

# 99 TWENTY

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9920 PACIFIC HEIGHTS BLVD, SAN DIEGO, CA 92121

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CUSHMAN &  
WAKEFIELD

H I G H I M A G E C L A S S A  
W O R K E N V I R O N M E N T

99 TWENTY





**GRAVITY HEIGHTS  
RESTAURANT & CAFE**



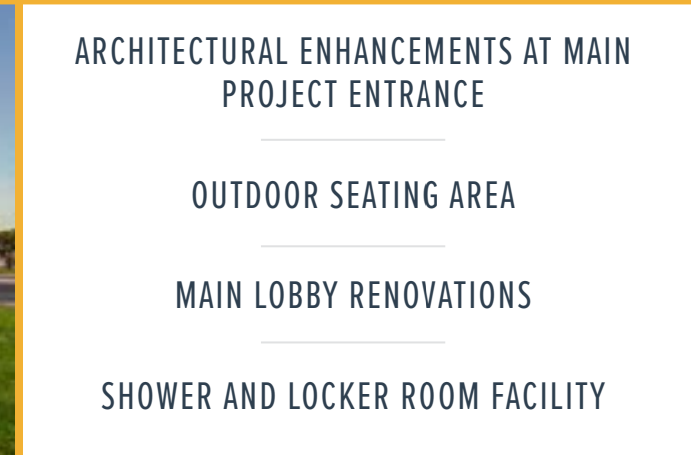
**ENTERTAINMENT  
& CONFERCING  
CENTER THAT  
CONNECTS TO  
GRAVITY HEIGHTS**



**COVERED PARKING  
WITH A RATIO OF:  
4.0/1,000 SF**



**EXCELLENT CORNER  
LOCATION WITH  
DAILY TRAFFIC  
VOLUME OF OVER  
60,000 CARS**



**ARCHITECTURAL ENHANCEMENTS AT MAIN  
PROJECT ENTRANCE**

**OUTDOOR SEATING AREA**

**MAIN LOBBY RENOVATIONS**

**SHOWER AND LOCKER ROOM FACILITY**

# AVAILABILITIES

SUITE	RENTABLE SF	RENT/SF/MONTH	AVAILABILITY
100	3,998	\$3.95 FS	Now
430*	3,562	\$3.95 FS	Now
450*	10,317	\$3.95 FS	60 Days
500**	14,573	\$3.95 FS	Now
520**	6,797	\$3.95 FS	Now
550**	4,449	\$3.95 FS	Now

\*Contiguous to 13,879 SF

\*\*Contiguous to full floor for 25,819 SF

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PROJECT SIZE	120,986 RSF
CORE FACTOR	Single Tenant Floor: 6% Multi-Tenant Floor: 10% - 15%
BUILDING USE	Office
BUILDING TYPE	Steel frame with glass curtain wall
ZONING	IL-2-1
FLOOR-TO-FLOOR HEIGHT	14'
DROP CEILING HEIGHT	9'
FIBER	AT&T, Cox, L3
MULLION SPACING	5'
ELEVATORS	Three hydraulic passenger elevators
PARKING SPACES	4.0 spaces per 1,000 usable square feet
HVAC/MECHANICAL	Central heating and cooling plant that operates in conjunction with water-source heat pumps

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ON-SITE RESTAURANT, BAR,  
CAFE & CONFERENCING  
CENTER!



