

99 TWENTY

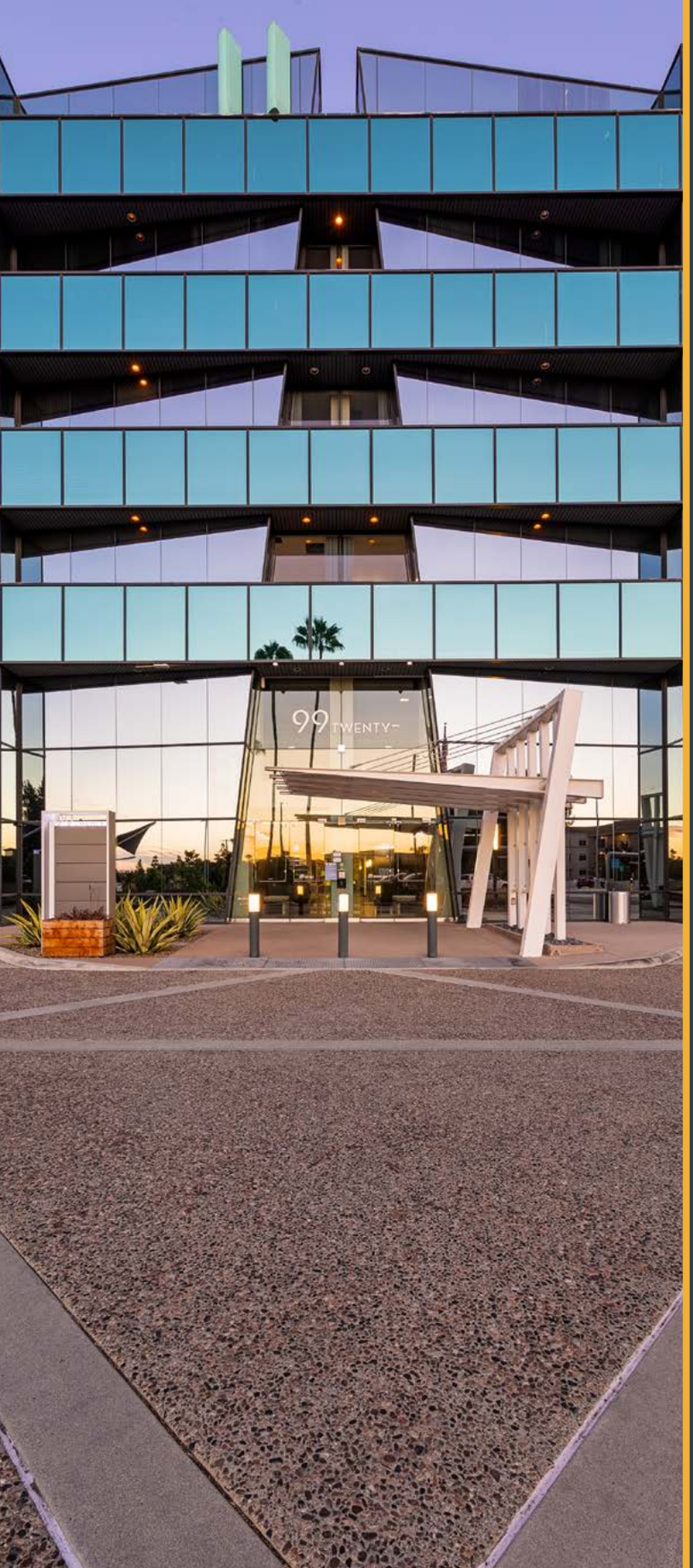
9920 PACIFIC HEIGHTS BLVD, SAN DIEGO, CA 92121

CUSHMAN & WAKEFIELD

HIGH IMAGE **CLASS A**
WORK ENVIRONMENT

99 TWENTY





GRAVITY HEIGHTS
RESTAURANT & CAFE

ENTERTAINMENT & CONFERENCING 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
200	17,608	$3.95 FS	5/1/2027
325*	6,307	$3.95 FS	Now
350*	7,940	$3.95 FS	Now
410	4,947	$3.95 FS	Now
430**	3,562	$3.95 FS	Now
450**	8,179	$3.95 FS	Now

