

99 TWENTY

9920 PACIFIC HEIGHTS BLVD, SAN DIEGO, CA 92121

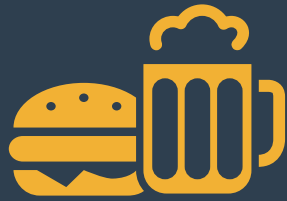


CUSHMAN &
WAKEFIELD

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
325*	6,307	\$3.95 FS	4/1/2026
350*	7,940	\$3.95 FS	3/1/2026
400**	6,178	\$3.95 FS	7/1/2026
410**	4,947	\$3.95 FS	7/1/2026
430**	3,562	\$3.95 FS	Now
450**	10,317	\$3.95 FS	4/1/2026

* Contiguous to 14,247 SF

**Contiguous to 25,004 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



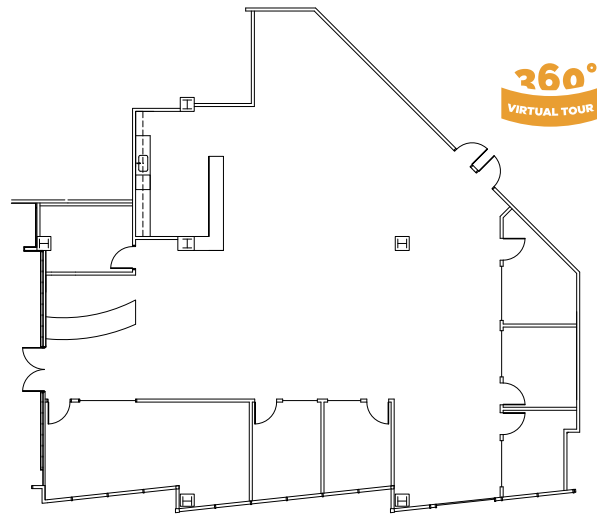
SUITE 100

3,998 SF

SUITE 325

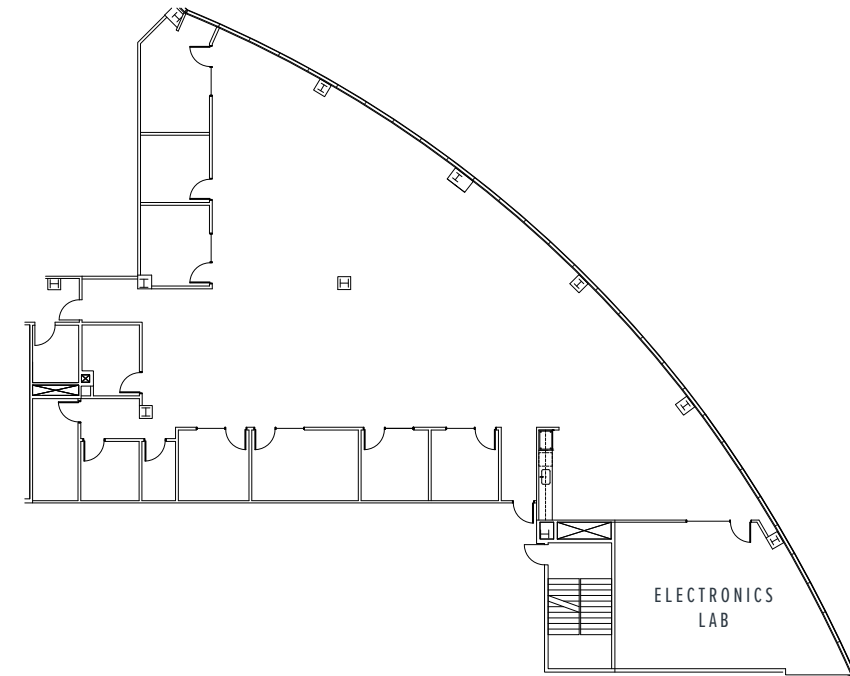
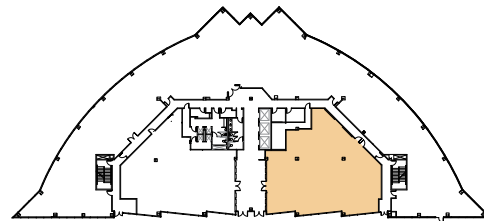
6,307 SF

