

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

AVAILABILITY



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
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

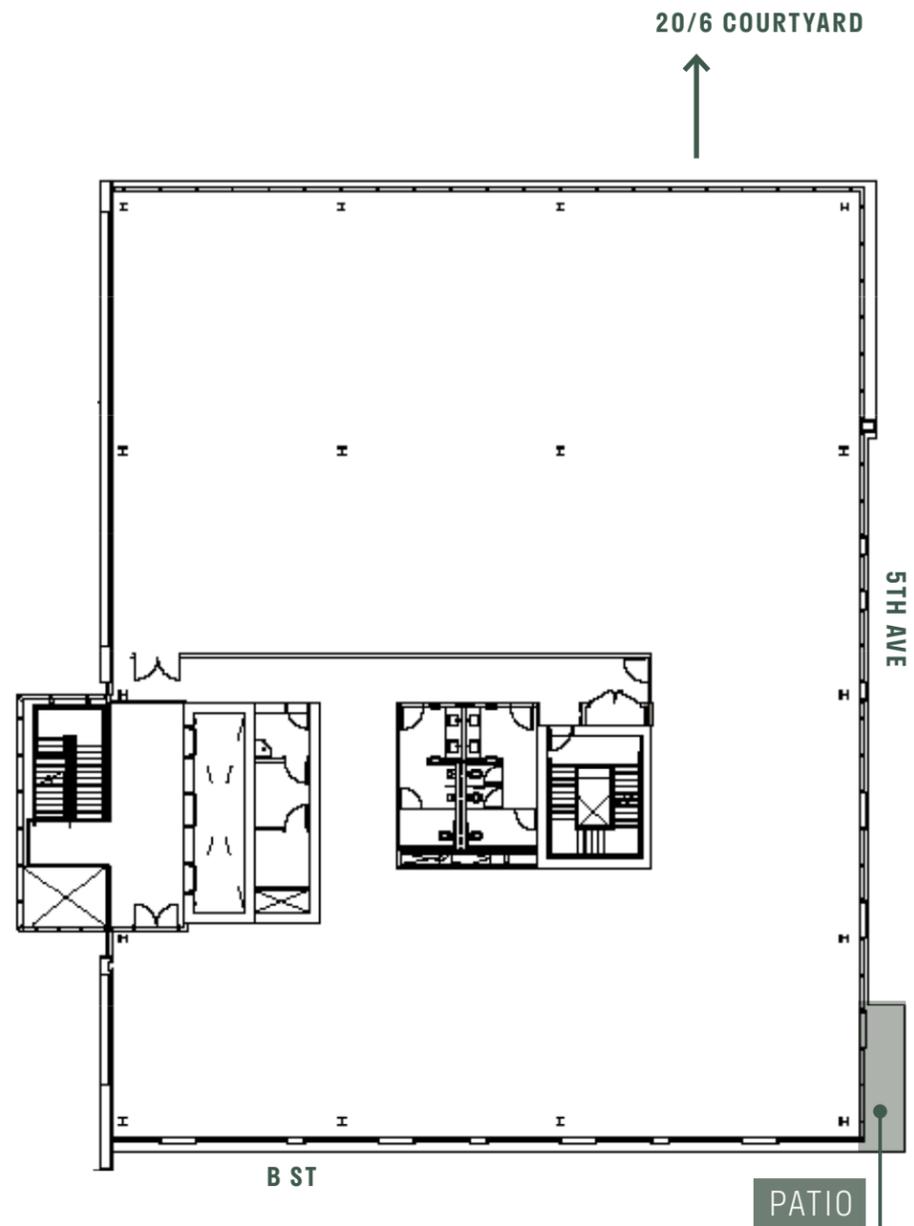
SIX | 450 B ST | THE FLOOR PLANS



2nd

SINGLE TENANT

