

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**

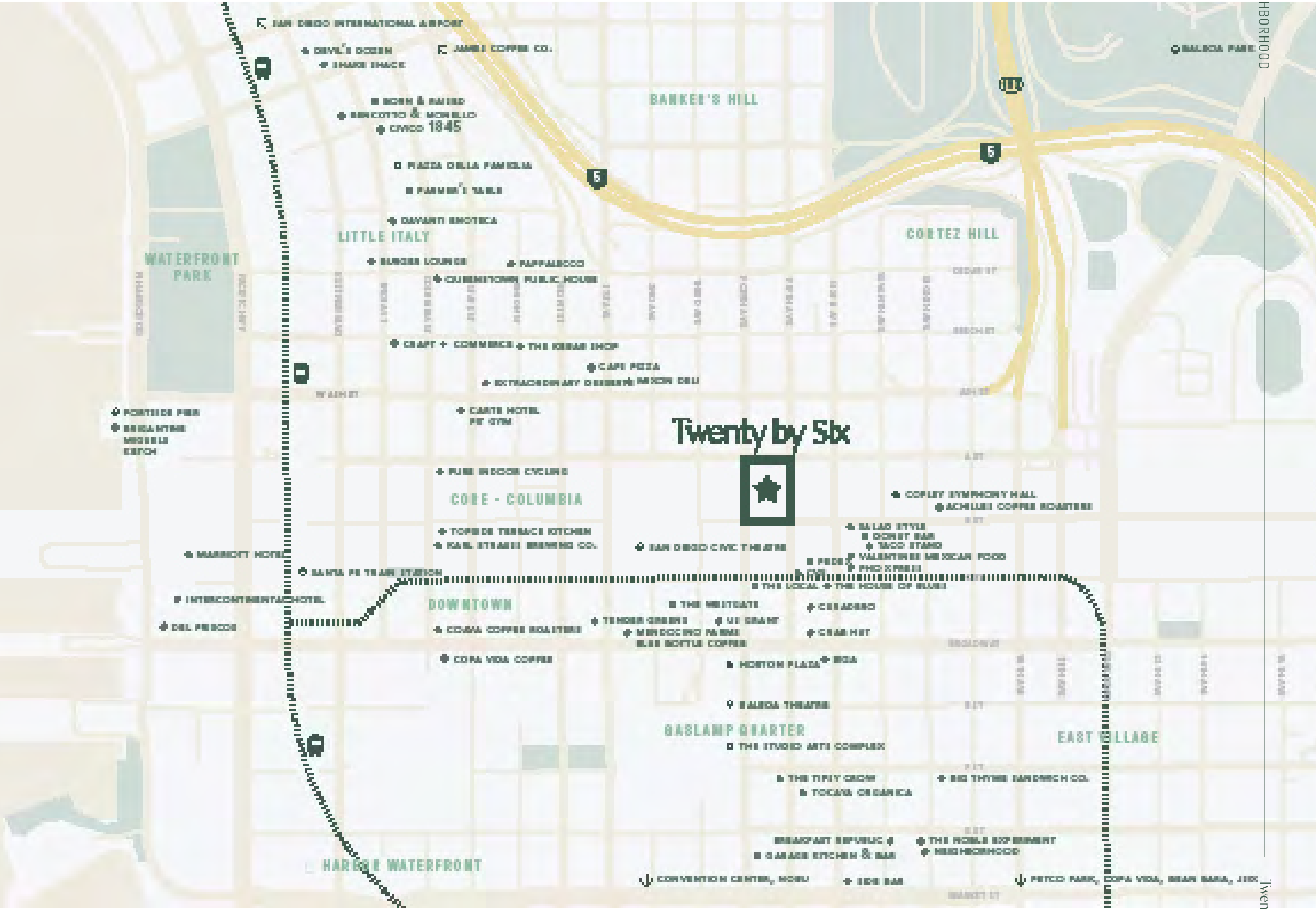


THE NEIGHBORHOOD

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.



GETTING HERE

A Convenient Commute

Easy access from I-5, 163, & 94,
train and trolley.

A MULTITUDE OF OPTIONS:

- + I-5
- + COASTER
- + HIGHWAY 163
- + SAN DIEGO TROLLEY
- + HIGHWAY 94

7

BLOCKS FROM I-5
AND HWY 163

.5

MILES FROM SANTA FE
TRAIN DEPOT

2

MILES FROM SAN DIEGO
INTERNATIONAL AIRPORT

1

MILE FROM PACIFIC
HIGHWAY

1

BLOCK FROM 5TH AVE
TROLLEY

.75

MILES FROM HWY 94





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

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 Courtyard at Twenty by Six

Between Twenty and Six is a spacious open air courtyard where gathering, lunching, and impromptu team meetings take on the sunny hue of San Diego's unparalleled weather. Offering casual lounge seating, outdoor co-working spaces, communal firepits and lush greenscape, the courtyard at Twenty by Six connects the offices inside with the vibrant energy of what's happening outside, from morning to night.

THE AMENITIES

A Modern Workplace Experience

Twenty by six offers multiple inviting collaboration areas, conferencing rooms for small and large groups as well as a state of the art training center.



Take Your Meeting Into the Sun

Capturing San Diego's year-round sunshine and relaxed vibe, our campus offers everything today's workforce needs to be rejuvenated and inspired. From the café to the ground-level retail and fitness facilities, to a variety of outdoor workspaces, 20/6 is a holistic design born from the understanding that when the work day is set against both the outdoors and the vibrant cultural layers of the city, possibility and productivity are naturally amplified.