* Contiguous to 14,247 SF

**Contiguous to 11,741 SF

99 TWENTY

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

99 TWENTY

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

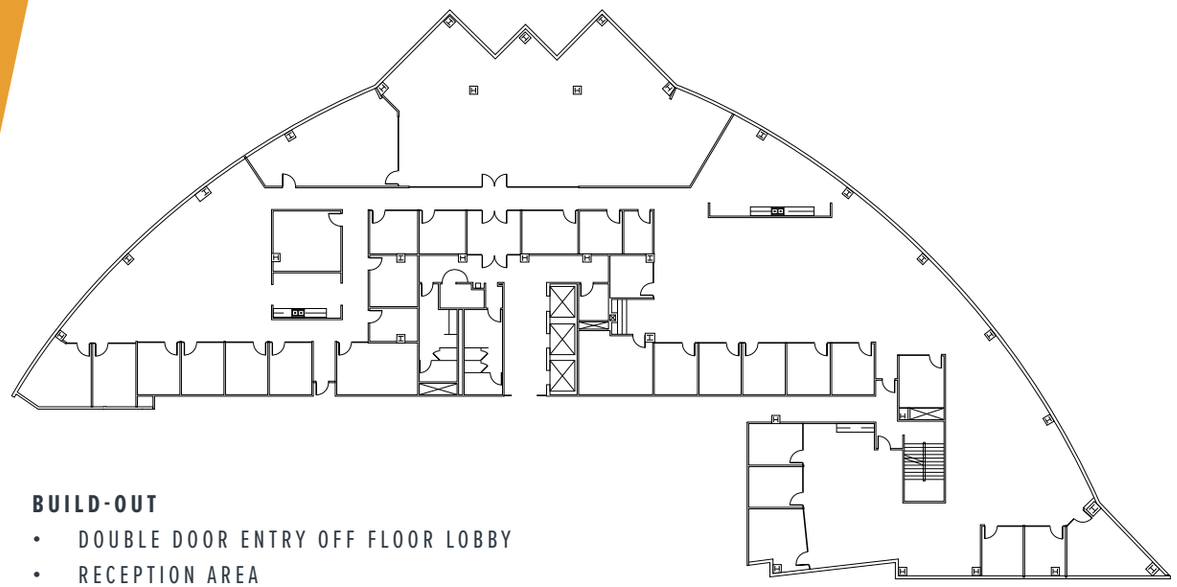




99 TWENTY

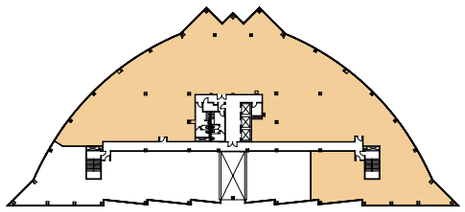
SUITE 200

17,608 SF



BUILD-OUT

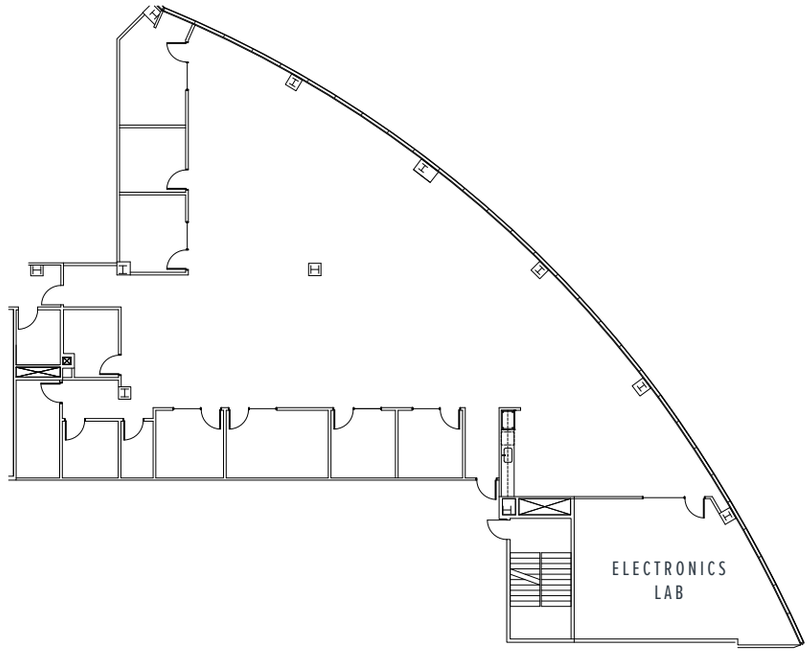
- DOUBLE DOOR ENTRY OFF FLOOR LOBBY
- RECEPTION AREA
- LARGE DEMO/PRESENTATION ROOM WITH FLOOR-TO-CEILING GLASS WALLS
- 17 PRIVATE OFFICES
- 1 LARGE CONFERENCE ROOM
- 2 MEDIUM CONFERENCE ROOMS
- 1 SMALL CONFERENCE ROOM
- 3 HUDDLE ROOMS
- 2 OPEN COLLABORATIVE BREAK AREAS
- IT ROOM
- 4 STORAGE ROOMS
- 3 COPY AREAS
- OPEN OFFICE FOR WORKSTATIONS