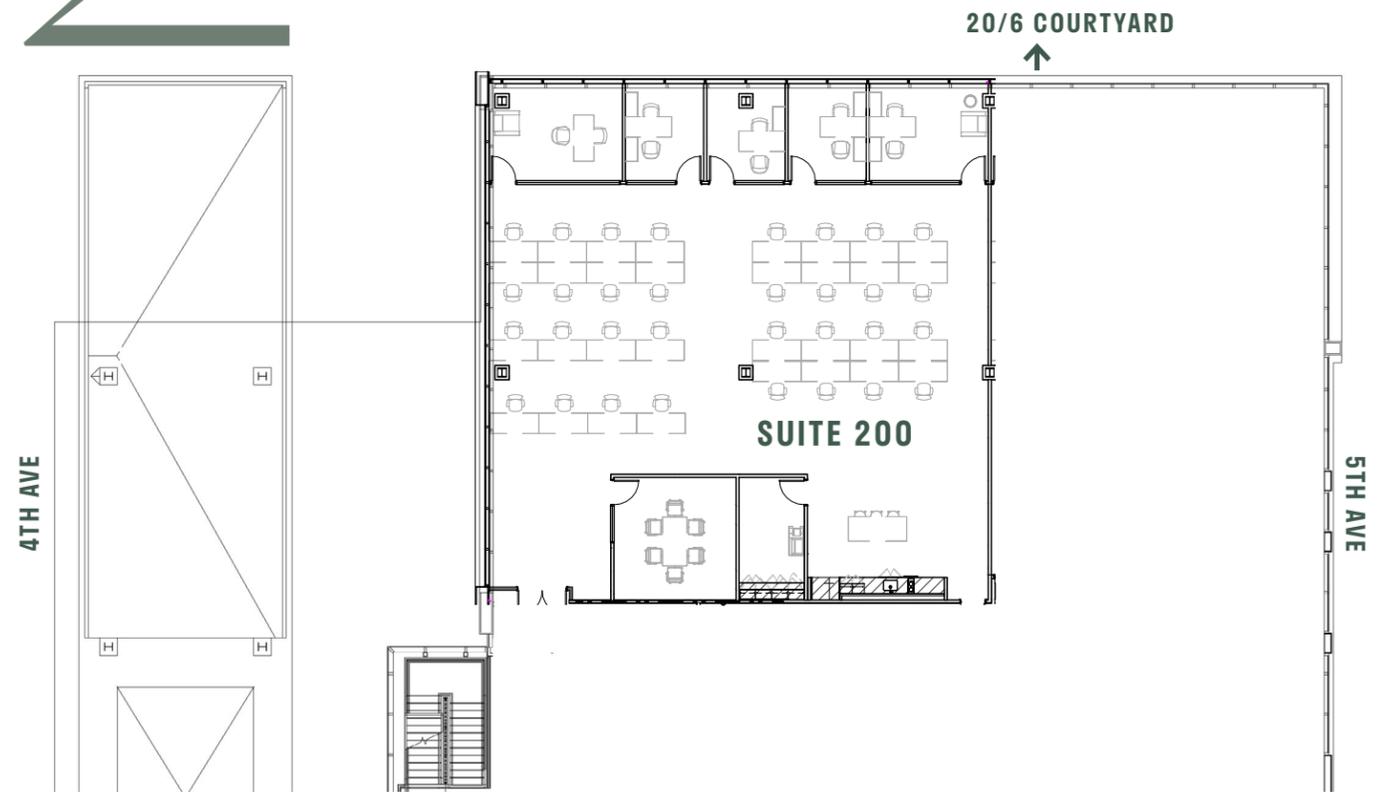
SUITE 200 // 13,919 RSF



2nd

HYPOTHETICAL SPEC SUITE PLAN

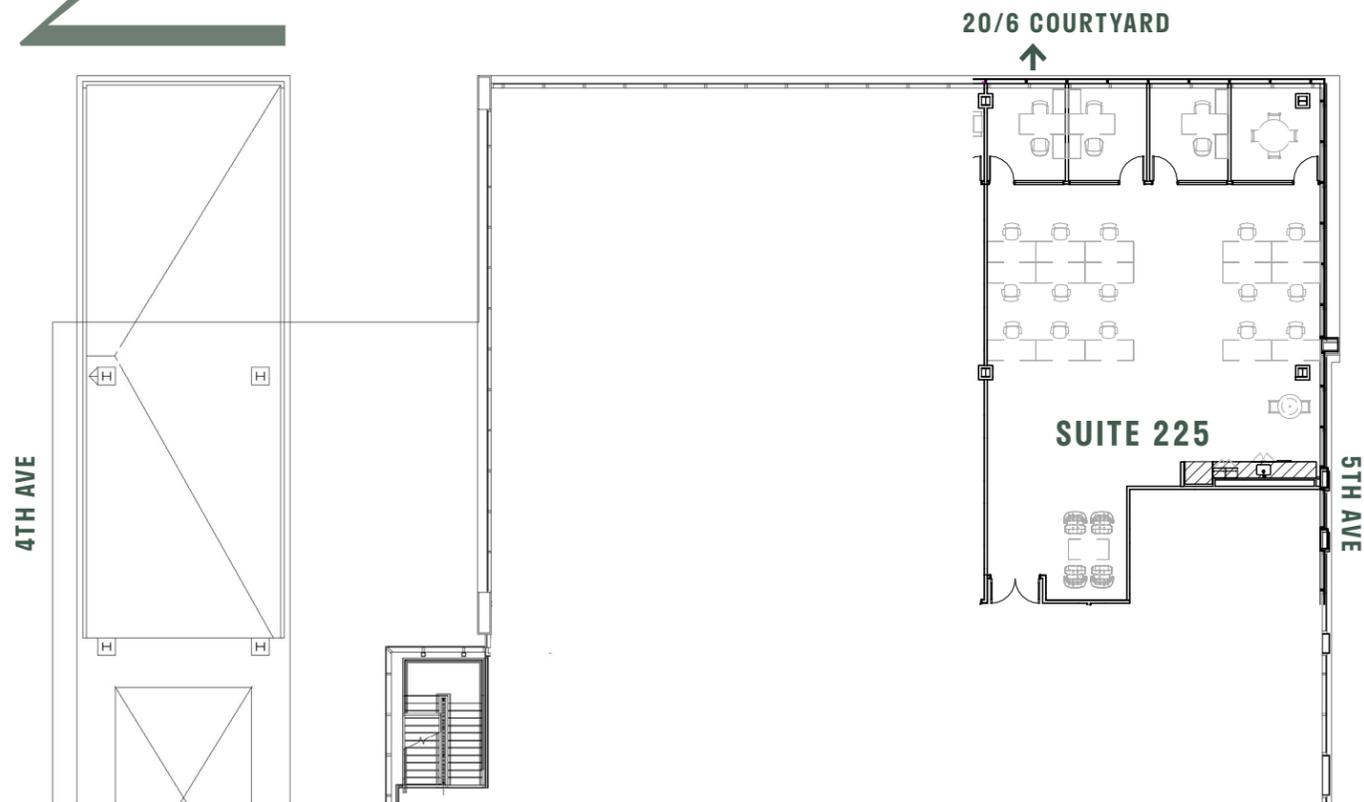
SUITE 200 // 4,842 RSF



SIX | 450 B ST | THE FLOOR PLANS

2nd

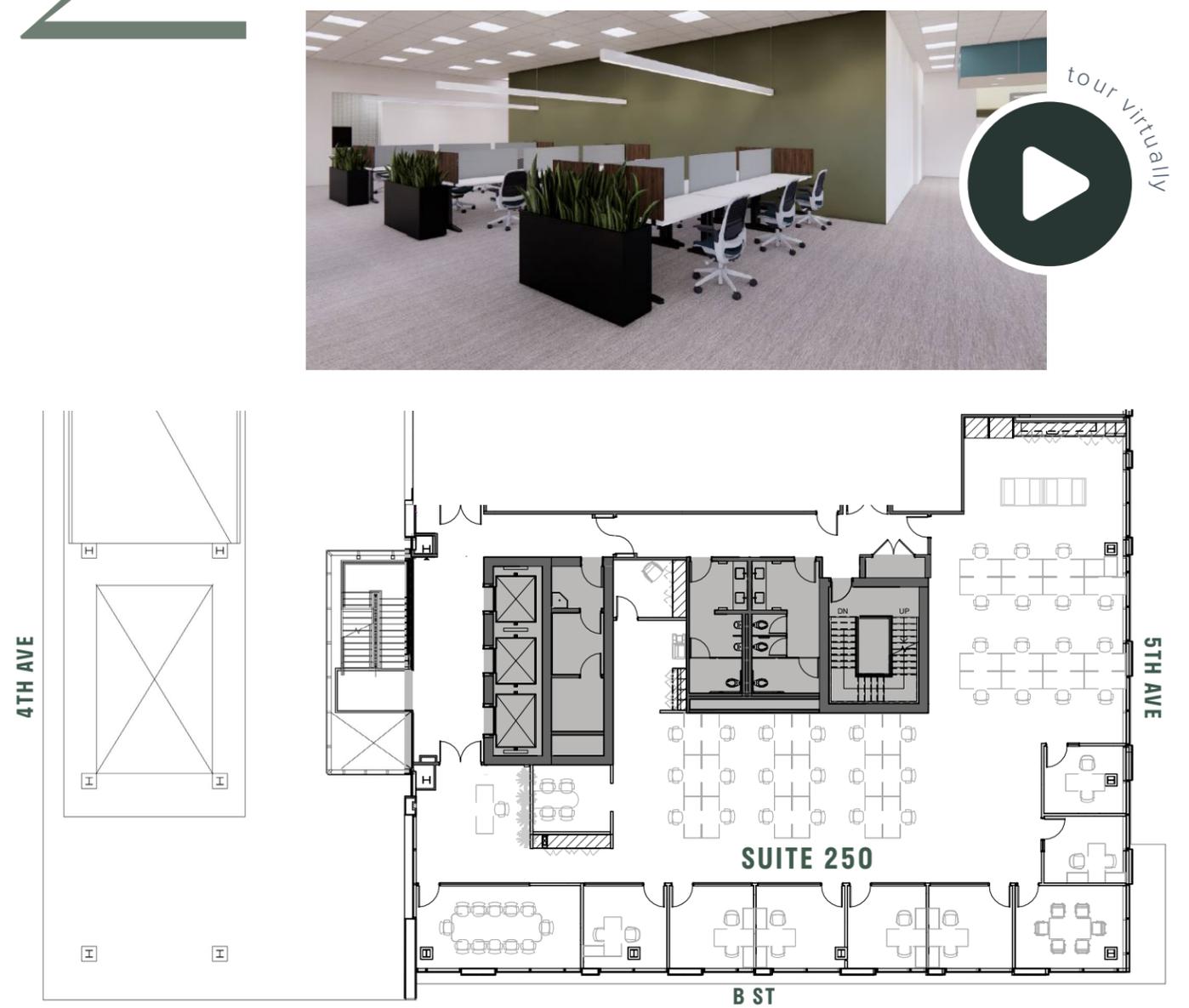
HYPOTHETICAL SPEC SUITE PLAN
SUITE 225 // 2,877 RSF



