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 opporunities ranging from ±2,000 to ±14,000 SF

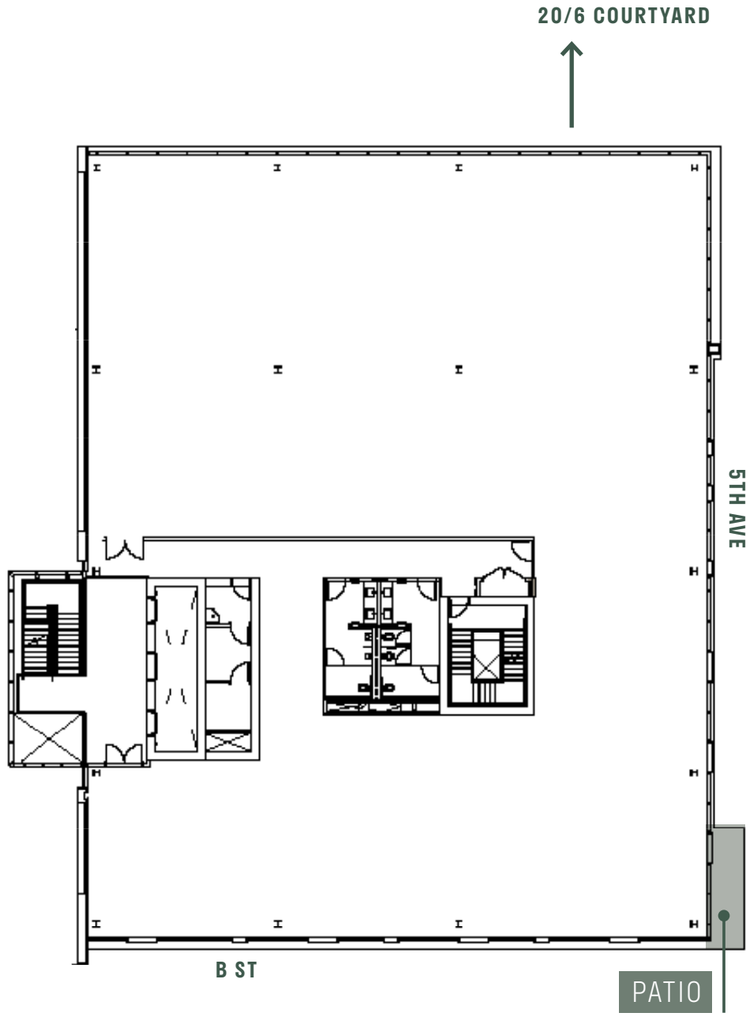
** Suites 720/740 contiguous for 5,650 RSF

