

TWENTY BY SIX
20/6
451 A & 450 B STREET

AVAILABILITY



Twenty by Six
20/6

TWENTY BY SIX | THE AVAILABILITIES

450 B ST

| SUITE | SF | AVAILABLE | CONDITION |
|-------|--------------------|-----------|-----------|
| *200 | 13,919 (Divisible) | Vacant | Shell |
| *300 | 17,458 (Divisible) | Vacant | Shell |
| *400 | 15,185 | Vacant | Shell |
| *500 | 15,289 | Vacant | Shell |
| *600 | 15,237 | Vacant | Shell |

* contiguous for up to 74,381 RSF

451 A ST

| SUITE | SF | AVAILABLE | CONDITION |
|-------|--------|-----------|-----------|
| 400 | 2,243 | Vacant | Spec |
| 425 | 3,078 | Vacant | 2nd Gen |
| 610* | 2,412 | Vacant | Spec |
| 620* | 1,921 | Vacant | 2nd Gen |
| 650 | 6,862 | Vacant | 2nd Gen |
| 720** | 2,445 | Vacant | Spec |
| 740** | 3,205 | Vacant | Spec |
| 750 | 2,791 | Vacant | Spec |
| 780 | 2,396 | Vacant | 2nd Gen |
| 1420 | 2,800 | Vacant | 2nd Gen |
| 1500 | 14,429 | 7/1/2025 | 2nd Gen |
| 1650 | 6,081 | Vacant | Shell |
| 1900 | 14,025 | Vacant | Shell |
| 2000 | 15,315 | Vacant | 2nd Gen |

* Suites 610/620 contiguous for 4,333 RSF

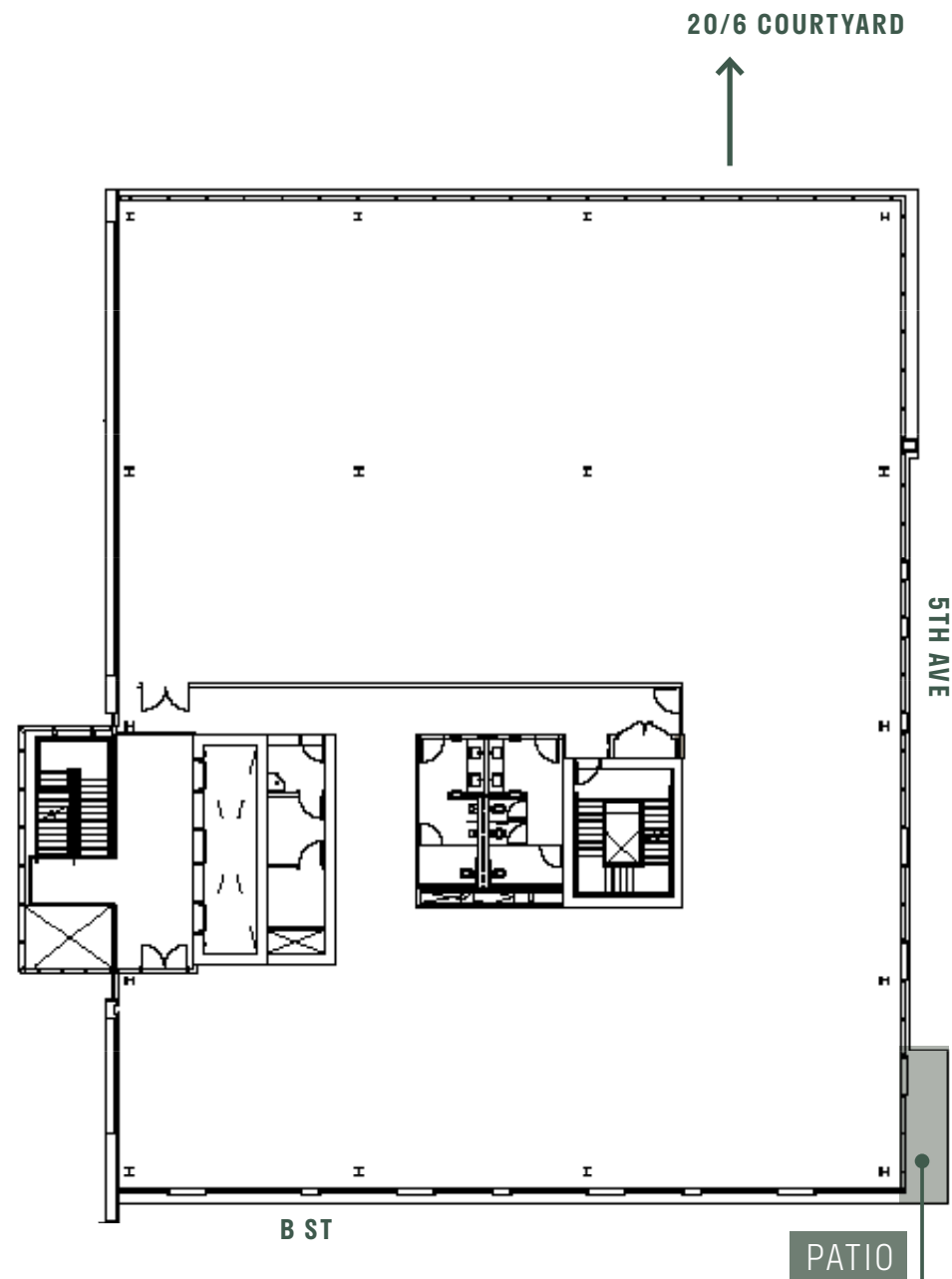
** Suites 720/740 contiguous for 5,650 RSF

SIX | 450 B ST | THE FLOOR PLANS



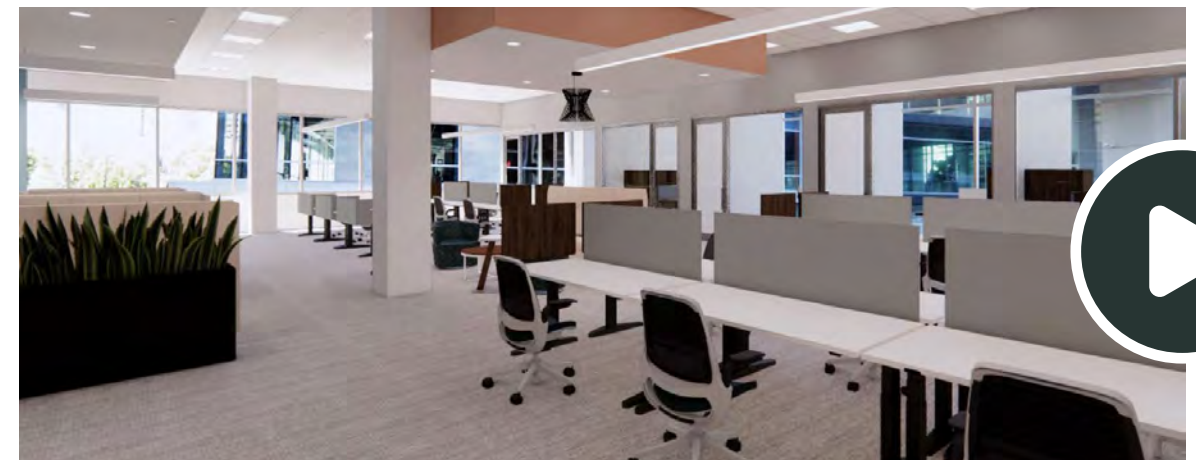
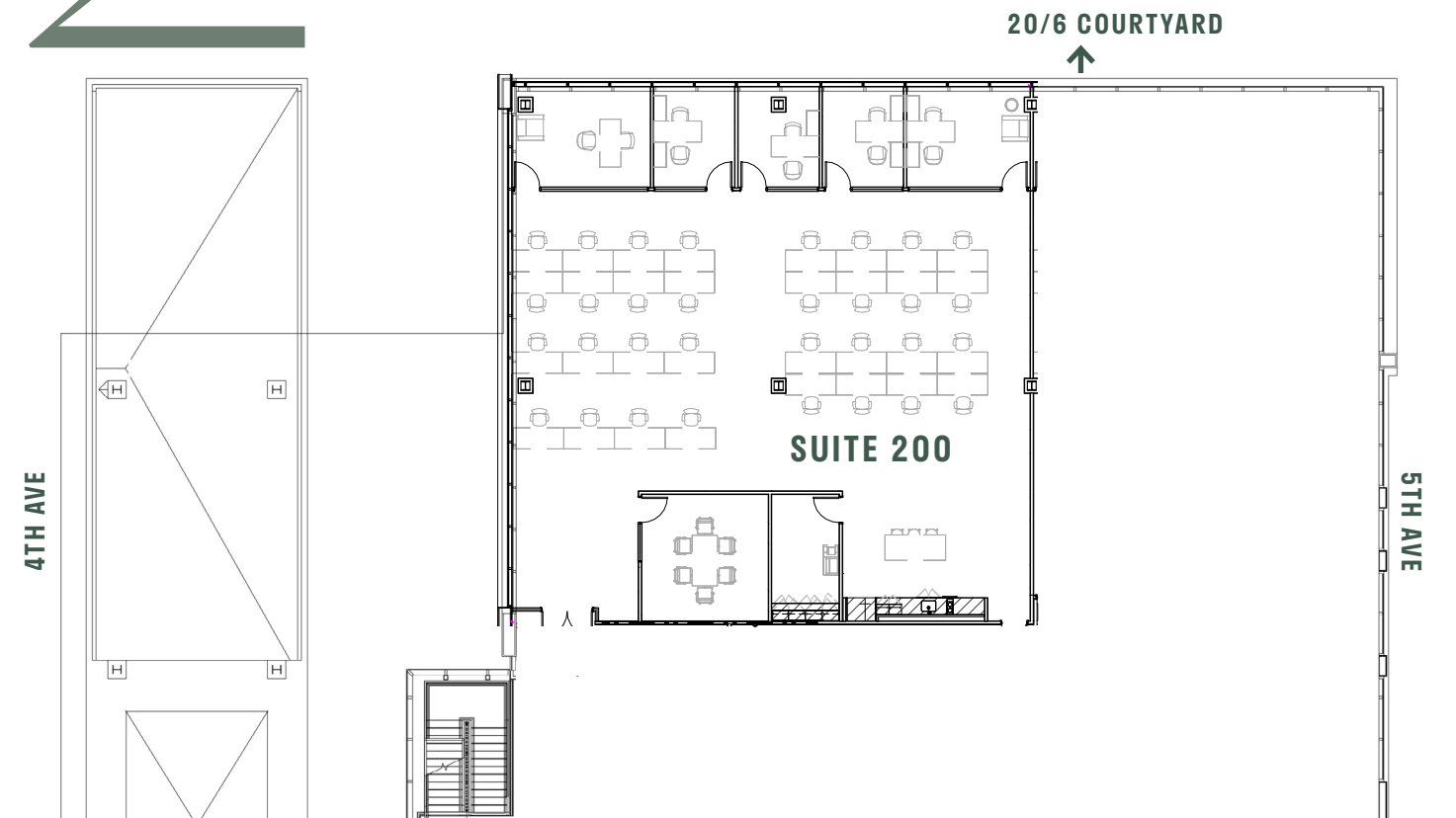
2nd