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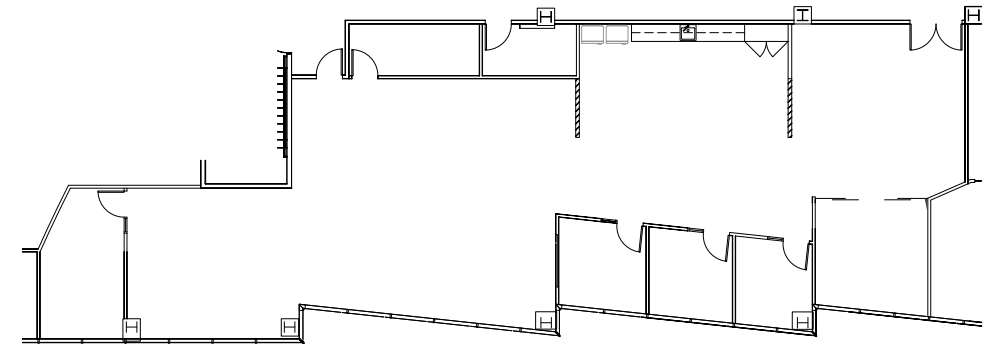
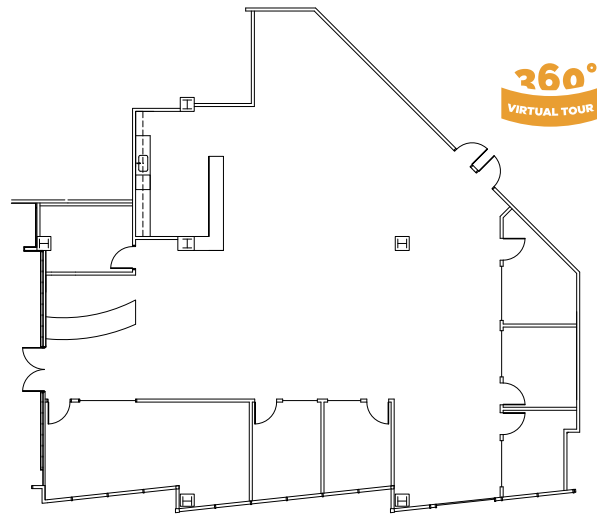
# SUITE 100

3,998 SF

# SUITE 430

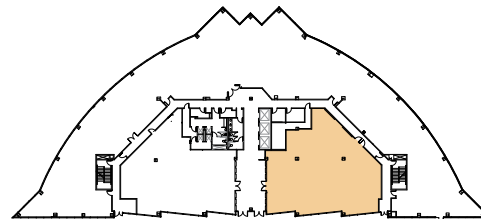
3,562 SF

(CONTIGUOUS TO 13,879 SF)



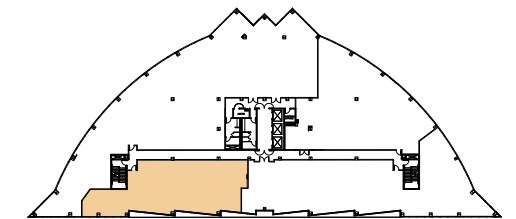
## BUILD-OUT

- GROUND FLOOR SPEC SUITE WITH FLOOR TO CEILING GLASS
- DOUBLE DOOR ENTRY ON MAIN LOBBY
- RECEPTION AREA
- 5 PRIVATE OFFICES WITH GLASS FRONTS
- OPEN BREAK ROOM WITH QUARTZ COUNTERTOP ISLAND
- OPEN OFFICE FOR WORKSTATIONS
- IT/STORAGE ROOM



## BUILD-OUT

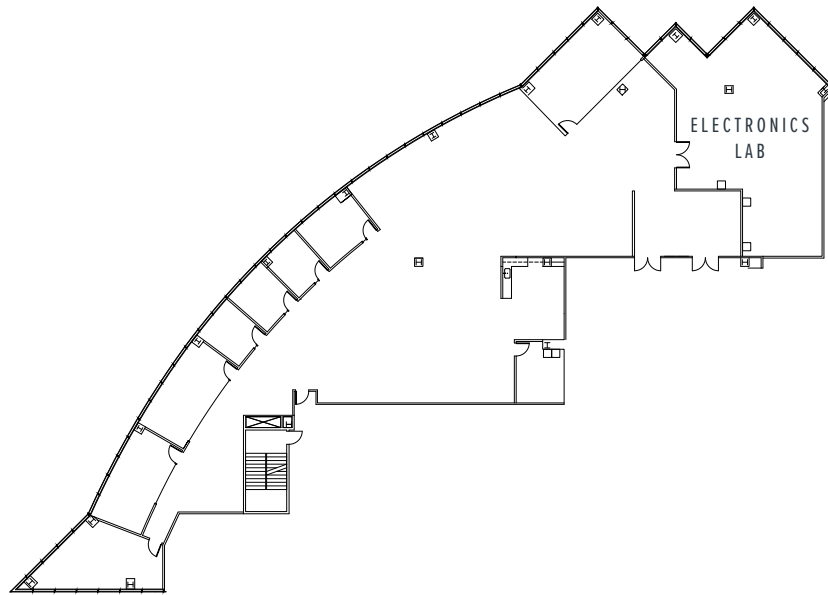
- SPEC SUITE WITH WESTERN VIEWS & DOUBLE DOOR ENTRY
- 2 CONFERENCE ROOMS
- OPEN COLLABORATIVE BREAK AREA
- IT/STORAGE ROOM