(CONTIGUOUS TO 14,247 SF)



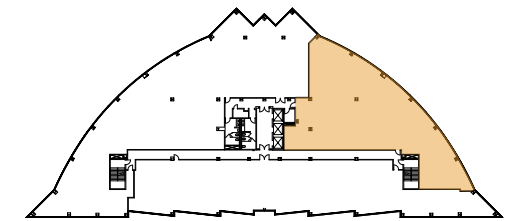
BUILD-OUT

- 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

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



SUITE 350

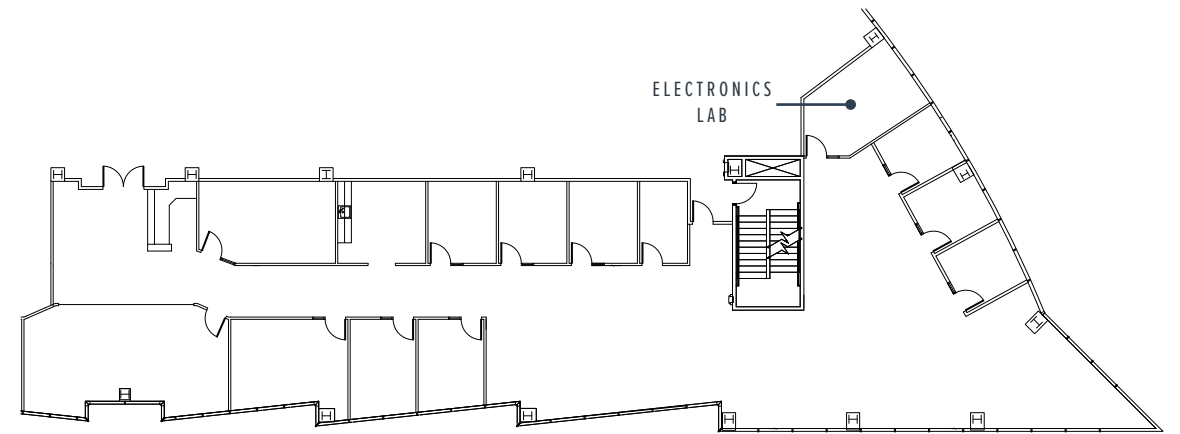
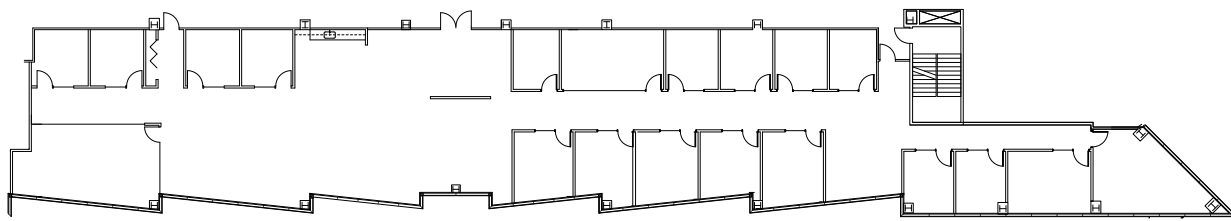
7,940 SF

(CONTIGUOUS TO 14,247 SF)

SUITE 400

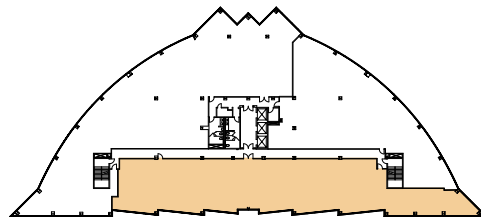
6,178 SF

(CONTIGUOUS TO 25,004 SF)



