPORTUNITY**





## CONTACT US

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# Leasing



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At Twenty by Six, we've captured San Diego's year-round sunshine and relaxed coastal vibe with architecture that celebrates a truly indoor-outdoor way of life.

# Twenty by/Six