THE AMENITIES

Fitness Center with
Yoga & Peloton Studio

On-Demand

LIBRARY OF 5-90
MINUTE WORKOUTS

90+

WEEKLY CLASSES WITH DIVERSE
TYPES, THEMES, DIFFICULTY LEVELS
AND MUSIC GENRES

Spa-Style

HOSPITALITY-ESQUE SHOWER AND
LOCKER ROOM FACILITY

Exclusive

FOR TWENTY BY SIX TENANTS



TWENTY BY SIX | THE AVAILABILITIES

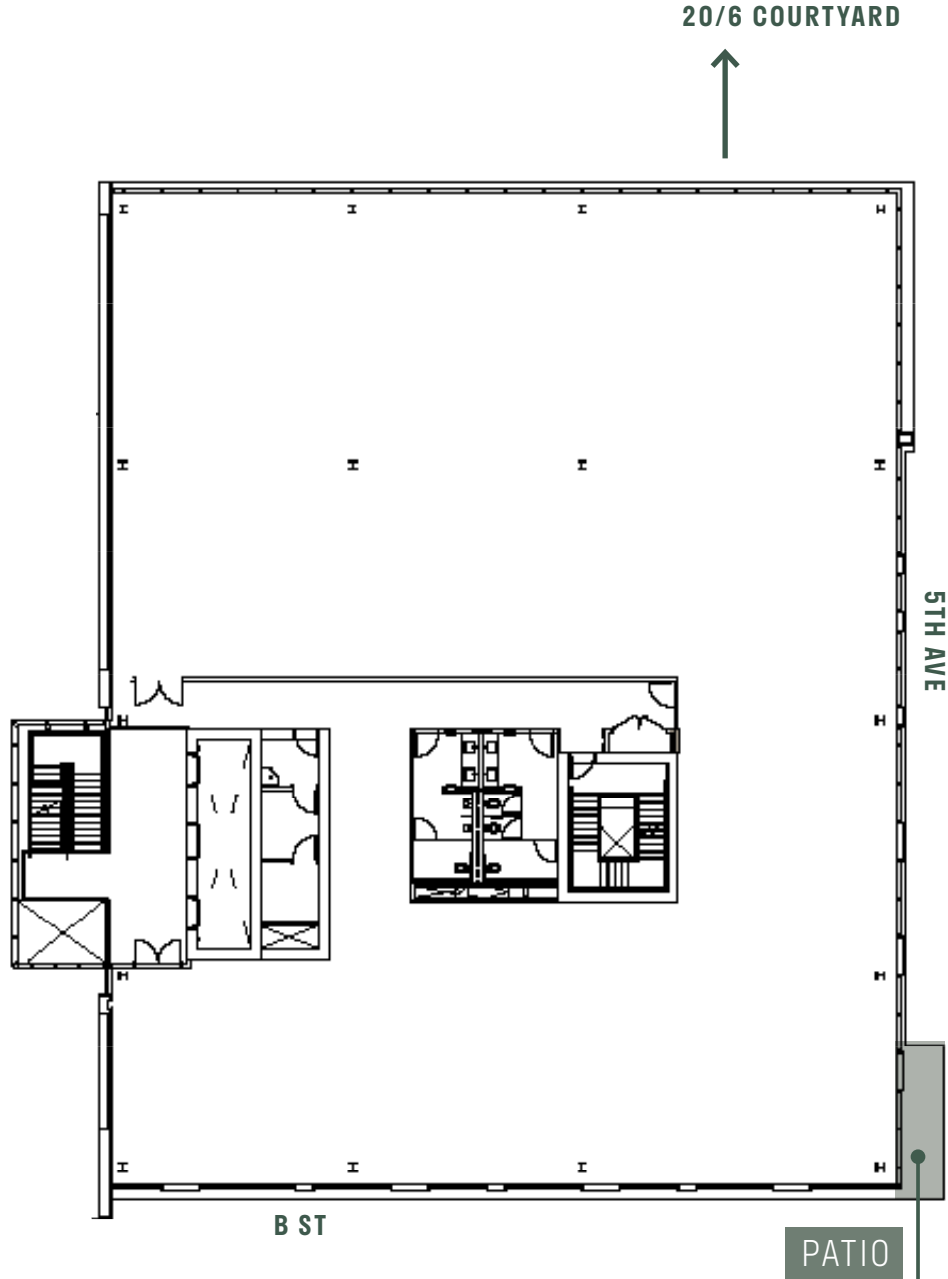
450 B ST			
SUITE	SF	AVAILABLE	CONDITION
200	13,919 (Divisible)	Vacant	Spec
350	1,880	Vacant	Spec
*400	15,272	Vacant	Shell
*500	15,289	Vacant	Shell
*600	15,324	Vacant	Shell
*Full floors 4-6 available contiguous for 45,885 RSF			

451 A ST			
SUITE	SF	AVAILABLE	CONDITION
600	2,869	Vacant	2nd Gen
650	5,962 SF	Vacant	2nd Gen
720	2,445	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