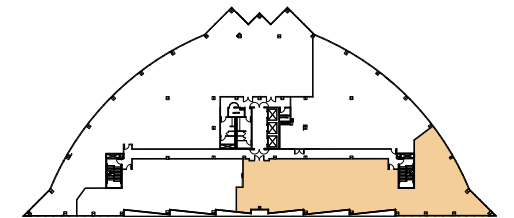
BUILD-OUT

- 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



BUILD-OUT

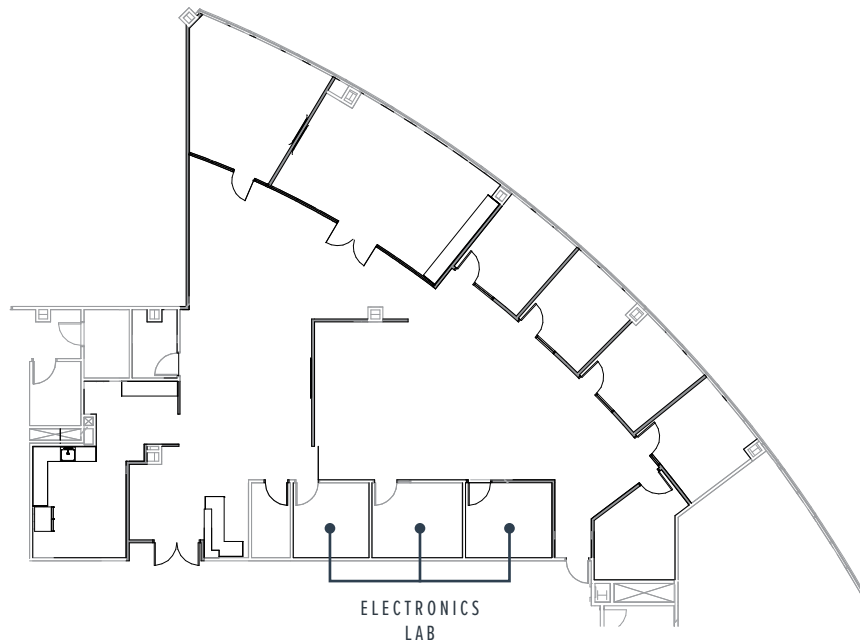
- DOUBLE DOOR ENTRY OFF FLOOR LOBBY
- RECEPTION AREA
- OPEN OFFICE FOR WORKSTATIONS
- 8 PRIVATE OFFICES
- 1 PHONE ROOM
- 3 CONFERENCE ROOMS
- BREAK AREA
- ELECTRONICS LAB



SUITE 410

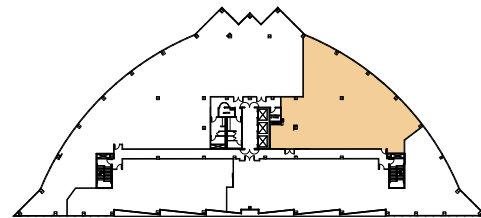
4,947 SF

(CONTIGUOUS TO 25,004 SF)



