

Twenty  
by/Six





## OUR VISION

# Redefining, Elevating and Transforming the Downtown Workday

Time is our greatest luxury. At Twenty by Six we've designed a working environment with the convenience and amenities of a large mixed-use campus coupled with the intimacy of a boutique office building. With lush outdoor commons, ample outdoor workspace and a thoughtful collection of on-site amenities, Twenty by Six brings together the essentials for employee health, productivity and daily quality of life – all in the heart of downtown San Diego.

[Click Here to Take a  
Virtual Tour of the Project](#)





RE-IMAGINED

364,140

RENTABLE SQUARE FEET

1

SPACIOUS OPEN AIR  
COURTYARD

2021

DELIVERY OF A FULLY  
RE-IMAGINED CAMPUS

100+

WALKABLE DESTINATIONS FOR  
DINING, DRINKS & DIVERSION



20/6 offers two distinct experiences in one holistic campus: a 20-story north tower and a new ground up 6-story south tower.

Set on a prime city block between 4th, 5th, A and B Streets in downtown San Diego's central business district, the Twenty by Six campus offers two unique office buildings – a fully re-imagined 20-story tower and a new ground-up 6-story tower designed by Gensler Architecture.



THE CONCEPT

Designed for  
Workplace Wellness



Twenty

20  
Floors

OF NEWLY AMENITIZED CLASS  
A OFFICE TOWER

STATE-OF-THE-ART  
CONFERENCING CENTER FOR  
SMALL OR LARGE GROUPS

Premium  
Visibility

DOWNTOWN'S **LARGEST** BUILDING  
TOP SIGNAGE OPPORTUNITY

FITNESS CENTER WITH  
YOGA & PELOTON STUDIO

Full Floor  
Opportunities

EFFICIENT SIDE CORE WITH  
COLUMN-FREE FLOOR PLATE

SPA-STYLE SHOWERS &  
LOCKER ROOMS

Six

6 Floors

OF CLASS A NEW  
CONSTRUCTION

EXCLUSIVE OUTDOOR  
WORKSPACE ON EVERY FLOOR

Premium Visibility

PROMINENT SIGNAGE  
OPPORTUNITIES

FLOOR-TO-CEILING GLASS  
EXTERIOR

Efficient

CORE FACTOR

ACTIVATED PLAZA  
WITH CAFÉ

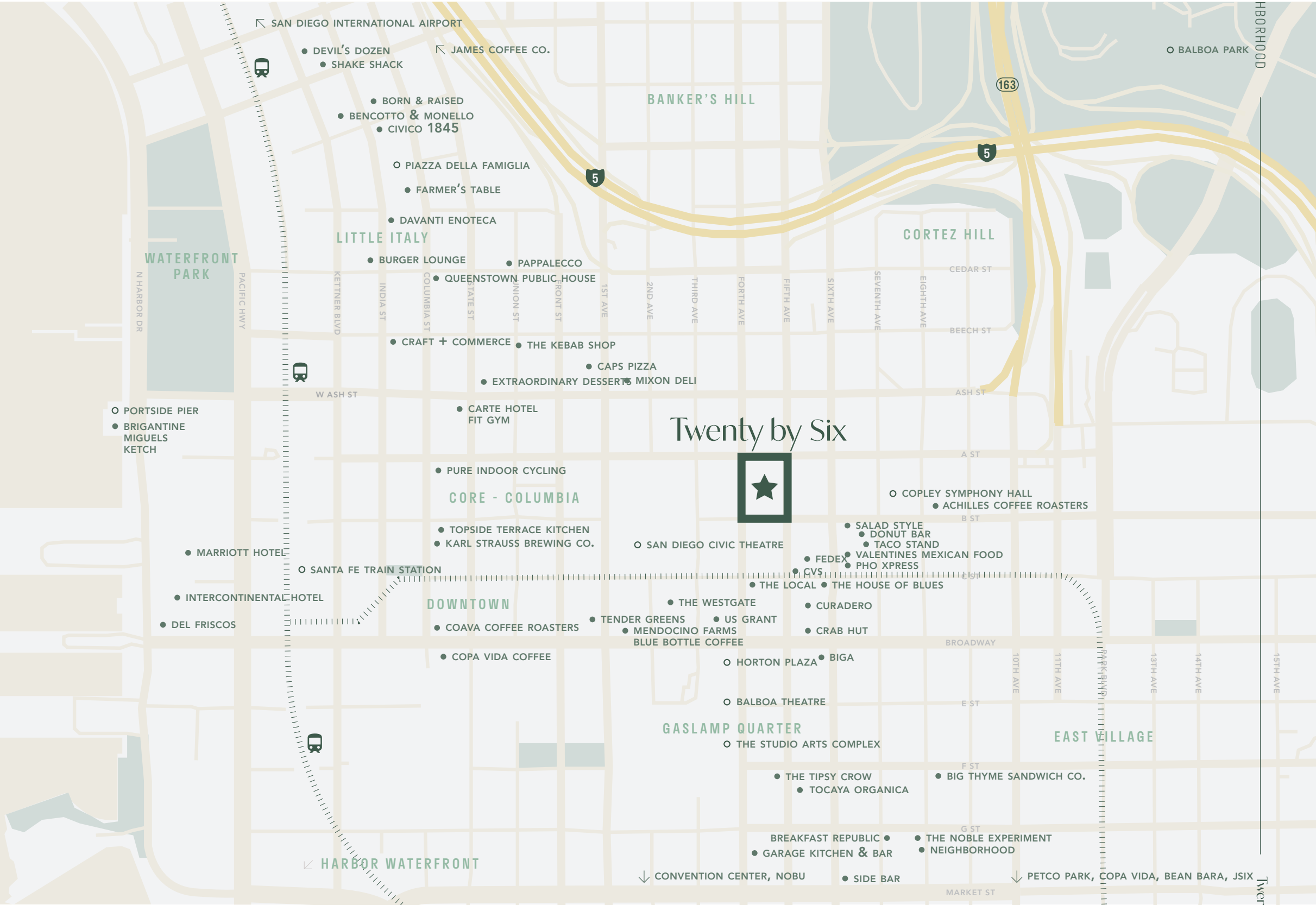


THE NEIGHBORHOOD

# Where Work Comes to Life

Situated within the downtown business core, Twenty by Six is an 8-minute walk, drive, ride share, or pedicab ride from some of San Diego’s most dynamic destinations for arts, culture, and restaurants.

Enjoy an unparalleled workday location where an effortless reverse commute, a vibrant nightlife, and ample mouthwatering experiences of every flavor are just a few quick steps away.





# Centrally Located and Conveniently Connected

Walk over to East Village where a burgeoning cultural hub is alive with craft beer gardens, food trucks, and music. Make your way down to the Gaslamp Quarter for rooftop bars, fine dining, and endless people watching.

Bounce over to Little Italy for authentic, soul-warming Sicilian. Wander through scenic Balboa Park on your lunch break and soak up the serenity.

