

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	\$4.15 FS	Now
105	3,638	\$4.15 FS	Now
430*	3,562	\$4.15 FS	Now
450*	10,317	\$4.15 FS	60 Days
500**	14,573	\$4.15 FS	Now
520**	6,797	\$4.15 FS	Now
550**	4,449	\$4.15 FS	Now

*Contiguous to 13,879 SF

**Contiguous to full floor for 25,819 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!

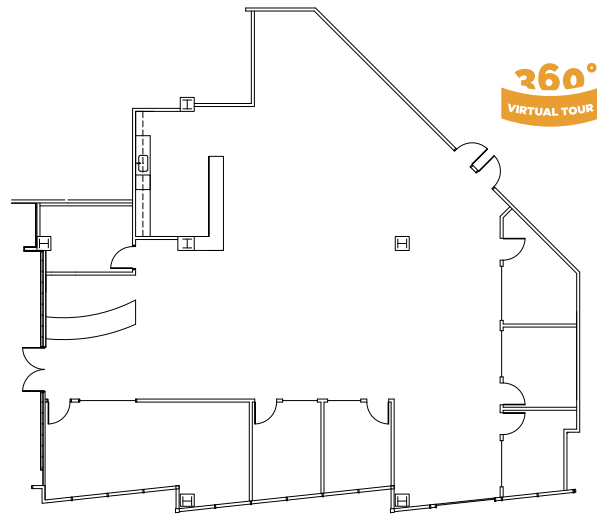


99 TWENTY



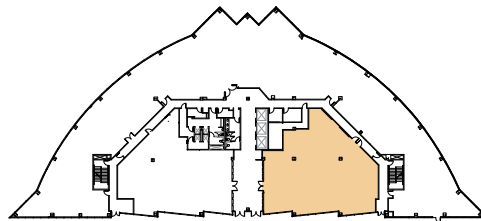
SUITE 100

3,998 SF



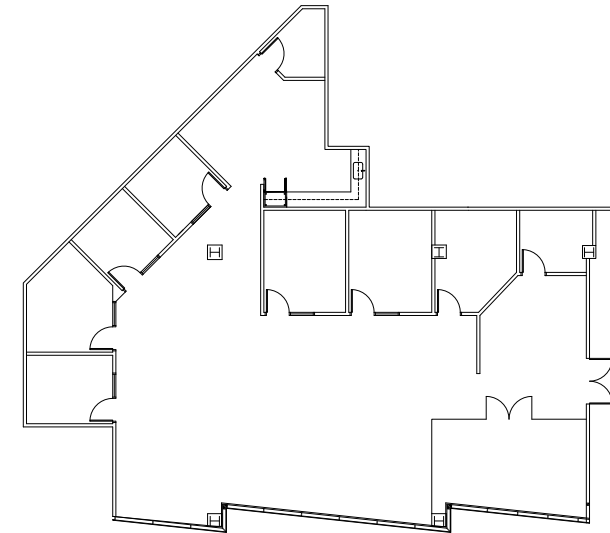
BUILD-OUT

- 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