SUITE 325

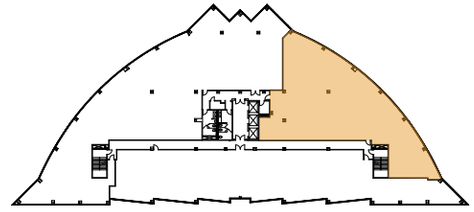
6,307 SF

(CONTIGUOUS TO 14,247 SF)



BUILD-OUT

- LARGE ELECTRONICS LAB
- LARGE OPEN OFFICE
- 6 PRIVATE OFFICES
- 3 CONFERENCE ROOMS
- 1 PHONE ROOM
- OPEN BREAK AREA

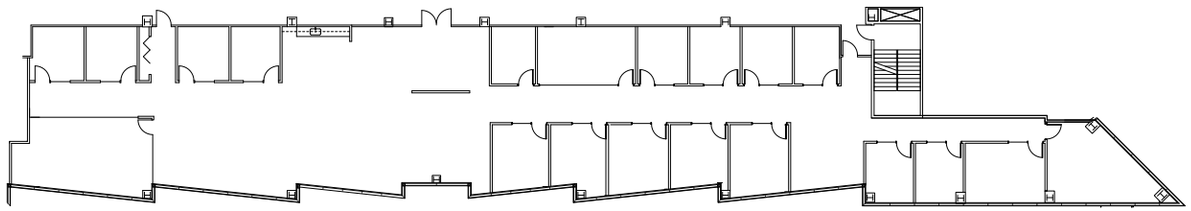




SUITE 350

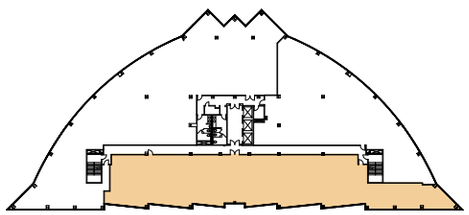
7,940 SF

(CONTIGUOUS TO 14,247 SF)



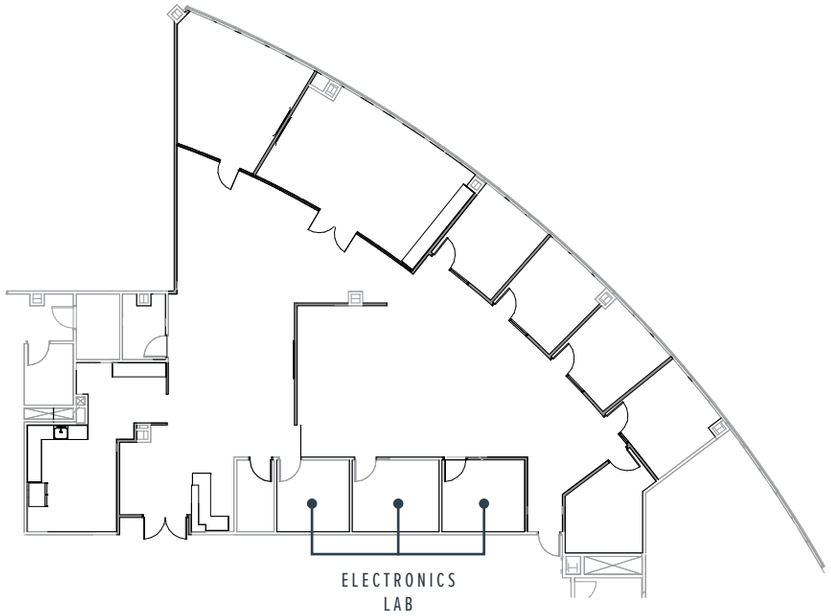
BUILD-OUT

- DOUBLE DOOR ENTRY OFF FLOOR LOBBY
- RECEPTION AREA
- OPEN OFFICE FOR WORKSTATIONS
- 16 INTERIOR AND WINDOW-LINED PRIVATE OFFICES
- 3 CONFERENCE ROOMS
- 1 MEETING ROOM
- OPEN BREAK AREA