SINGLE TENANT
SUITE 200 // 13,919 RSF



2nd

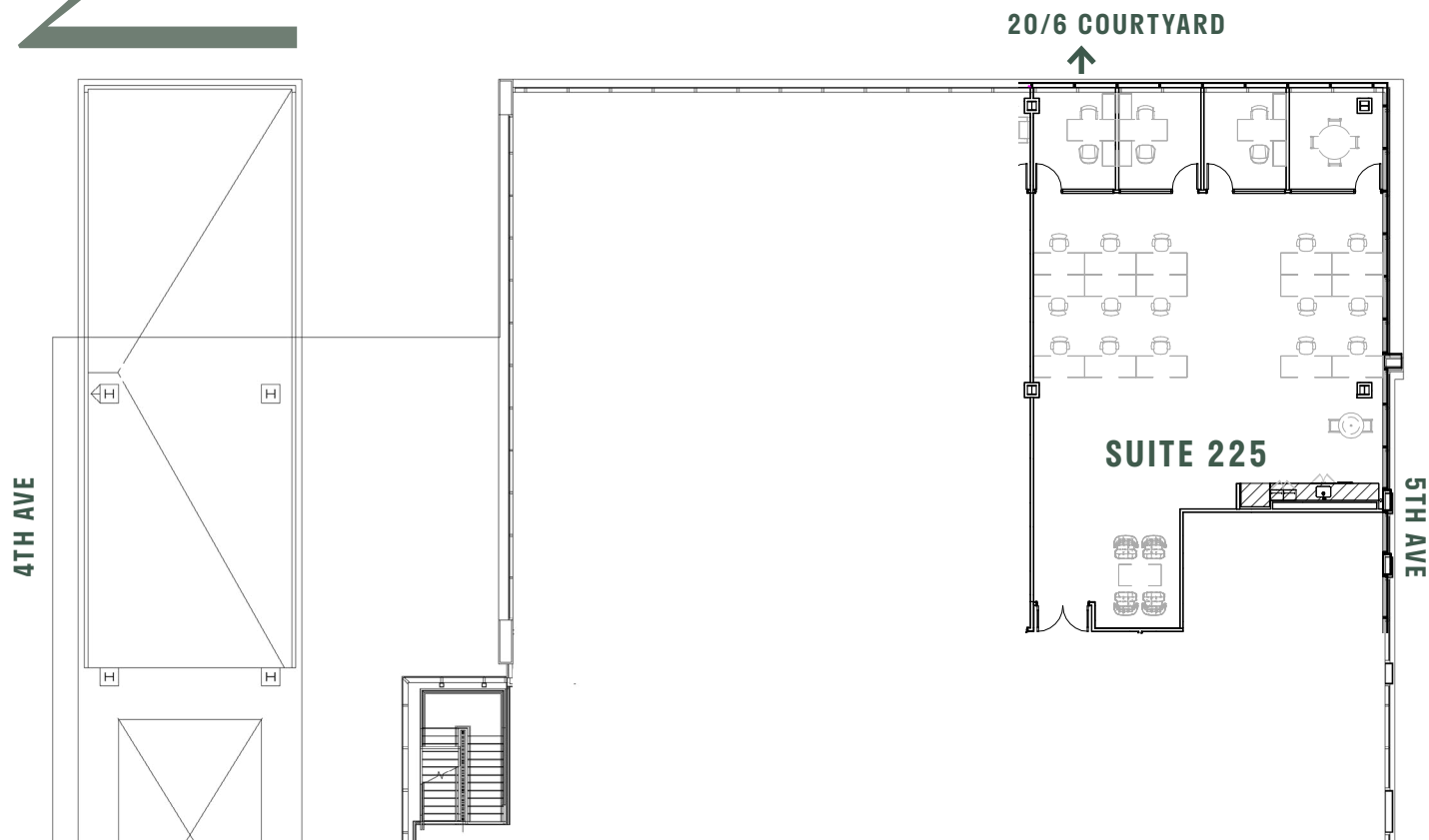
HYPOTHETICAL SPEC SUITE PLAN
SUITE 200 // 4,842 RSF



SIX | 450 B ST | THE FLOOR PLANS

2nd

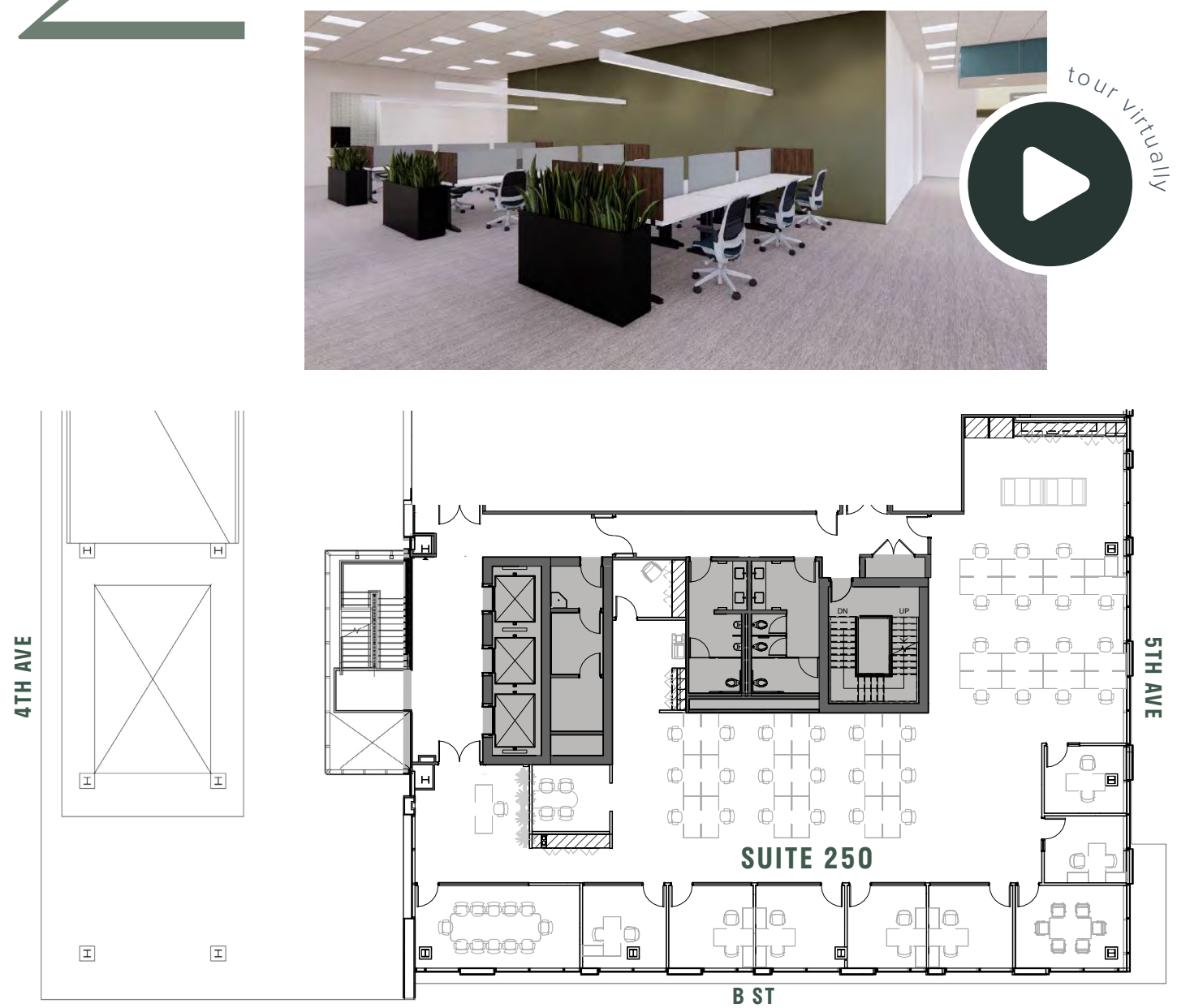
HYPOTHETICAL SPEC SUITE PLAN
SUITE 225 // 2,877 RSF