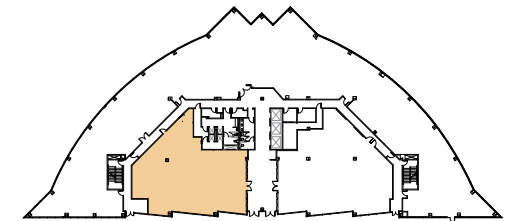
SUITE 105

3,638 SF



BUILD-OUT

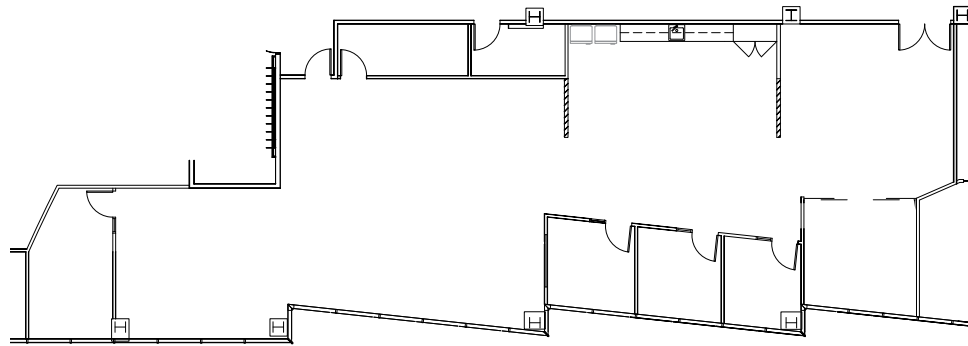
- GROUND FLOOR SUITE WITH DOUBLE DOOR ENTRY OFF THE MAIN LOBBY
- BREAK AREA
- OPEN OFFICE SPACE
- 8 PRIVATE OFFICES
- 1 CONFERENCE ROOM
- 1 PHONE ROOM
- FLOOR TO CEILING GLASS



SUITE 430

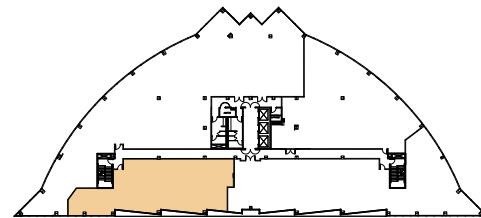
3,562 SF

(CONTIGUOUS TO 13,879 SF)



BUILD-OUT

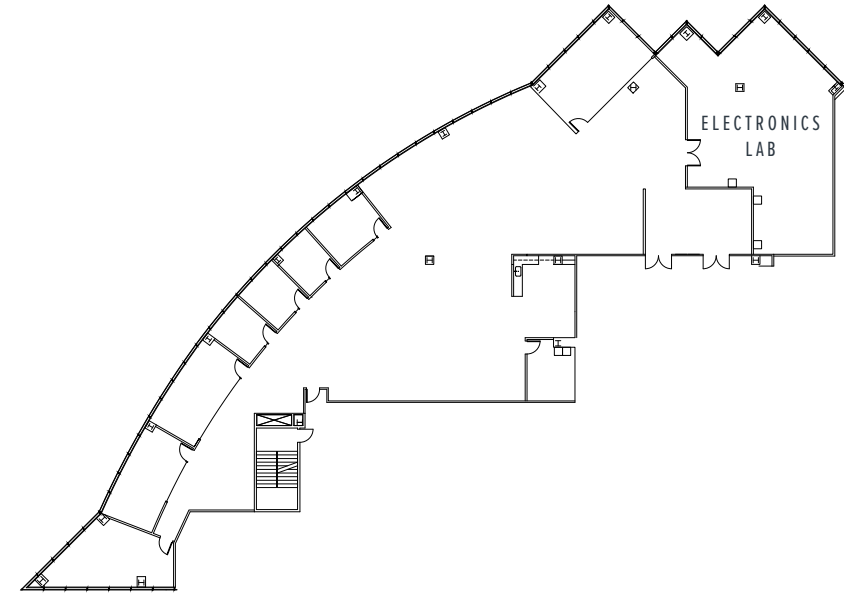
- SPEC SUITE WITH WESTERN VIEWS & DOUBLE DOOR ENTRY
- 2 CONFERENCE ROOMS
- OPEN COLLABORATIVE BREAK AREA
- IT/STORAGE ROOM