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

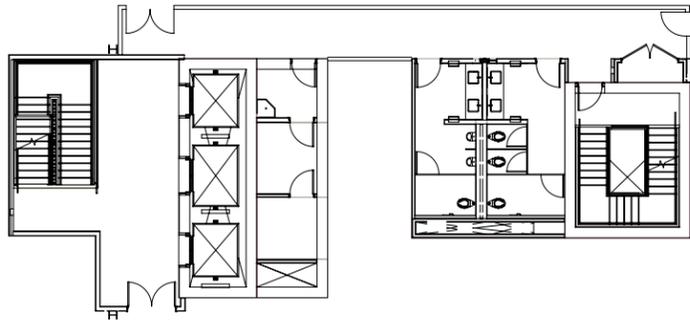
20/6 COURTYARD



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

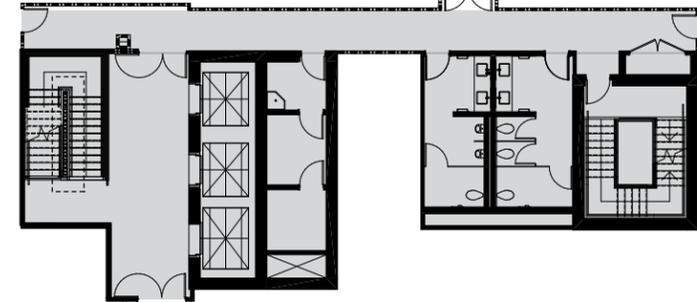
SUITE 350
PRIVATE
OUTDOOR
PATIO

SUITE 300
±9,000 RSF

SUITE 350
8,500 RSF

4TH AVE

5TH AVE



B ST

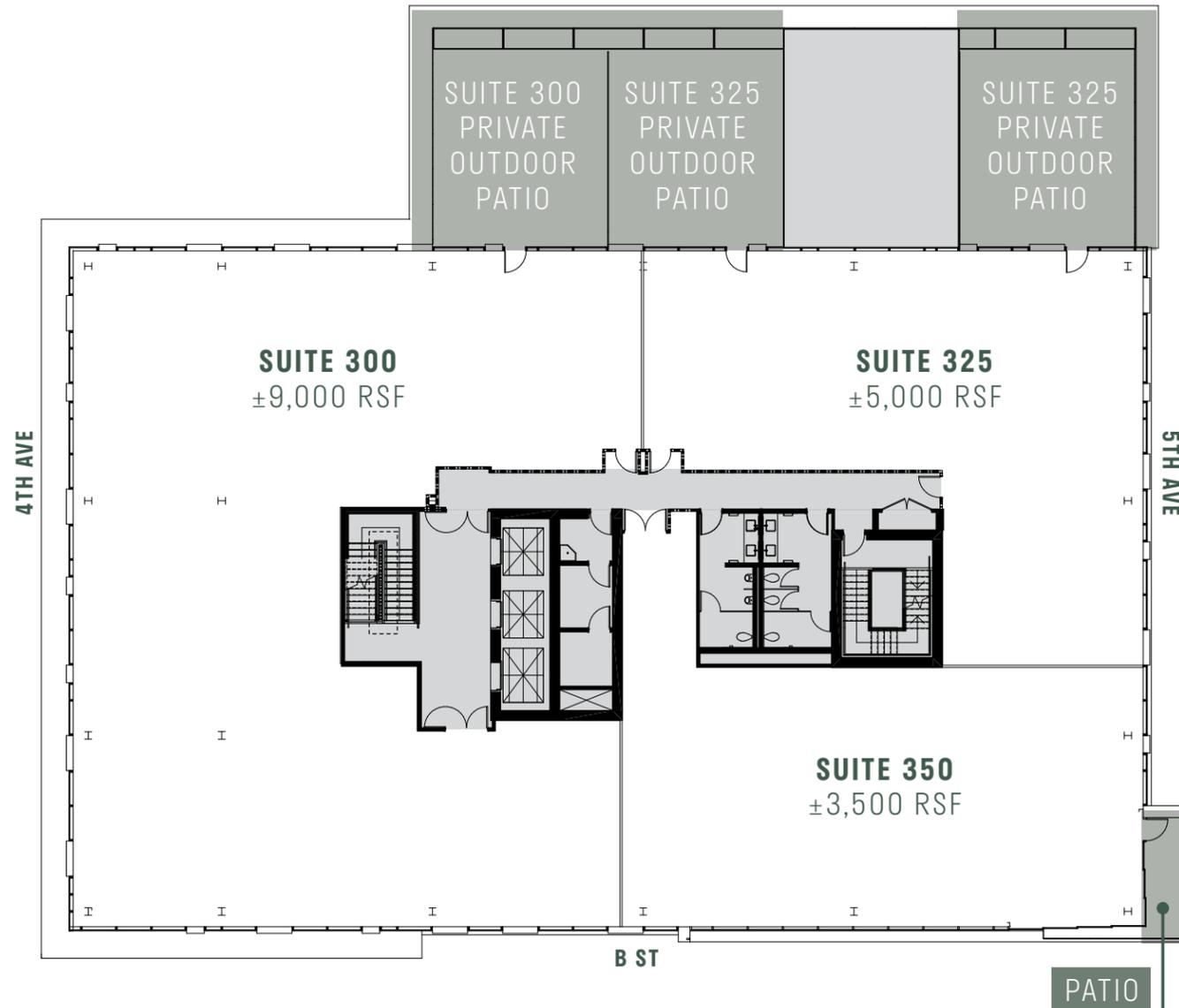
PATIO

3rd hypothetical demising plan

MULTI-TENANT

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

20/6 COURTYARD

