

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](#)



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
CONFERRING 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

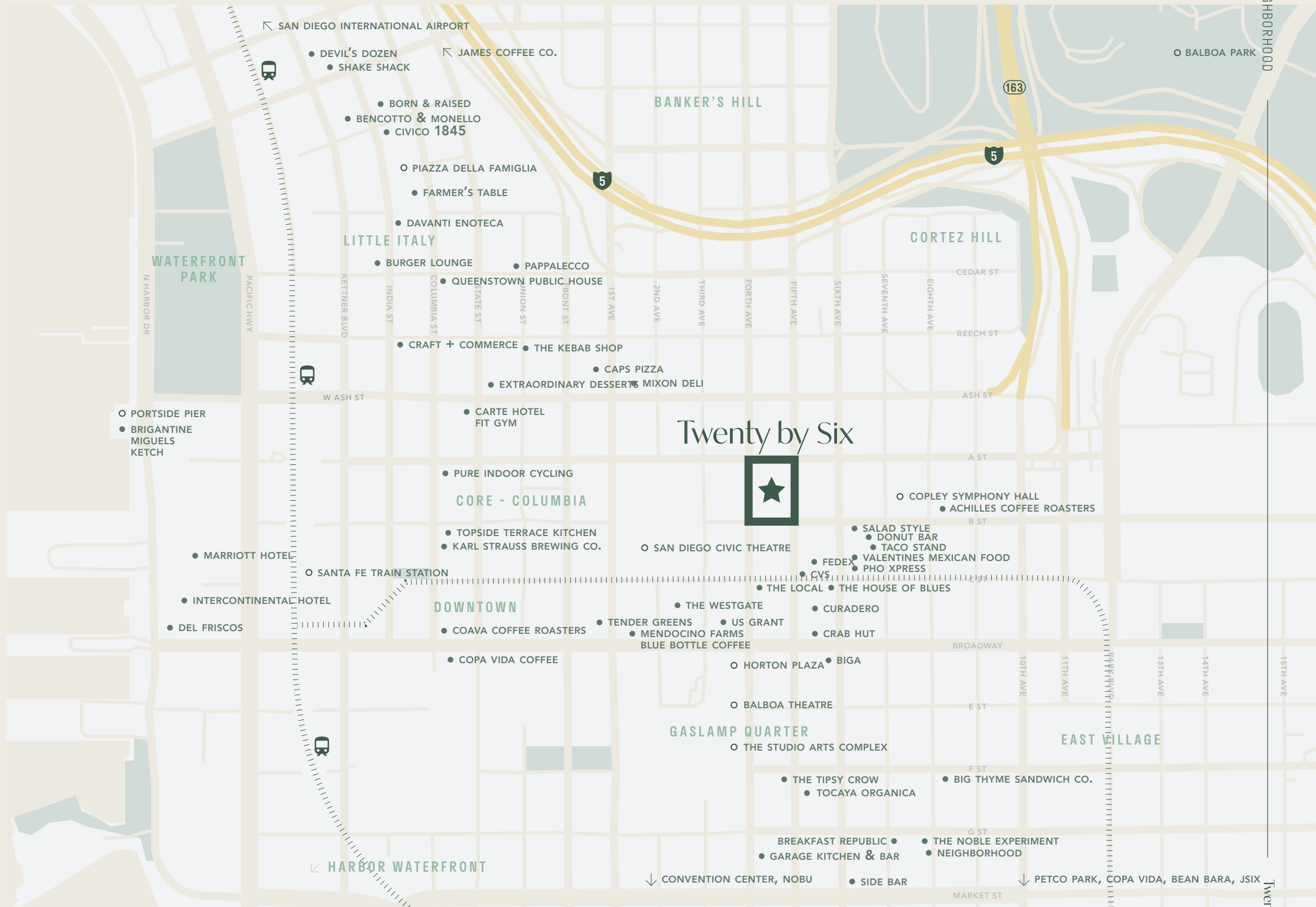
ACTIVATED PLAZA
WITH CAFÉ

THE 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.



THE NEIGHBORHOOD

Twenty by Six



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



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.