SUITE 450

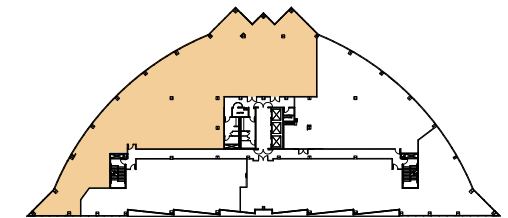
10,317 SF

(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

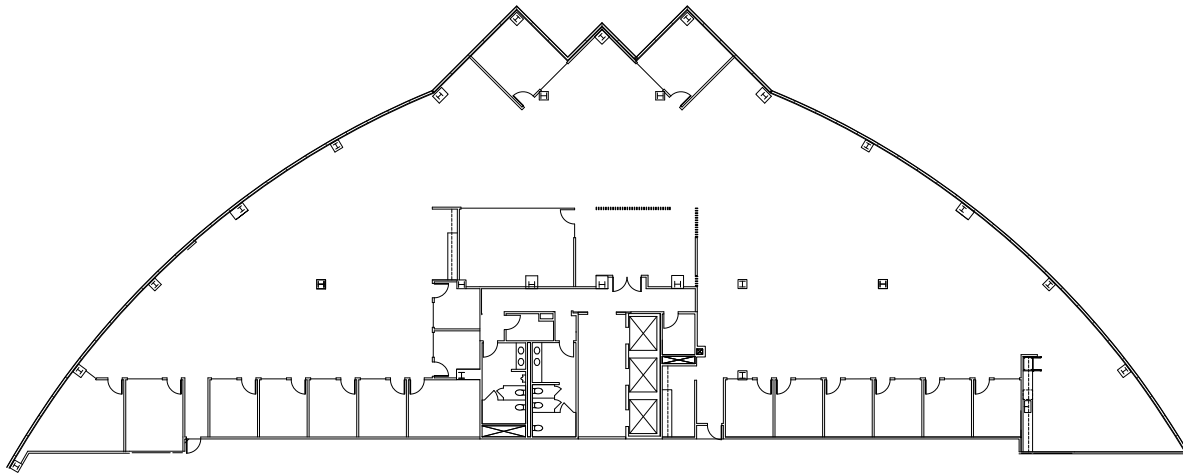


SUITE 500

14,224 SF

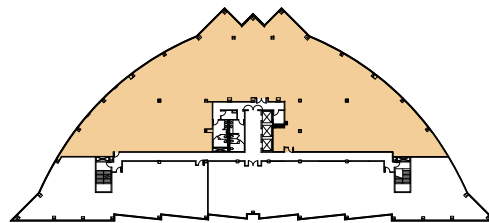
(CONTIGUOUS TO 25,063 SF)

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

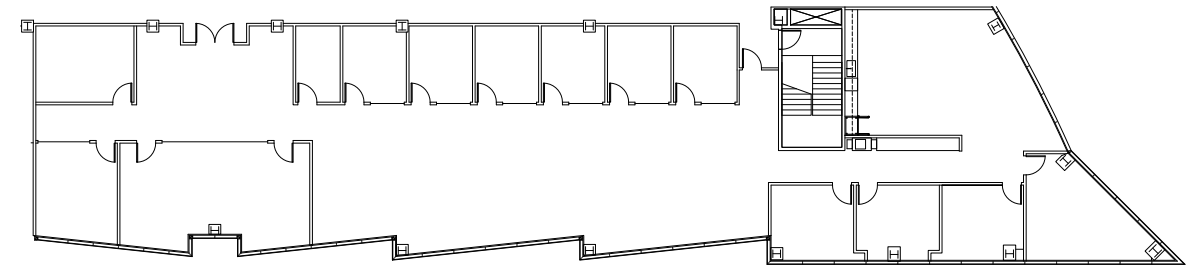


SUITE 520

6,539 SF

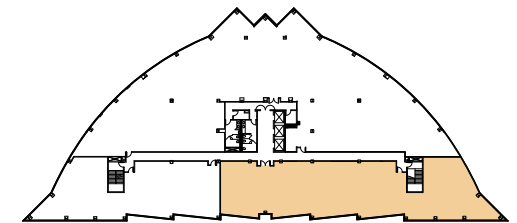
(CONTIGUOUS TO 25,063 SF)