# SUITE 450

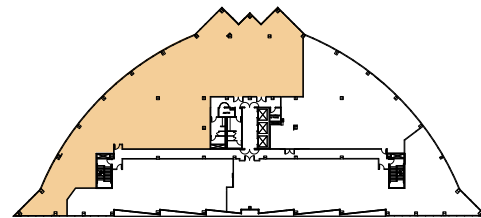
10,317 SF

(CONTIGUOUS TO 13,879 SF)



## BUILD-OUT

- DOUBLE DOOR ENTRY OFF FLOOR LOBBY
- LARGE ELECTRONICS LAB
- 4 PRIVATE WINDOW-LINED PRIVATE OFFICES
- 1 LARGE CONFERENCE ROOM
- 3 MEDIUM CONFERENCE ROOMS
- COLLABORATIVE BREAK AREA
- IT/STORAGE ROOM
- OPEN OFFICE FOR WORKSTATIONS

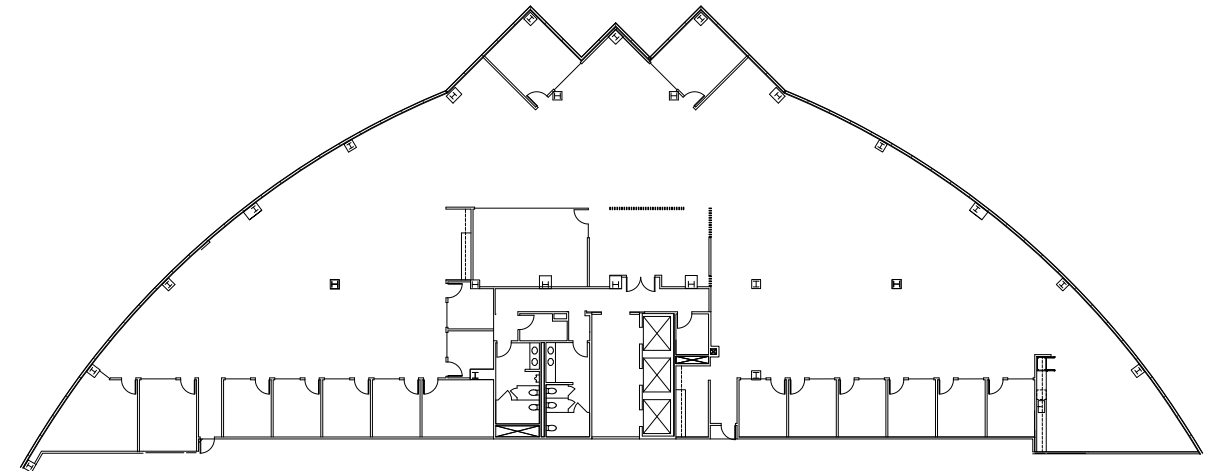


# SUITE 500

14,224 SF

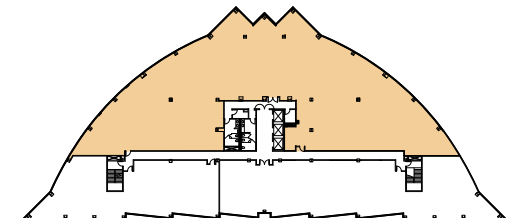
(CONTIGUOUS TO 25,063 SF)