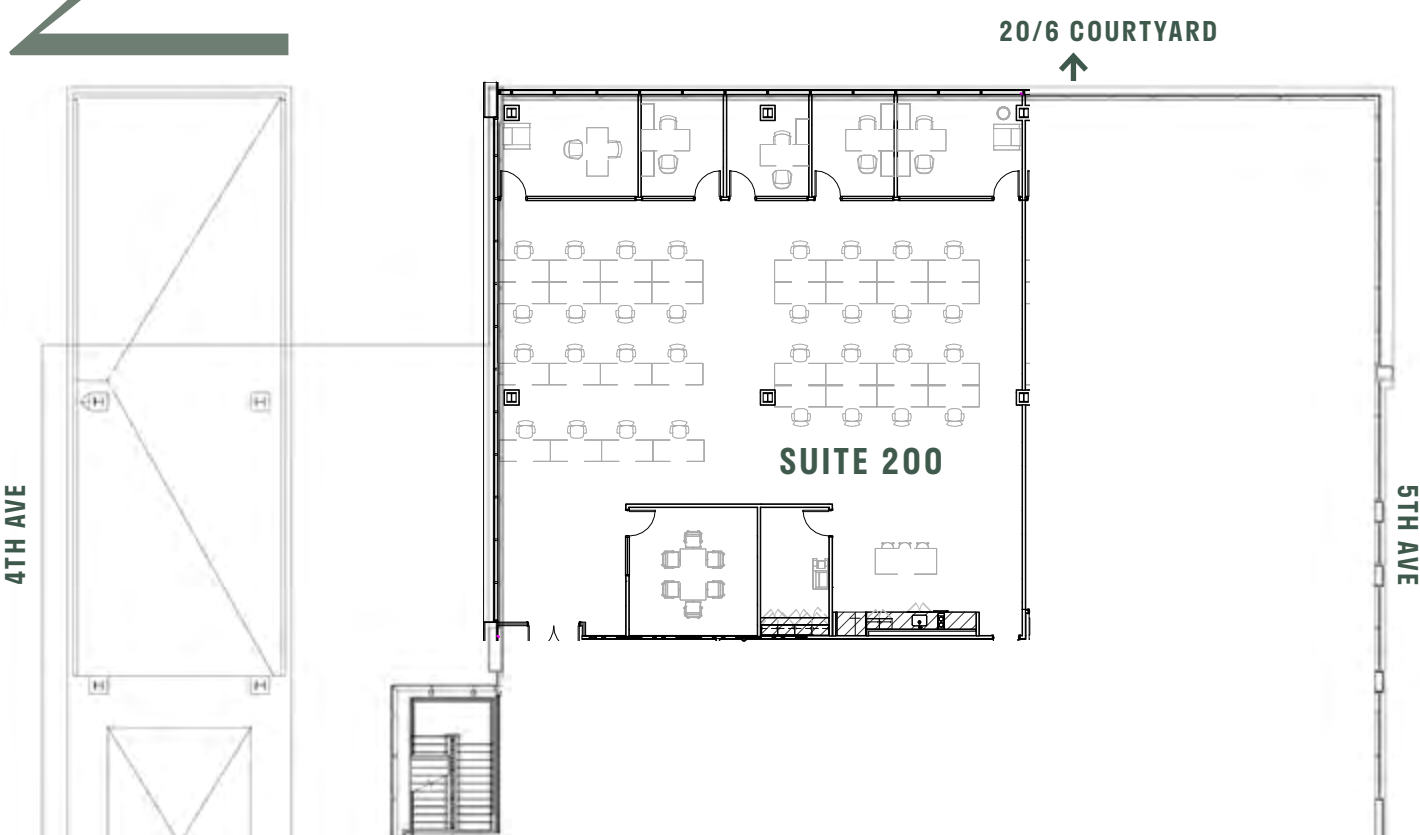
2nd

SINGLE TENANT
SUITE 200 // 13,919 RSF



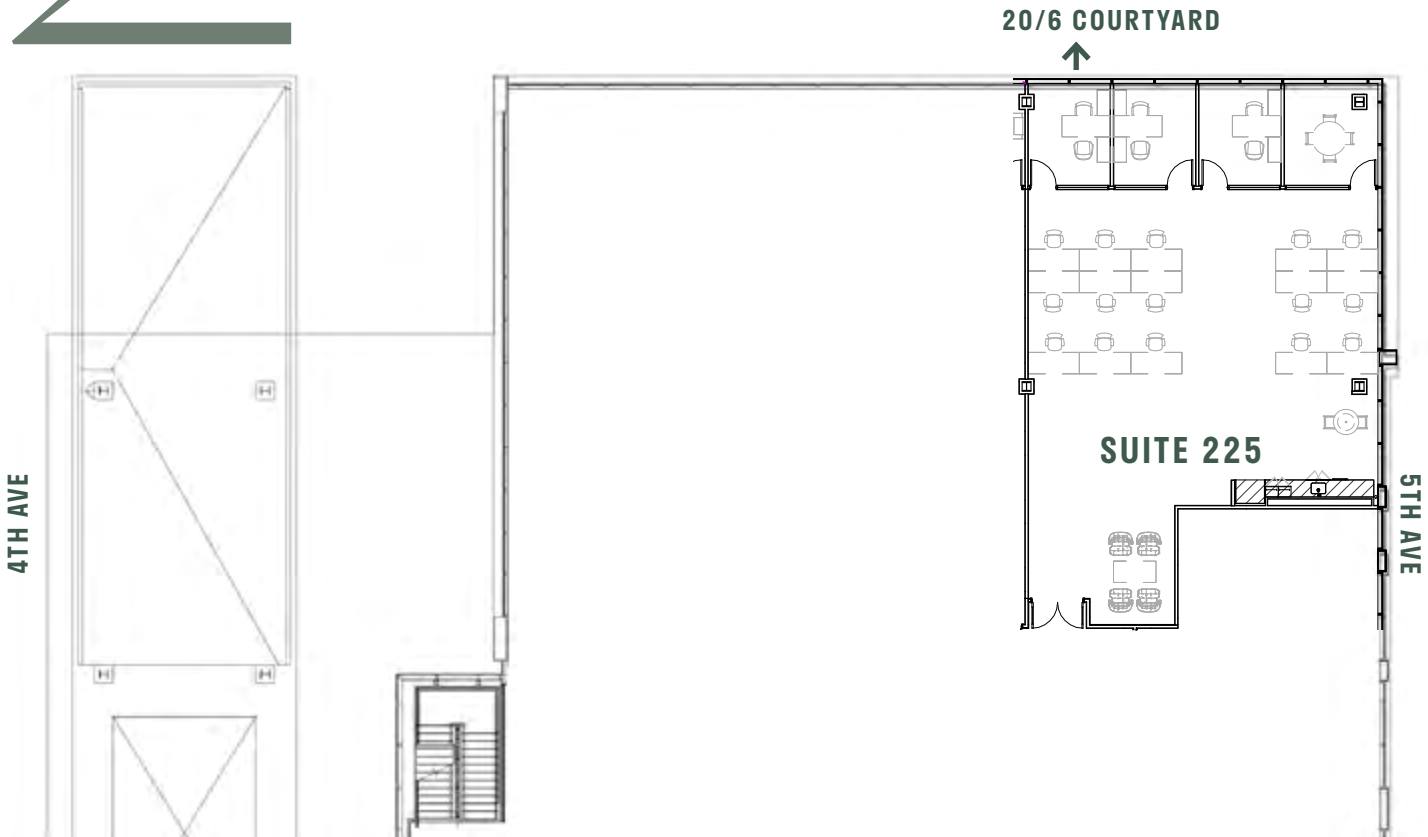
2nd

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



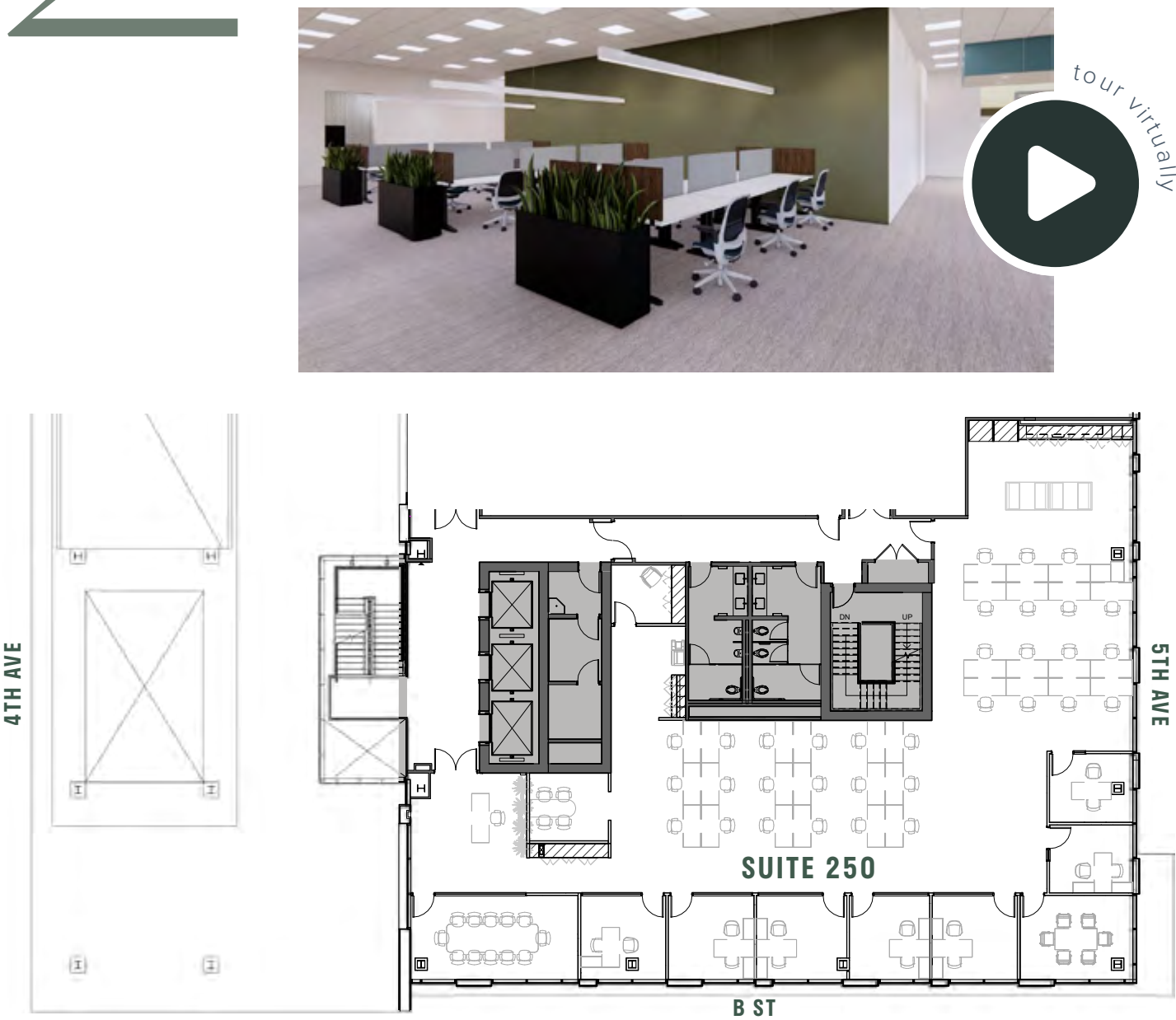
2nd

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