ON-SITE
MANAGEMENT
& SECURITY

STATE-OF-THE-ART
CONFERRING
FACILITY

FUTURE BREEZEWAY
COFFEE SHOP

FITNESS CENTER
WITH SHOWERS,
LOCKERS &
TOWEL SERVICE

FUTURE
CAFE

OUTDOOR
COMMONS
WITH WIFI

THE AMENITIES

On-Site

MANAGEMENT &
24/7 SECURITY

Parking

DEDICATED ON-SITE
SUBTERRANEAN
PARKING

WiFi

HIGH SPEED WIFI
CONNECTIVITY
INSIDE & OUT

Outdoor

MULTIPLE PATIOS
WITH PRIVATE
WORKING SPACES

Private

CONFERENCE ROOMS
FOR SMALL & LARGE
GROUPS

Casual

MEETING SPACES,
LOUNGES &
COLLABORATIVE AREAS

Spacious

OUTDOOR COMMONS
WITH LUSH GREENSCAPE,
LOUNGE SEATING &
COMMUNAL FIREPITS

Fitness

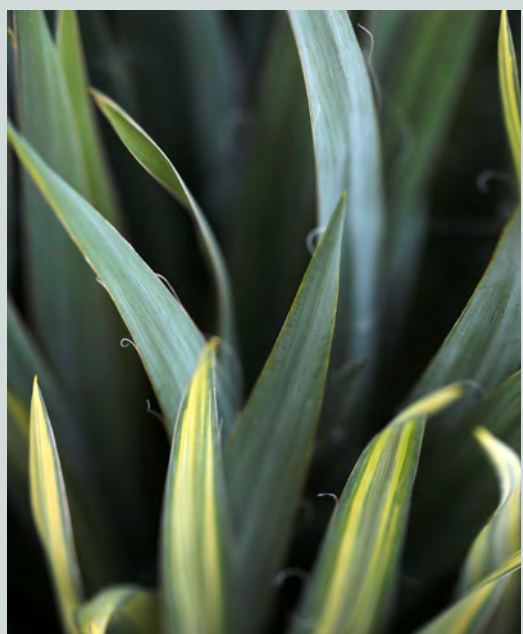
FULLY EQUIPPED FITNESS
CENTER WITH YOGA AND
PELOTON STUDIOS

Future
Café

SERVING BREAKFAST,
LUNCH & DINNER

Resort-Style

SHOWER & LOCKER FACILITY



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+

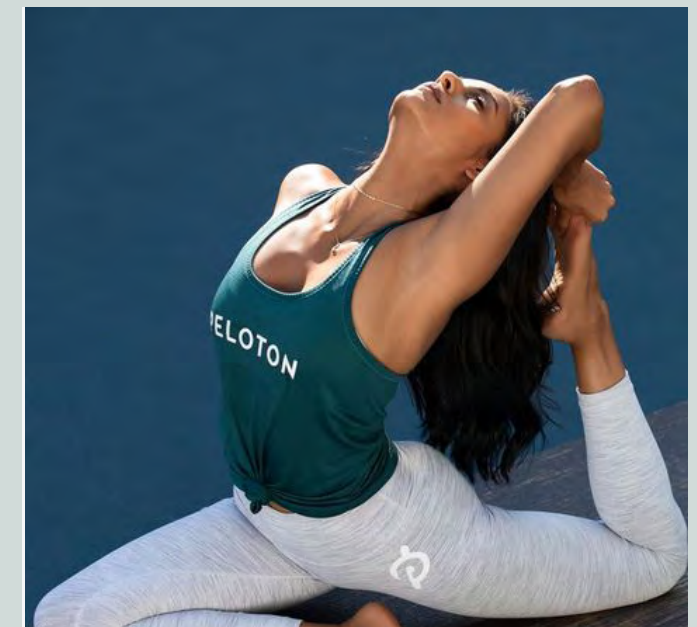
WEEKLY CLASSES WITH DIVERSE
TYPES, THEMES, DIFFICULTY LEVELS
AND MUSIC GENRES

Spa-Style

HOSPITALITY-ESQUE SHOWER AND
LOCKER ROOM FACILITY

Exclusive

FOR TWENTY BY SIX TENANTS



GETTING HERE

A Convenient Commute

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

A MULTITUDE OF OPTIONS:

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

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



THE VISIBILITY

Your Signage On Display

Twenty by Six offers several prominent signage opportunities including building top, monument and eyebrow signage.



SHAPING THE DOWNTOWN LANDSCAPE



THE VISIONARY TEAM

A Better Way to Work



Twenty by Six is a glimpse into the future of San Diego's evolving landscape. Locally-owned and operated by LeBeau Realty & Associates, we are a full-service CRE firm with the vision and deep local knowledge to revive the downtown core with the kind of creative and flexible workspace that truly celebrates our way of life.

Gensler

Gensler architecture reflects the firm's knowledge of how people and organizations use and experience place and space. Working collaboratively with clients, communities and end users to create buildings that work well on every level, their incredible global team of 6,000+ people is creating a better world everyday through the power of design.





CONTACT US

Leasing



DEREK HULSE

T +1 858.334.4005
derek.hulse@cushwake.com
CA License #01740180

MORGAN RENO

T +1 858.558.5603
morgan.reno@cushwake.com
CA License #02030032

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