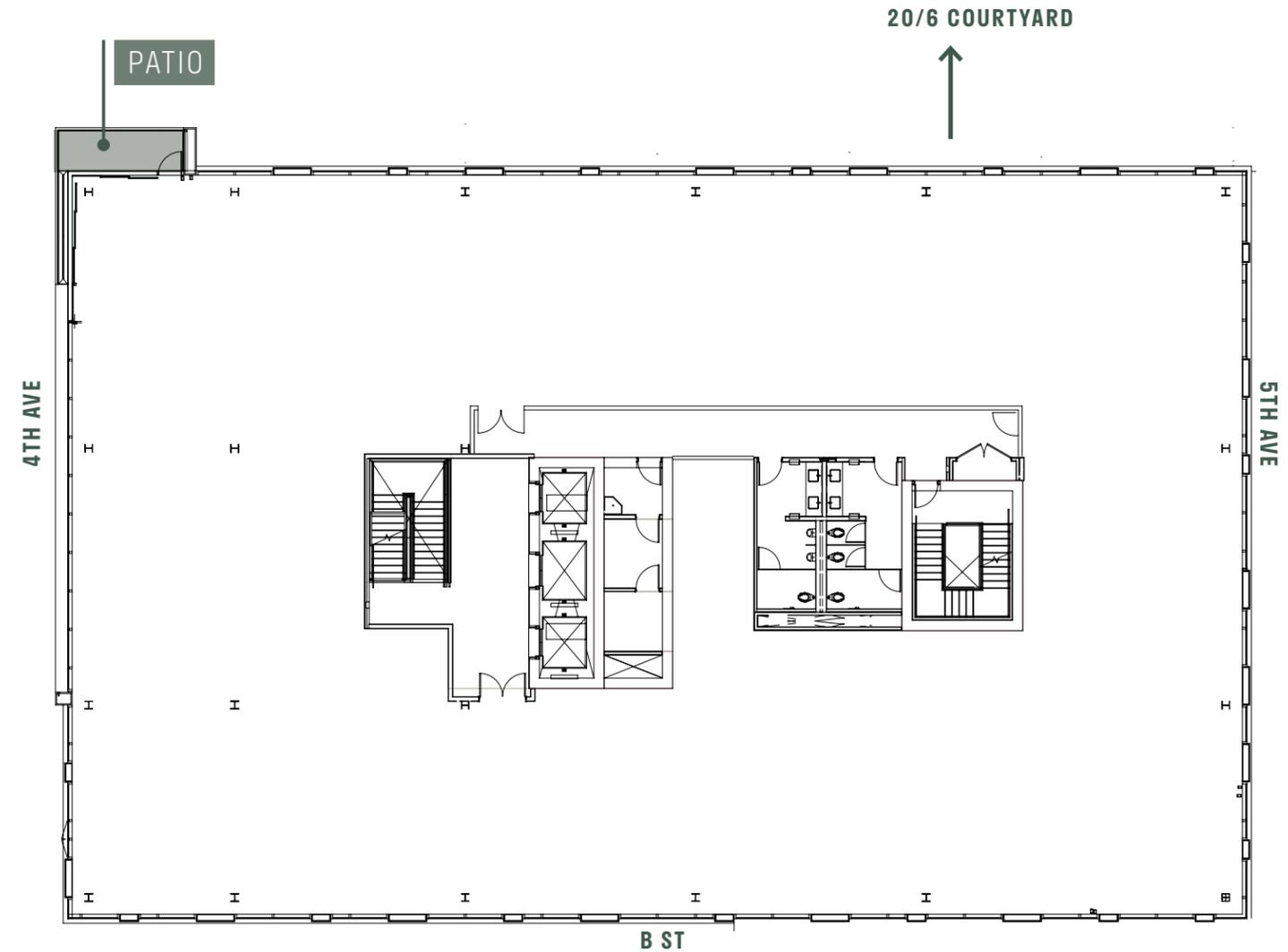


4th

SINGLE TENANT

SUITE 400 // 15,185 RSF

20/6 COURTYARD



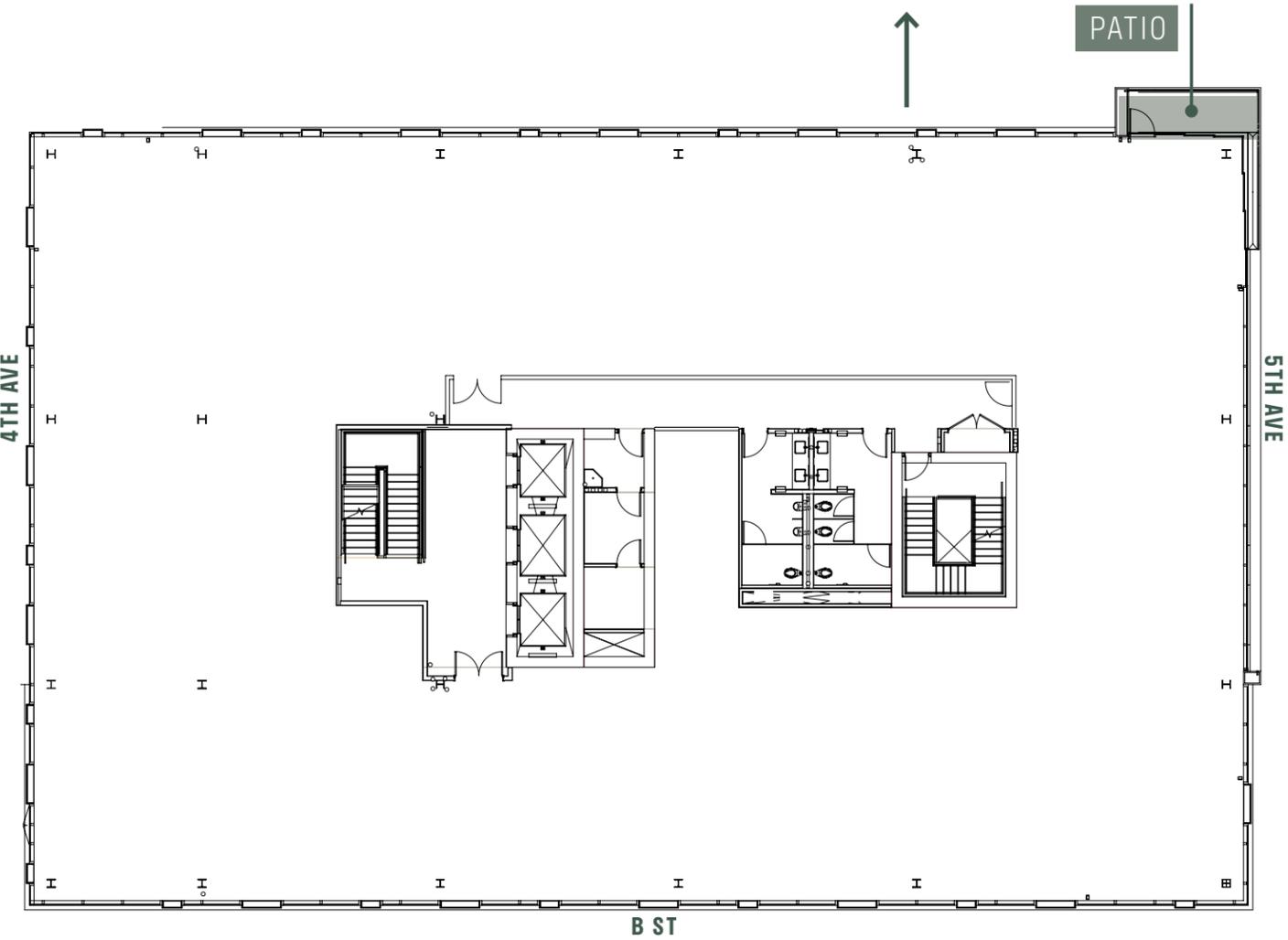
5th

SINGLE TENANT

SUITE 500 // 15,202 RSF

20/6 COURTYARD

PATIO



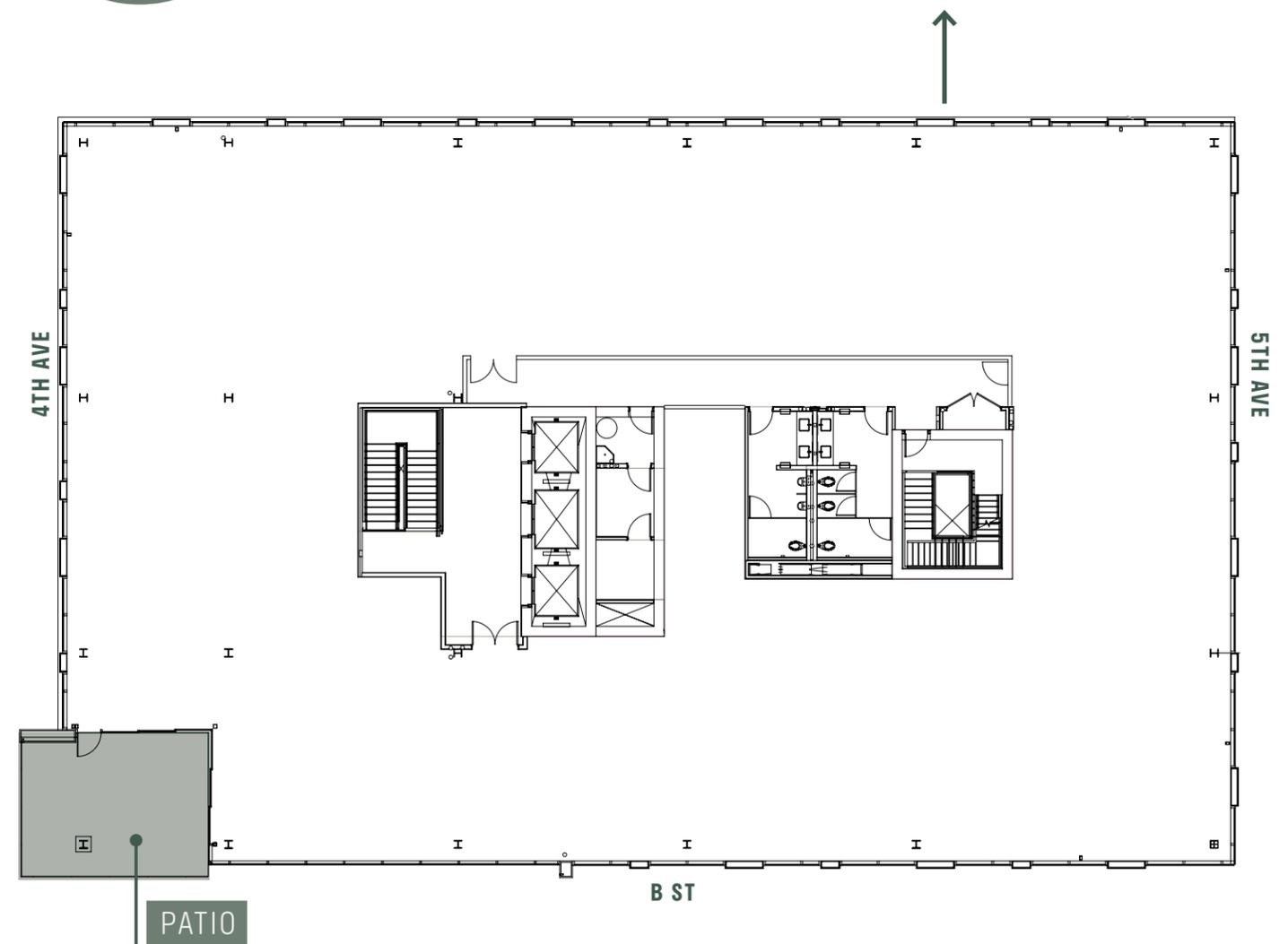
6th

SINGLE TENANT

SUITE 600 // 15,237 RSF

20/6 COURTYARD

PATIO



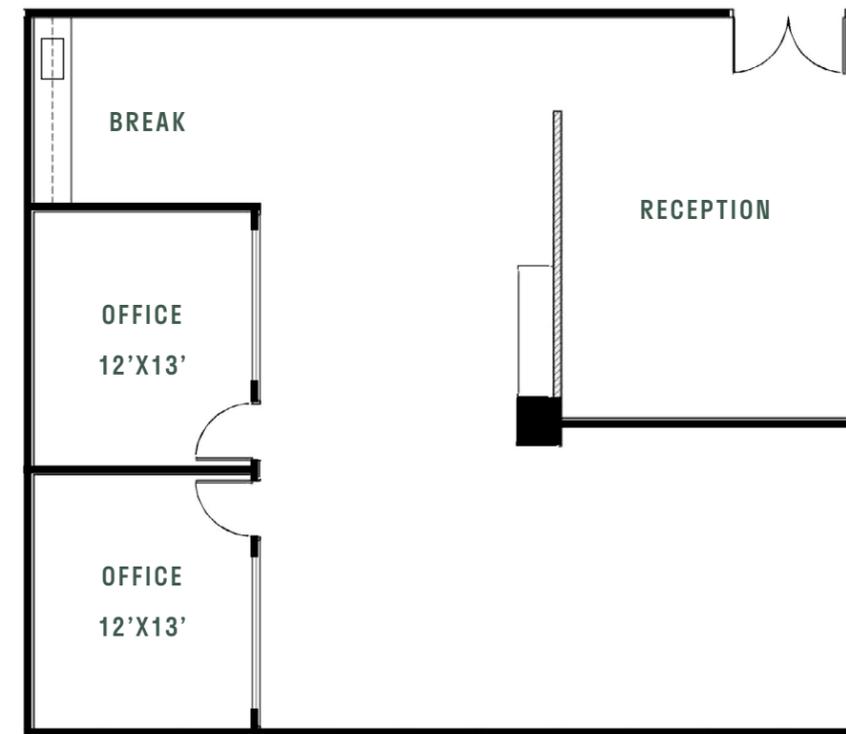
TWENTY | 451 A ST

TWENTY | 451 A ST | THE FLOOR PLANS

SUITE

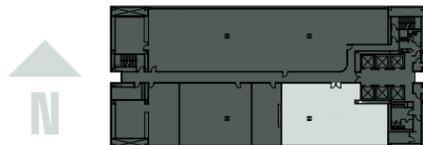
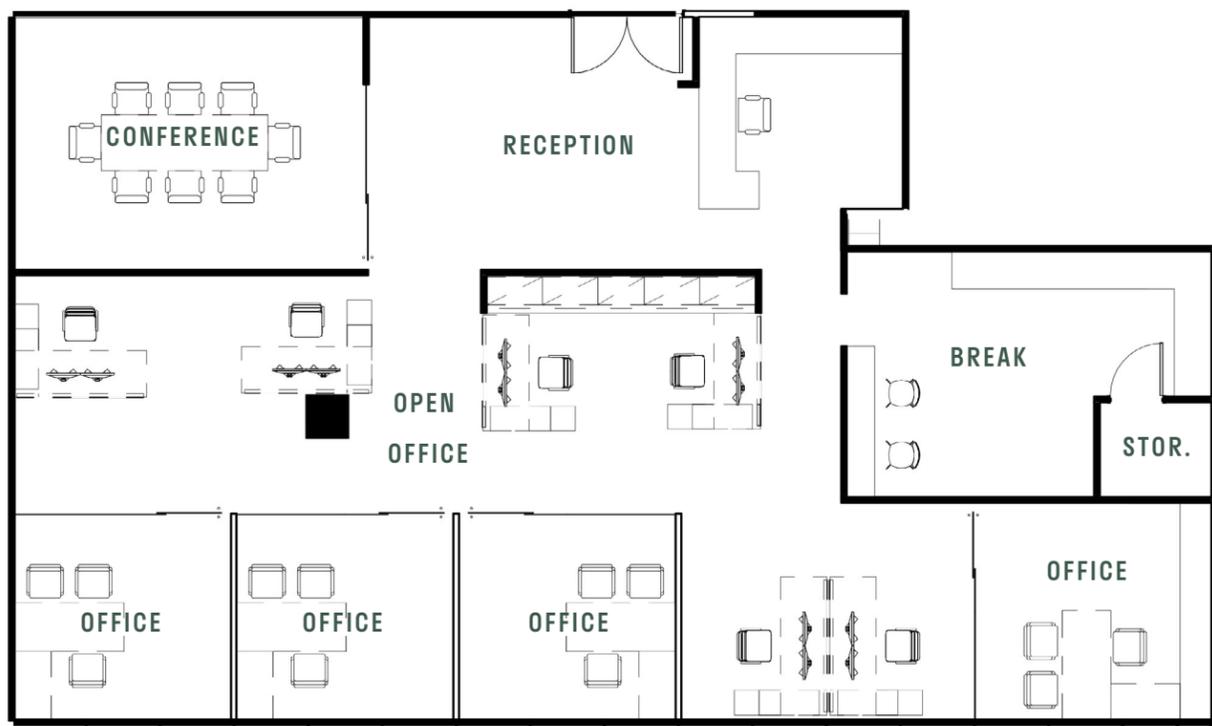
4000