SIX | 450 B ST | THE FLOOR PLANS

2nd

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



3rd

SINGLE TENANT
SUITE 300 // 17,458 RSF

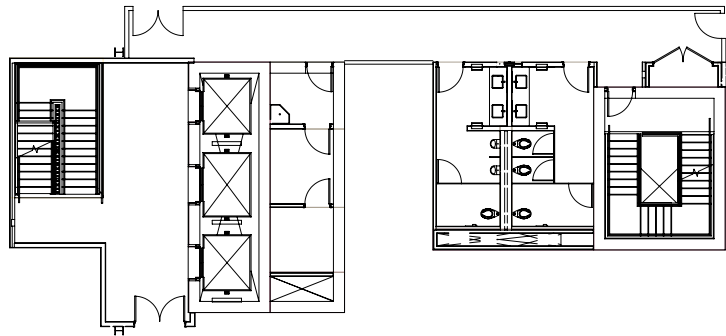
20/6 COURTYARD



PRIVATE OUTDOOR PATIO

4TH AVE

5TH AVE



B ST

PATIO

3rd

hypothetical demising plan

MULTI-TENANT
SUITE 300 // ±9,000 RSF **SUITE 350** // 8,500 RSF

20/6 COURTYARD



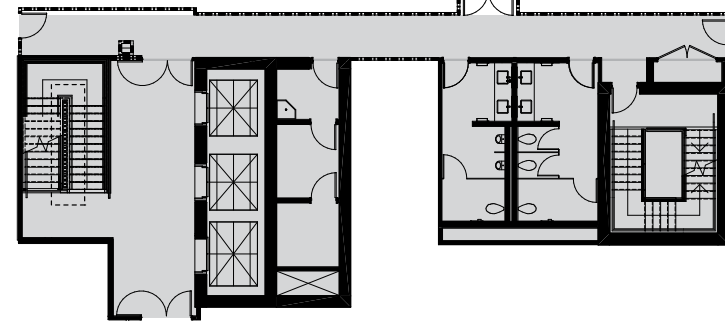
SUITE 300
PRIVATE OUTDOOR
PATIO

SUITE 350
PRIVATE
OUTDOOR
PATIO

4TH AVE

5TH AVE

SUITE 300
±9,000 RSF



SUITE 350
8,500 RSF

B ST

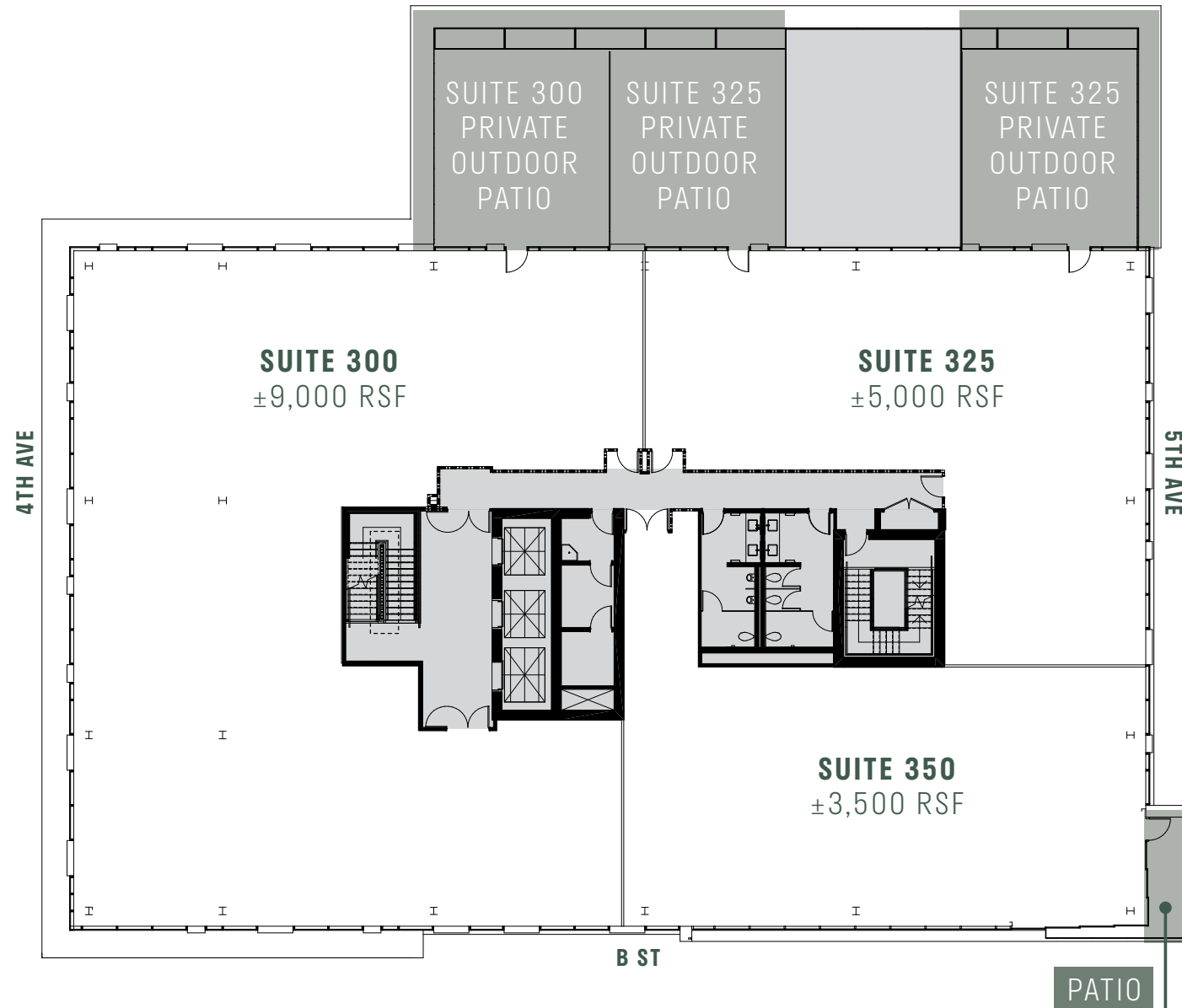
PATIO

3rd hypothetical demising plan

MULTI-TENANT

SUITE 300 // ±9,000 RSF **SUITE 325** // ±5,000 RSF **SUITE 350** // ±3,500 RSF

