



Five50 west

Downtown San Diego is changing, and so is Five50West.

The modern, accessible office is now at your fingertips, with amenities focused on your wellbeing. Indoor outdoor spaces, a courtyard built for connection, and a state-of-the-art fitness center are all strategically targeted towards you working and feeling your best.



Reimagined Lobby Experience



Uniting Connectivity, Collaboration, and Comfort



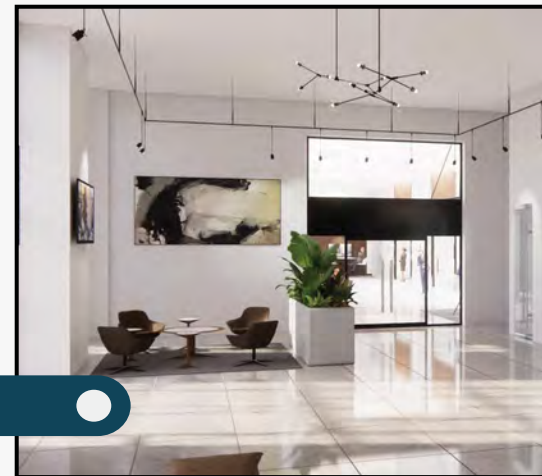
Five50West is undergoing a major transformation, slated for completion throughout 2024!

Get ready to experience a whole new level of wellness with the unveiling of 550Fit, our brand new state-of-the-art fitness center that opened in March 2024! The luxurious locker rooms provide the perfect pre and post-workout haven.

We're re-imagining the expansive outdoor area. The open-air café is under construction and will include comfortable seating and inviting gathering spaces to provide the ideal spot to connect with colleagues or unwind after a workout. Craving culinary delights? A full-service gourmet restaurant with both indoor and outdoor seating, alongside a trendy Japanese-style speakeasy, are on the horizon.

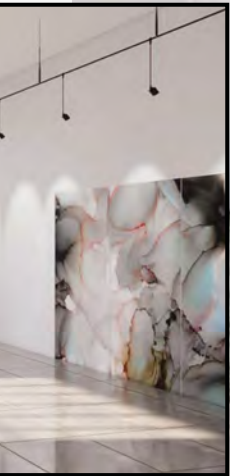


550Dine



550Meet

550Fit



Inside Five50West, the building lobby and many upper floors will receive common area makeovers, while outside a landscaping refresh will take place.

Need to host an event?

The existing conference center will be complemented by a brand-new facility with expanded seating capacity that will seamlessly connect to the outdoor gathering spaces. Plus, improved way-finding signage in the parking garage will make navigating Five50West a breeze.

Five50West Highlights



Enhanced lobby, **dining and outdoor amenities**



Walking distance to San Diego Bay, County and Federal Courthouses, City Administration Building and retail amenities



On-site **property management** and **24/7 security**



Fully equipped **conference room**



Above standard parking
Ratio 2.0/1,000 with **EV charging** stations



Panoramic views of San Diego Bay, San Diego International Airport and Balboa Park



Gym with on-site showers & lockers



Immediately adjacent to the **Santa Fe Depot** (Amtrak, Coaster & Trolley)