## SIX | 450 B ST | THE FLOOR PLANS

# 2nd

SINGLE TENANT

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

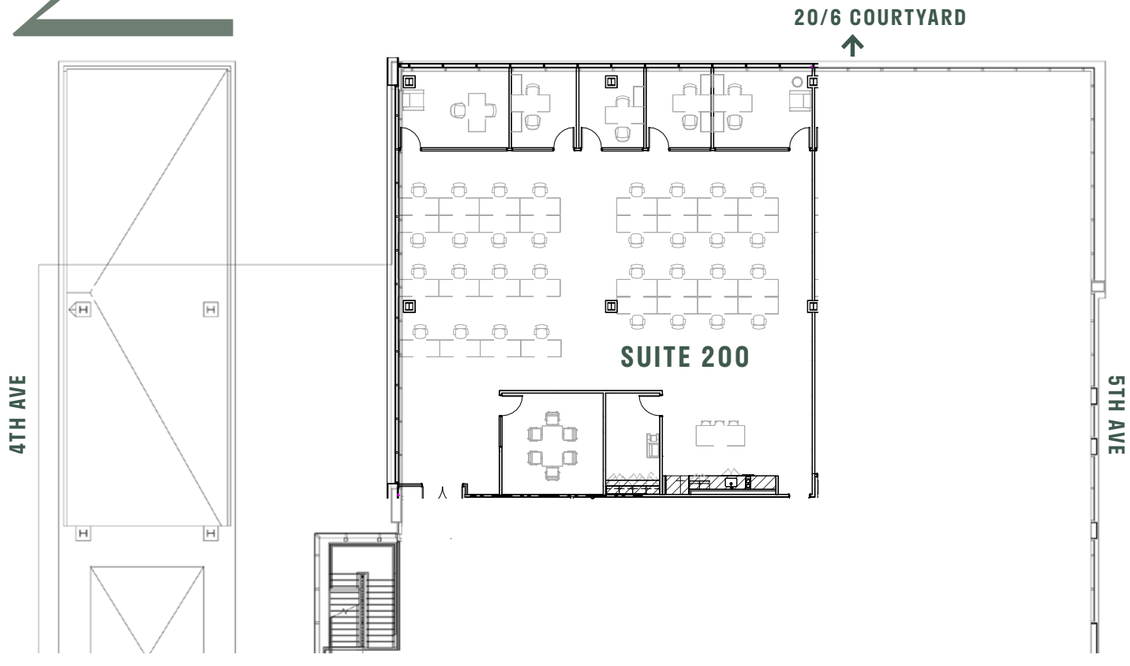


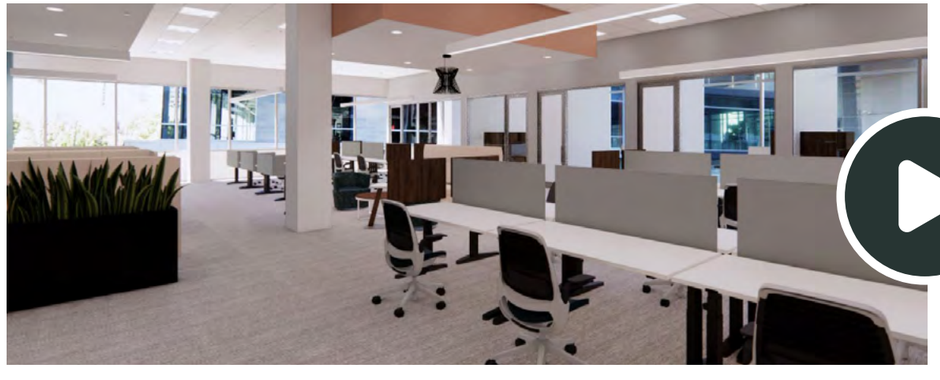

SIX | 450 B ST | THE FLOOR PLANS

# 2nd

HYPOTHETITCAL SPEC SUITE PLAN