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

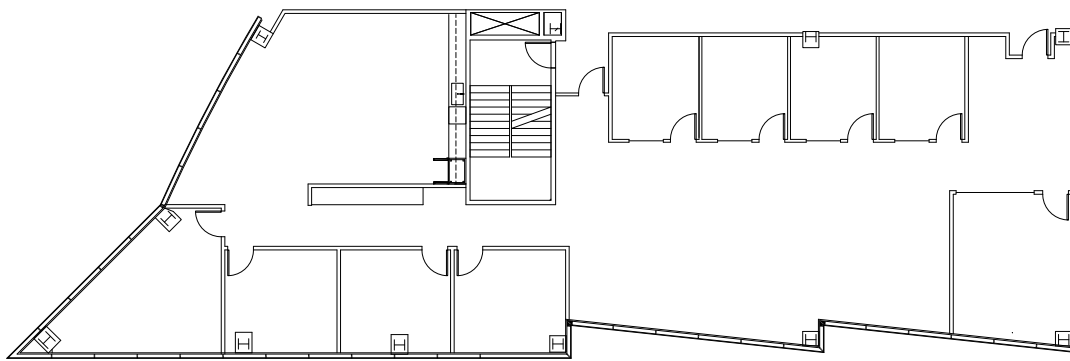
4,300 SF

(CONTIGUOUS TO 25,063 SF)

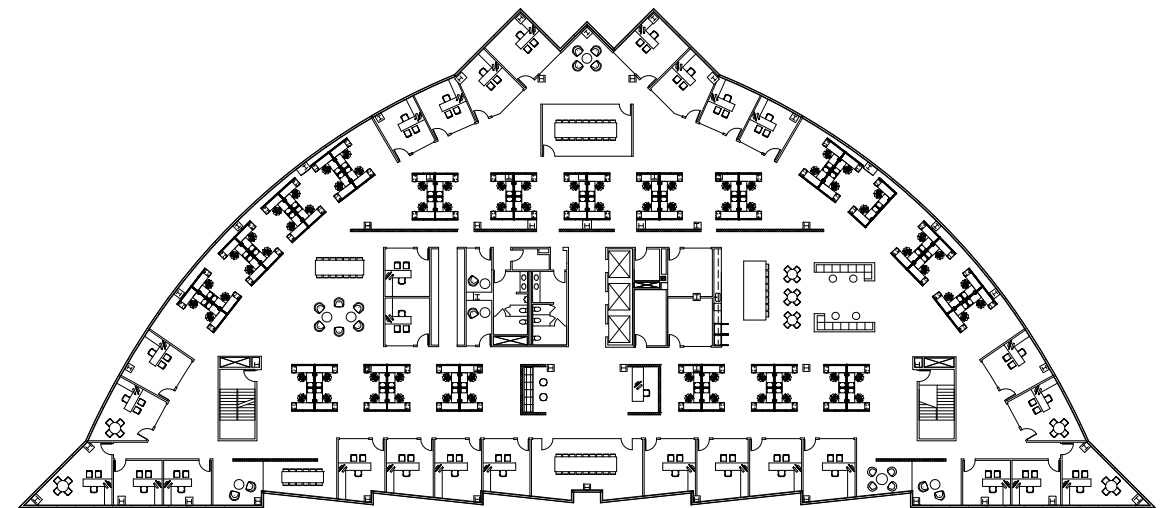
FIFTH FLOOR

25,063 SF

HYPOTHETICAL SPEC PLAN

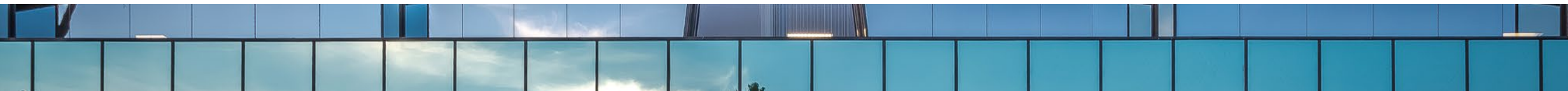
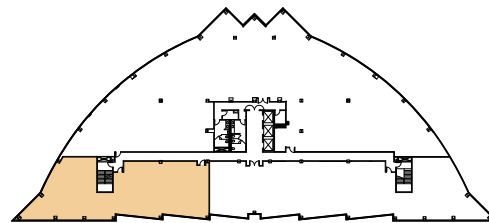


HYPOTHETICAL FULL FLOOR PLAN



BUILD-OUT

- SHELL CONDITION
- EXTENSIVE GLASSLINE WITH ABUNDANT NATURAL LIGHT
- 1 CONFERENCE ROOM
- 7 PRIVATE OFFICES
- LARGE COLLABORATIVE BREAK ROOM
- OPEN OFFICE AREA FOR WORKSTATIONS







FOR FURTHER INFORMATION CONTACT:

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