## HYPOTHETICAL SPEC PLAN



## BUILD-OUT

- SHELL CONDITION
- EXTENSIVE GLASSLINE WITH ABUNDANT NATURAL LIGHT
- DOUBLE DOOR ENTRY OFF FLOOR LOBBY
- 15 PRIVATE OFFICES WITH GLASS FRONTS
- 1 LARGE CONFERENCE ROOM
- 2 SMALLER CONFERENCE/HUDDLE ROOMS
- LARGE COLLABORATIVE BREAK ROOM
- IT/STORAGE ROOM
- OPEN OFFICE FOR WORKSTATIONS

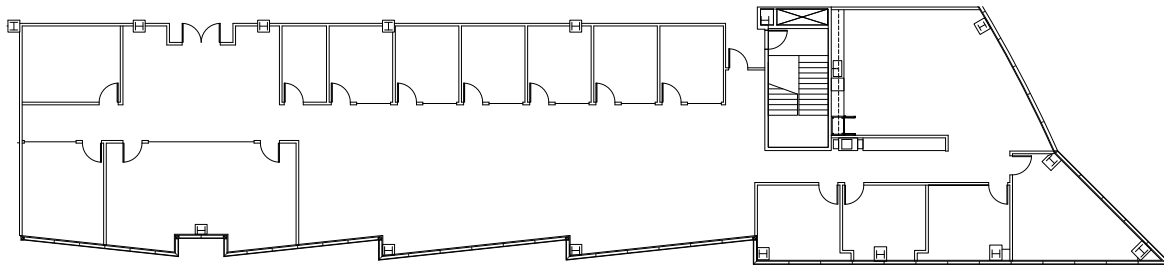


# SUITE 520

6,539 SF

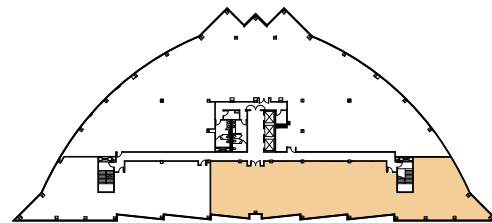
(CONTIGUOUS TO 25,063 SF)

HYPOTHETICAL SPEC PLAN



## BUILD-OUT

- SHELL CONDITION
- EXTENSIVE GLASSLINE WITH ABUNDANT NATURAL LIGHT
- DOUBLE DOOR ENTRY OFF FLOOR LOBBY
- 9 PRIVATE OFFICES
- 1 LARGE CONFERENCE ROOM
- 3 SMALLER CONFERENCE/HUDDLE ROOMS
- LARGE COLLABORATIVE BREAK ROOM
- IT/STORAGE ROOM
- OPEN OFFICE AREA FOR WORKSTATIONS

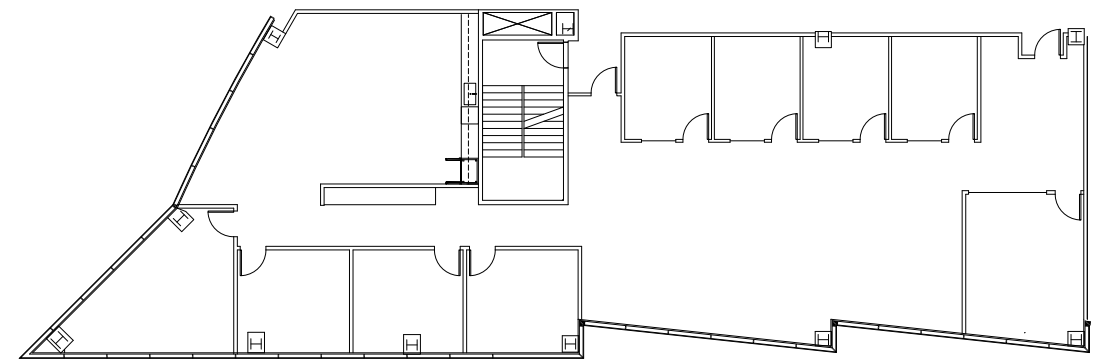


# SUITE 550

4,300 SF

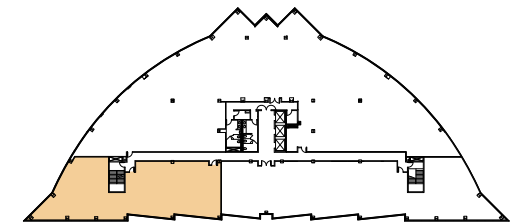
(CONTIGUOUS TO 25,063 SF)