5

MINUTES TO LITTLE ITALY  
WITH CIRCUIT

25

RESTAURANTS FOR  
FRIDAY DATE NIGHT  
WITHIN WALKING  
DISTANCE

6

SMALL PLATES SHARED  
AMONG CO-WORKERS AT  
TOCAYA ORGANICA

20+

DAILY DONUT FLAVORS  
THREE BLOCKS AWAY

5

MINUTES TO PETCO PARK

8

CLASSIC SUMMER  
MOVIES AT THE  
ROOFTOP CINEMA CLUB



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
*600	2,869	Vacant	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
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

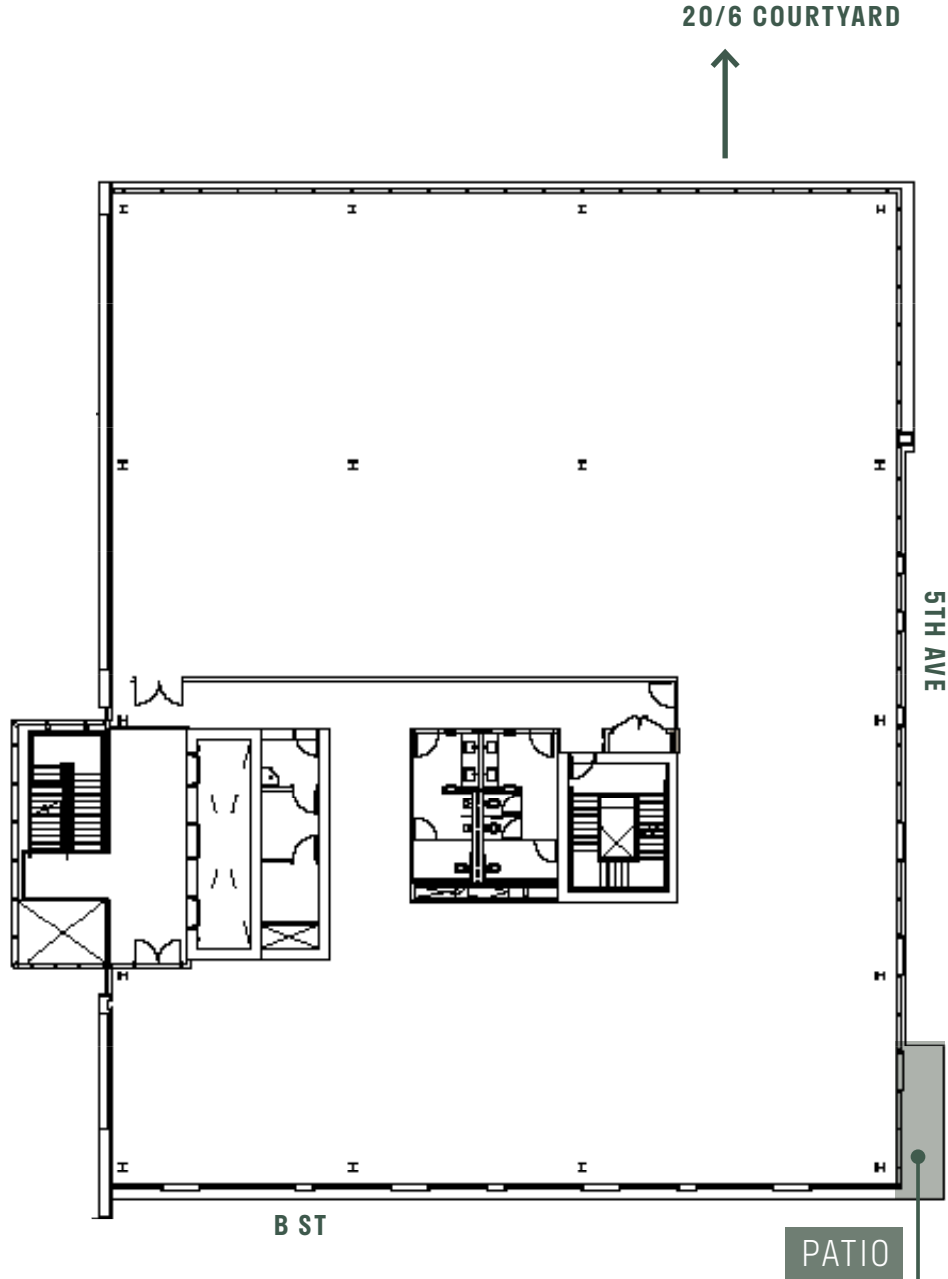
SIX | 450 B ST | THE FLOOR PLANS





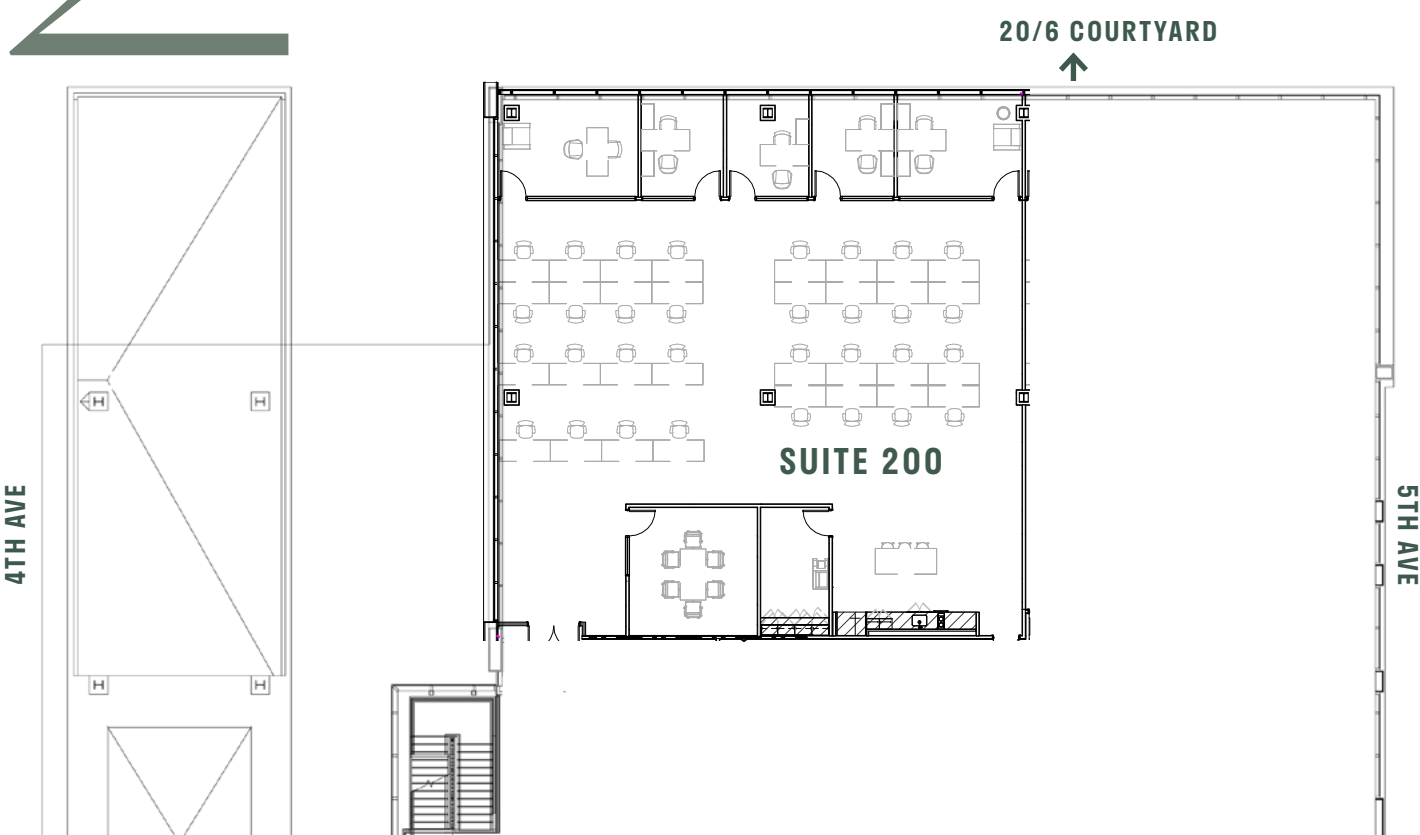
# 2nd

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



# 2nd

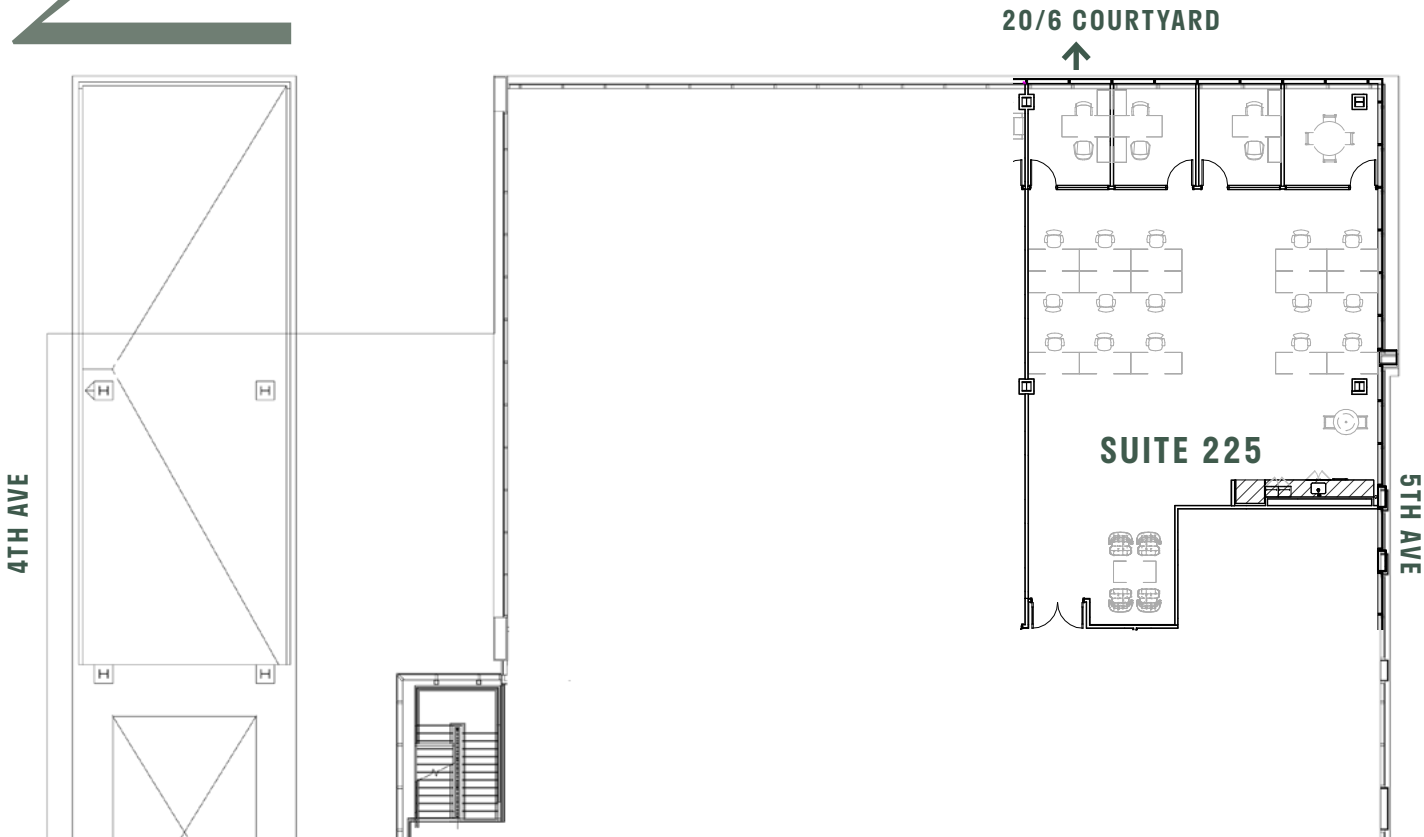
HYPOTHETITCAL SPEC SUITE PLAN  
**SUITE 200** // 4,842 RSF