2,243 RSF //
VACANT



SUITE 425

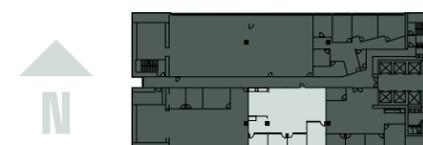
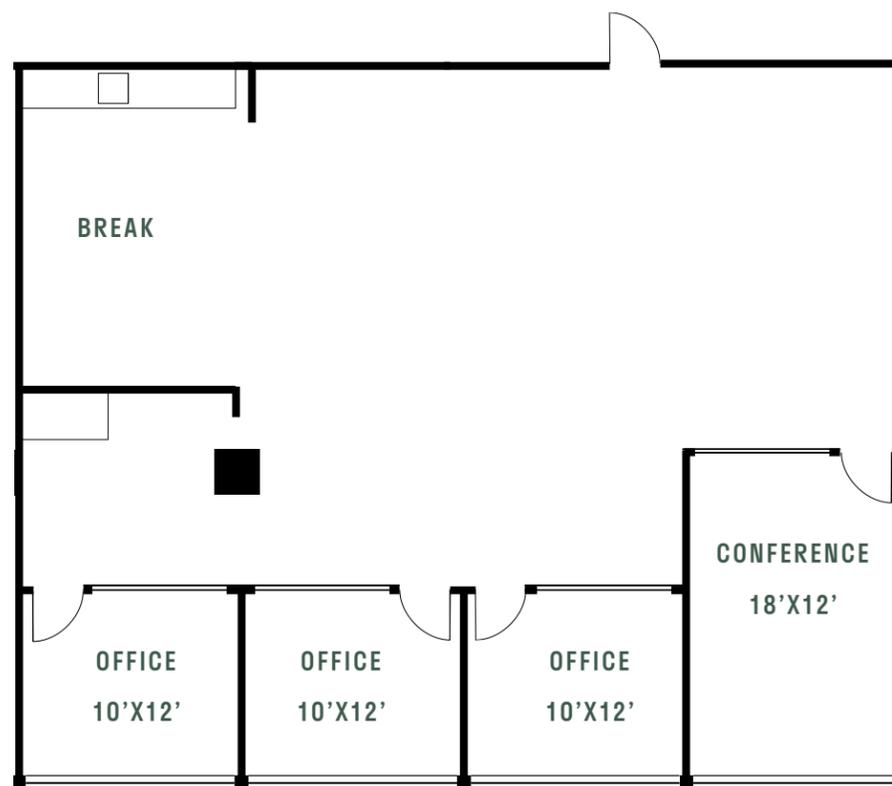
3,078 RSF // VACANT



SUITE 610

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

*CONTIGUOUS WITH SUITE 620 FOR 4,333 RSF



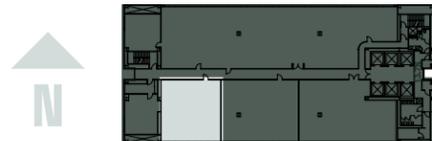
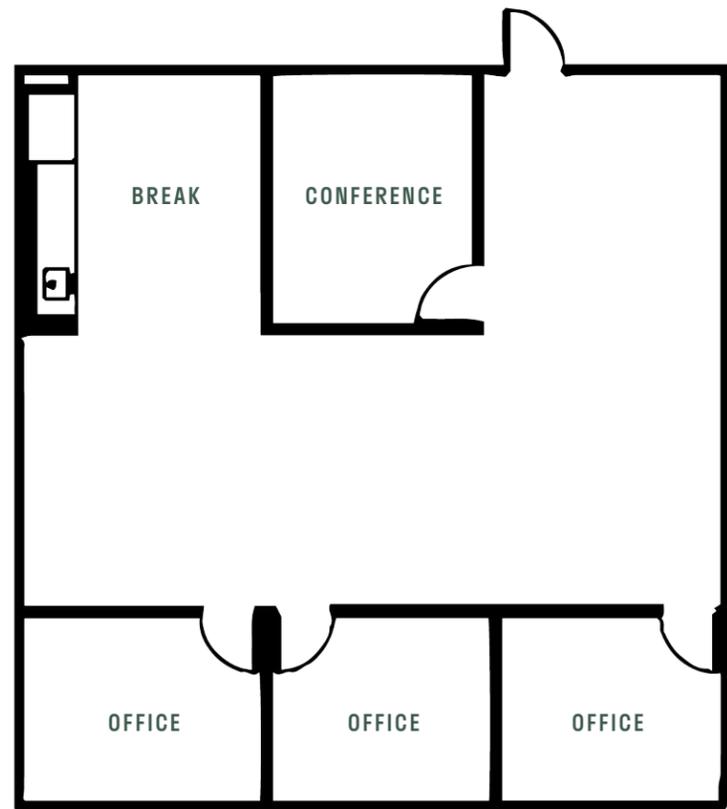
SUITE

620

1,921 RSF

VACANT

*CONTIGUOUS WITH SUITE 610 FOR 4,333 RSF

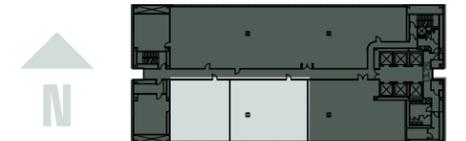
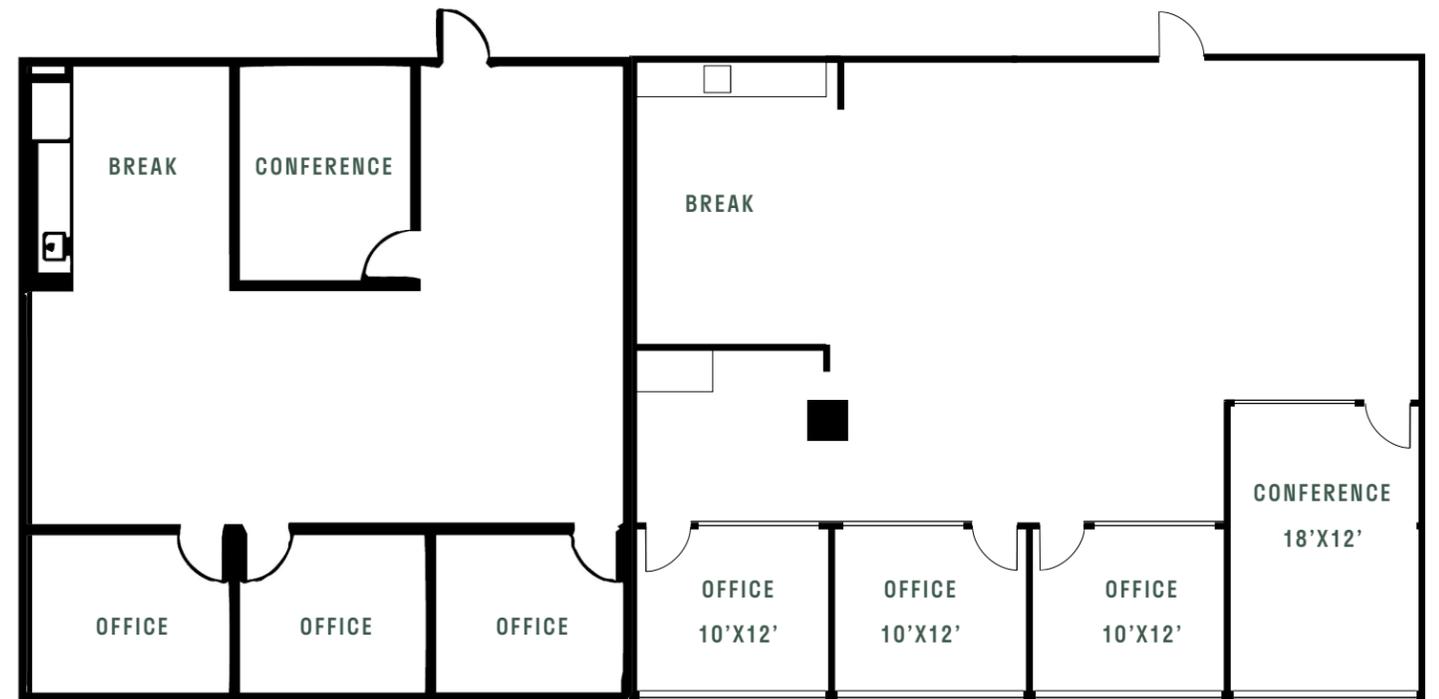


SUITES

610 & 620

4,333 RSF

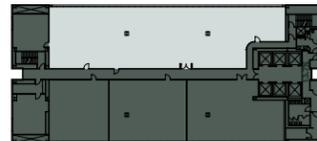
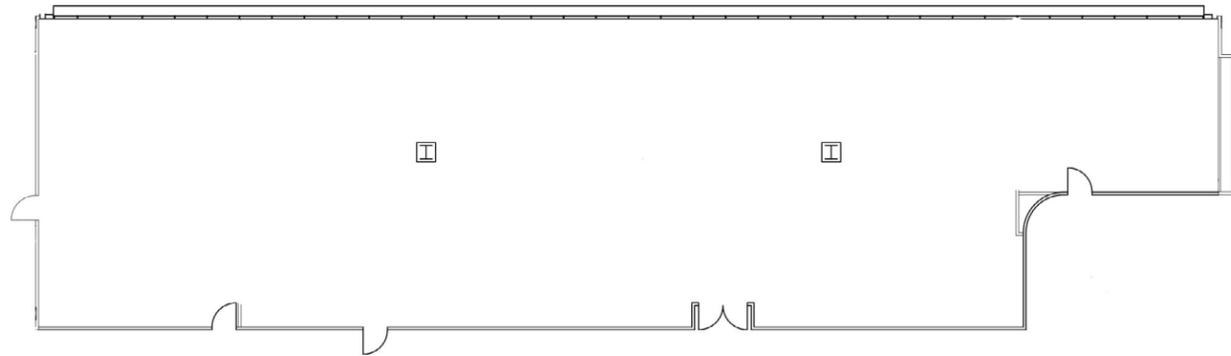
VACANT