HYPOTHETICAL SPEC PLAN



## BUILD-OUT

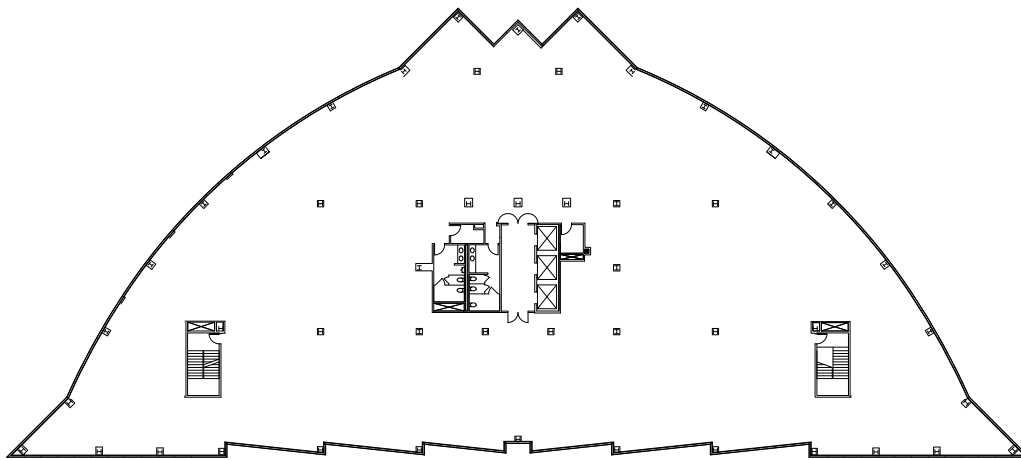
- SHELL CONDITION
- EXTENSIVE GLASSLINE WITH ABUNDANT NATURAL LIGHT
- DOUBLE DOOR ENTRY OFF FLOOR LOBBY
- 9 PRIVATE OFFICES
- 1 LARGE CONFERENCE ROOM
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- LARGE COLLABORATIVE BREAK ROOM
- IT/STORAGE ROOM
- OPEN OFFICE AREA FOR WORKSTATIONS