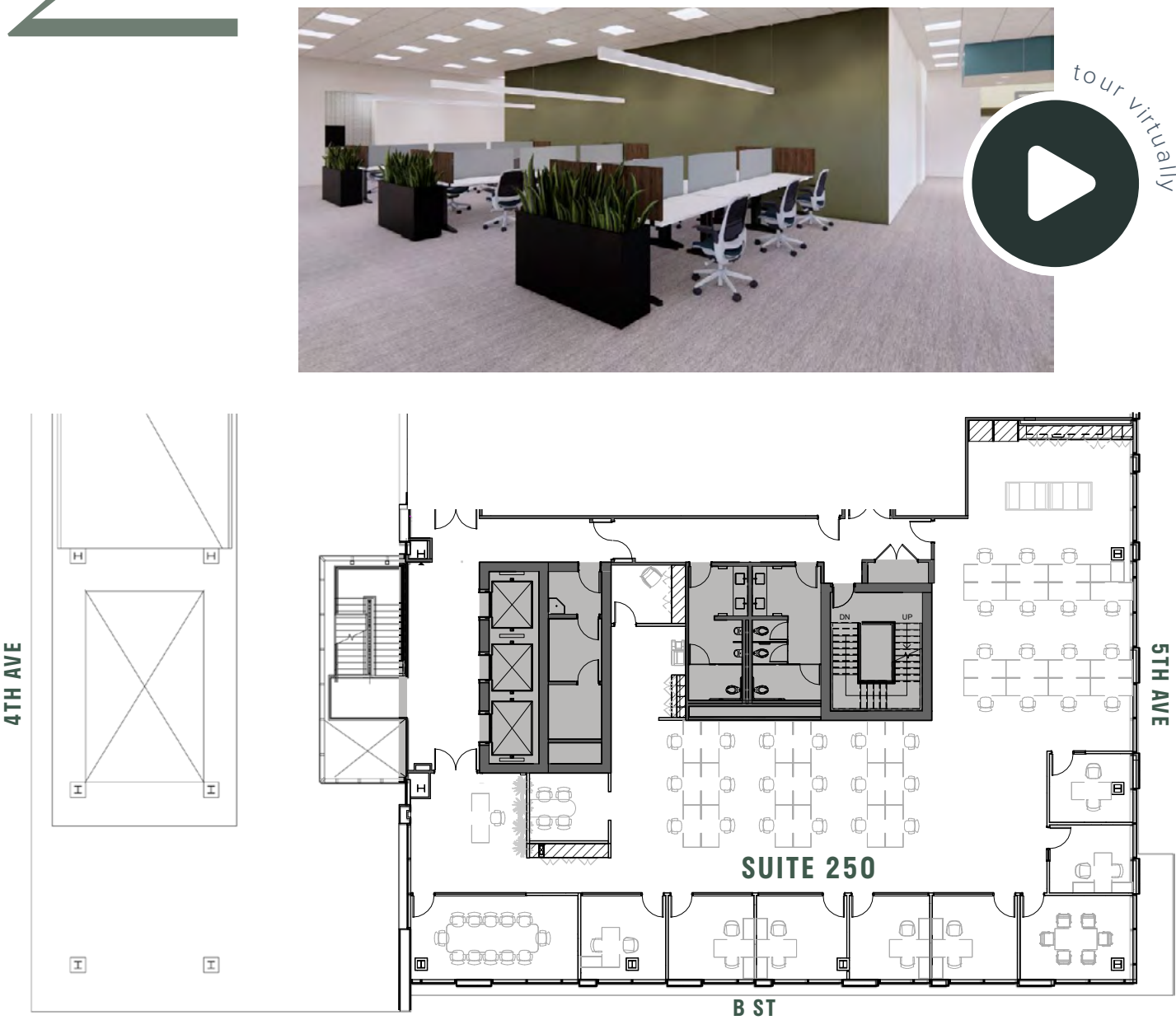
# 2nd

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



# 2nd

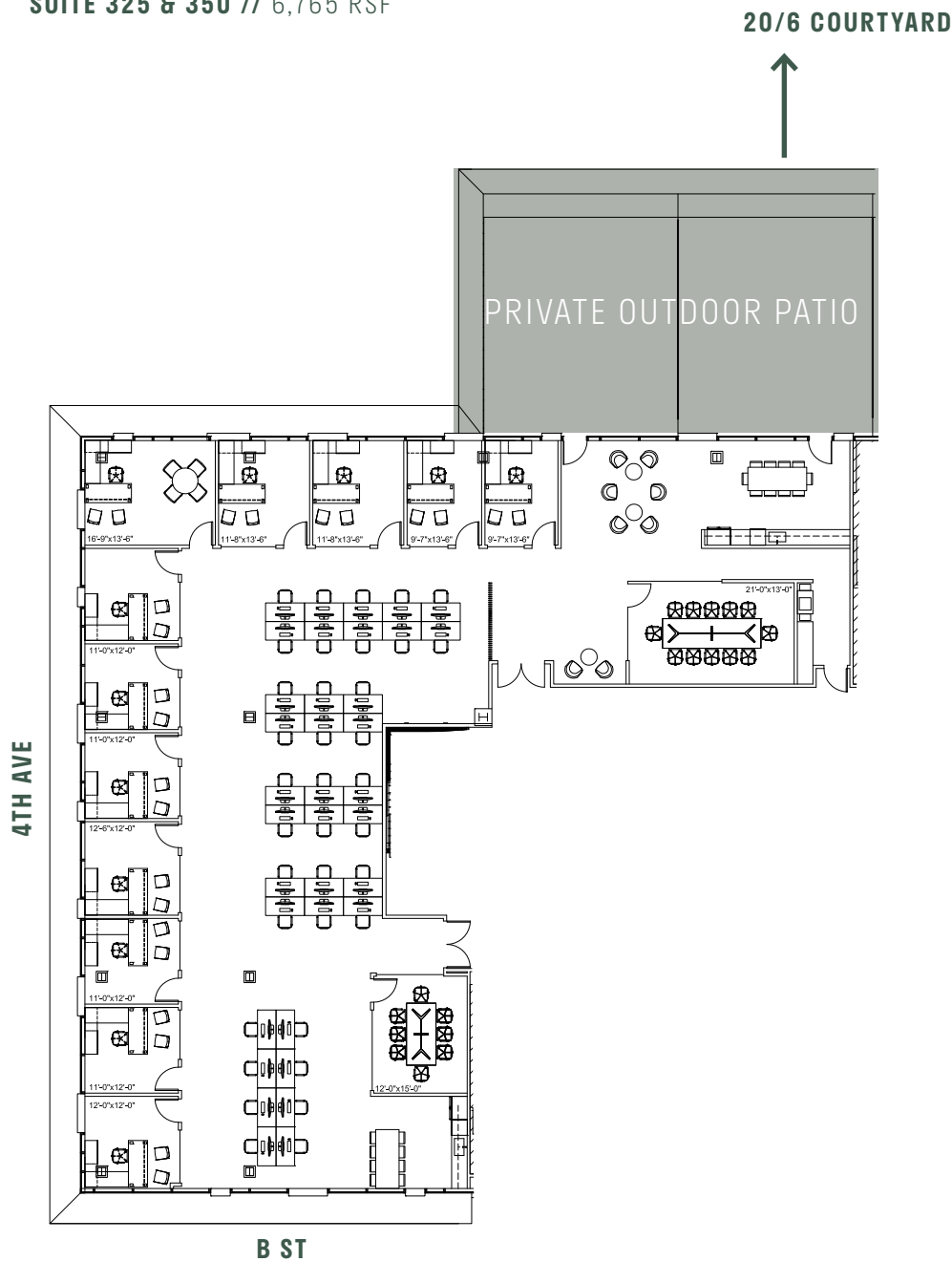
HYPOTHETICAL SPEC SUITE PLAN  
**SUITE 250** // 6,200 RSF