20/6 COURTYARD

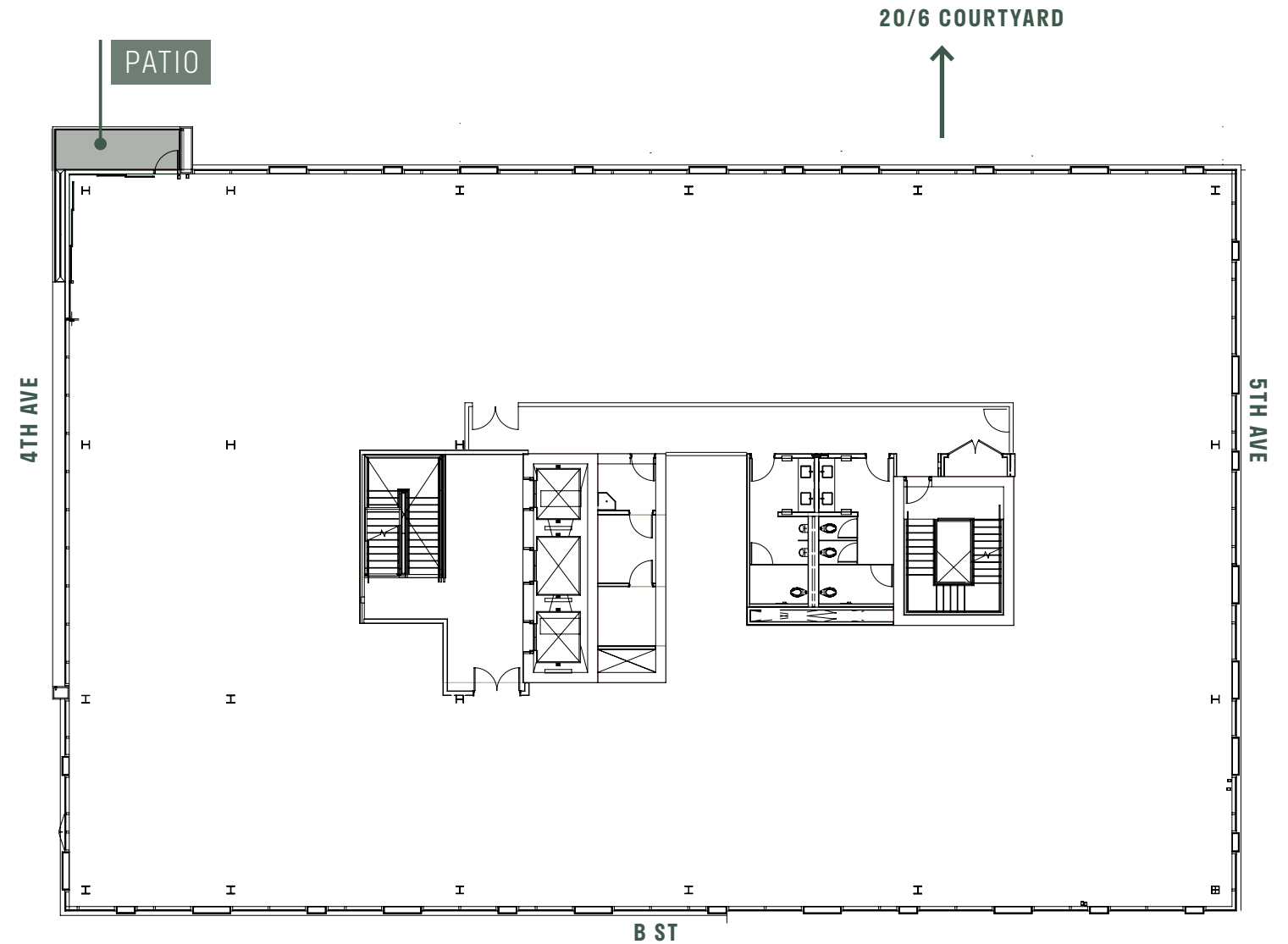


4th

SINGLE TENANT

SUITE 400 // 15,185 RSF

20/6 COURTYARD



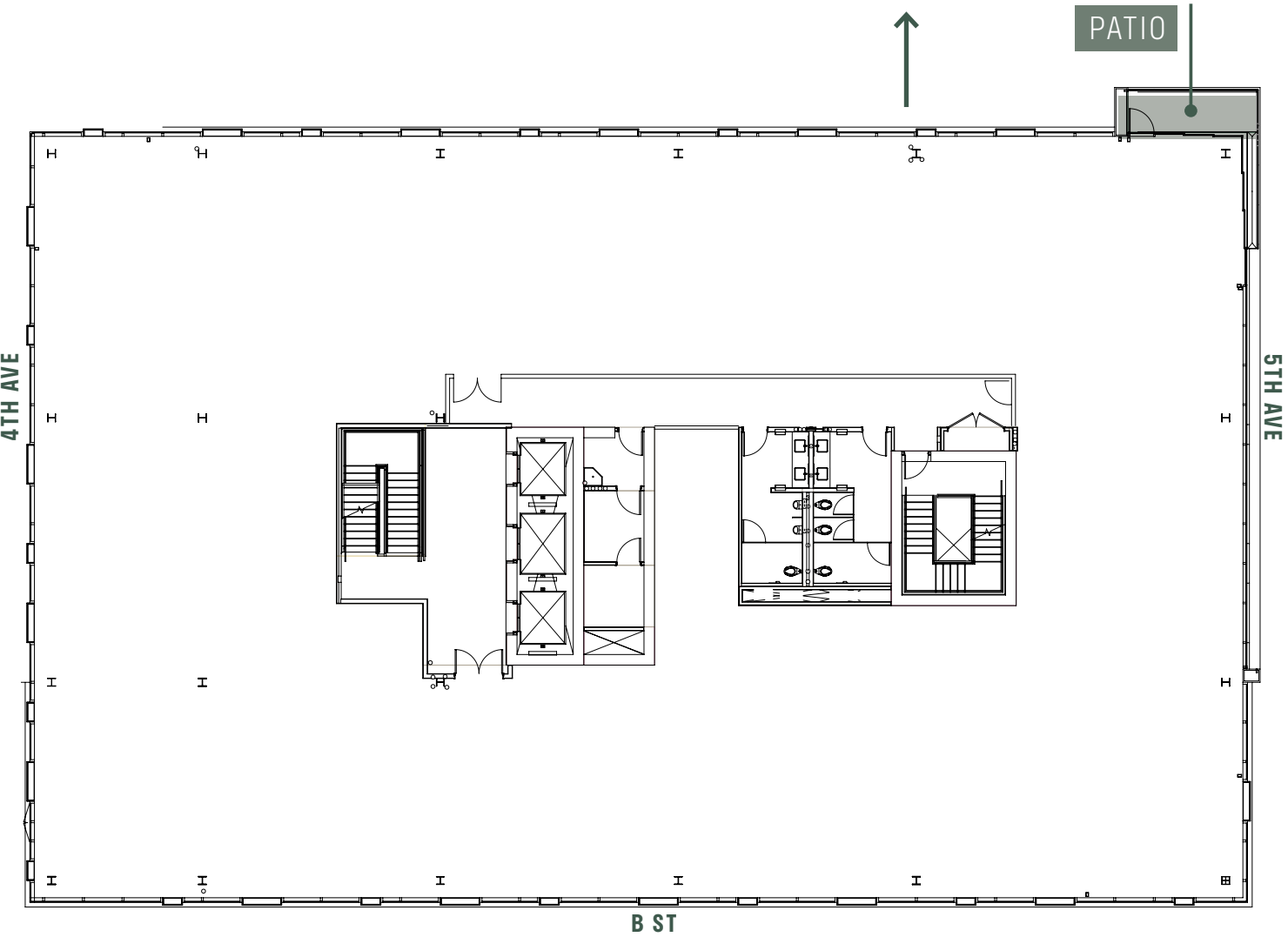
5th

SINGLE TENANT

SUITE 500 // 15,202 RSF

20/6 COURTYARD

PATIO



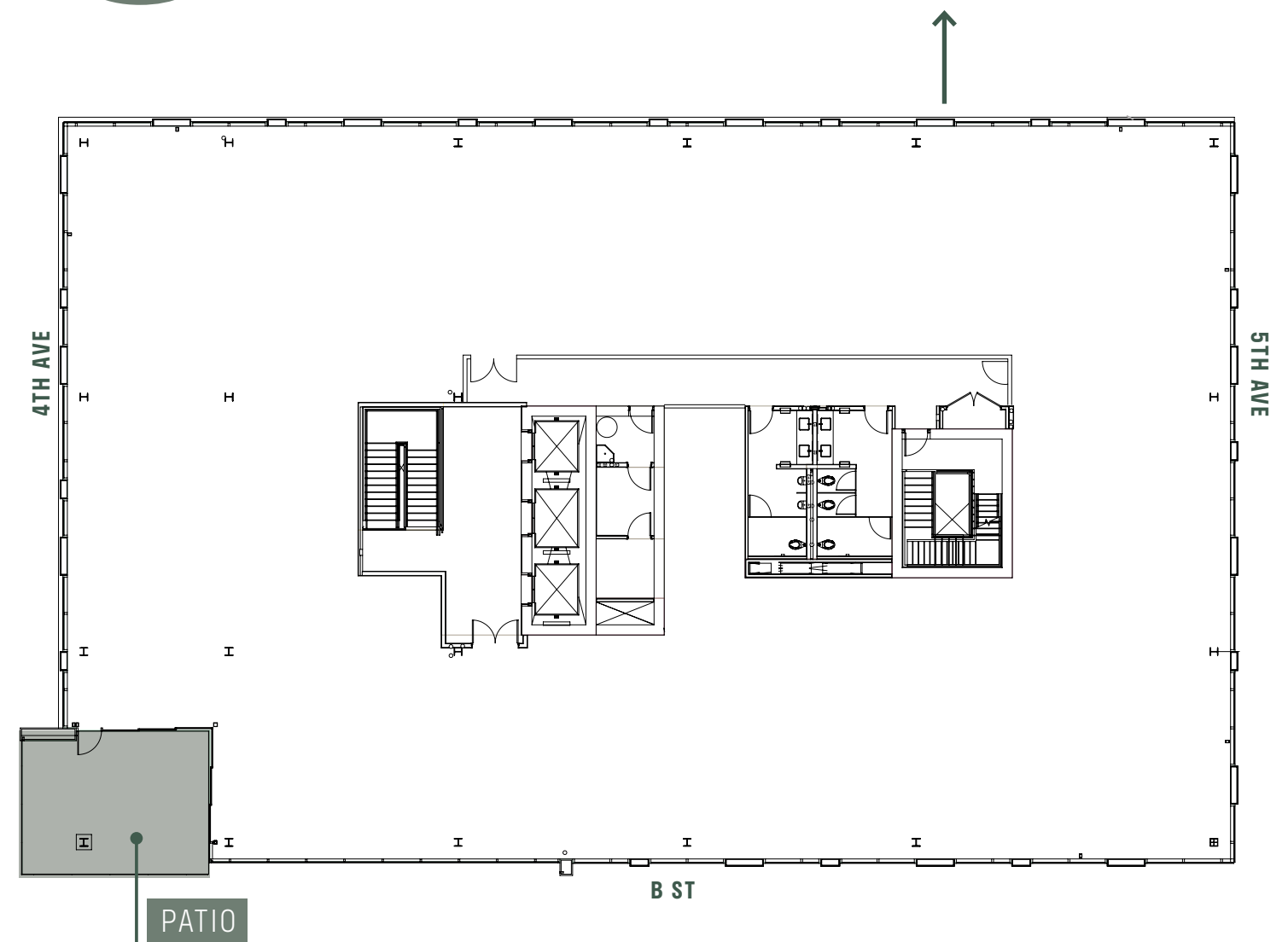
6th

SINGLE TENANT

SUITE 600 // 15,237 RSF

20/6 COURTYARD

PATIO



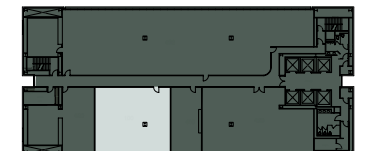
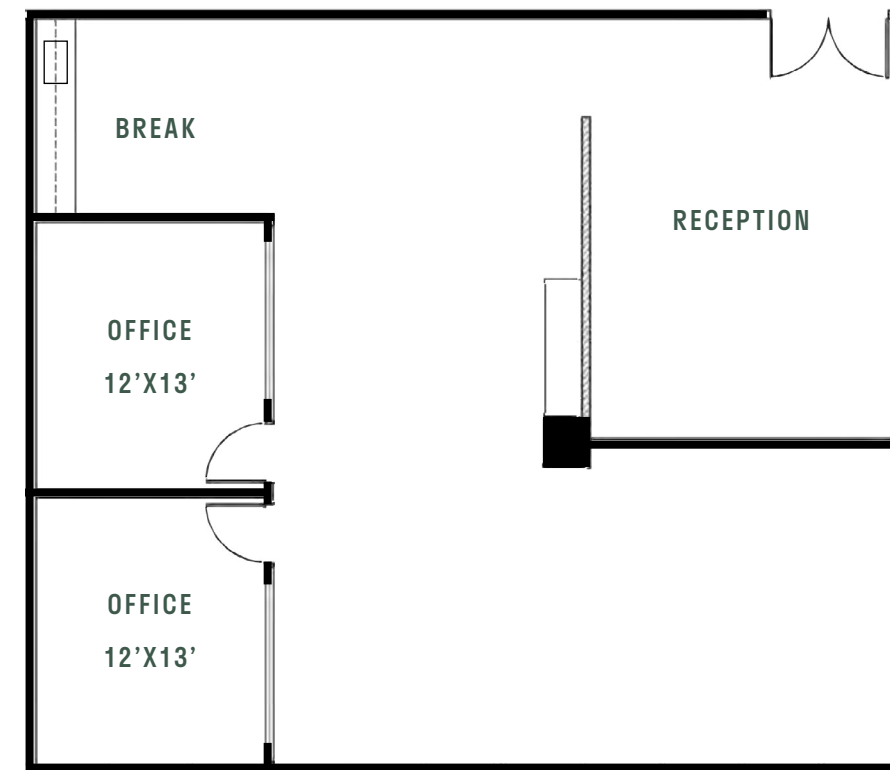
TWENTY | 451 A ST

TWENTY | 451 A ST | THE FLOOR PLANS

SUITE

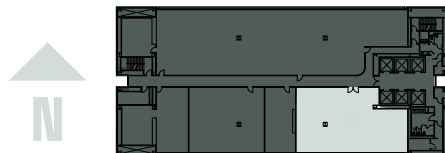
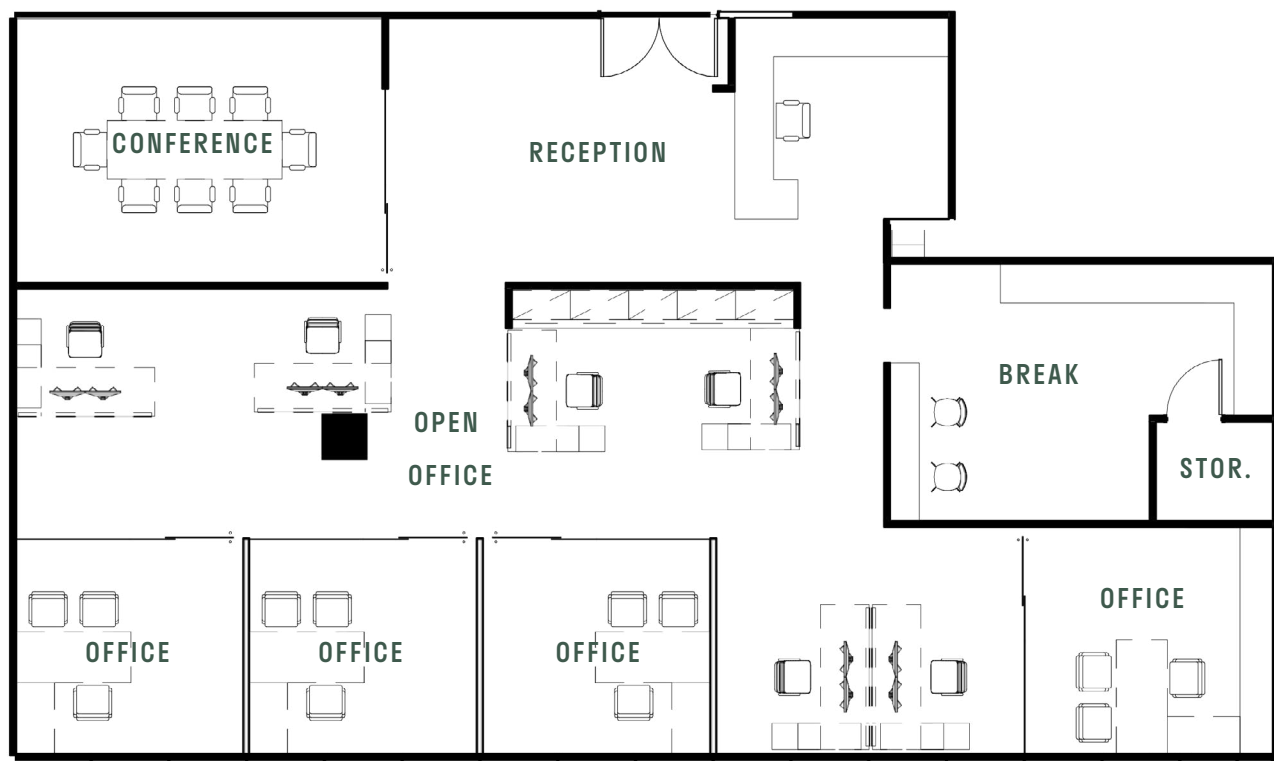
4000

2,243 RSF //
VACANT



SUITE 425

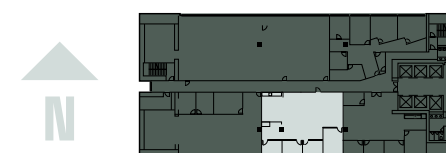
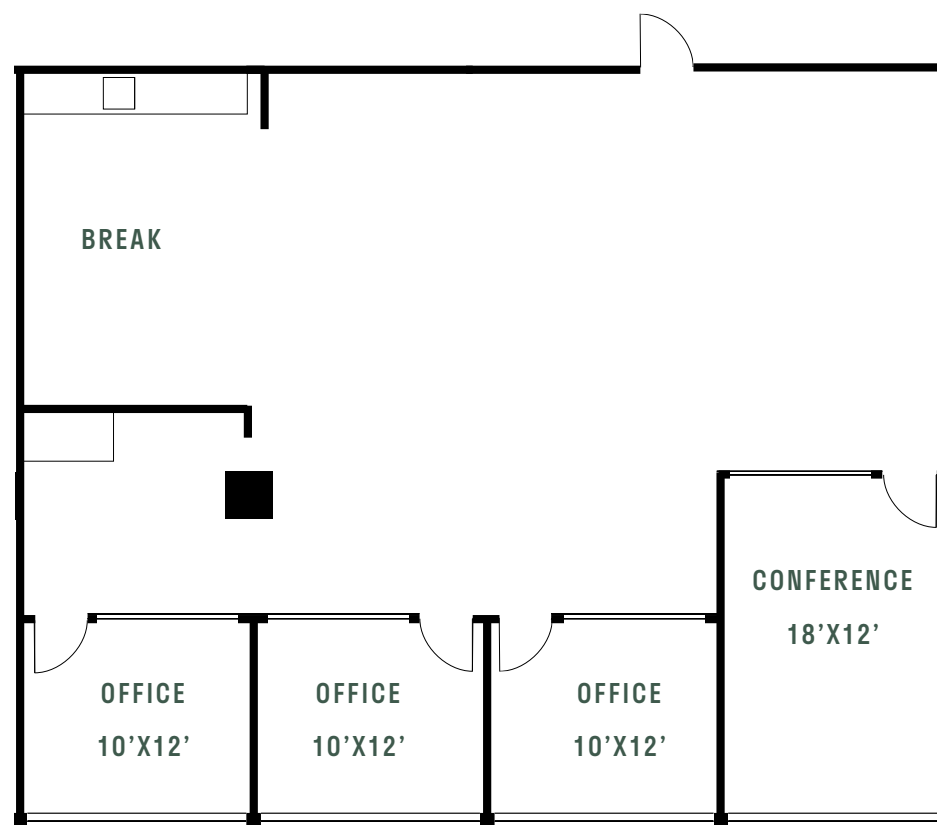
3,078 RSF // VACANT