**SUITE 200** // 4,842 RSF



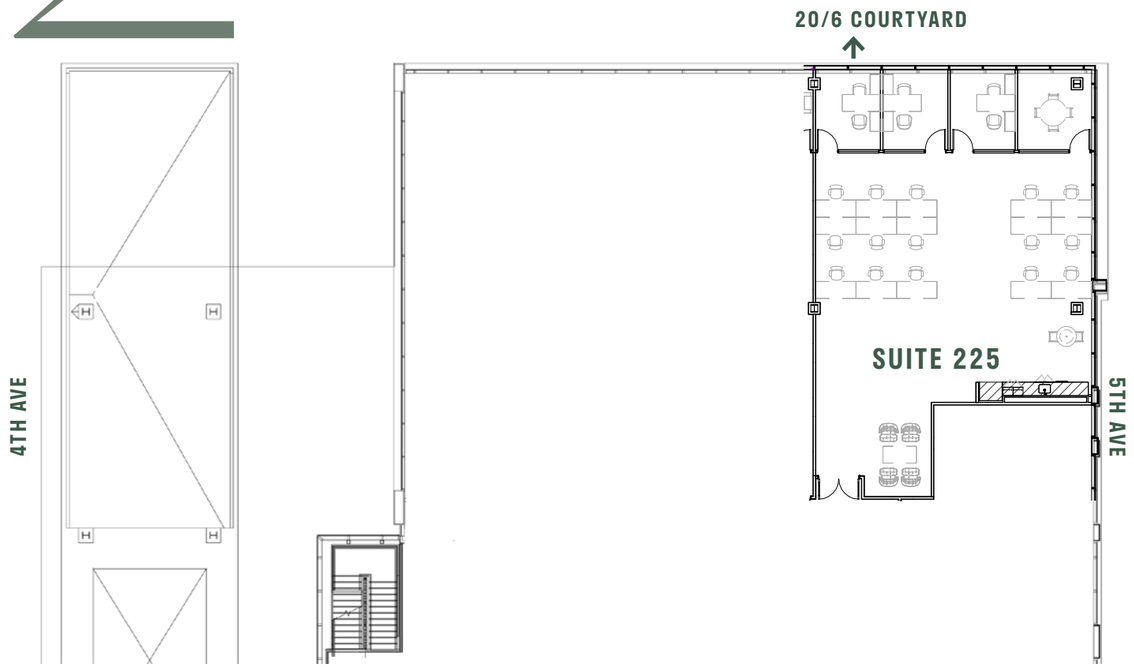



tour virtually

# 2nd

HYPOTHETITCAL SPEC SUITE PLAN

**SUITE 225** // 2,877 RSF

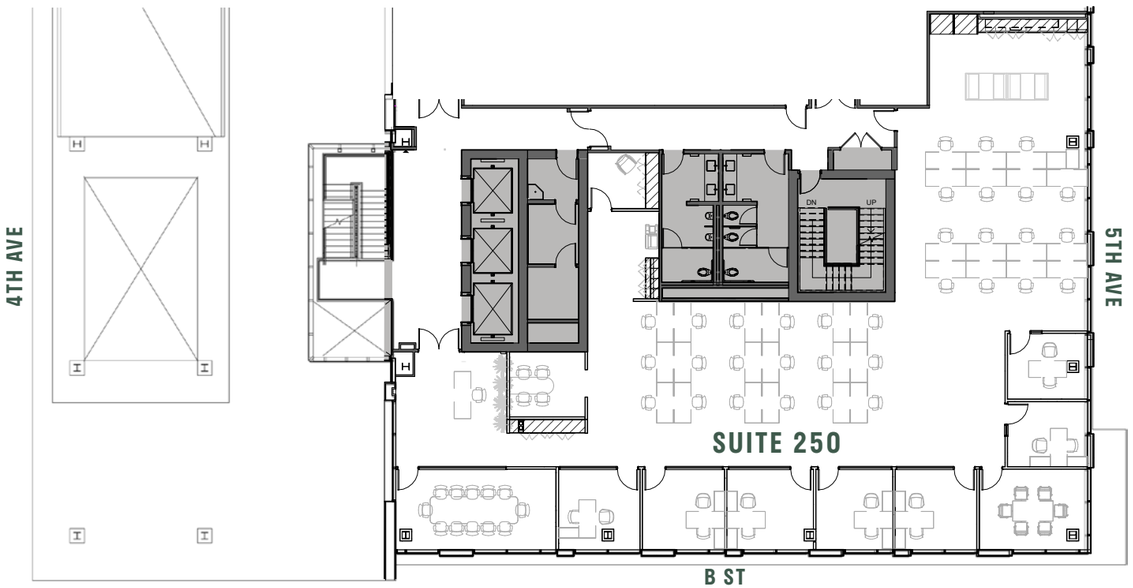


SIX | 450 B ST | THE FLOOR PLANS

# 2nd

HYPOTHETITCAL SPEC SUITE PLAN

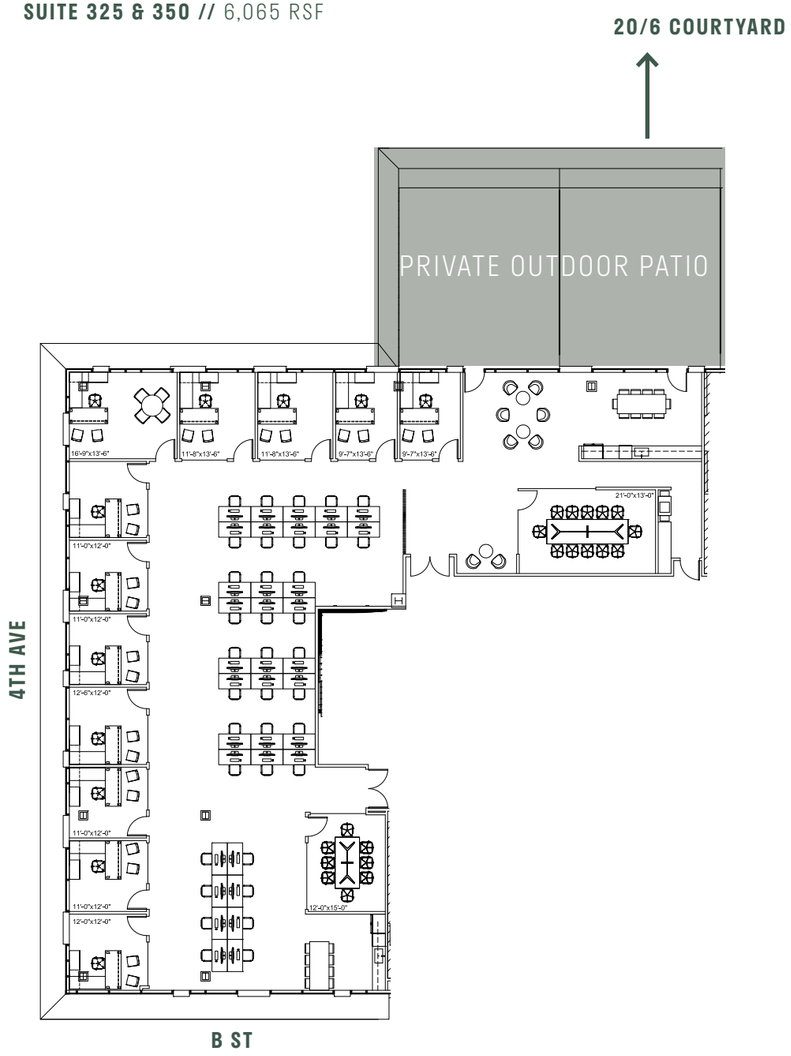