# 3rd

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



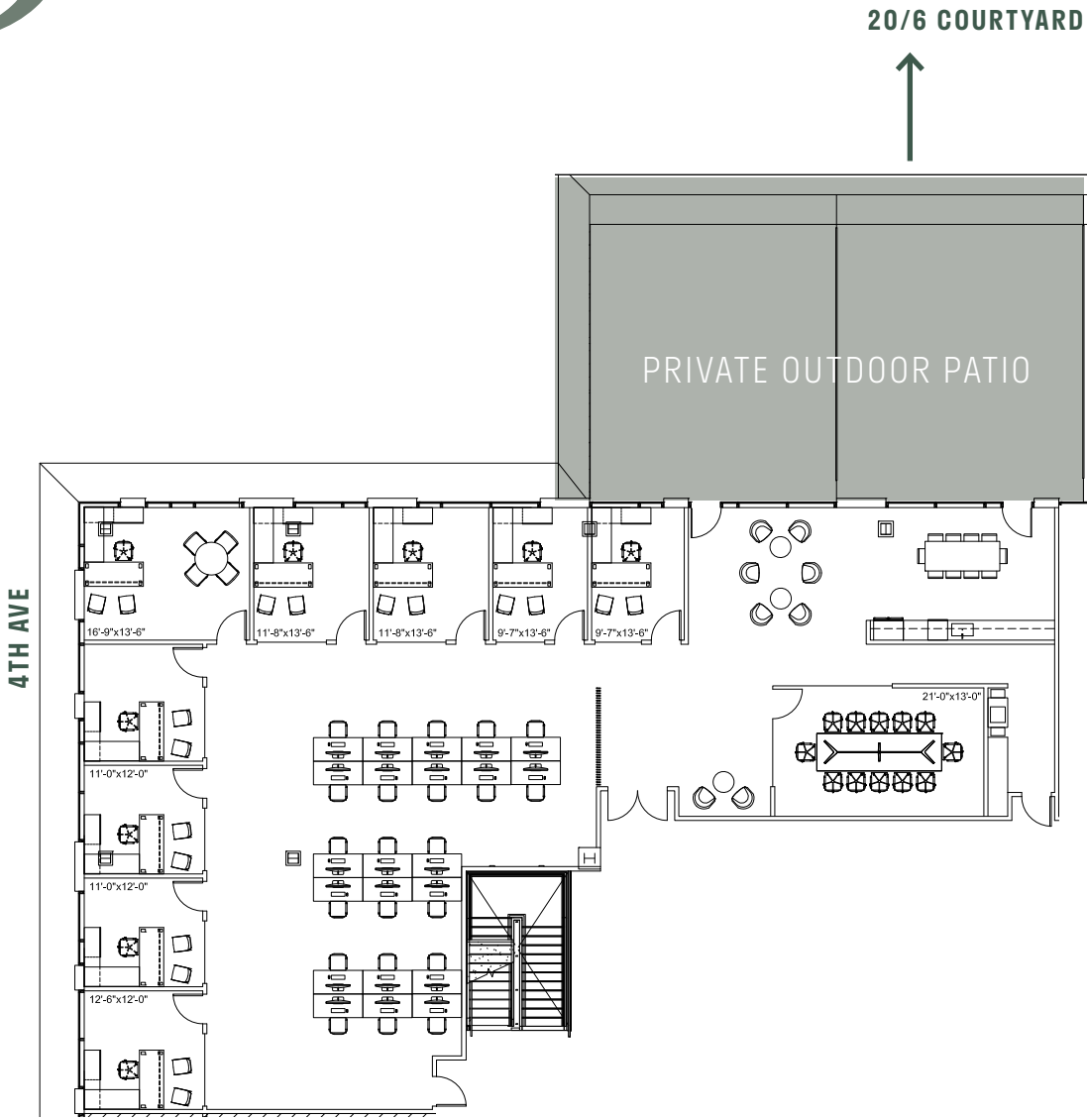
PRIVATE PATIO ACCESS





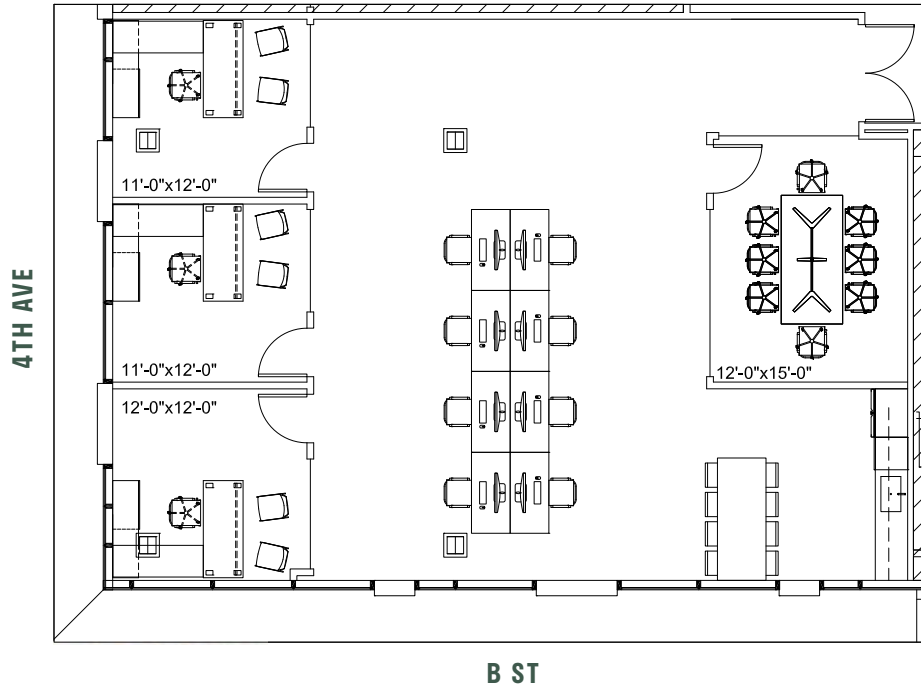
# 3rd

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



# 3rd

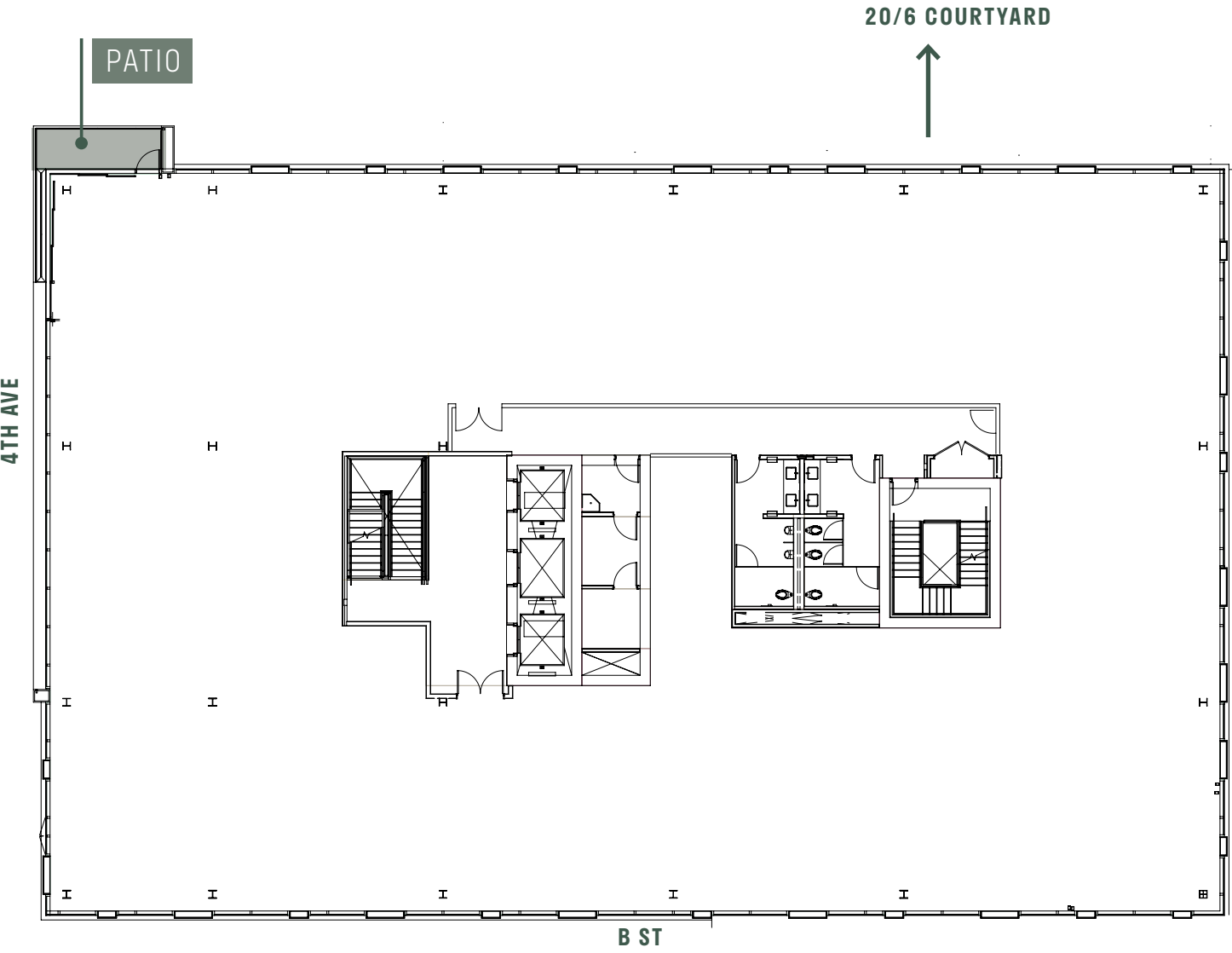
SPEC SUITE - HYPOTHETICAL DEMISING PLAN  
**SUITE 350 // 1,880 RSF**





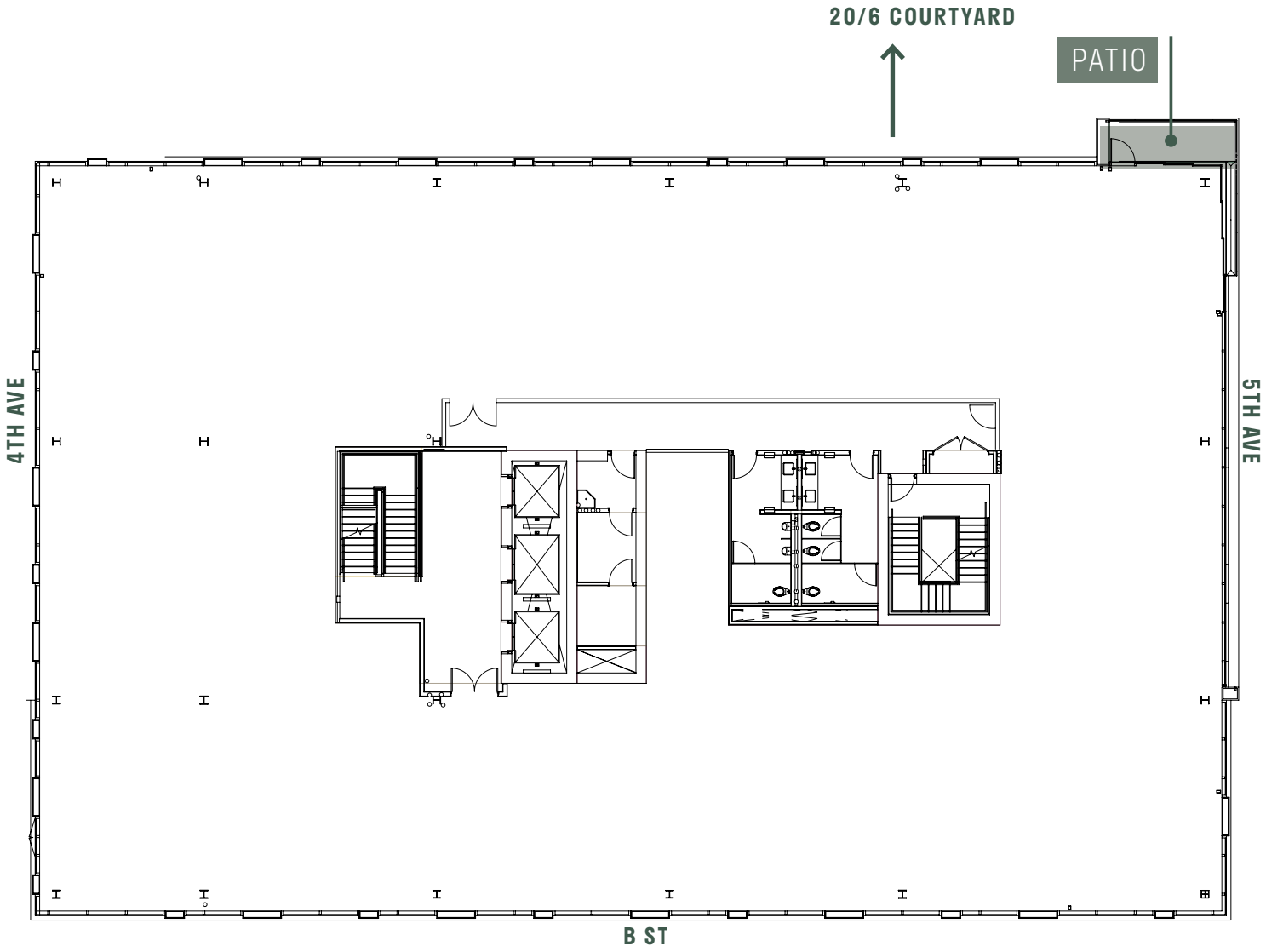