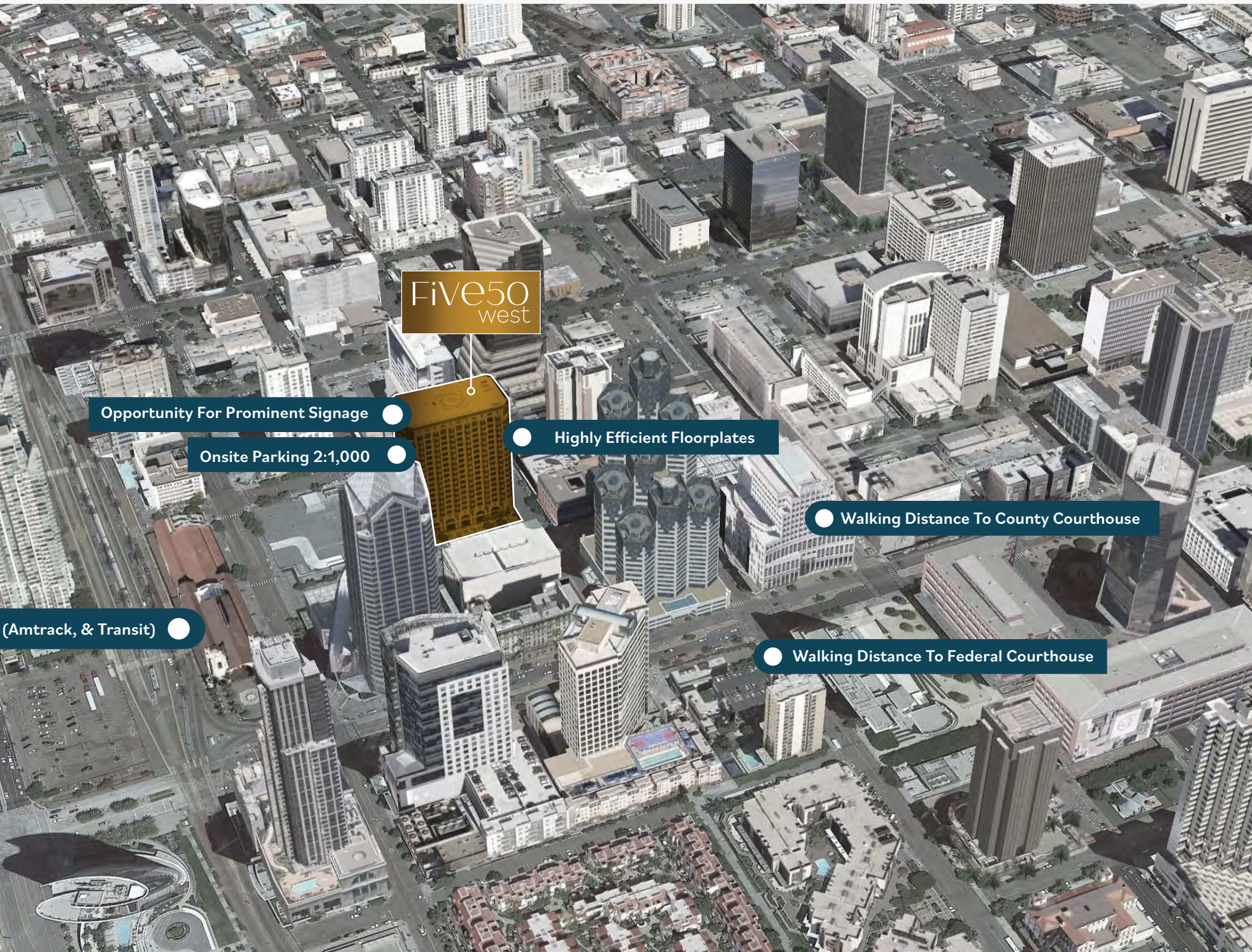


98 Walk Score



Walking Distance To Little Italy

Adjacent To Santa Fe Depot



five50
west

Opportunity For Prominent Signage

Onsite Parking 2:1,000

Highly Efficient Floorplates

Walking Distance To County Courthouse

(Amtrack, & Transit)

Walking Distance To Federal Courthouse

San Diego Airport
(8 Mins)

County Administration Center

Waterfront Park

Portside Pier

Cruise Ship Terminal

USS Midway Museum

Amtrak, Coaster & Trolley
(4 Blocks)

Seaport Village

Embarcadero Park

San Diego Bay

Little Italy

22 25 26
30 29
31

Five50 west

19 18 7 6 9 51 17 55 8

Manchester Grand Hyatt

San Diego Marina

Marriott Marquis

The Shell

Bankers Hill

Freeway Access
I-5, SR-163, SR-94
(5 Mins)