**SUITE 250** // 6,200 RSF



# 3rd

SPEC SUITE

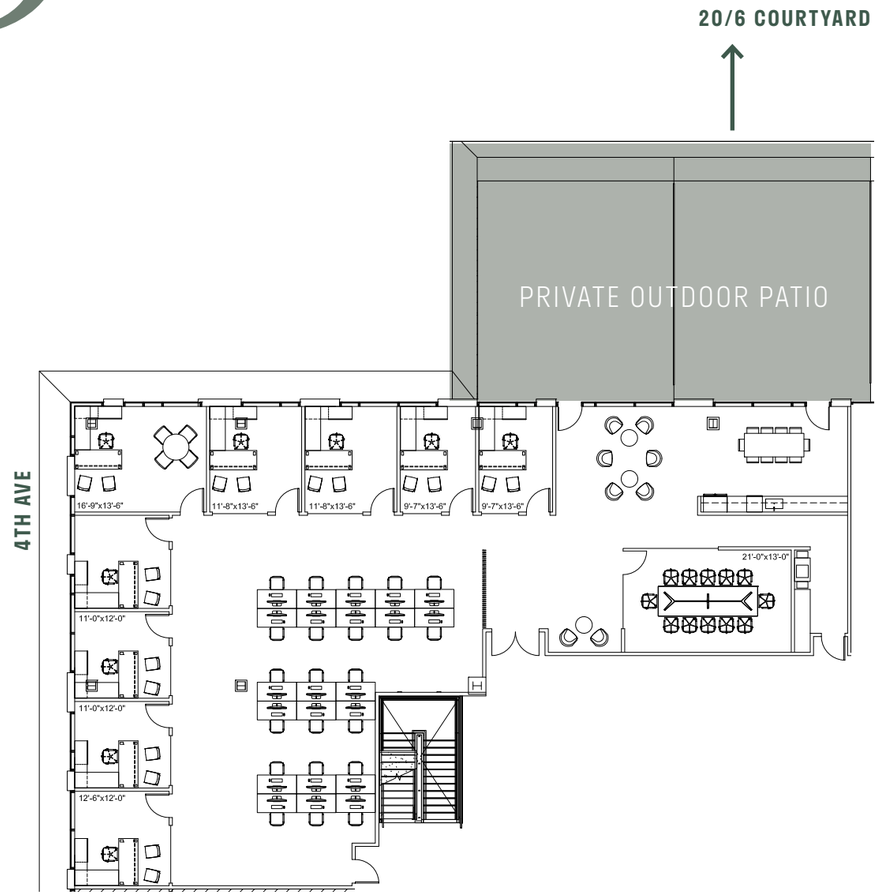
**SUITE 325 & 350 //** 6,065 RSF



# 3rd

SPEC SUITE - HYPOTHETICAL DEMISING PLAN

**SUITE 325 //** 4,885 RSF

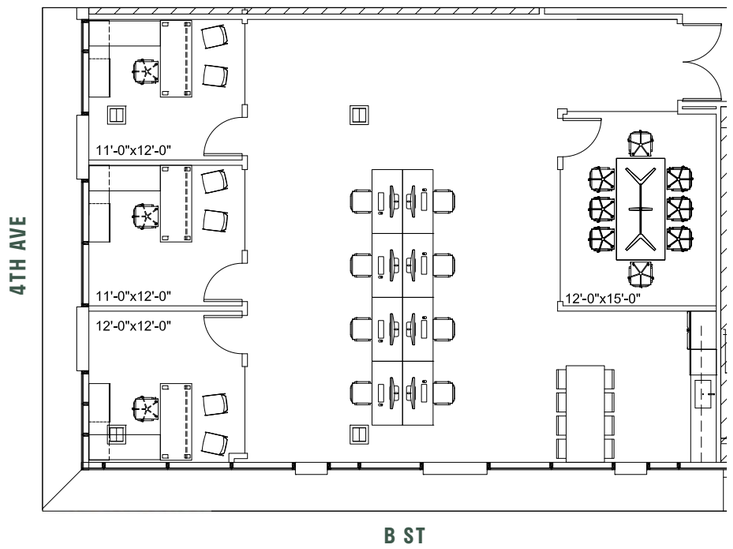



SIX | 450 B ST | THE FLOOR PLANS