# 4<sup>th</sup>

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



# 5<sup>th</sup>

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



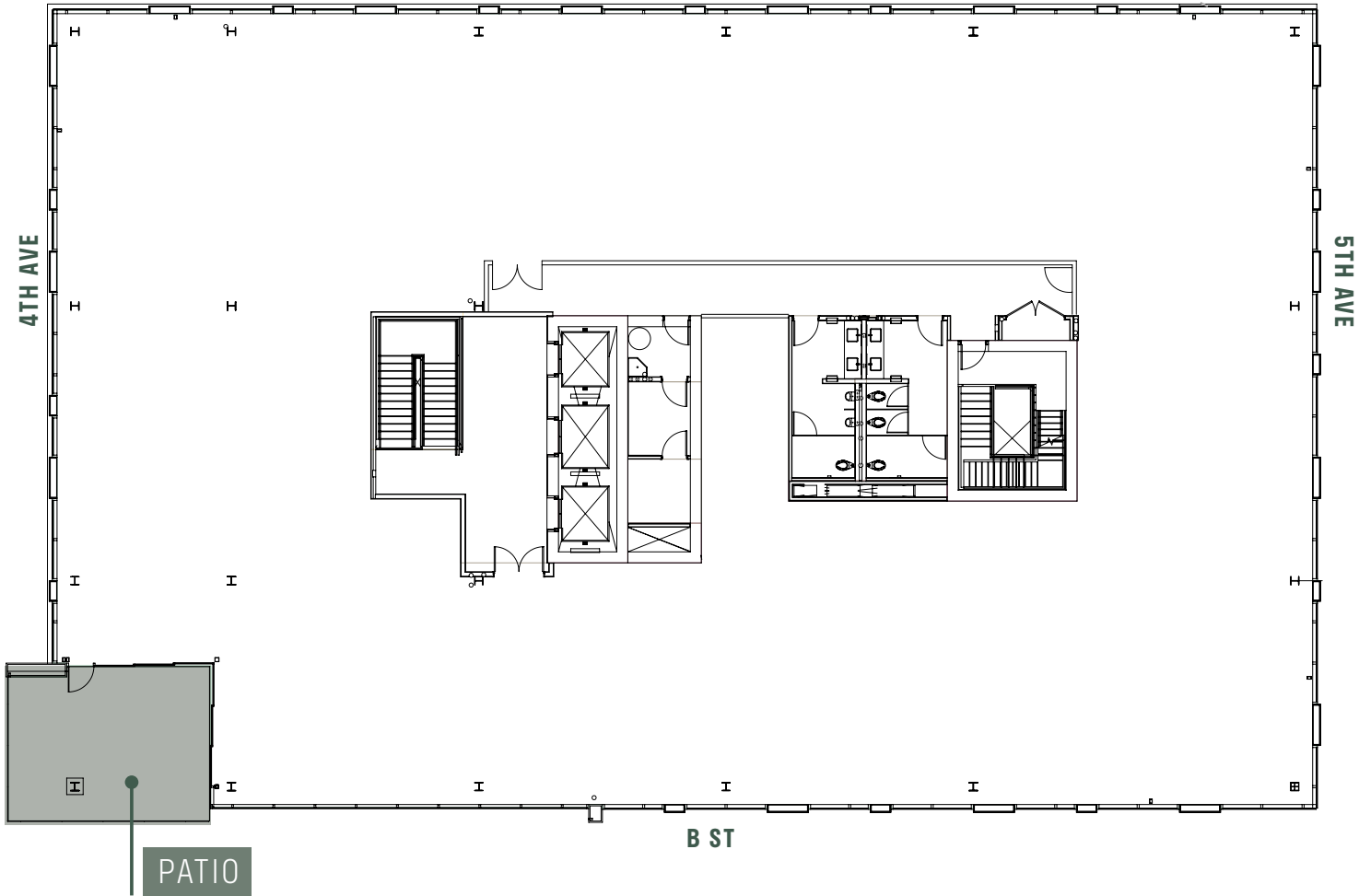


SIX | 450 B ST | THE FLOOR PLANS

# 6<sup>th</sup>

SINGLE TENANT  
SUITE 600 // 15,237 RSF

20/6 COURTYARD  
↑



FULL FLOORS 4-6 AVAILABLE CONTIGUOUS 45,711 RSF