SUITE 610

2,412 RSF // MOVE-IN READY SPEC SUITE VACANT

*CONTIGUOUS WITH SUITE 620 FOR 4,333 RSF



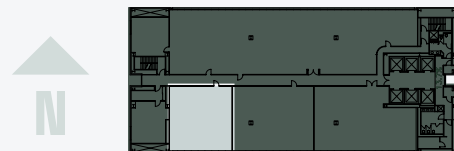
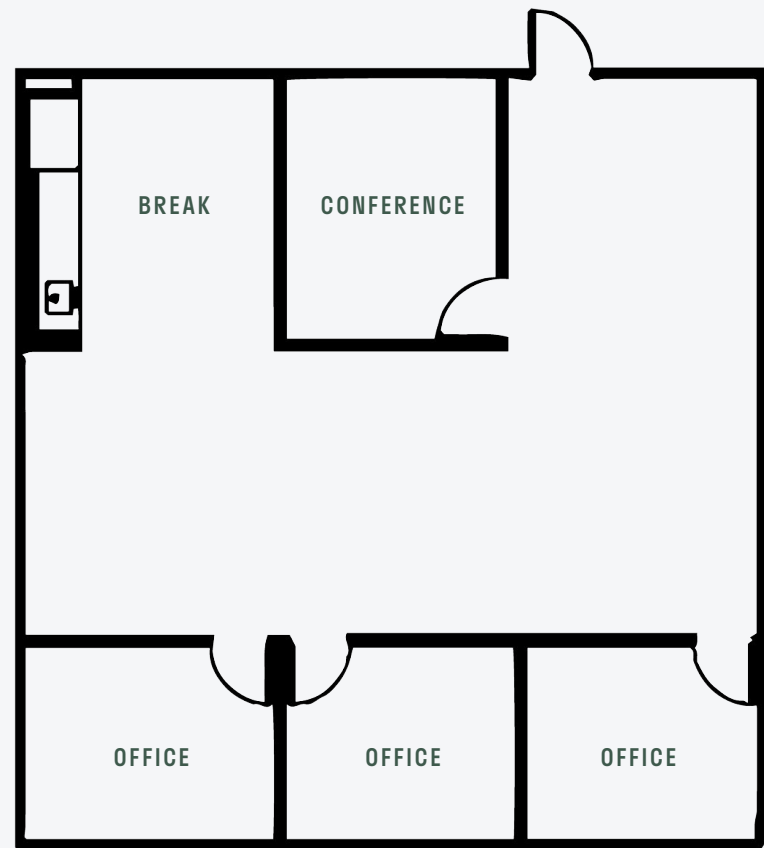
SUITE

620

1,921 RSF

VACANT

*CONTIGUOUS WITH SUITE 610 FOR 4,333 RSF

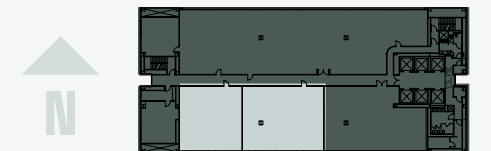
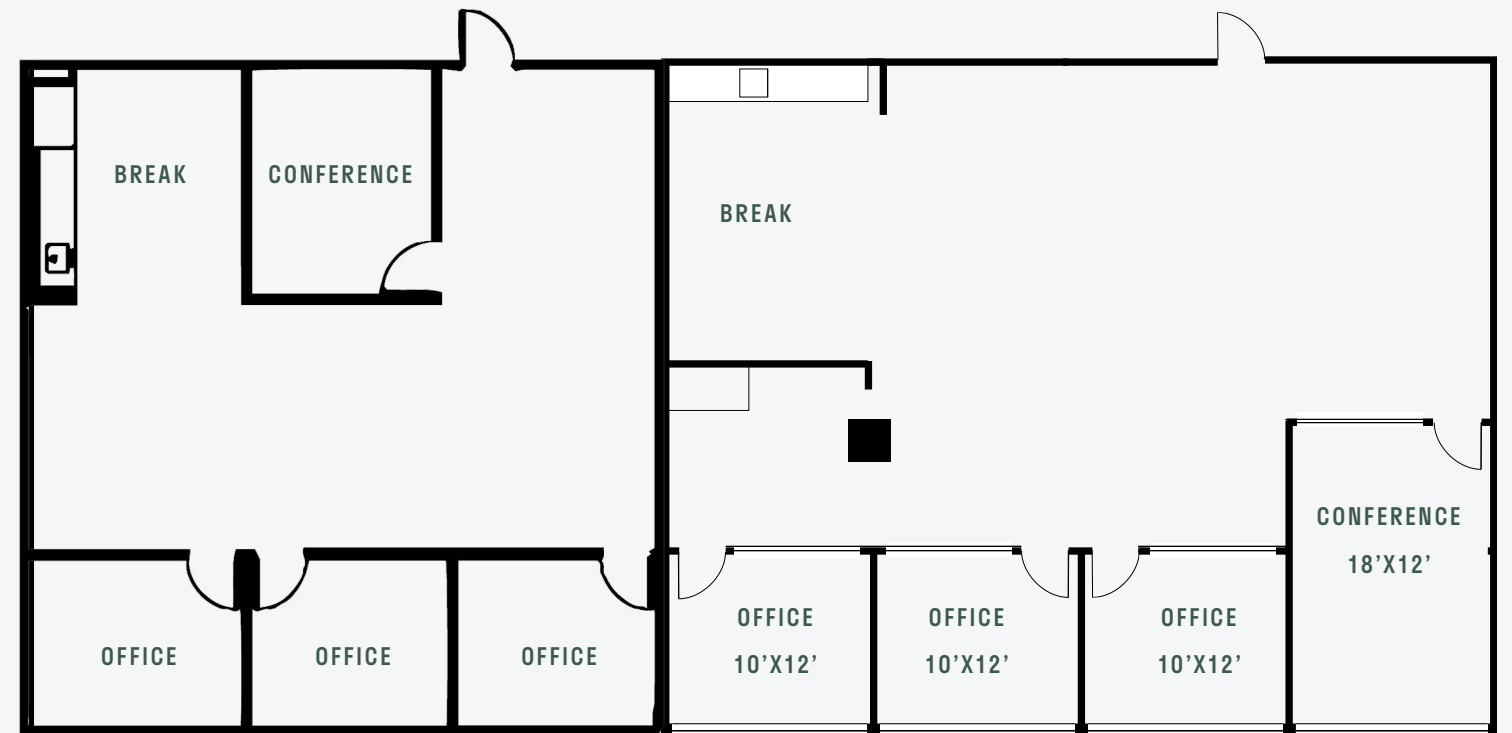


SUITES

610 & 620

4,333 RSF

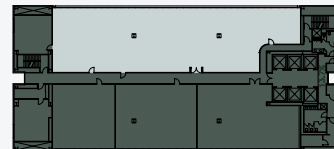
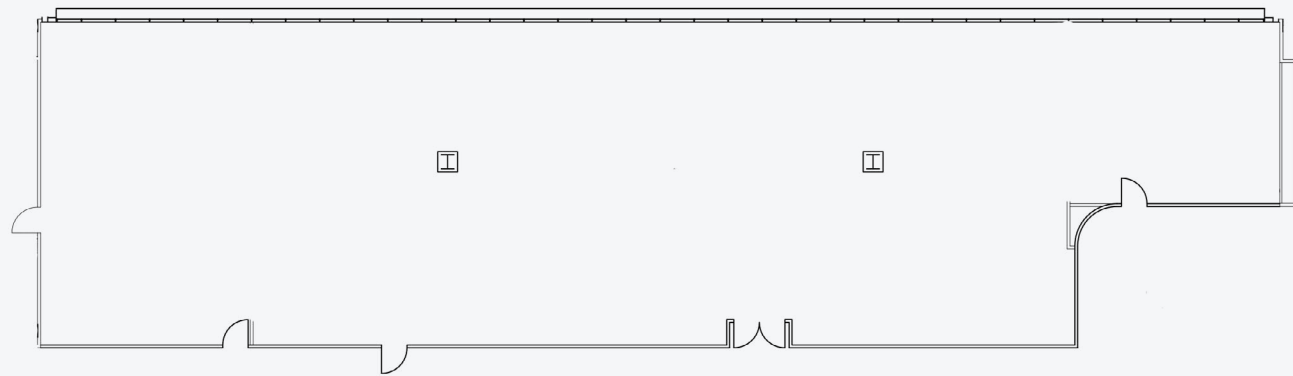
VACANT