SUITE

650

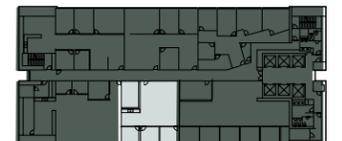
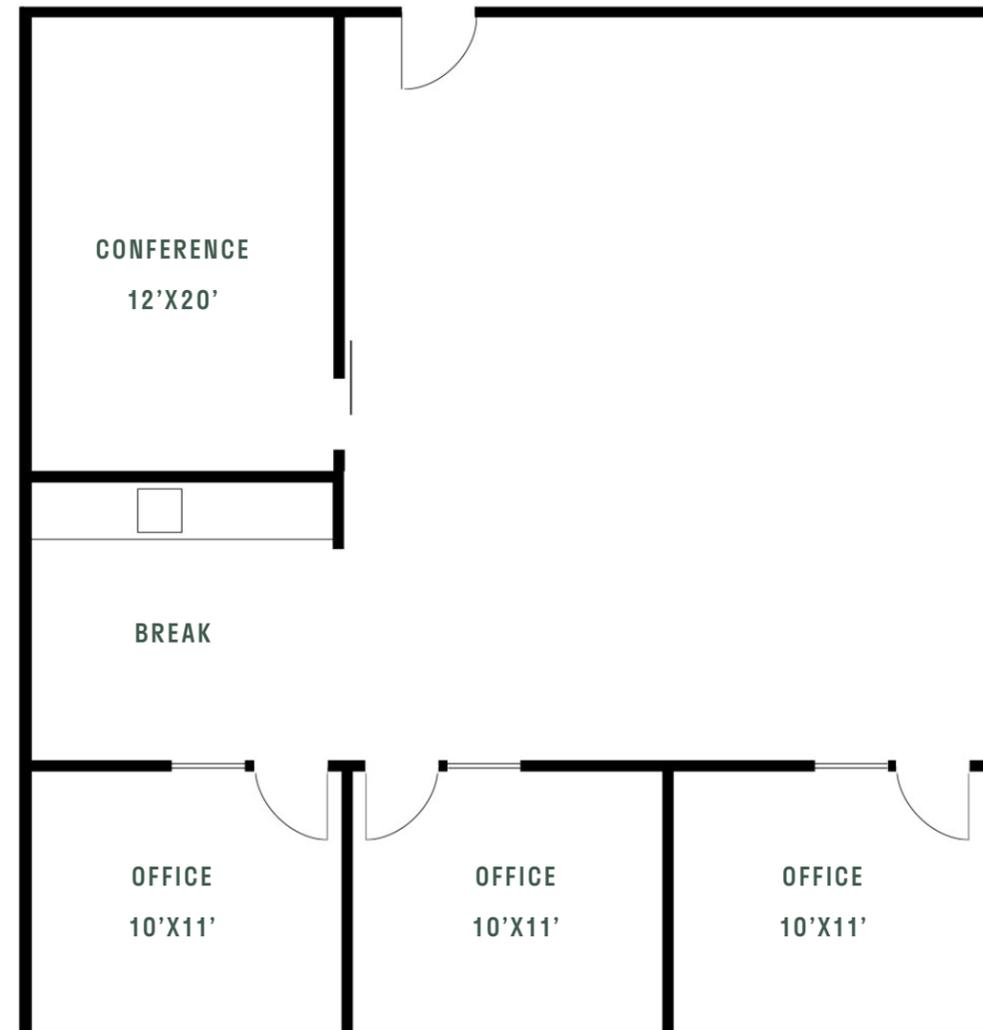
6,862 RSF
VACANT



SUITE

720

2,445 RSF
VACANT
*CONTIGUOUS WITH SUITE 740 FOR 5,650 RSF



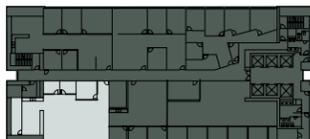
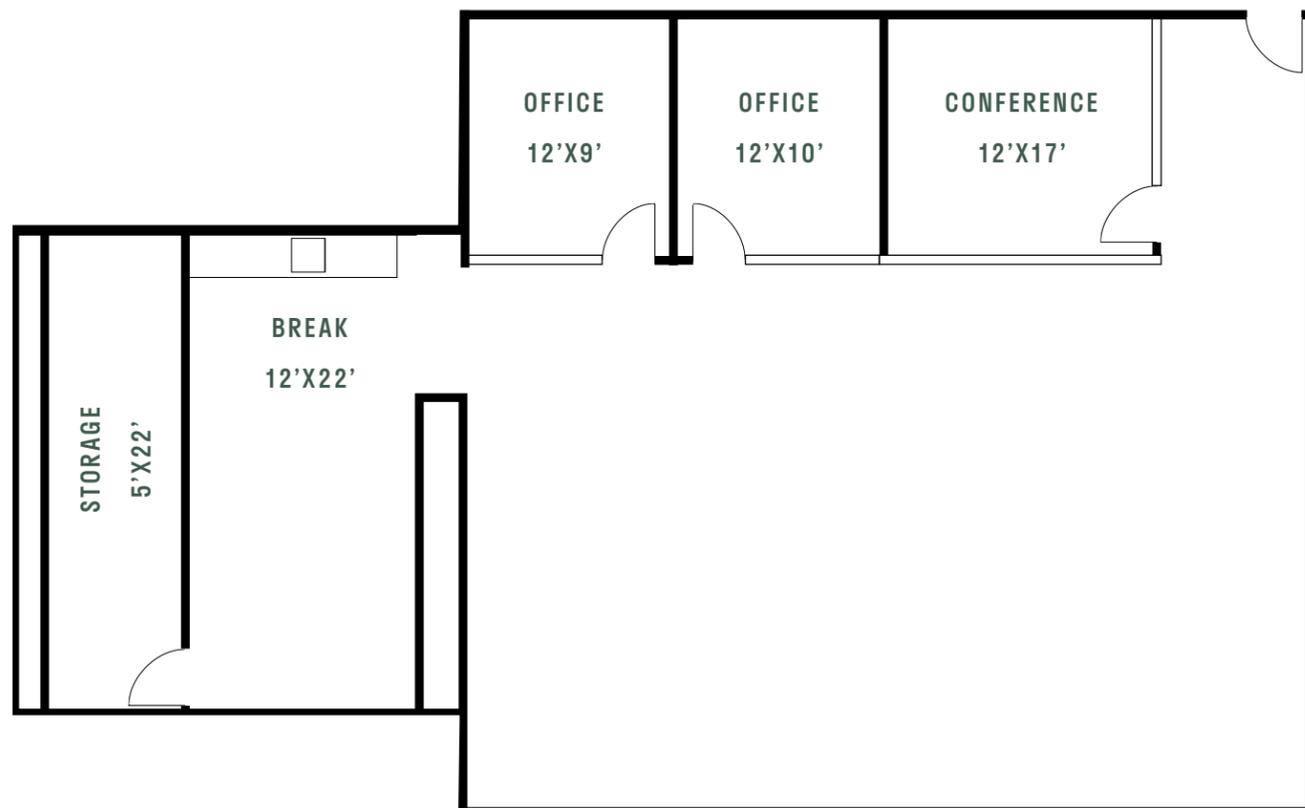
SUITE

740

3,205 RSF

VACANT

*CONTIGUOUS WITH SUITES 720 FOR 5,650 RSF

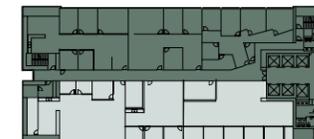
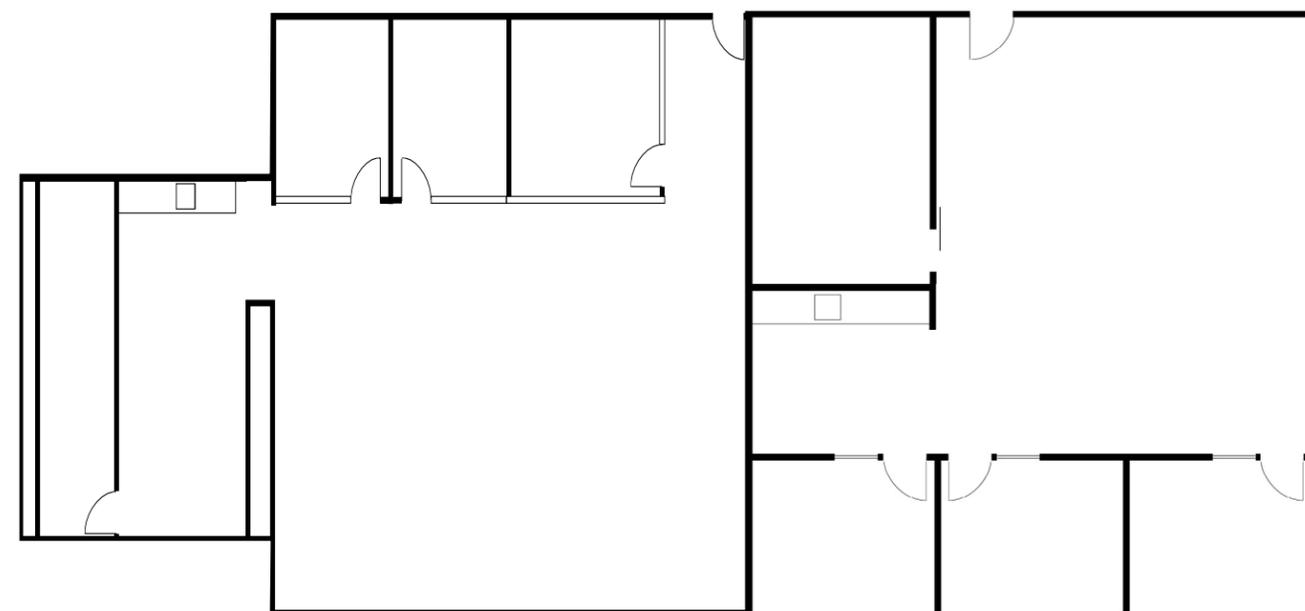