TWENTY | 451 A ST

TWENTY | 451 A ST | THE FLOOR PLANS

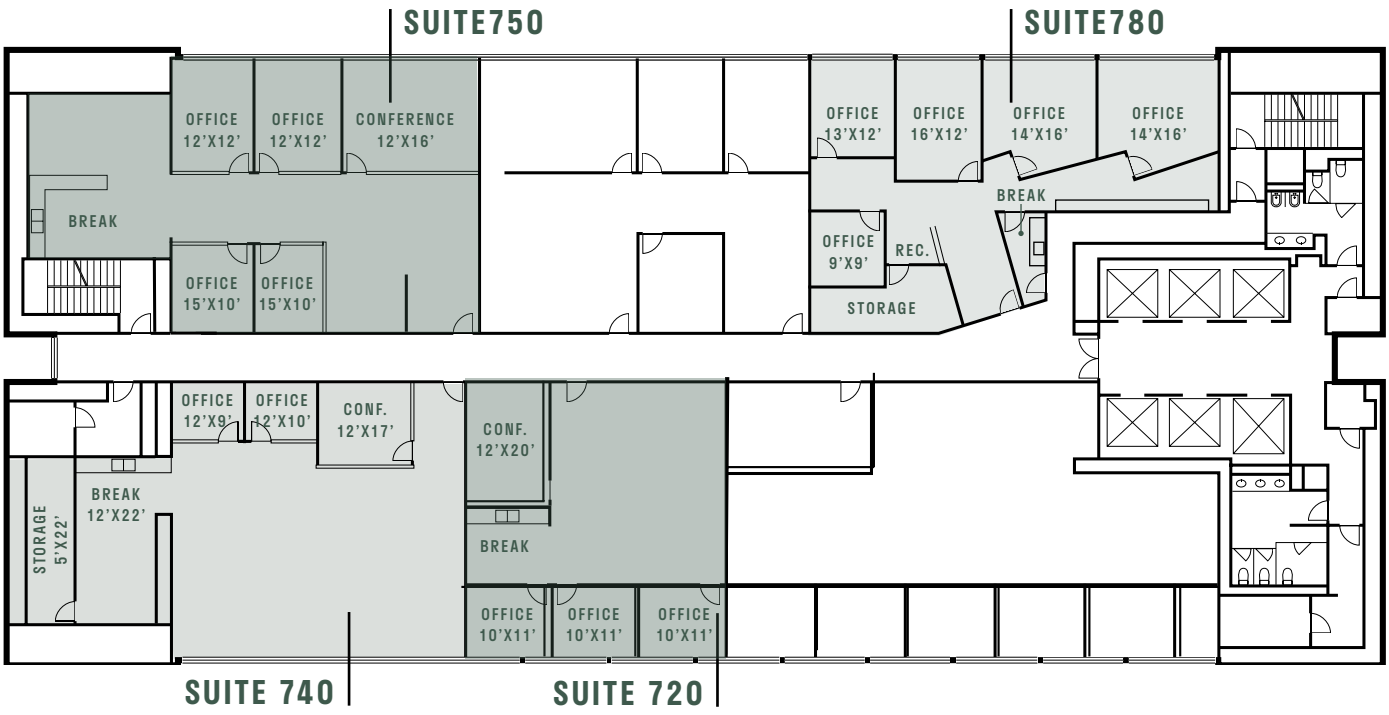
6<sup>th</sup>



SUITE	SF	STATUS	CONDITION	NOTES
600	2,869	Vacant	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	Vacant	Full floor available contiguous. Offering flexible options for ± 2,000 SF, ± 5,000 SF, ± 10,000 SF and ± 14,000 SF tenants	