SUITE

650

6,862 RSF
VACANT

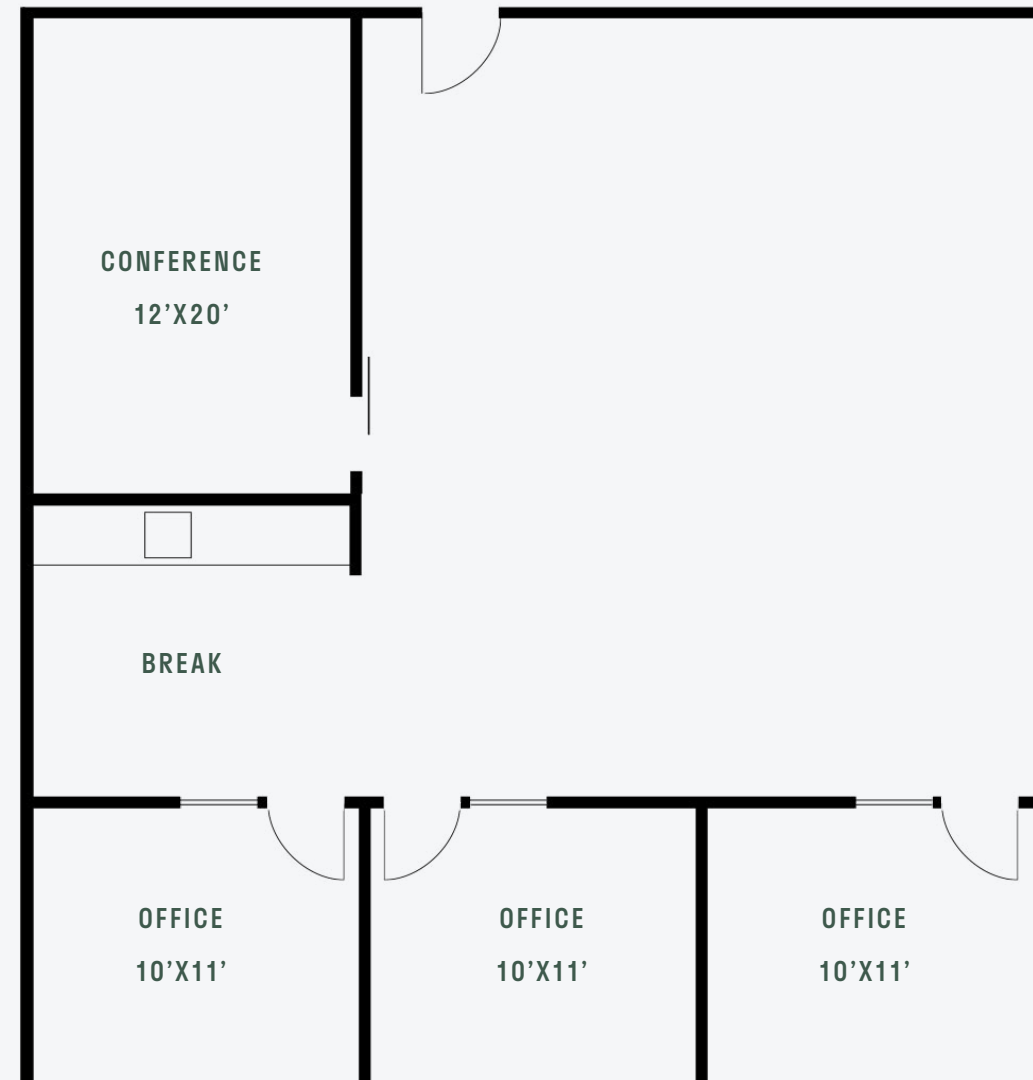


SUITE

720

2,445 RSF
VACANT

*CONTIGUOUS WITH SUITE 740 FOR 5,650 RSF



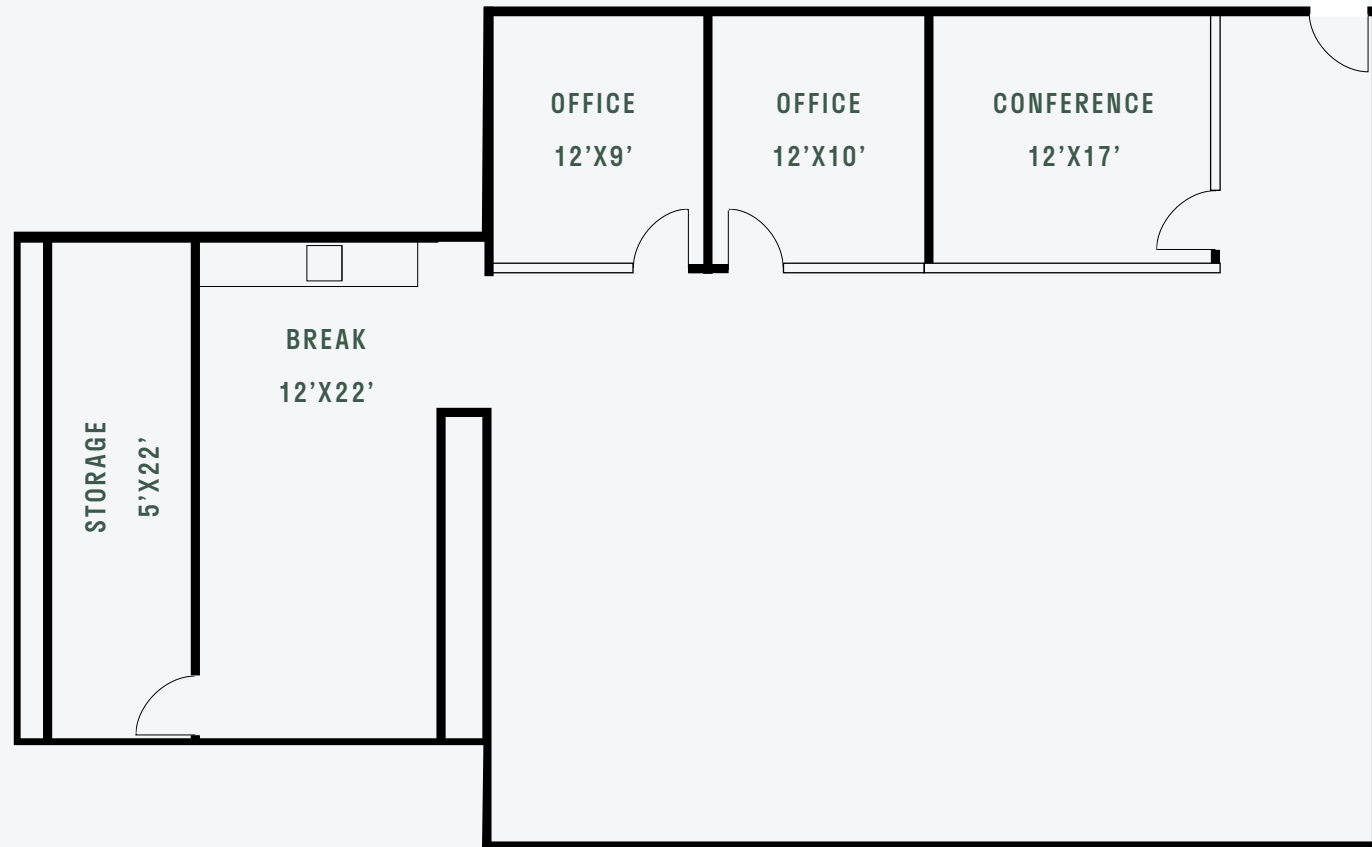
SUITE

740

3,205 RSF

VACANT

*CONTIGUOUS WITH SUITES 720 FOR 5,650 RSF

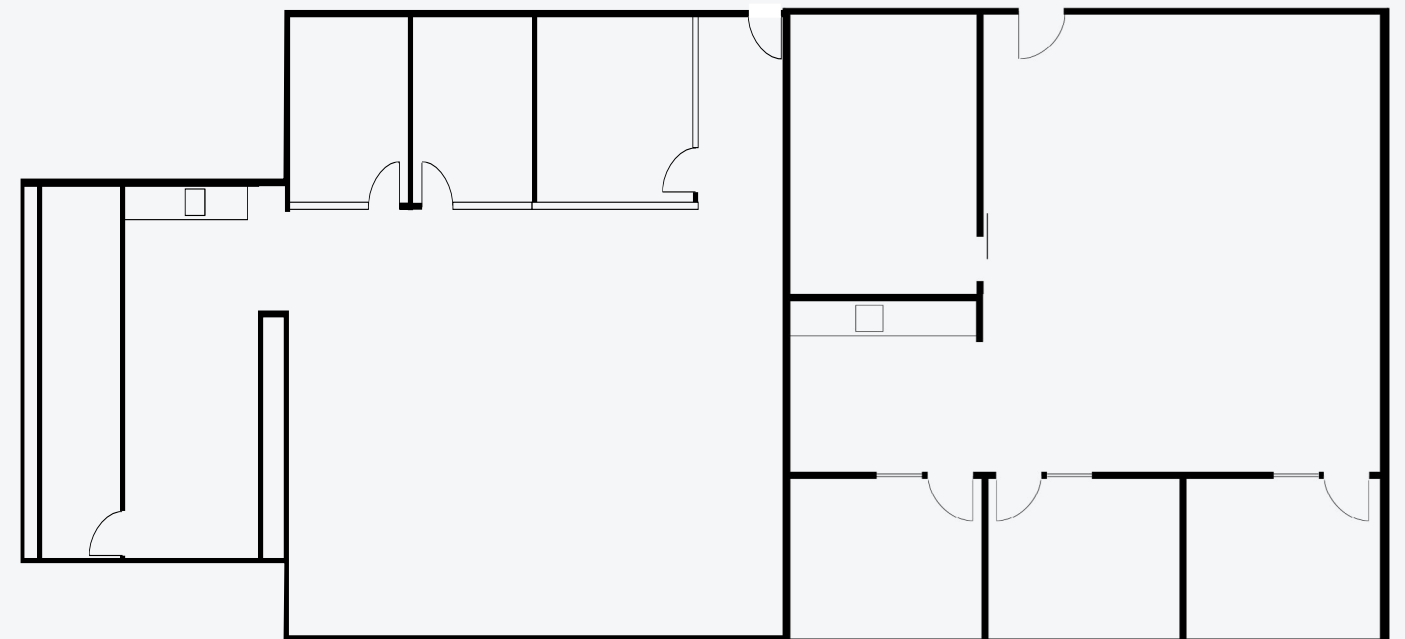


SUITES

720 & 740

5,650 RSF

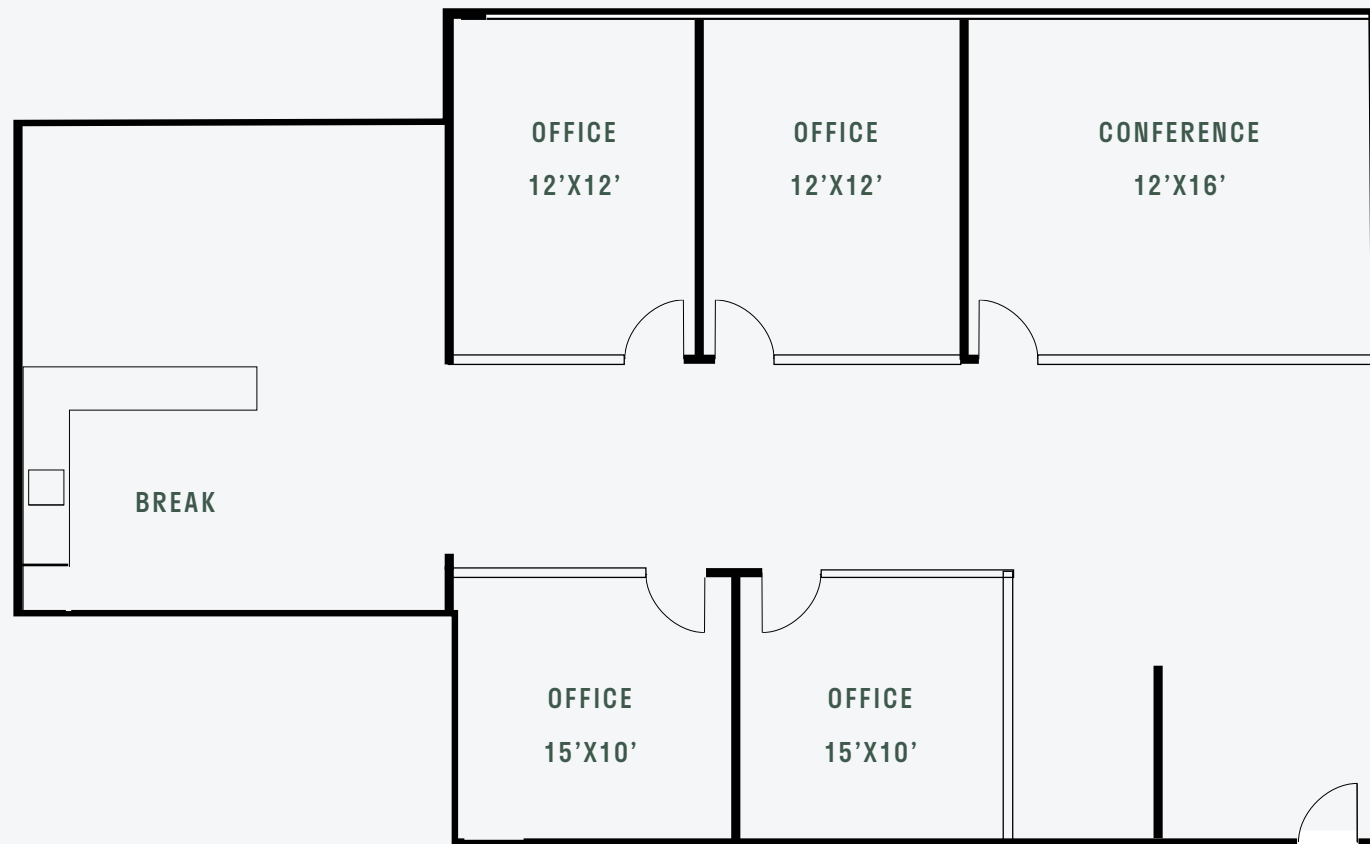
VACANT



SUITE

750