# 3rd

SPEC SUITE - HYPOTHETICAL DEMISING PLAN

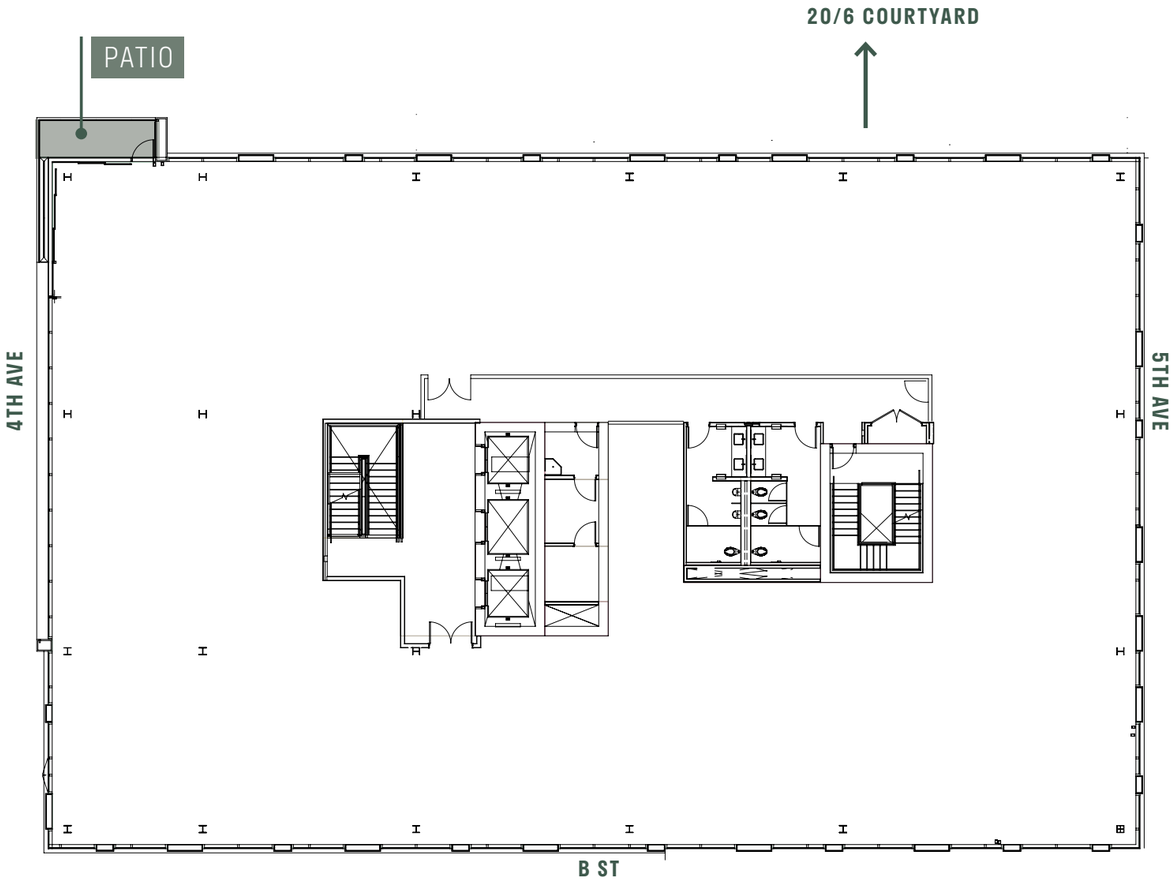
**SUITE 350 //** 1,180 RSF



# 4th

SINGLE TENANT

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

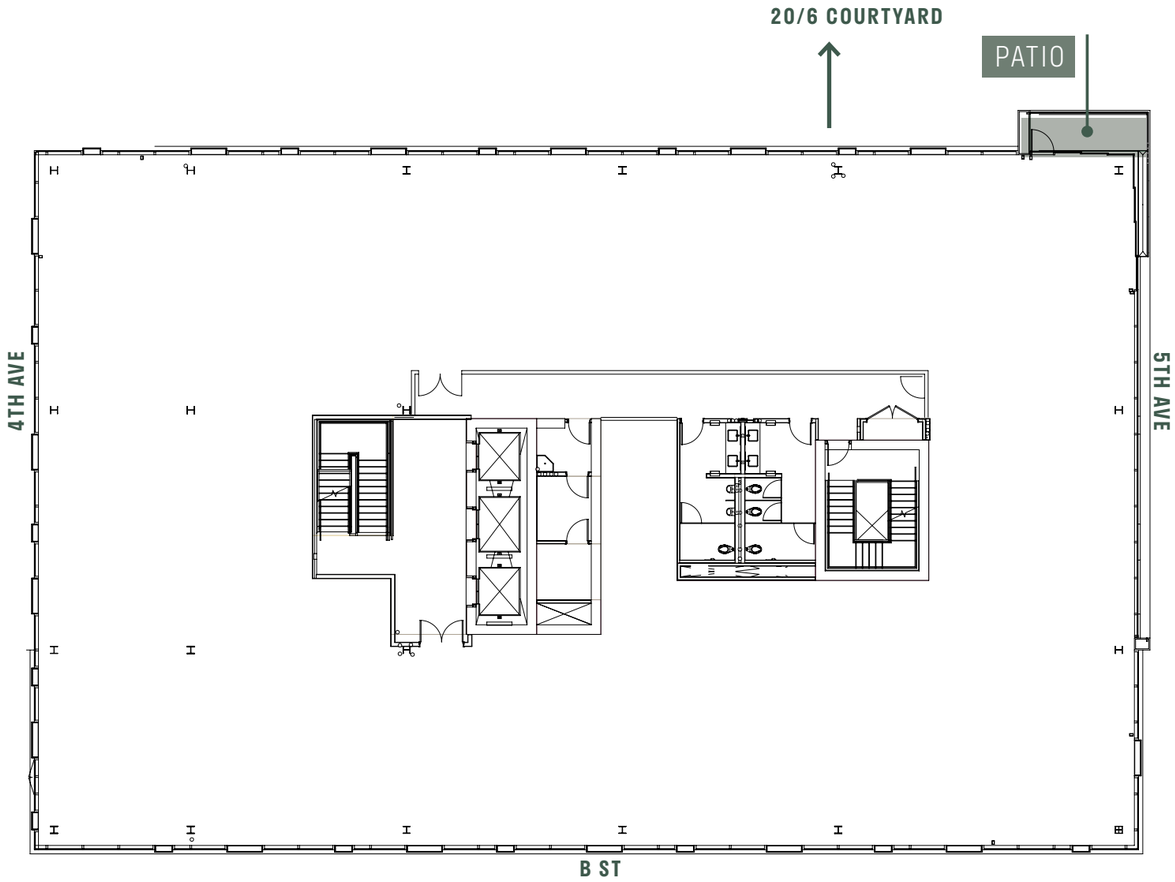



SIX | 450 B ST | THE FLOOR PLANS

# 5th

SINGLE TENANT