2nd

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

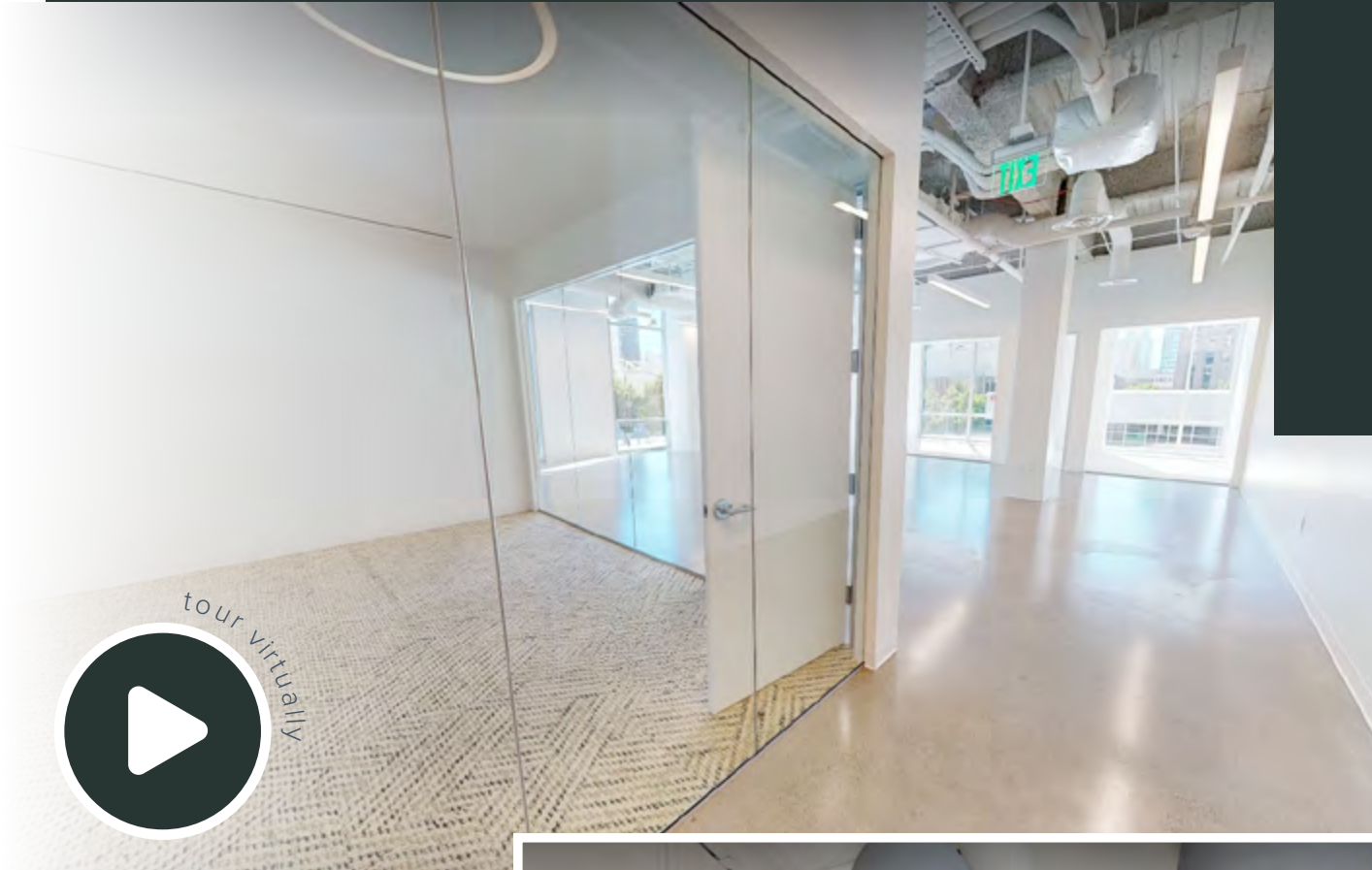
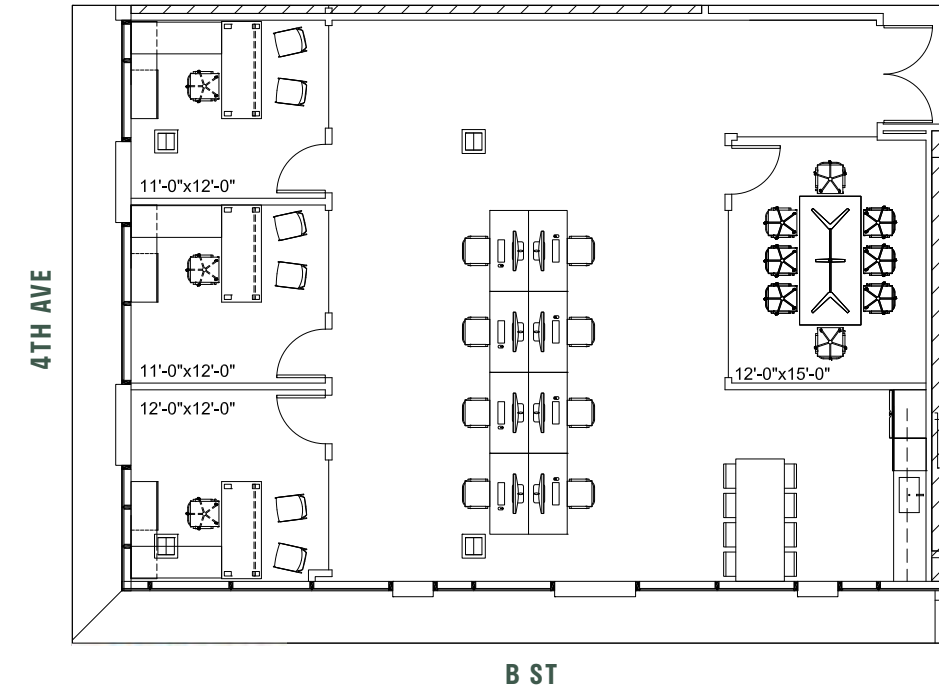


3rd

SPEC SUITE
SUITE 350 // 1,880 RSF

NOTES

Brand New Spec Suite. 3 private offices, conference room, break area & open office.