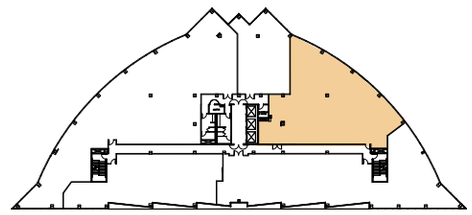
SUITE 410

4,947 SF



BUILD-OUT

- 3 ELECTRONICS LAB ROOMS
- 4 WINDOW-LINED PRIVATE OFFICES
- RECEPTION AREA
- 1 LARGE CONFERENCE ROOM
- 1 SMALL CONFERENCE ROOM
- 2 STORAGE ROOMS
- IT ROOM
- OPEN OFFICE FOR WORKSTATIONS

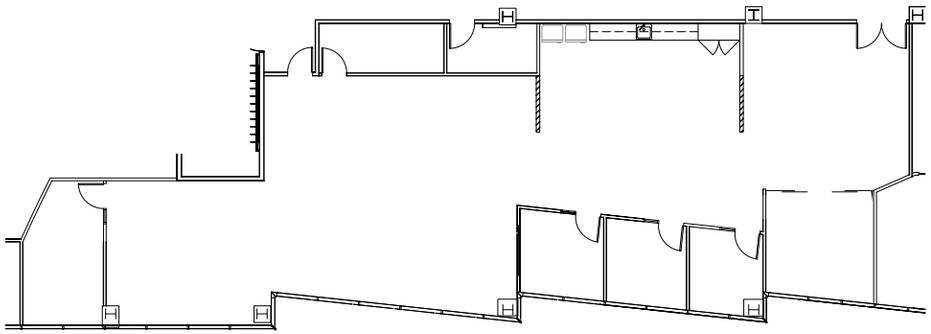




SUITE 430

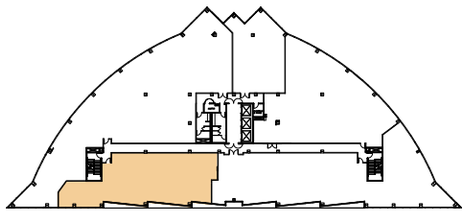
3,562 SF

(CONTIGUOUS TO 11,741 SF)



BUILD-OUT

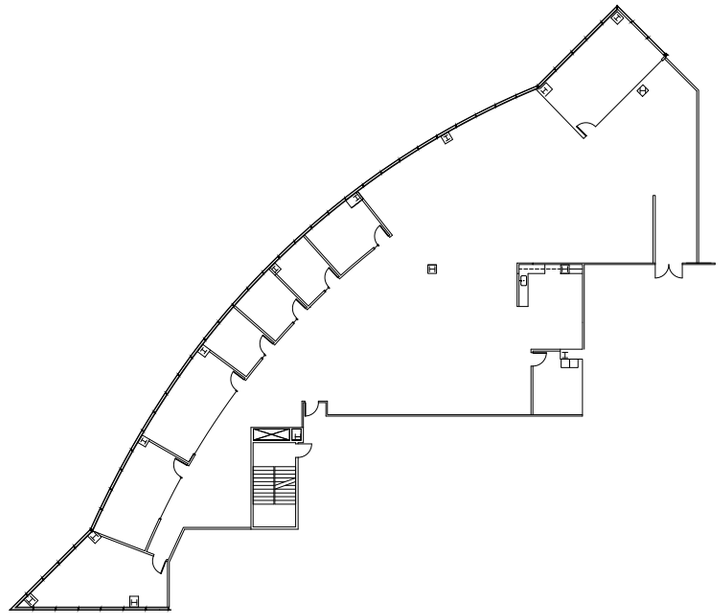
- SPEC SUITE WITH WESTERN VIEWS & DOUBLE DOOR ENTRY
- 3 WINDOW-LINED PRIVATE OFFICES
- RECEPTION AREA
- 2 CONFERENCE ROOMS
- OPEN COLLABORATIVE BREAK AREA
- IT/STORAGE ROOM
- OPEN OFFICE FOR WORKSTATIONS



SUITE 450

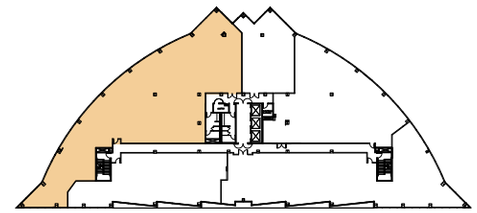
8,179 SF

(CONTIGUOUS TO 11,741 SF)



BUILD-OUT

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





CUSHMAN & WAKEFIELD

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