SUITES

720 & 740

5,650 RSF

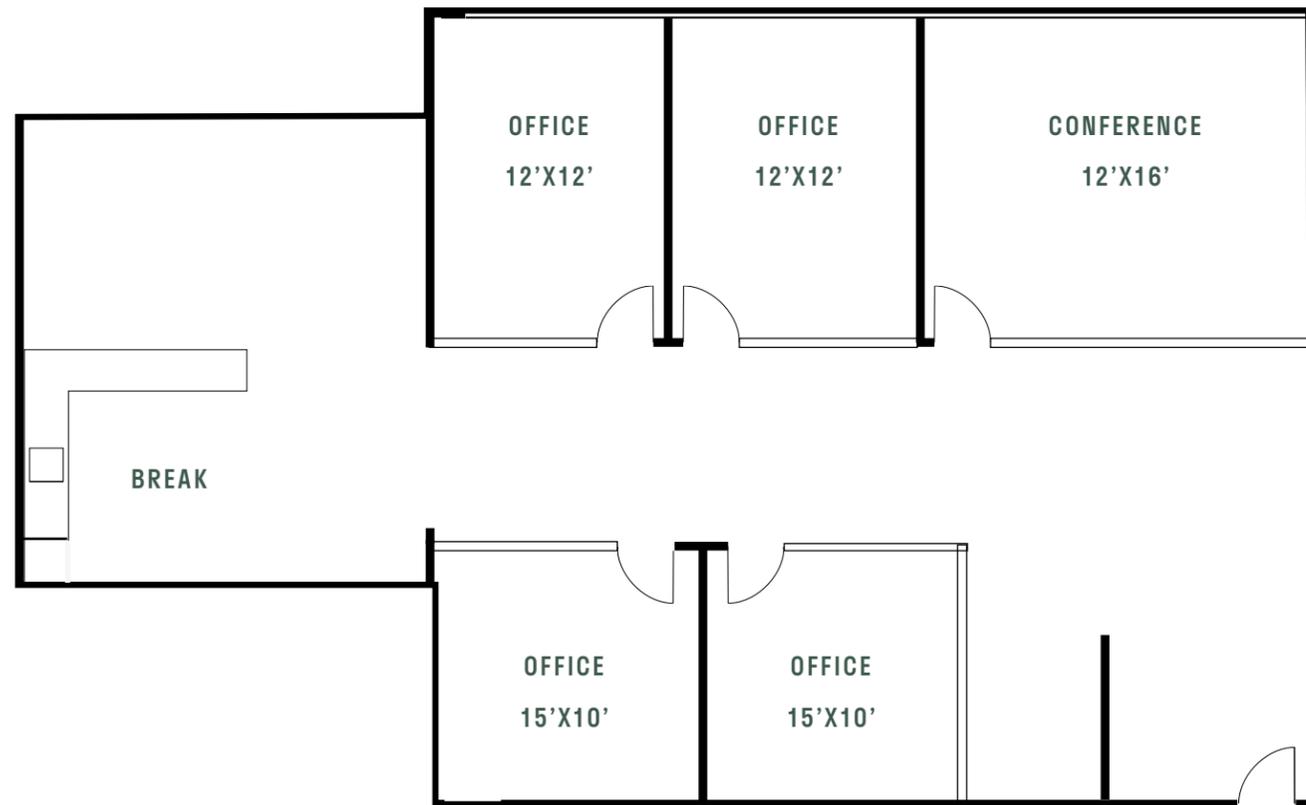
VACANT



SUITE

750

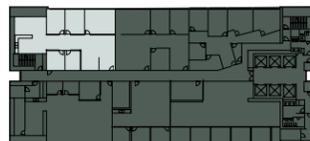
2,791 RSF
VACANT



SUITE

780

2,396 RSF
VACANT

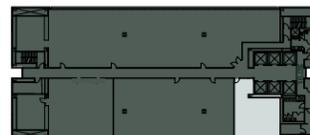
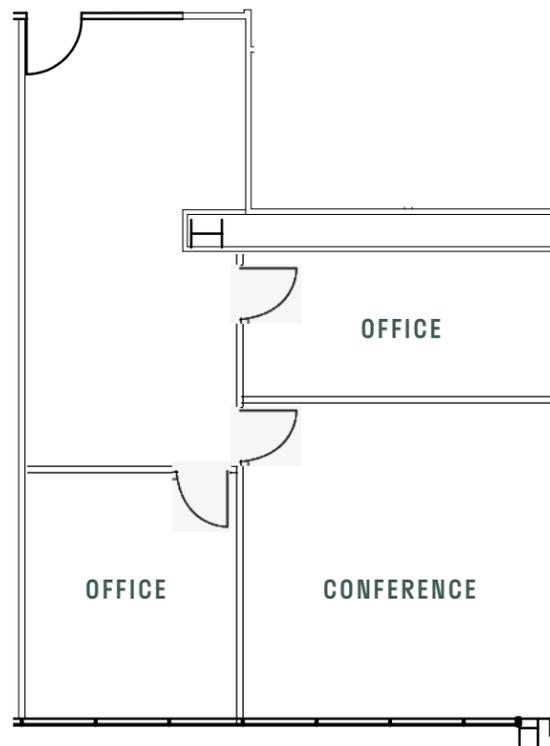


TWENTY | 451 A ST | THE FLOOR PLANS

SUITE

1400

1,279 RSF
AVAILABLE 3/1/2025

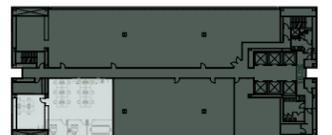
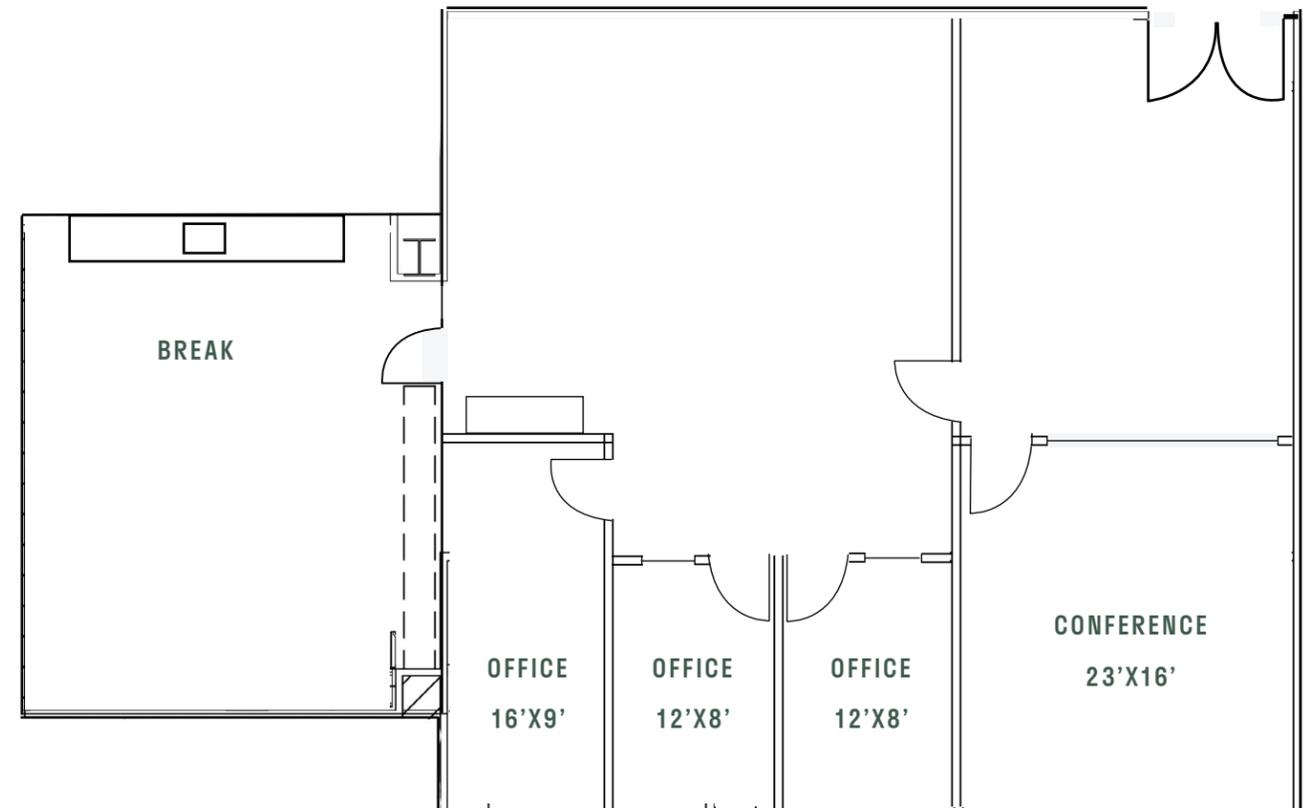