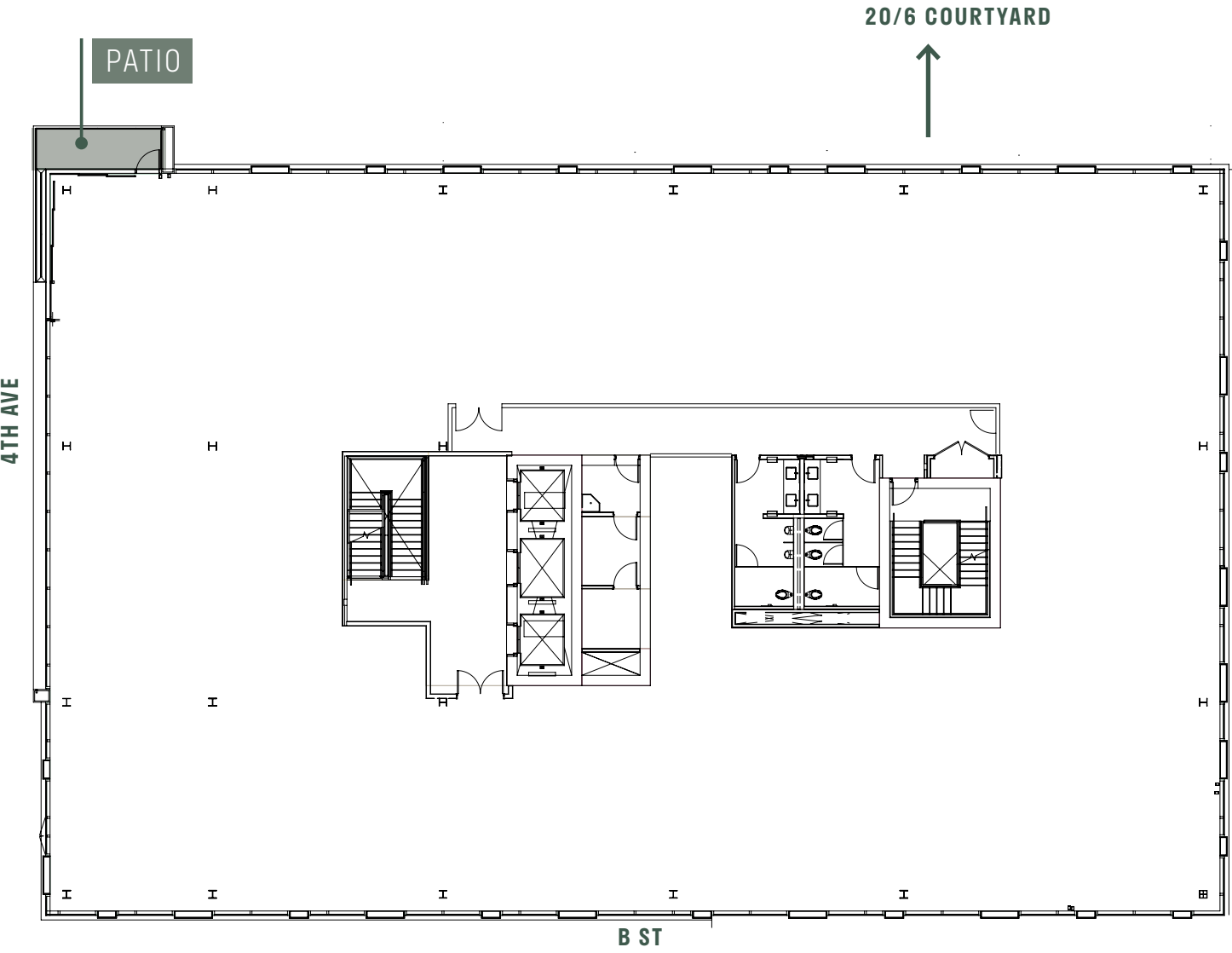


A fresh take on the modern office

this newly built spec suite combines light-filled interiors, sleek finishes, and a vibrant kitchenette