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

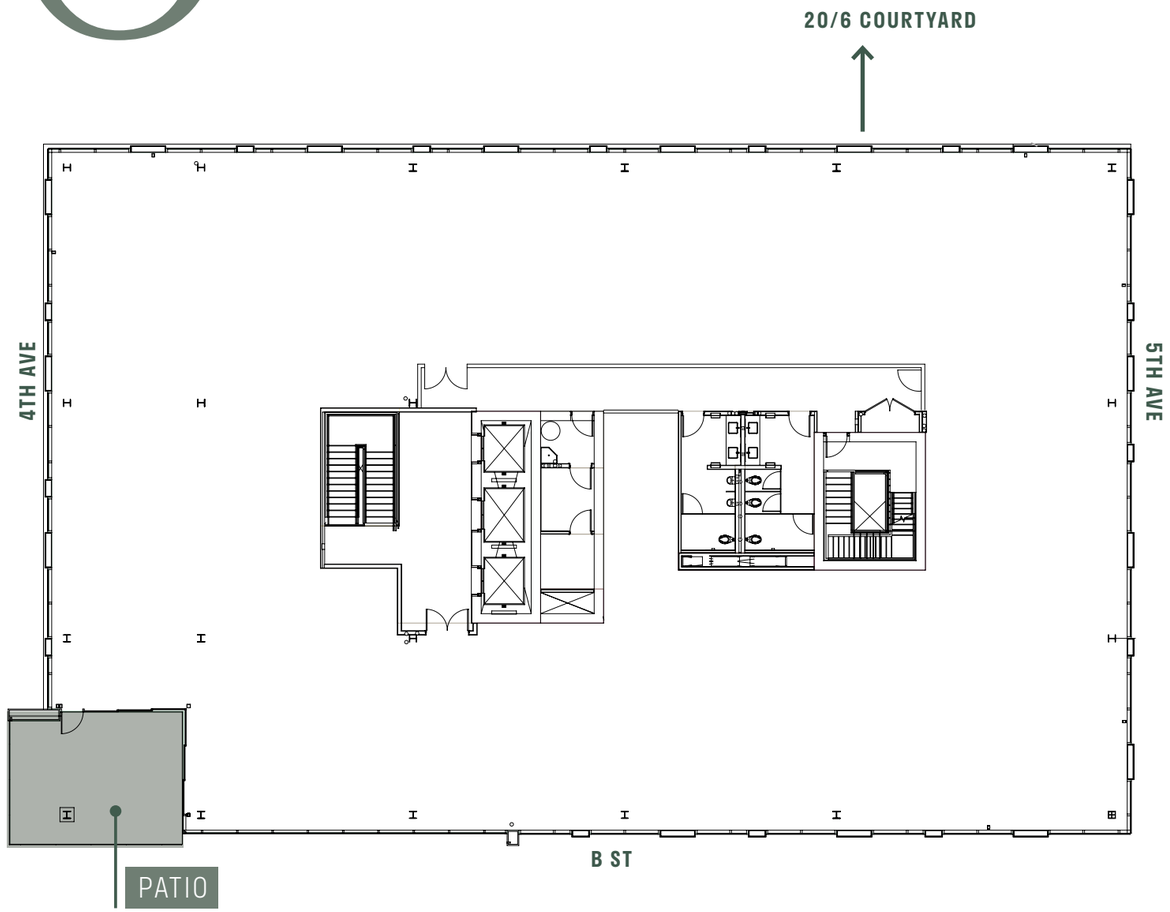


SIX | 450 B ST | THE FLOOR PLANS

# 6th

SINGLE TENANT

**SUITE 600 //** 15,237 RSF



FULL FLOORS 4-6 AVAILABLE CONTIGUOUS **45,711** RSF

# TWENTY | 451 A ST



# 4th

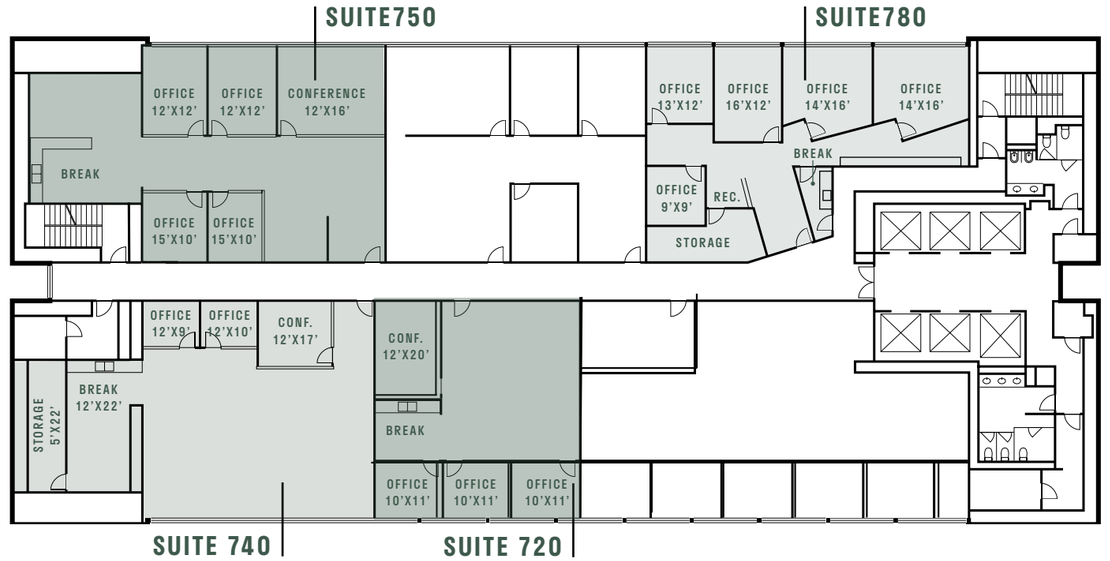
| SUITE | SF | STATUS | CONDITION | NOTES |
|---|---|---|---|---|
| 400 | 2,243 | Vacant | Spec | Reception, 2 private offices, break area and open office |
| 425 | 3,078 | Vacant | 2nd Gen | Reception, 4 private offices, conference room, break area and open office |