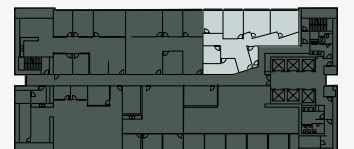
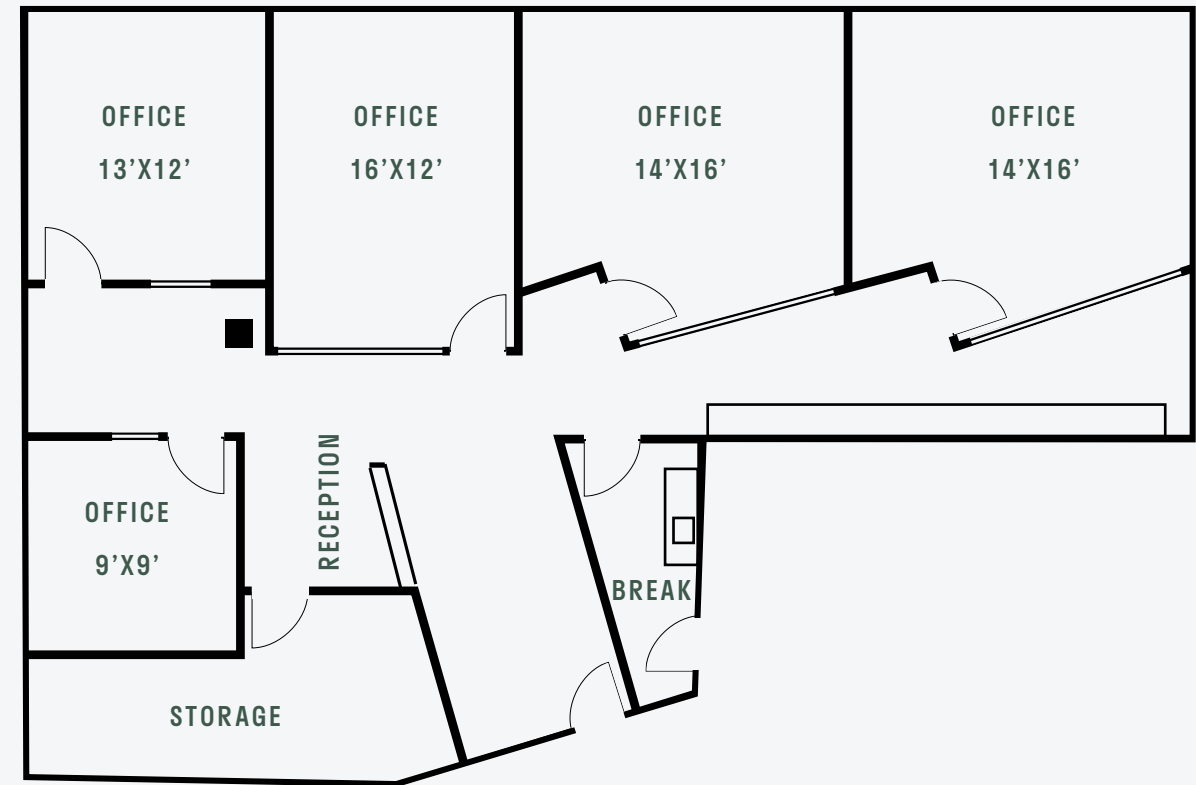
2,791 RSF
VACANT



SUITE

780

2,396 RSF
VACANT



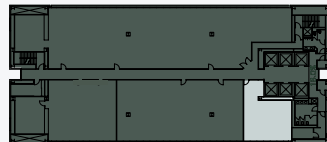
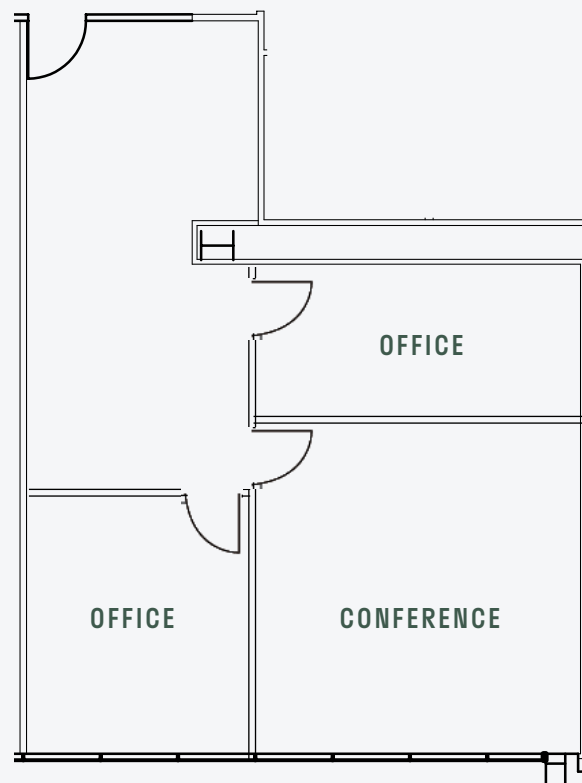
TWENTY | 451 A ST | THE FLOOR PLANS

SUITE

1400

1,279 RSF

AVAILABLE 3/1/2025



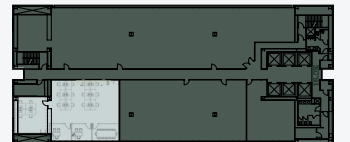
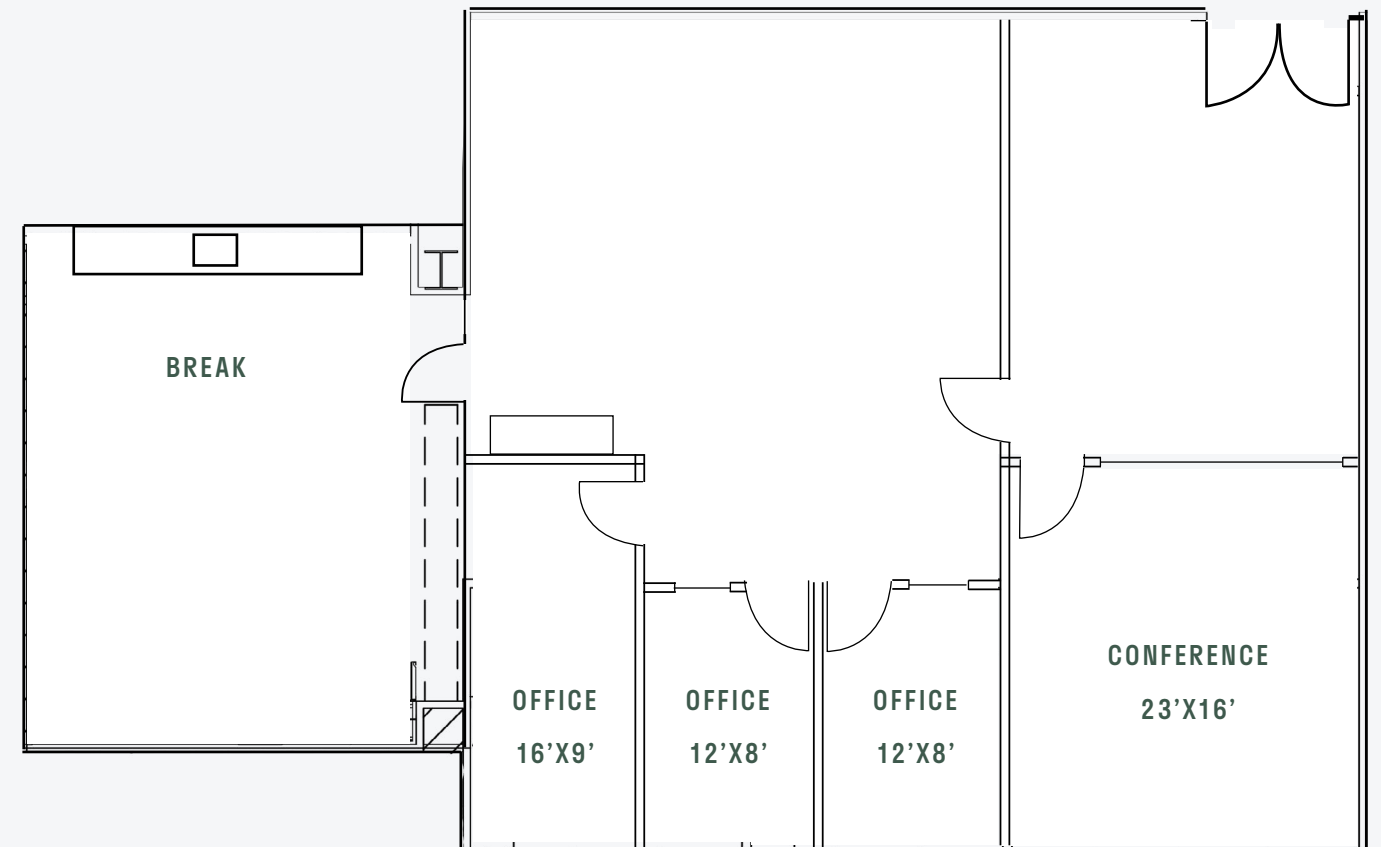
TWENTY | 451 A ST | THE FLOOR PLANS