BUILD-OUT

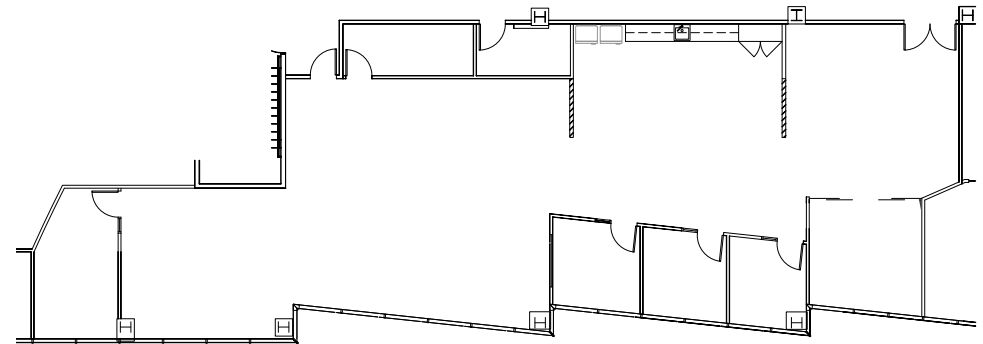
- 3 ELECTRONICS LAB ROOMS
- 4 WINDOW-LINED PRIVATE OFFICES
- RECEPTION AREA
- 1 LARGE CONFERENCE ROOM
- 1 SMALL CONFERENCE ROOM
- 2 STORAGE ROOMS
- IT ROOM
- OPEN OFFICE FOR WORKSTATIONS



SUITE 430

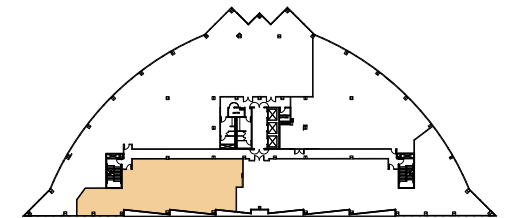
3,562 SF

(CONTIGUOUS TO 25,004 SF)



BUILD-OUT

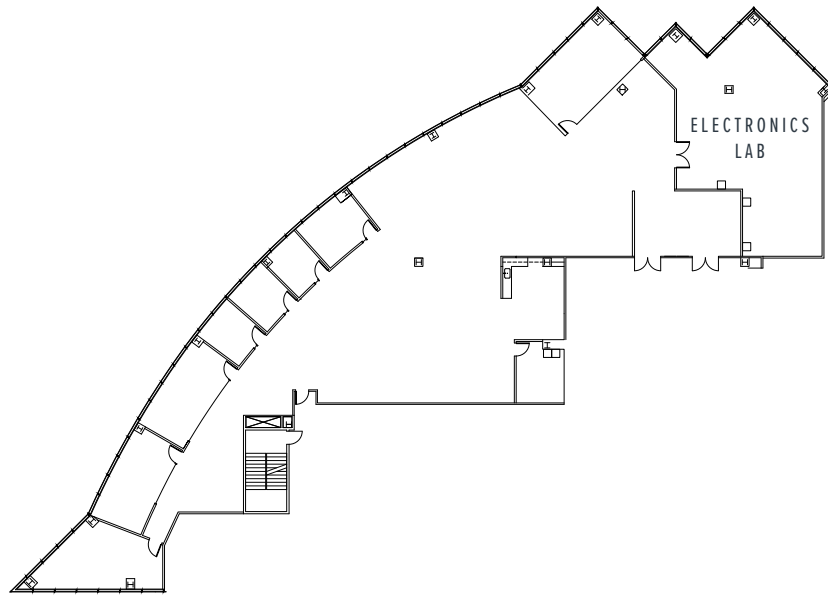
- SPEC SUITE WITH WESTERN VIEWS & DOUBLE DOOR ENTRY
- 3 WINDOW-LINED PRIVATE OFFICES
- RECEPTION AREA
- 2 CONFERENCE ROOMS
- OPEN COLLABORATIVE BREAK AREA
- IT/STORAGE ROOM
- OPEN OFFICE FOR WORKSTATIONS



SUITE 450

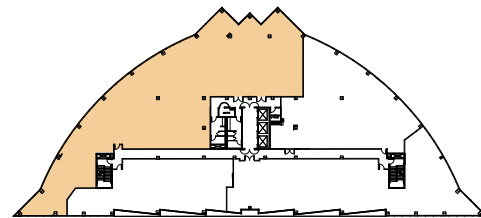
10,317 SF

(CONTIGUOUS TO 25,004 SF)



BUILD-OUT

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







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