Balboa Park

State Courthouse

Hall of Justice

County Courthouse

Federal Courthouse

Front Street

Horton

Gaslamp Quarter

Convention Center

Hilton San Diego Bayfront



Petco Park



In the Heart of It All

160+

Restaurants

20+

Coffee Shops

1

Block to Trolley Stop

20+

Fitness Centers Nearby

1

Block to Santa Fe Depot
Transit Center

5

Minute Walk to
Civic Center Plaza/City Hall

10+

Hotels Within 2 Miles

5

Blocks to Little Italy

Prominent eateries, coffee shops and attractions:

1. Mendocino Farms
2. Blue Bottle Coffee
3. The Local
4. Dunkin'
5. Hidden Craft
6. Luca
7. Pressed Juicery
8. Matisse Bristro
9. Wild Thyme Table
10. Bruegger's Bagels
11. Athens Market Taverna
12. Thai Time
13. Tapas & Beers
14. Lucy's Taco
15. Grabbagreen Food + Juice
16. Gaslamp Fish House
17. Coava Coffee Roasters
18. Starbucks
19. Stone Brewing
20. Grab & Go Subs
21. Extraordinary Desserts
22. Kettner Exchange
23. The Kebab Shop
24. Barleymash
25. Cloak & Petal
26. Born & Raised
27. Blarney Stone Pub
28. Greystone Steakhouse
29. Little Italy Food Hall
30. Morning Glory
31. Ironside
32. Rustic Root
33. STK
34. Craft & Commerce
35. Sugar Factory
36. Grant Grill
37. Dobson's
38. Starbucks
39. Tender Greens
40. The Cheesecake Factory
41. West Bean Coffee Roasters
42. Sushi 2
43. Corner Bakery
44. Chipotle
45. Specialty's Cafe & Bakery
46. Salvatore's Cucina Italiana
47. House Of Blues
48. Fit At Carte
49. Aire Urban Fitness
50. The Us Grant Hotel
51. The Guild Hotel
52. Carte Hotel
53. Sofia Hotel
54. Westgate Hotel
55. Westin
56. Kimpton Hotel
57. Bristol Hotel
58. Marriot Courtyard
59. Hotel Republic
60. Civic Theatre
61. Spreckle's Theatre
62. San Diego Musical Theatre
63. Balboa Theatre
64. Museum Of Contemporary Art
65. New Children's Museum