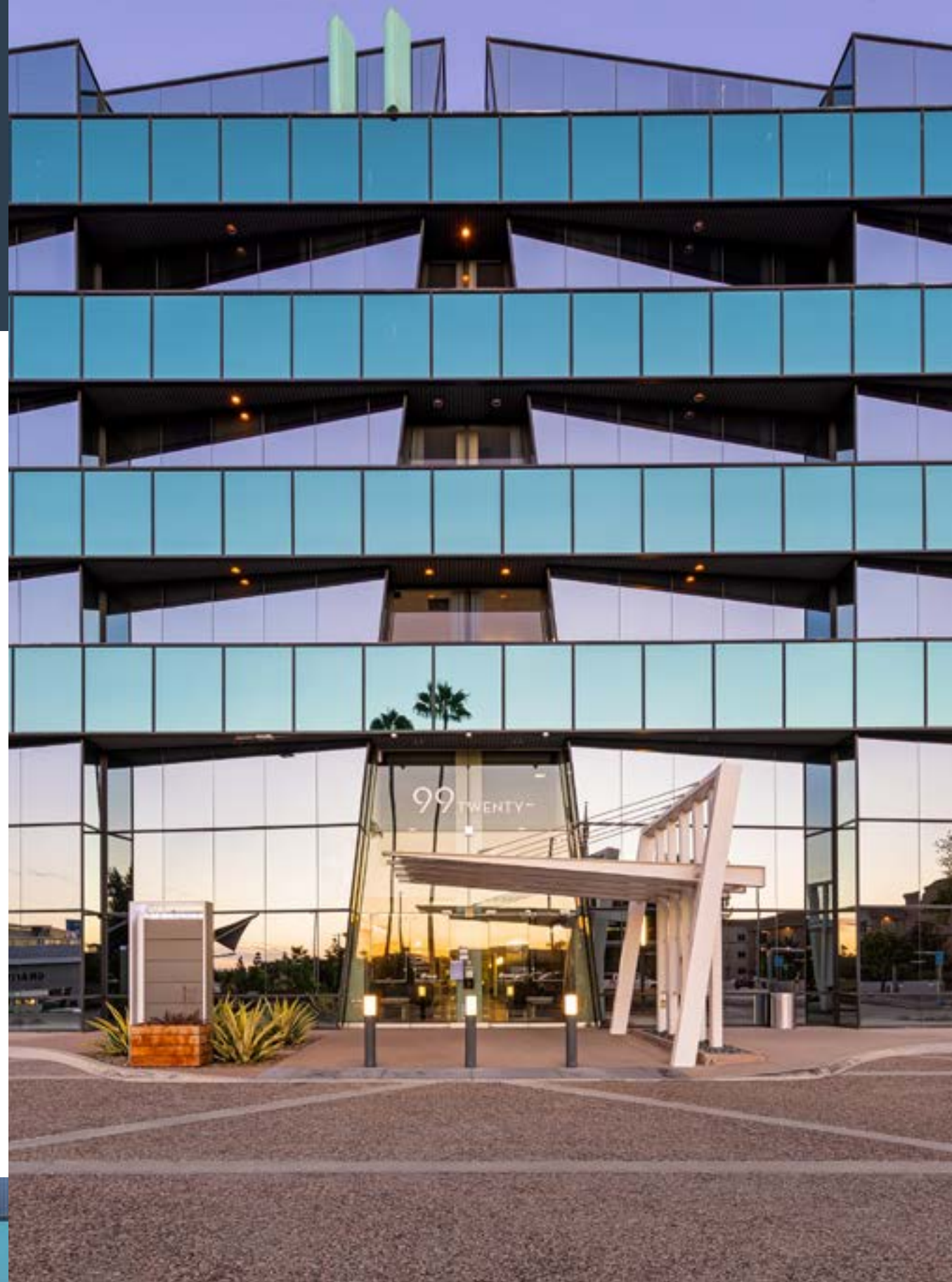
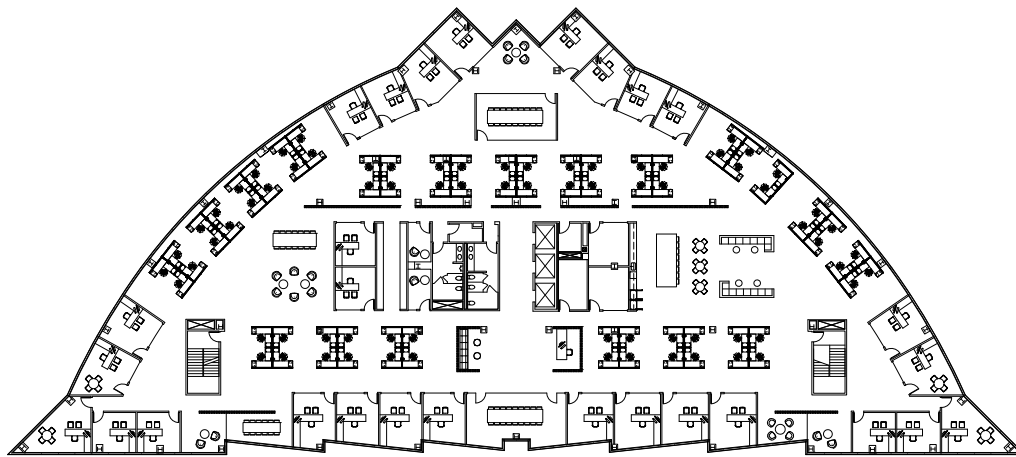
# FIFTH FLOOR

25,063 SF

SHELL FLOOR PLAN



HYPOTHETICAL FULL FLOOR PLAN







FOR FURTHER INFORMATION CONTACT:

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