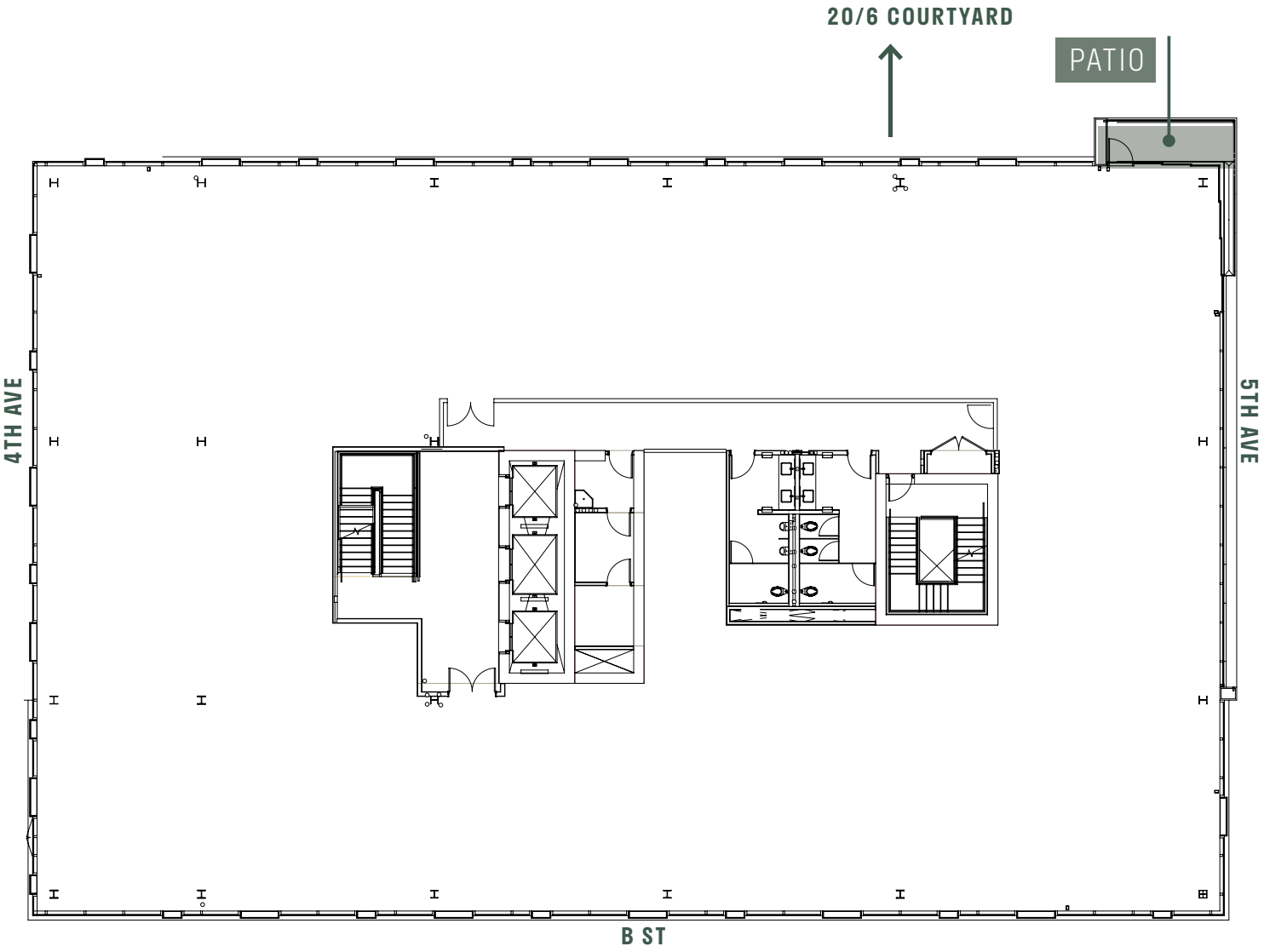
4th

SINGLE TENANT
SUITE 400 // 15,272 RSF



5th

SINGLE TENANT
SUITE 500 // 15,289 RSF

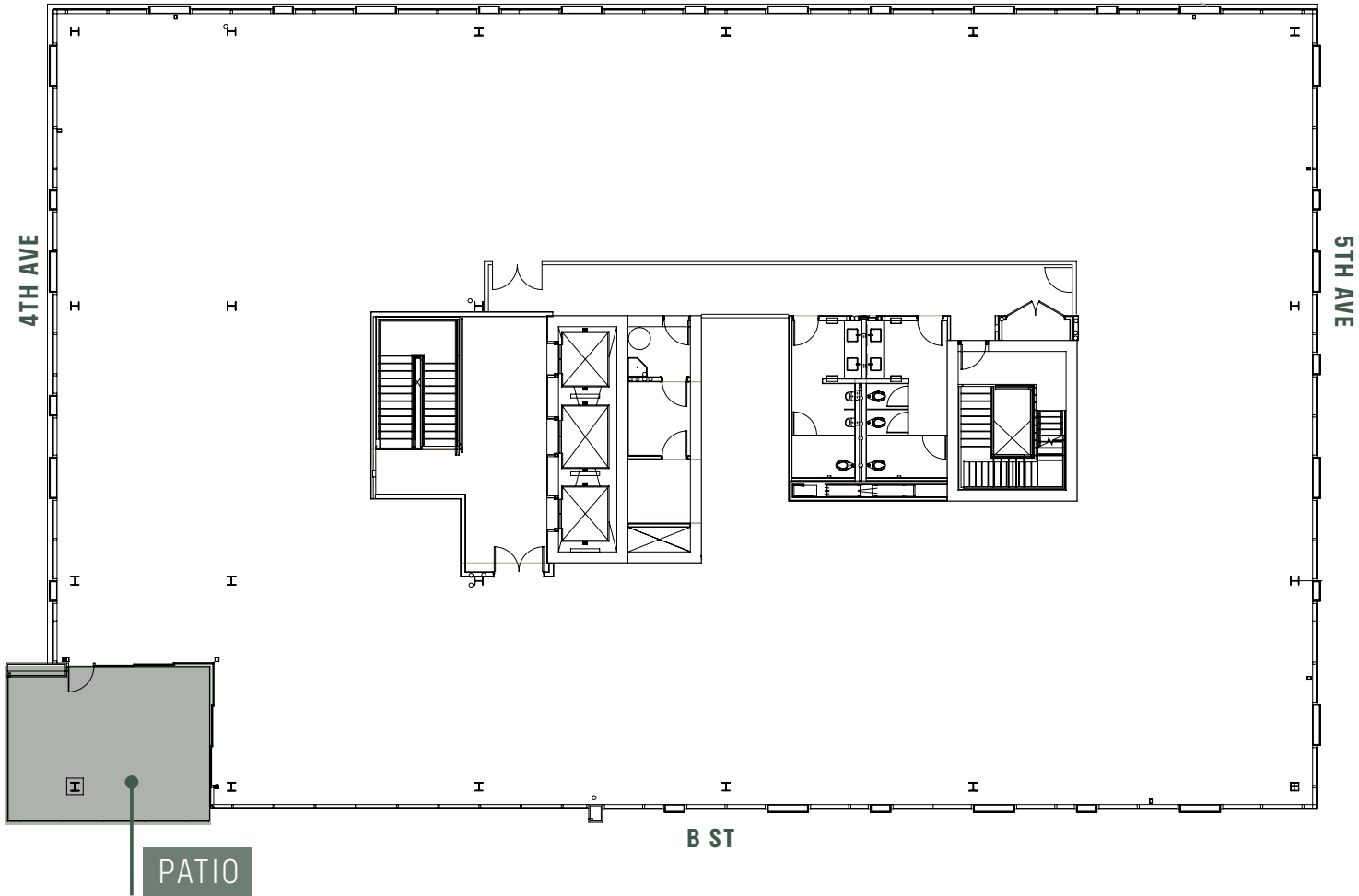


SIX | 450 B ST | THE FLOOR PLANS

6th

SINGLE TENANT
SUITE 600 // 15,324 RSF

20/6 COURTYARD

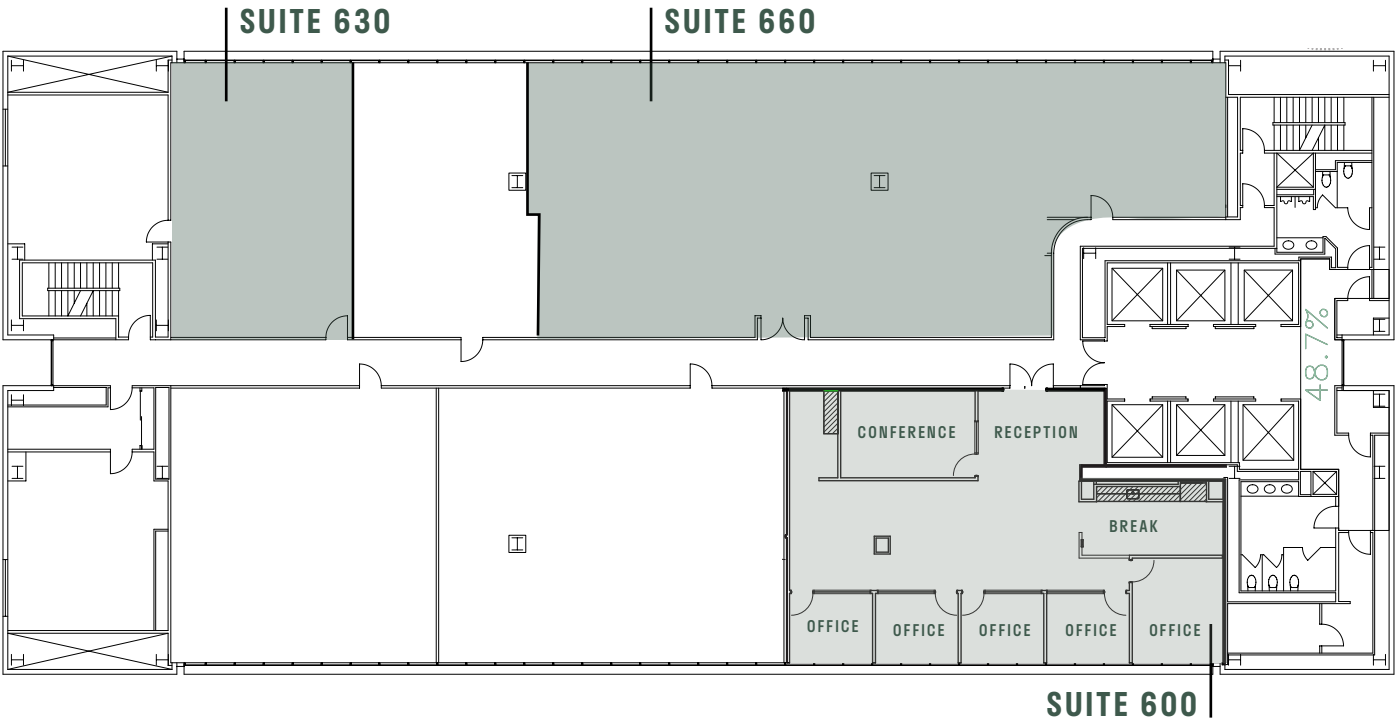


FULL FLOORS 4-6 AVAILABLE CONTIGUOUS 45,885 RSF

TWENTY | 451 A ST

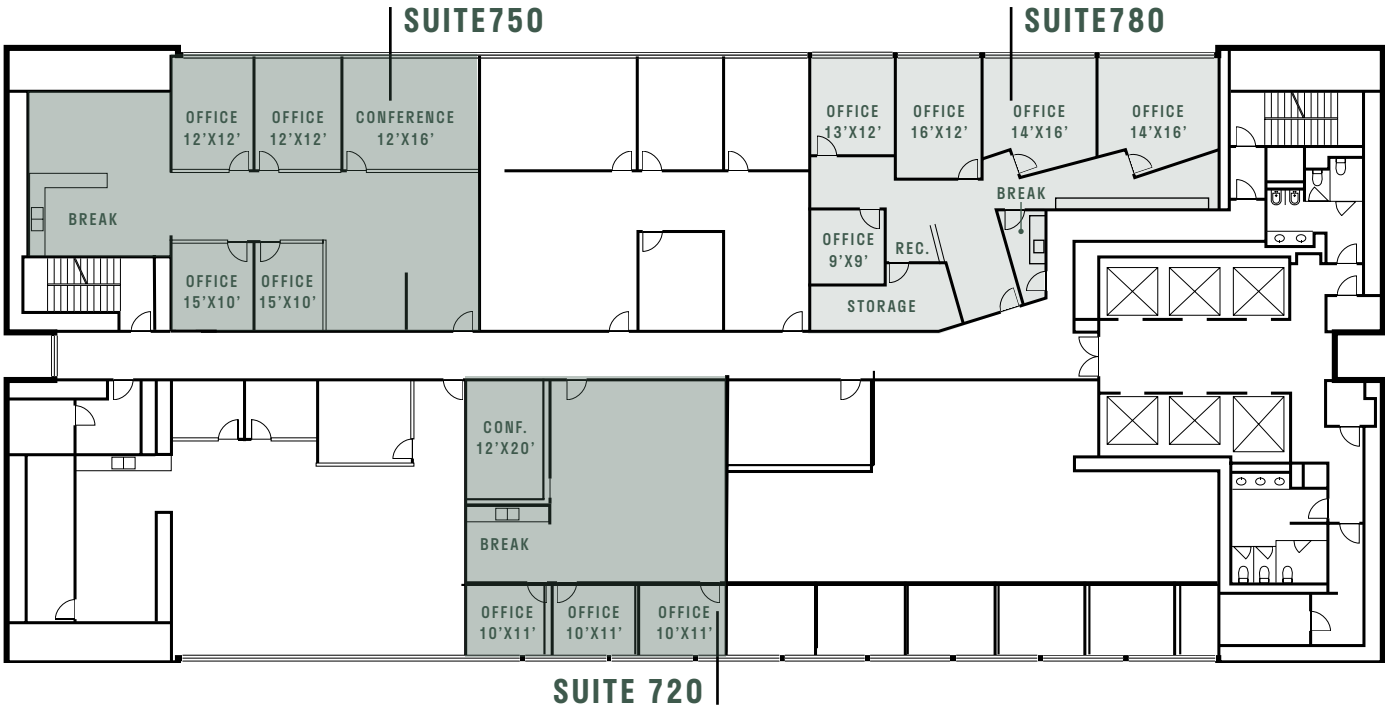
TWENTY | 451 A ST | THE FLOOR PLANS

6th