# 6th

| 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 | |

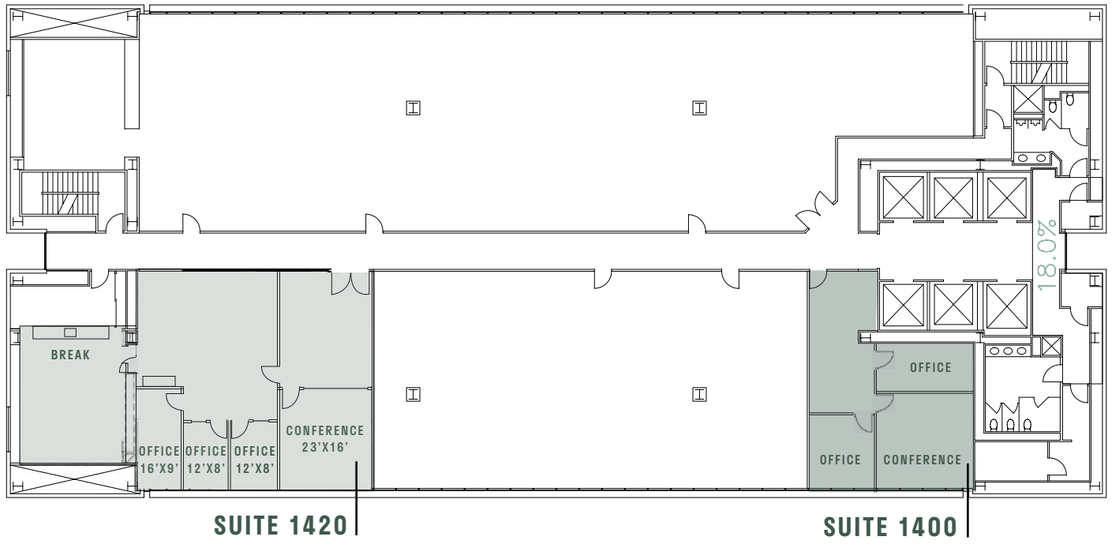
TWENTY | 451 A ST | THE FLOOR PLANS

# 7th




| 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 | |

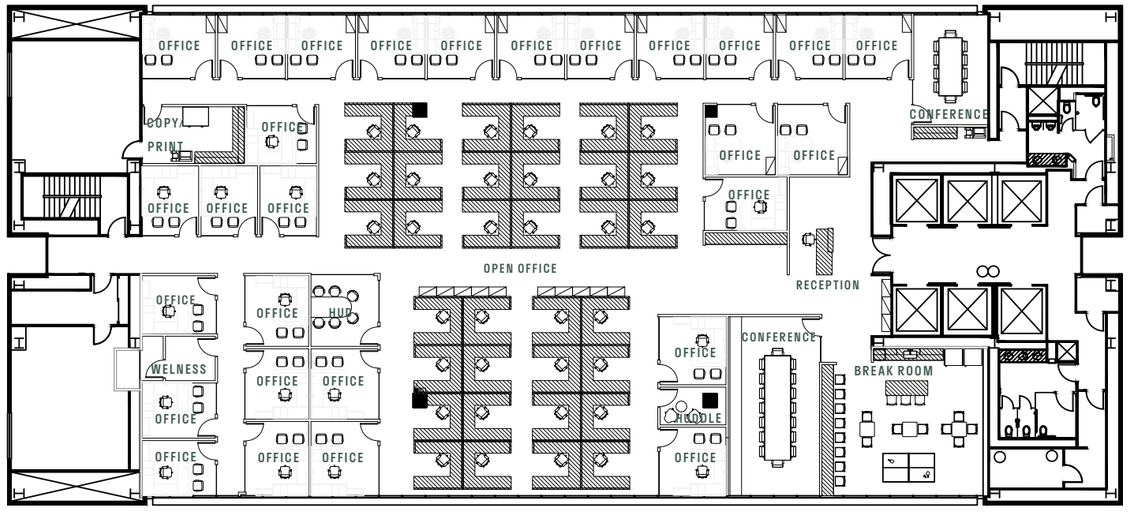
# 14th




| 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 |

TWENTY | 451 A ST | THE FLOOR PLANS

# 15th




| 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 |

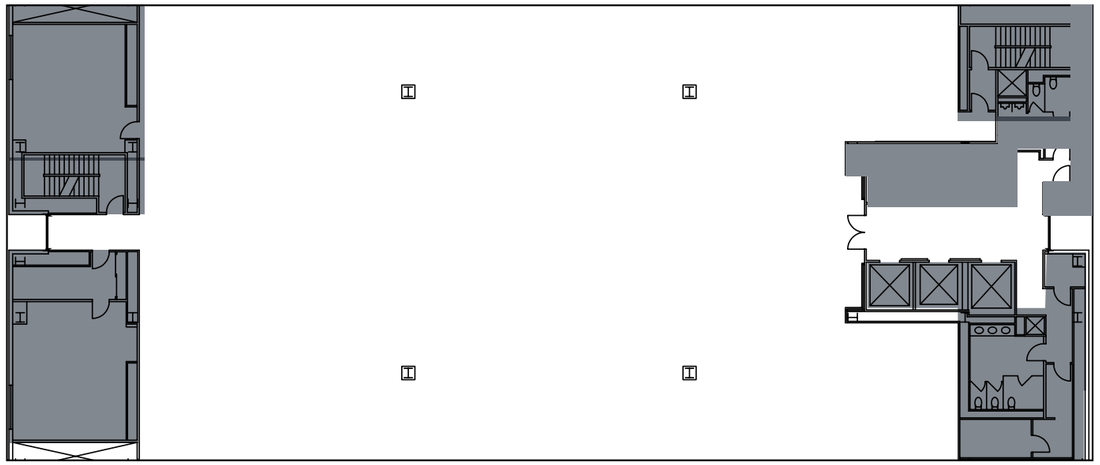
# 19th

**14,025 RSF**

VACANT

*CONTIGUOUS WITH **SUITE 2000 FOR 29,340 RSF**

****BUILDING-TOP SIGNAGE OPPORTUNITY**



TWENTY | 451 A ST | THE FLOOR PLANS

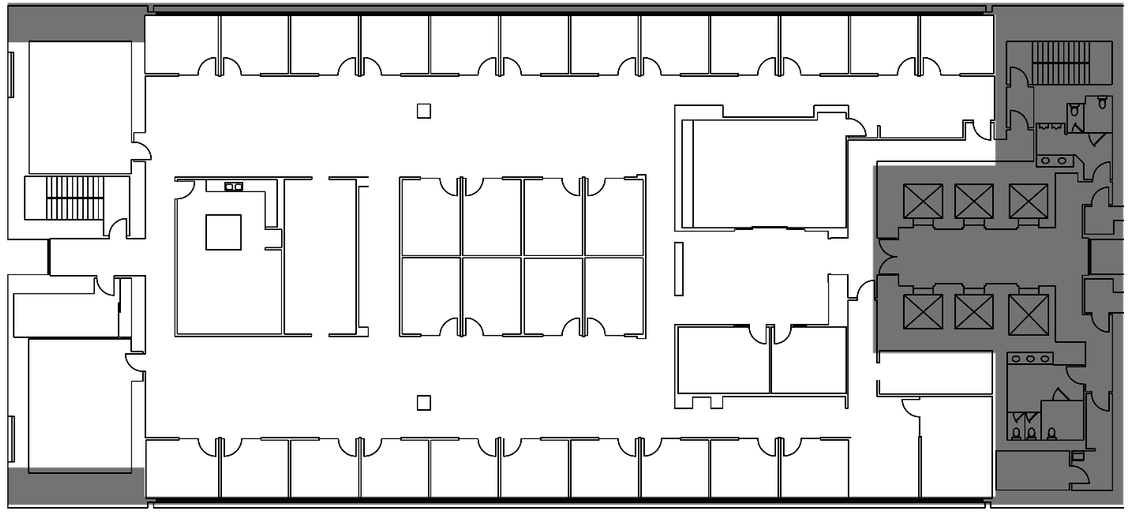
# 20th

**15,315 RSF**

VACANT

*CONTIGUOUS WITH **SUITE 1900 FOR 29,340 RSF**

****BUILDING-TOP SIGNAGE OPPORTUNITY**



## CONTACT US

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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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