SUITE

1420

2,800 RSF

VACANT

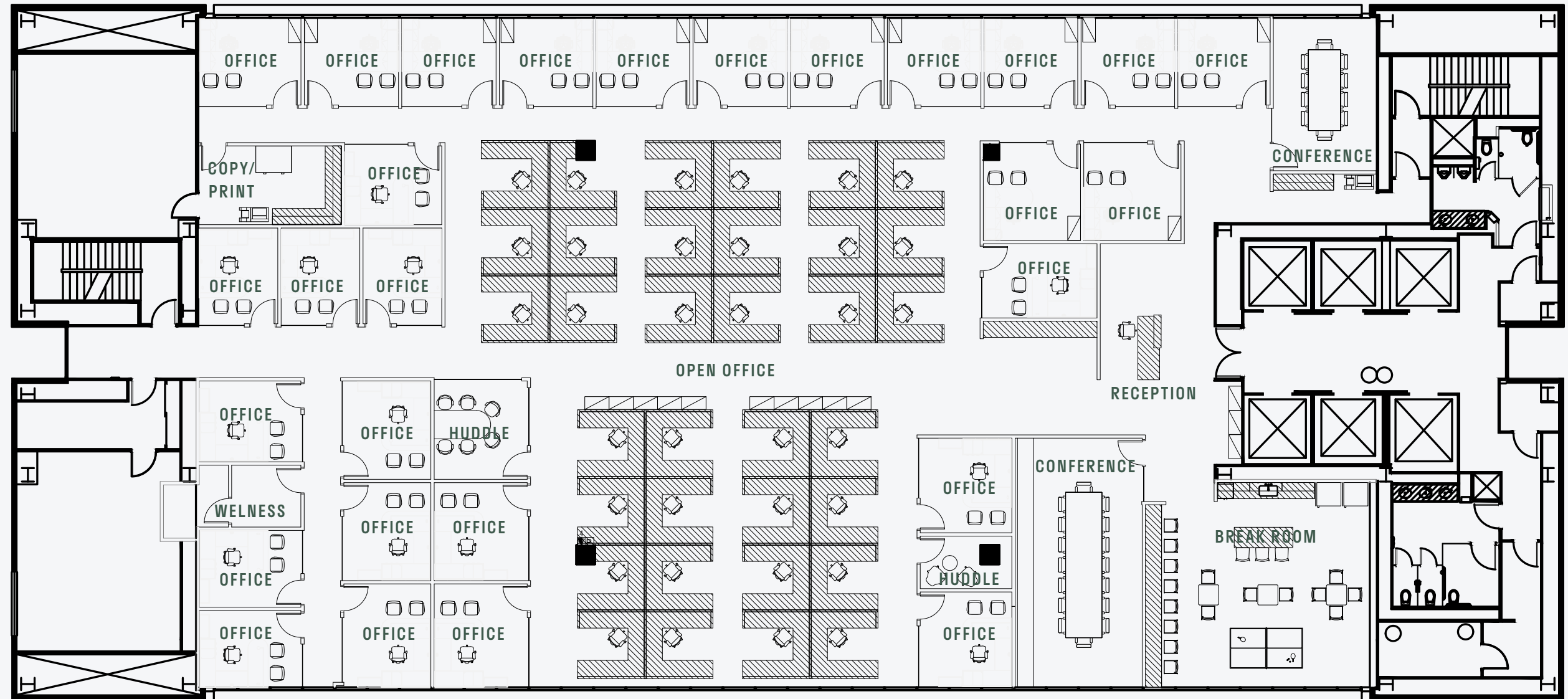


SUITE

1500

14,429 RSF

AVAILABLE 7/1/2025

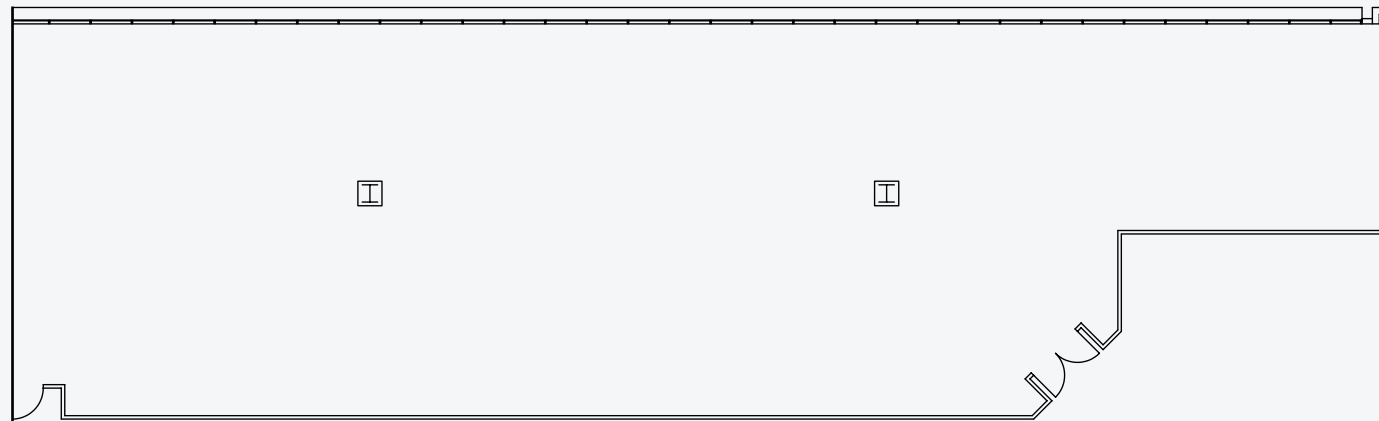


TWENTY | 451 A ST | THE FLOOR PLANS

SUITE

1650

6,081 RSF
VACANT



TWENTY | 451 A ST | THE FLOOR PLANS

SUITE

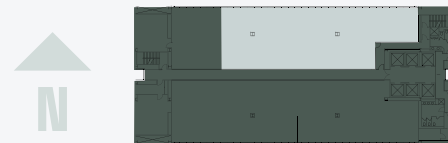
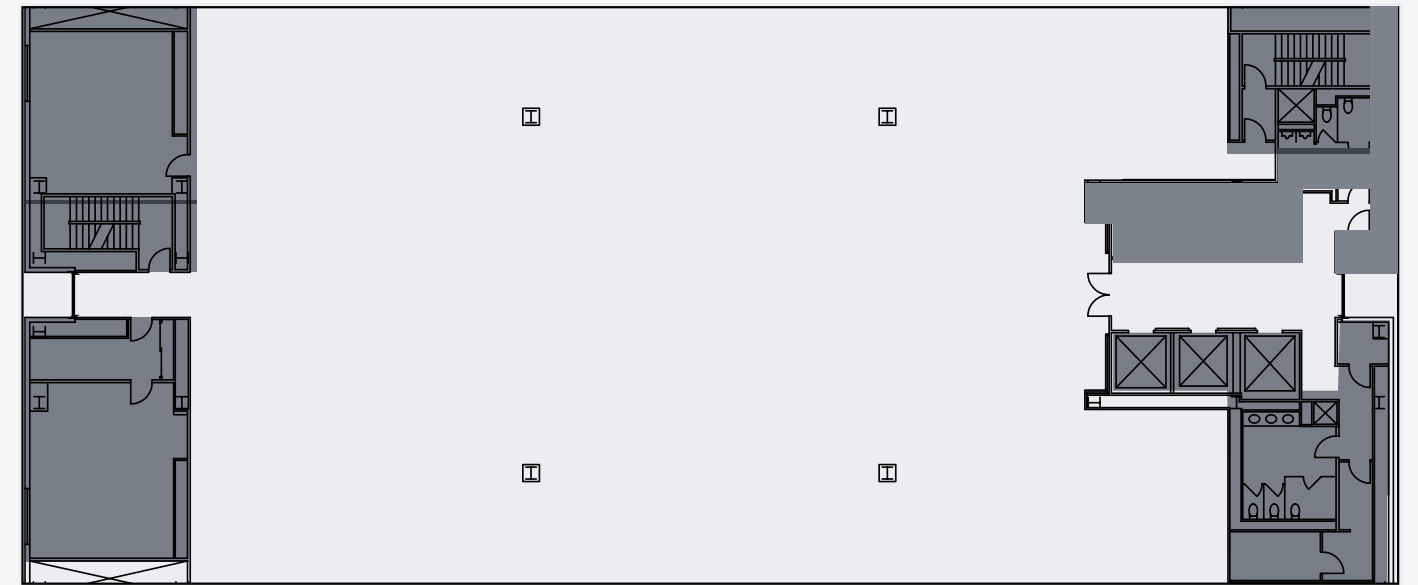
1900

14,025 RSF

VACANT

*CONTIGUOUS WITH SUITE 2000 FOR 29,340 RSF

**BUILDING-TOP SIGNAGE OPPORTUNITY



TWENTY | 451 A ST | THE FLOOR PLANS

SUITE

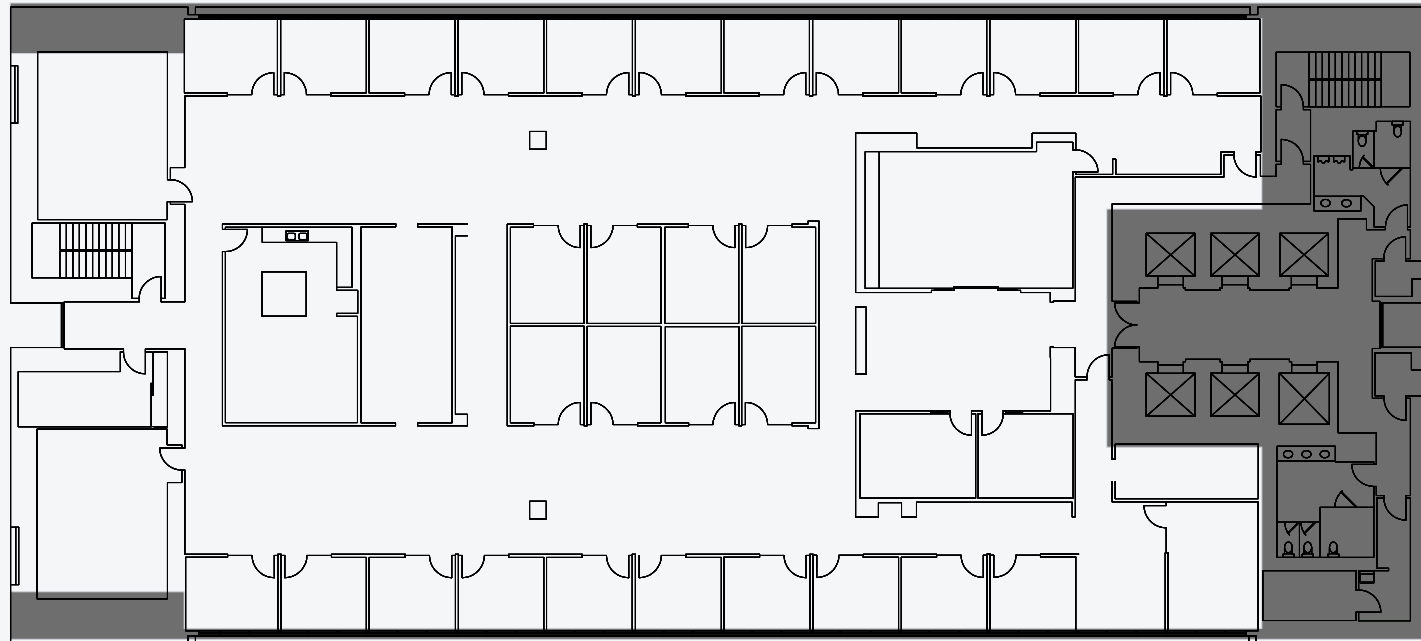
2000

15,315 RSF

VACANT

*CONTIGUOUS WITH SUITE 1900 FOR 29,340 RSF

**BUILDING-TOP SIGNAGE OPPORTUNITY



CONTACT US

Leasing



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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