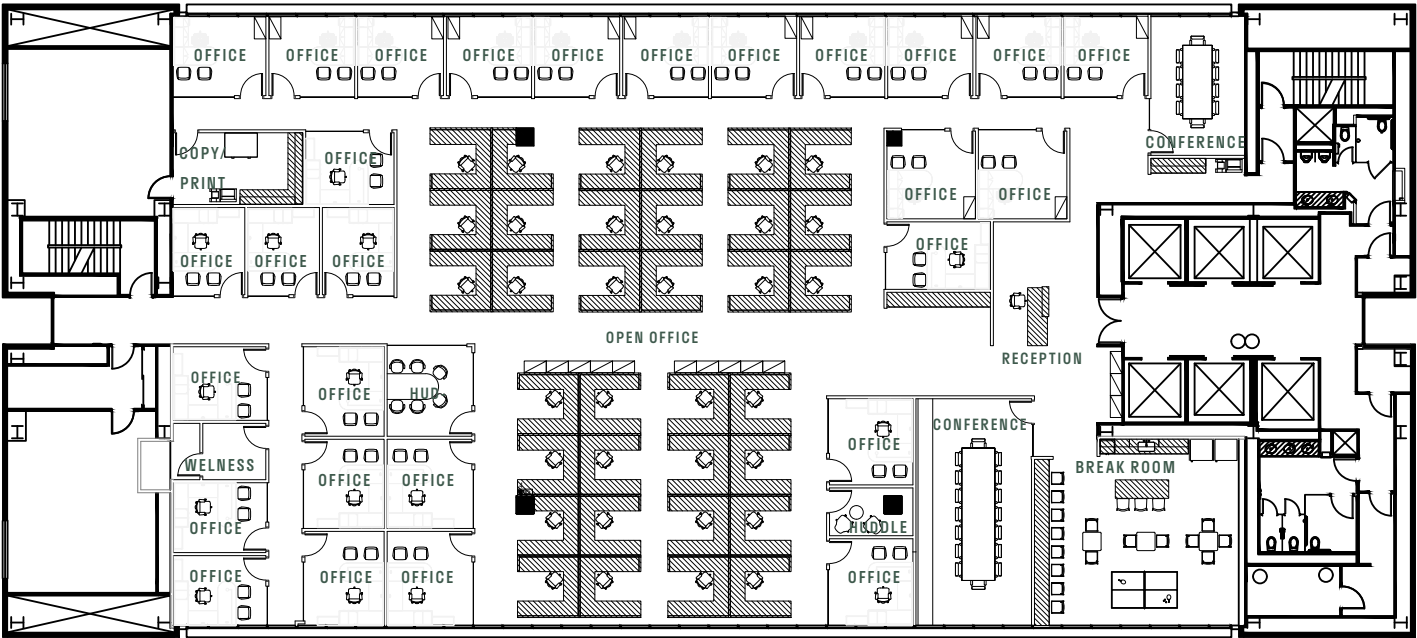
SUITE	SF	STATUS	CONDITION	NOTES
600	2,869	Vacant	2nd Gen	Reception, 5 private offices, conference room, break room and open office area
630	~1,000	Vacant	2nd Gen	Approximately 1,000 SF 2nd gen space. Pending new measurements
660	~4,962	Vacant	2nd Gen	Approximately 5,000 SF 2nd gen space. Pending new measurements

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
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.