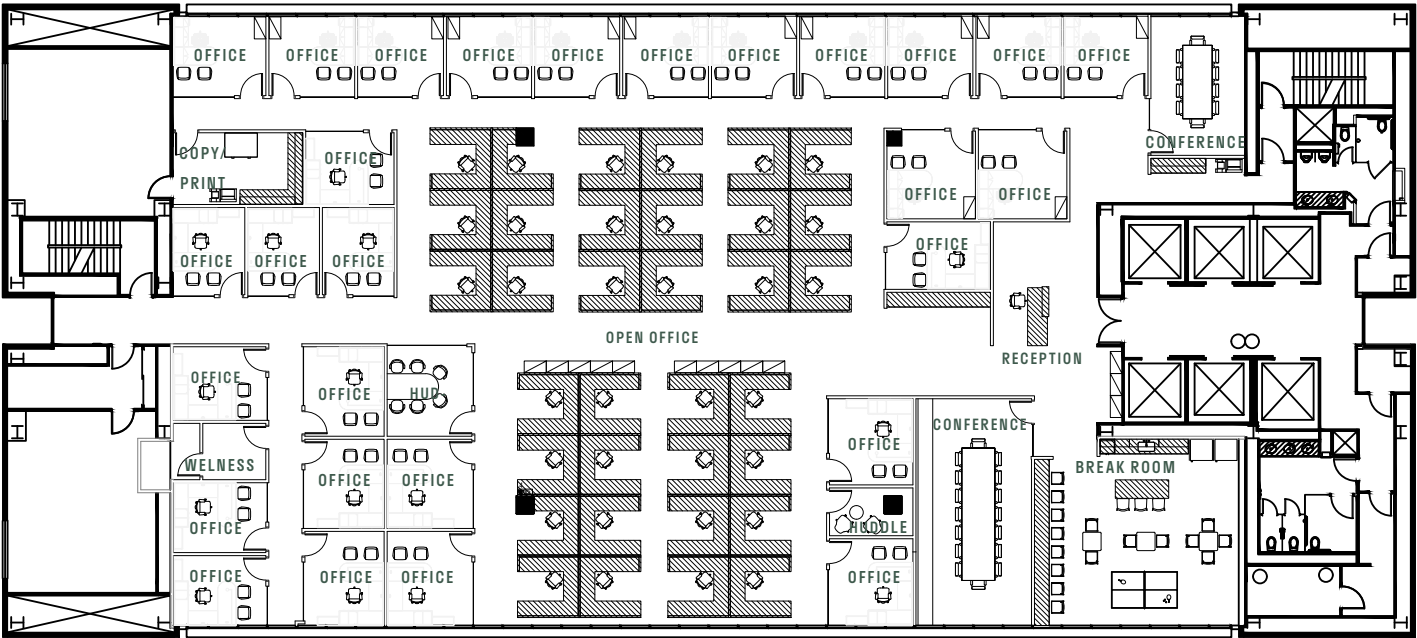


# 7<sup>th</sup>



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	

# 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



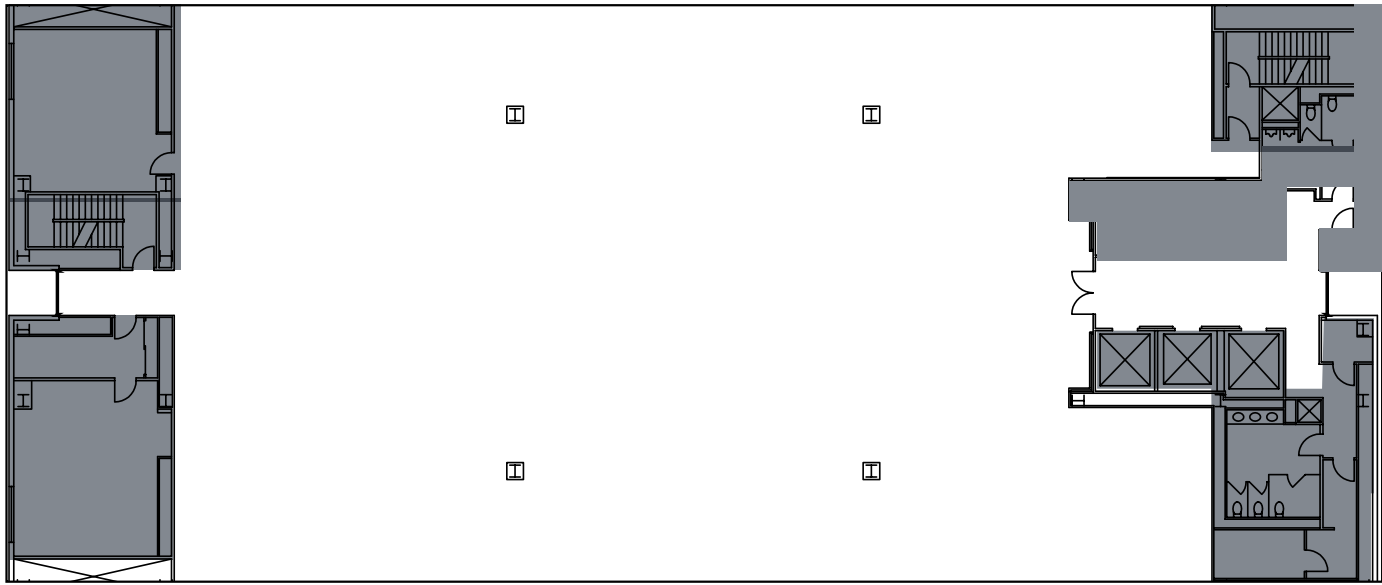
# 19<sup>th</sup>

14,025 RSF

VACANT

\*CONTIGUOUS WITH SUITE 2000 FOR 29,340 RSF

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



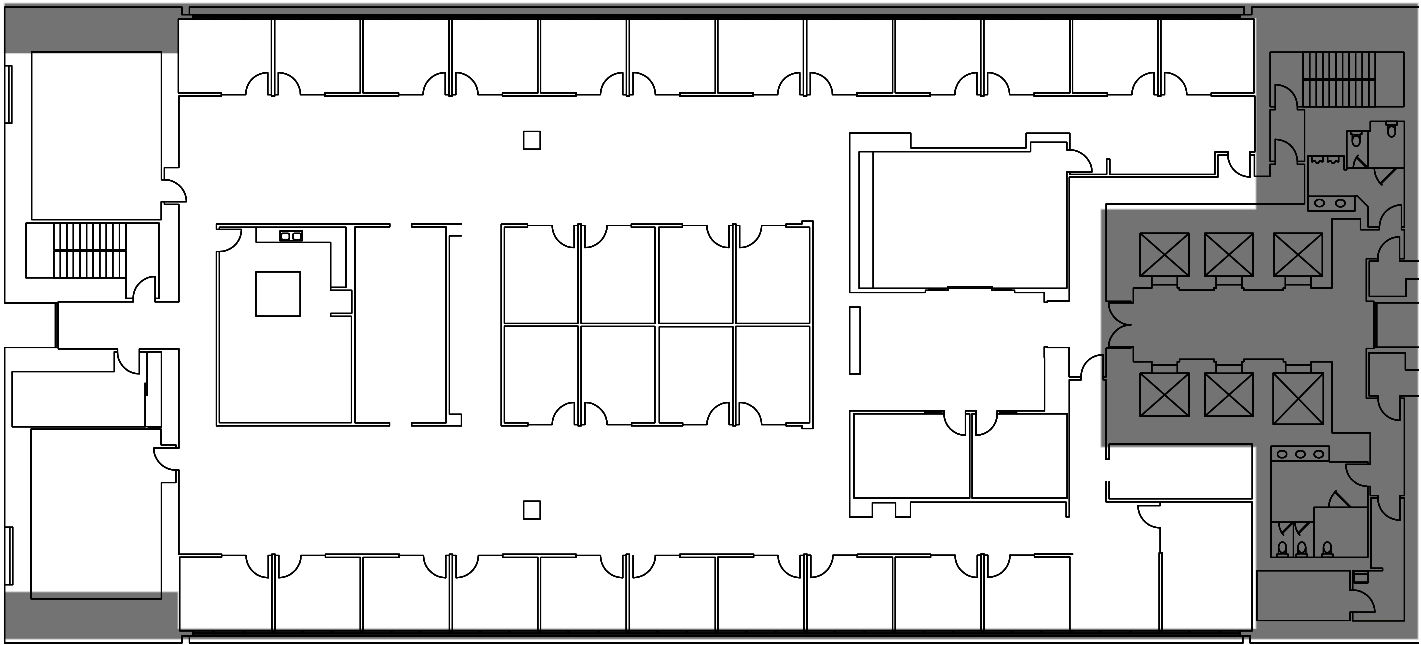
# 20<sup>th</sup>

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.

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