Steps away from all
San Diego has to offer

Available Suites

20th Floor*

Full Floor - 22,280 SF

19th Floor*

Full Floor - 22,483 SF

18th Floor

Suite 1850 - 5,939 SF

16th Floor

Suite 1630 - 8,343 SF

Suite 1660 - 3,401 SF

15th Floor

Suite 1500** - 6,564 SF

Suite 1510** - 15,712 SF

14th Floor

Suite 1400 - 12,611 SF

11th Floor

Suite 1100 - 11,174 SF

Suite 1140 - 1,905 SF

Suite 1155 - 2,667 SF

Suite 1160 - 2,507 SF

10th Floor

Suite 1000 - 21,493 SF

*Contiguous for up to 44,763 SF

**Contiguous for up to 22,276 SF

***Contiguous for up to 12,708 SF

****Contiguous for up to 11, 604 SF

9th Floor

Suite 910*** - 4,523 SF

Suite 950*** - 6,790 SF

Suite 955*** - 1,395 SF

8th Floor

Suite 850 - 6,261 SF

7th Floor

Suite 700**** - 5,441 SF

Suite 710**** - 3,216 SF

Suite 725**** - 2,947 SF

6th Floor

Suite 690 - 2,765 SF

5th Floor

Suite 530 - 3,033 SF

1st Floor

Retail Availabilities

Suite 160 - 1,960 SF

Suite 170 - 2,488 SF



20th Floor | Full Floor

19th Floor | Full Floor

18th Floor | Suite 1850

16th Floor | Suite 1630, 1660

15th Floor | Suite 1500, 1510

14th Floor | Suite 1400

11th Floor | Suite 1100, 1140, 1155, 1160

10th Floor | Suite 1000

9th Floor | Suite 910, 950, 955