TWENTY | 451 A ST | THE FLOOR PLANS

SUITE

1420

2,800 RSF
VACANT

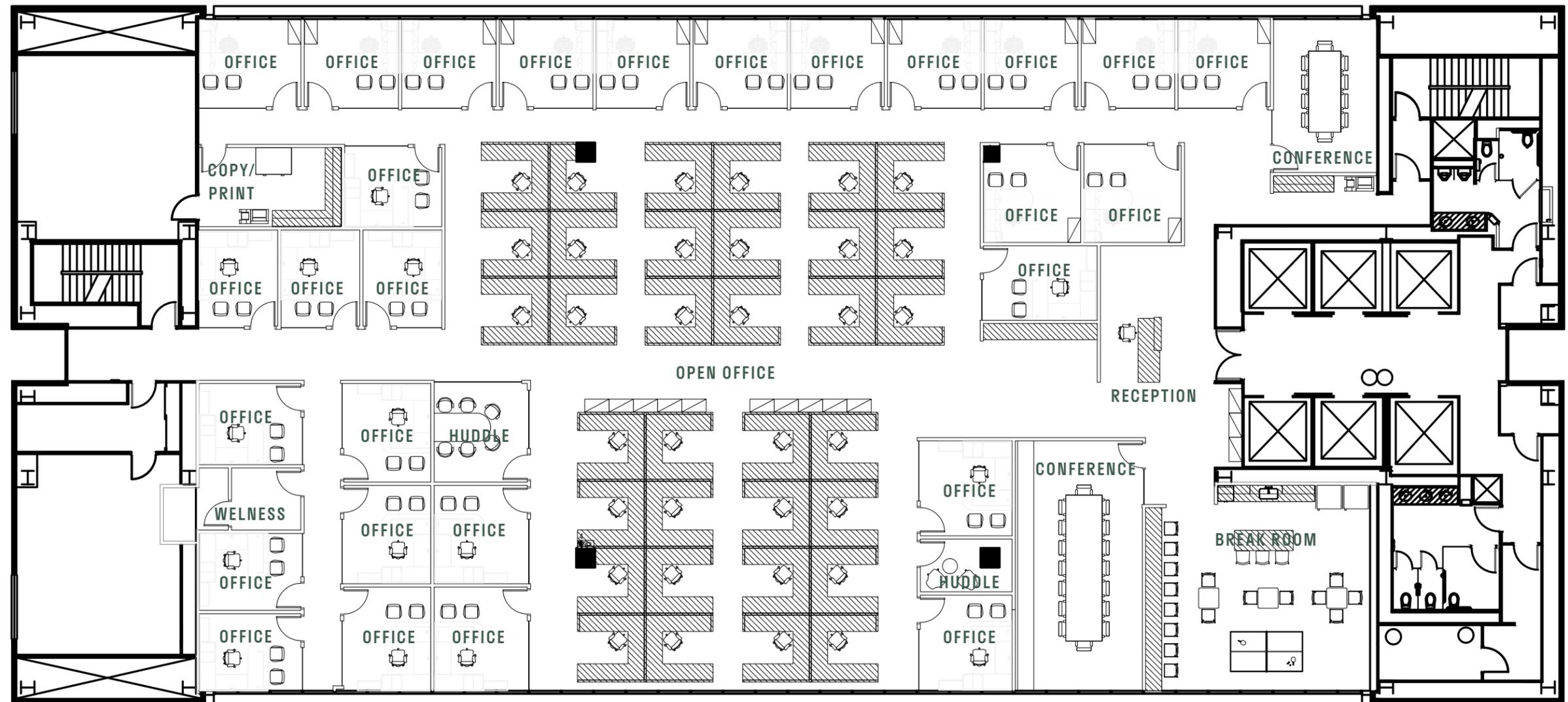


SUITE

1500

14,429 RSF

AVAILABLE 7/1/2025



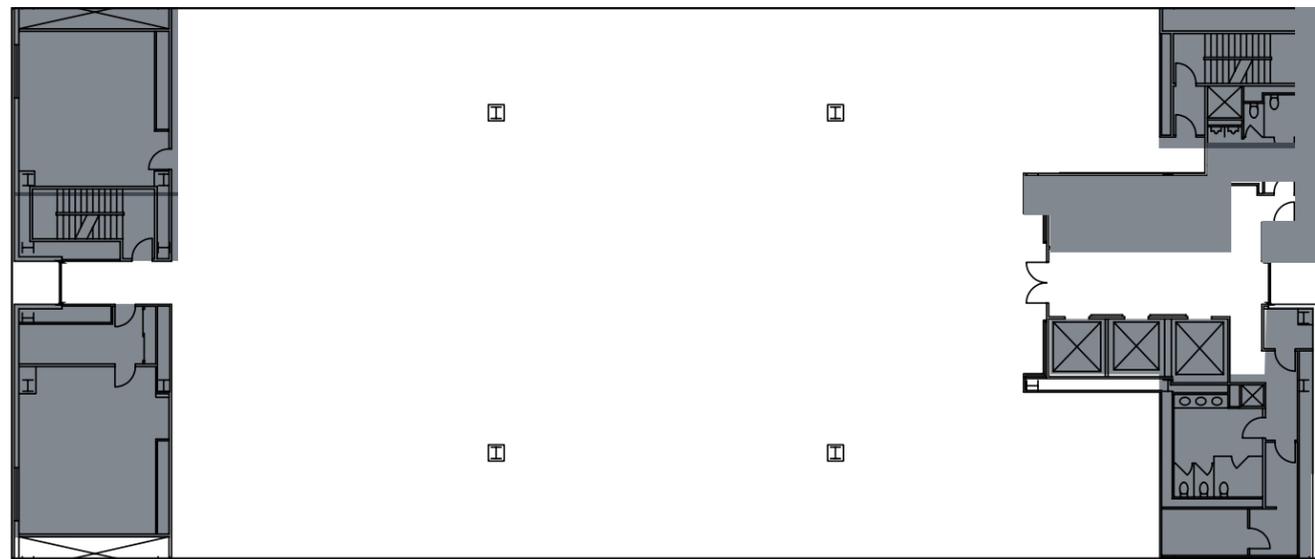
SUITE
19000

14,025 RSF

VACANT

*CONTIGUOUS WITH SUITE 2000 FOR 29,340 RSF

**BUILDING-TOP SIGNAGE OPPORTUNITY



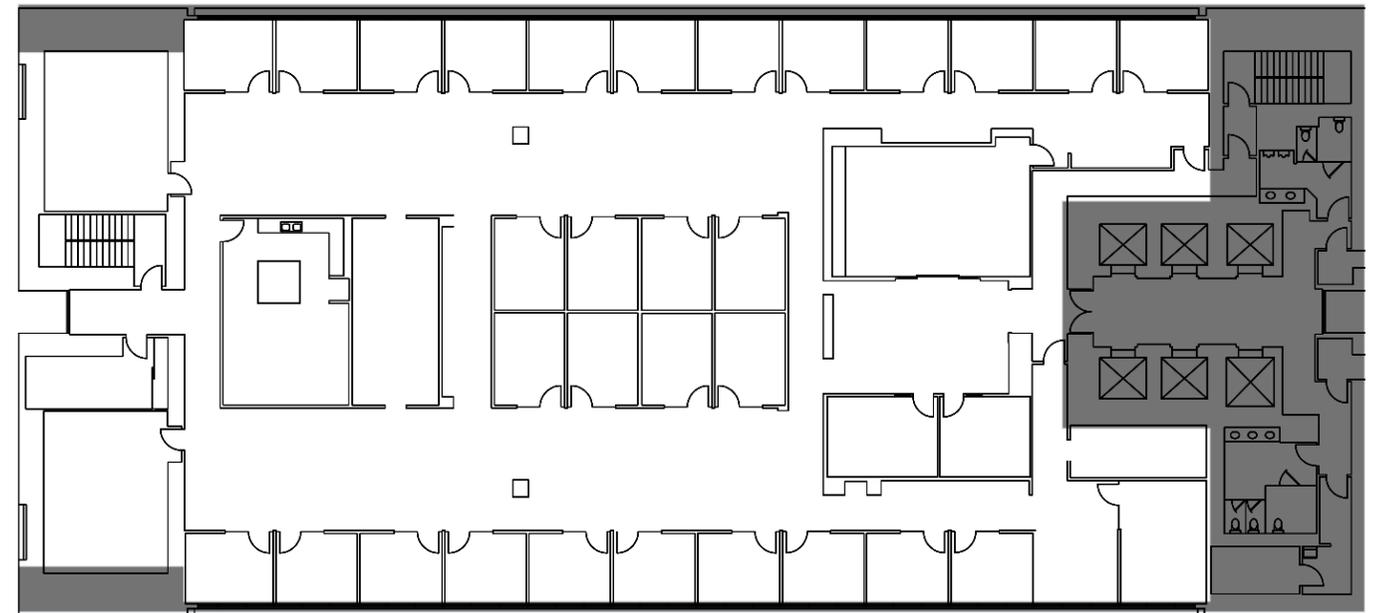
SUITE
20000

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.

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