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

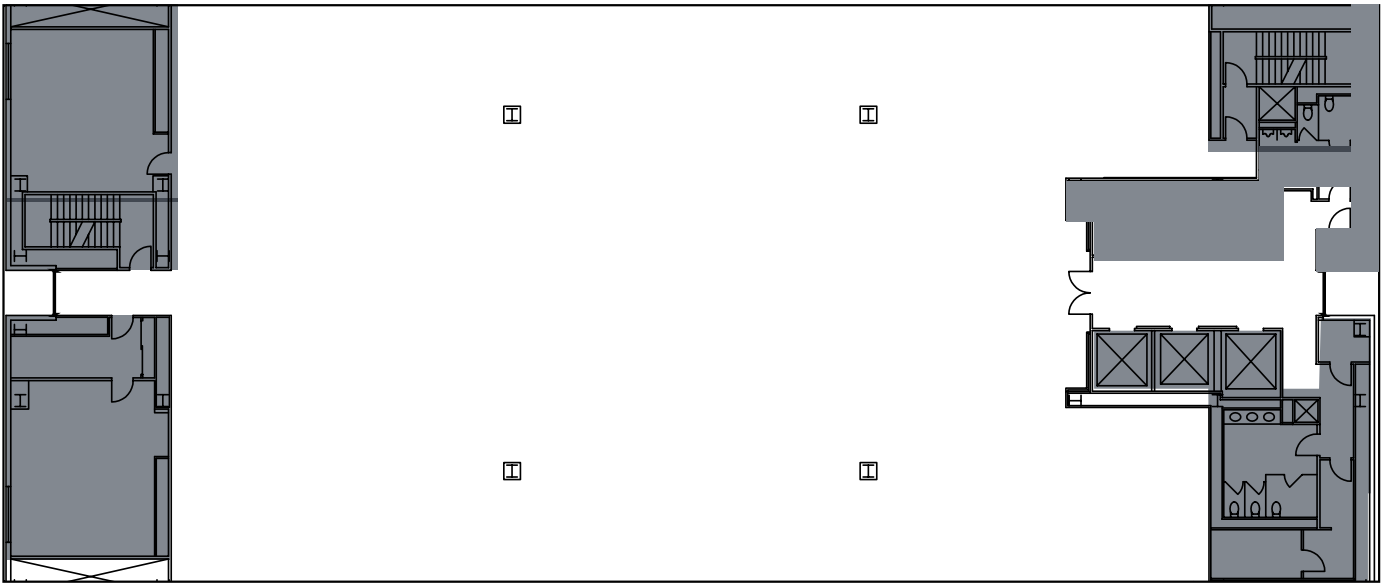
19th

14,025 RSF

VACANT

*CONTIGUOUS WITH SUITE 2000 FOR 29,340 RSF

****BUILDING-TOP SIGNAGE OPPORTUNITY**



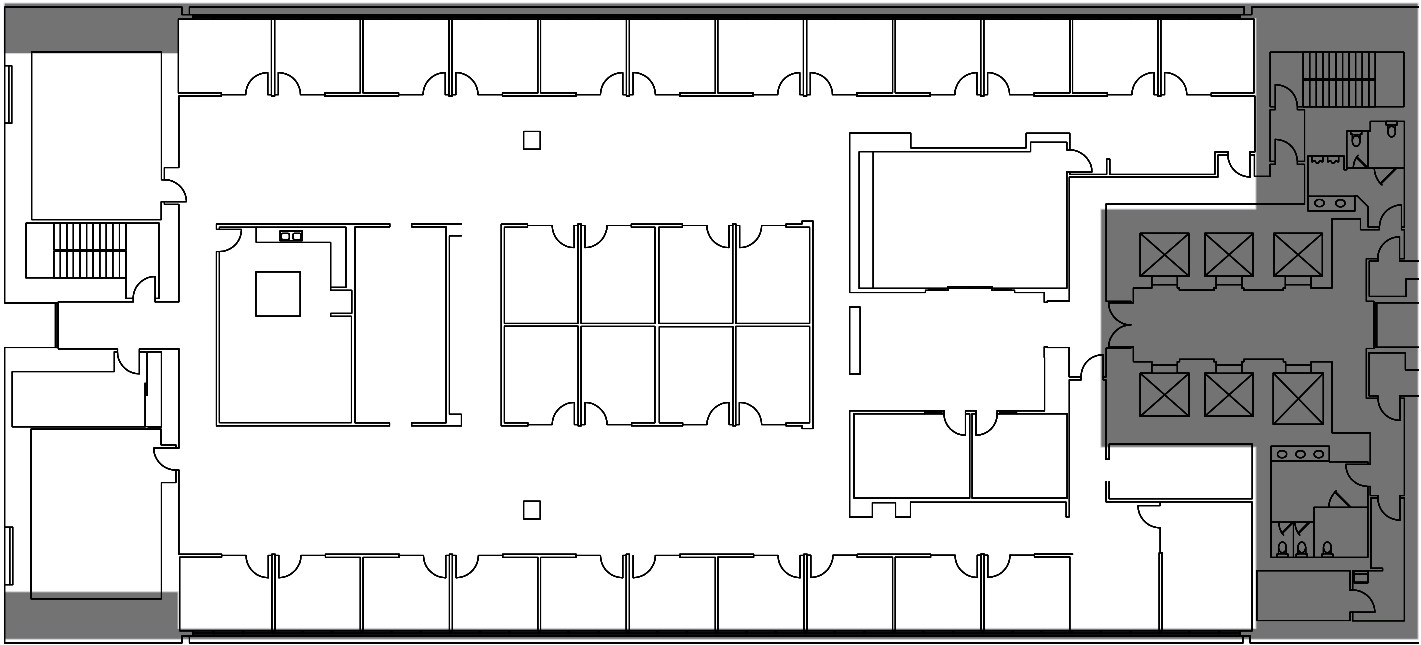
20th

15,315 RSF

VACANT

*CONTIGUOUS WITH SUITE 1900 FOR 29,340 RSF

****BUILDING-TOP SIGNAGE OPPORTUNITY**





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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