8th Floor | Suite 850

7th Floor | Suite 700, 710, 725

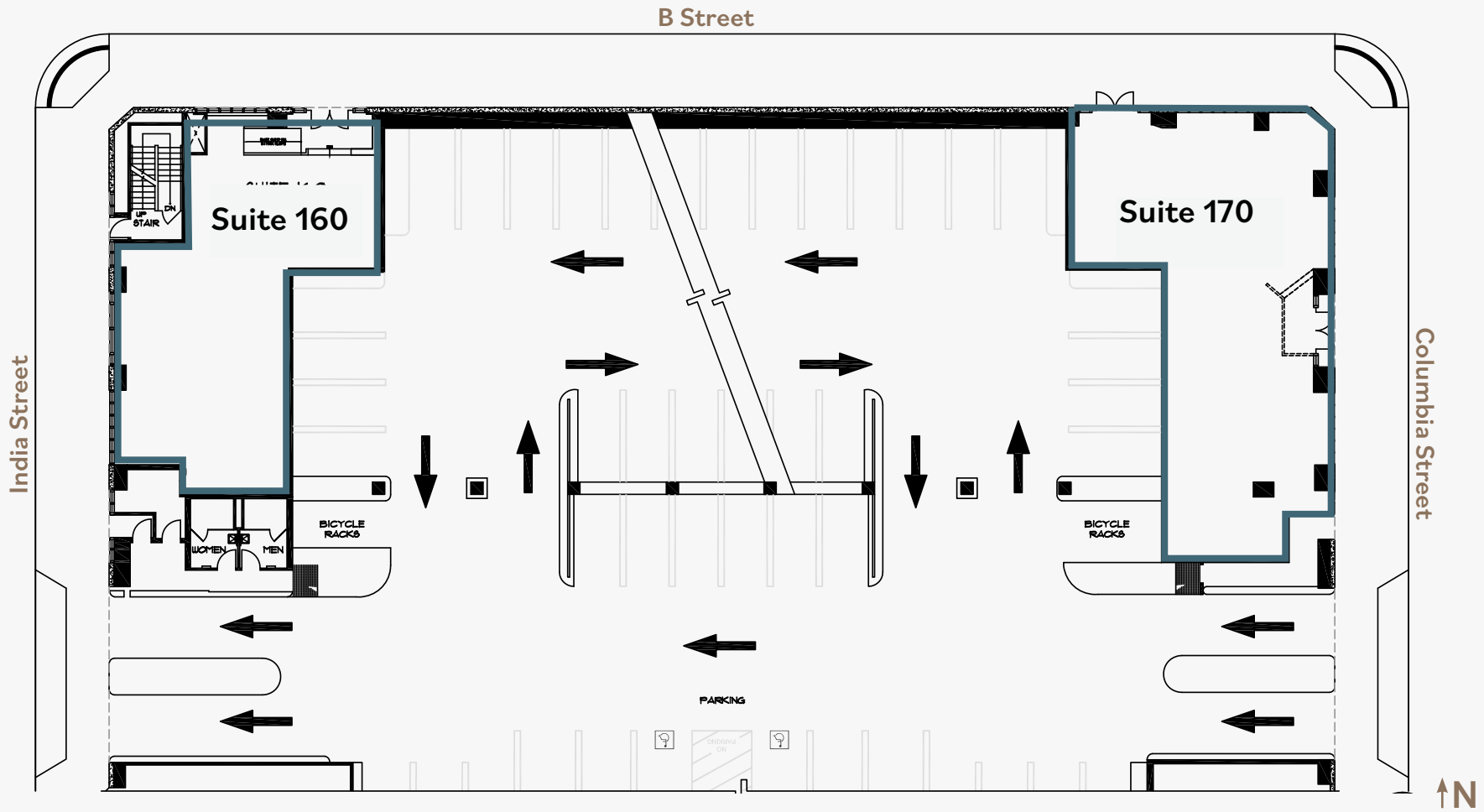
6th Floor | Suite 690

5th Floor | Suite 530

1st Floor | Suite 160, 170

Suite 160 | 1,960 SF
Suite 170 | 2,488 SF

Retail Availability

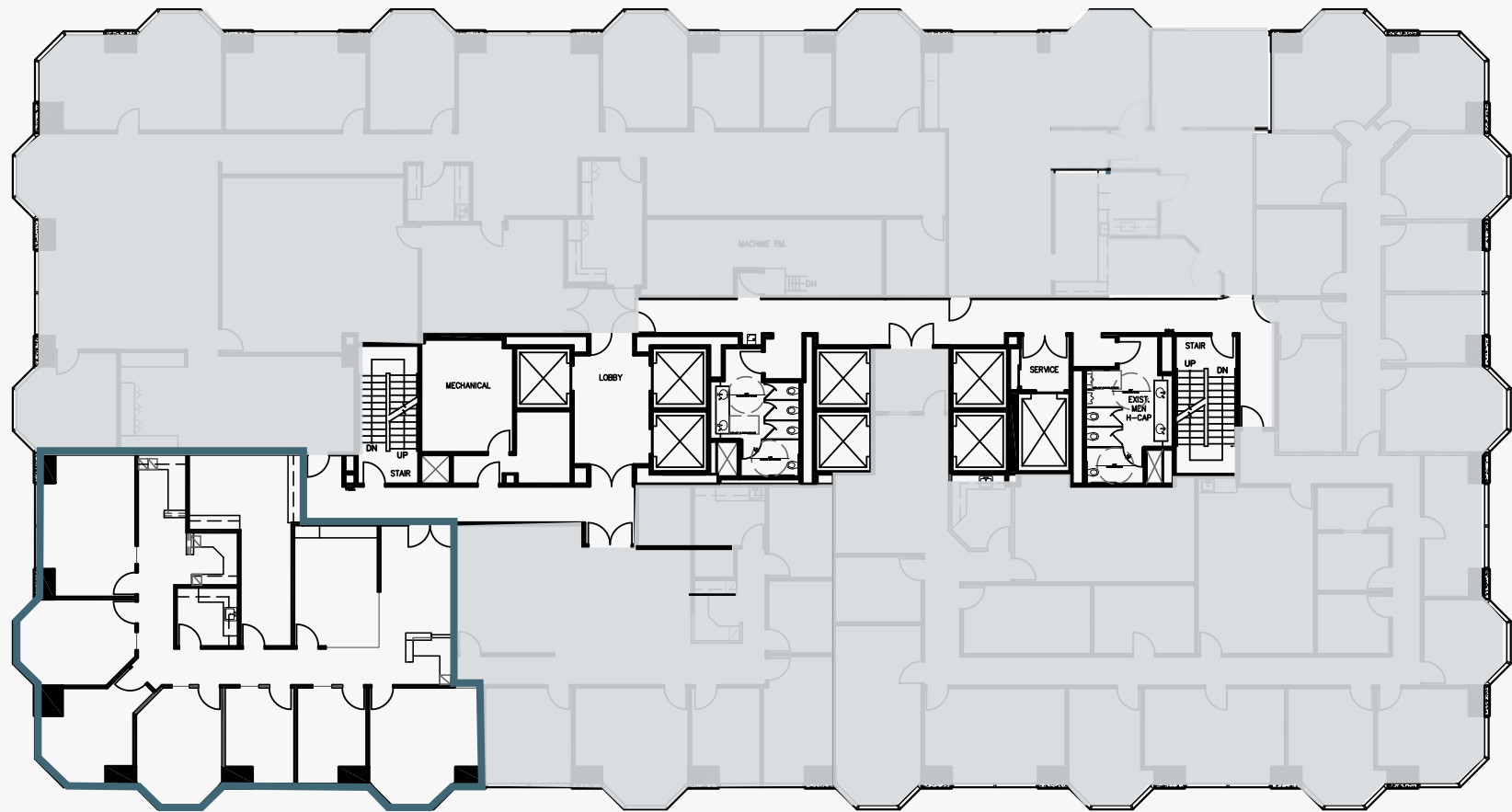


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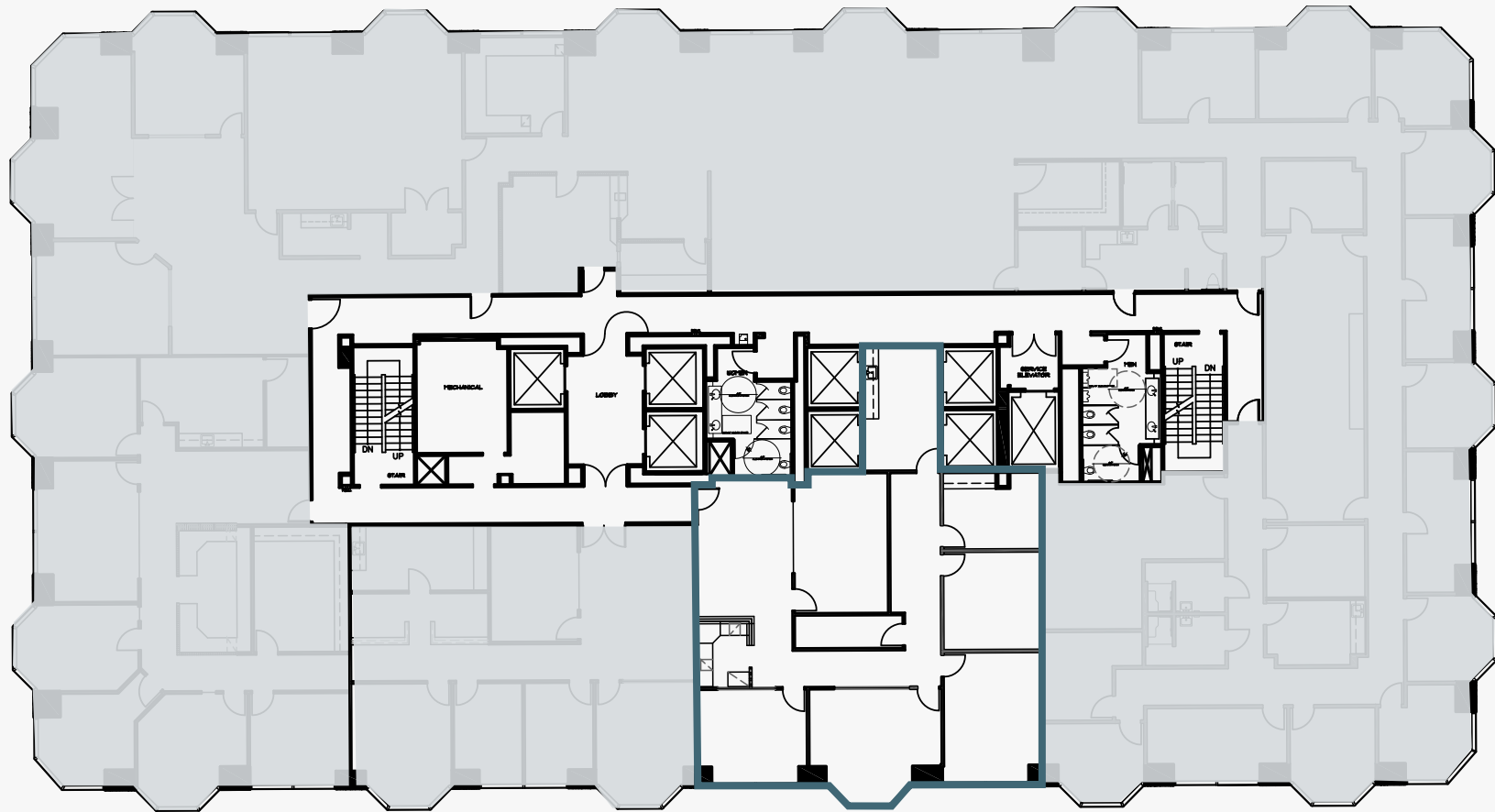
Suite 530



Suite 690 | 2,765 SF | New furnished spec suite.
Available with 30 days notice.

TAKE A TOUR

● Suite 600



Suite 600

Suite 690



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Suite 700 | 5,441 SF


Suite 710 | 3,216 SF

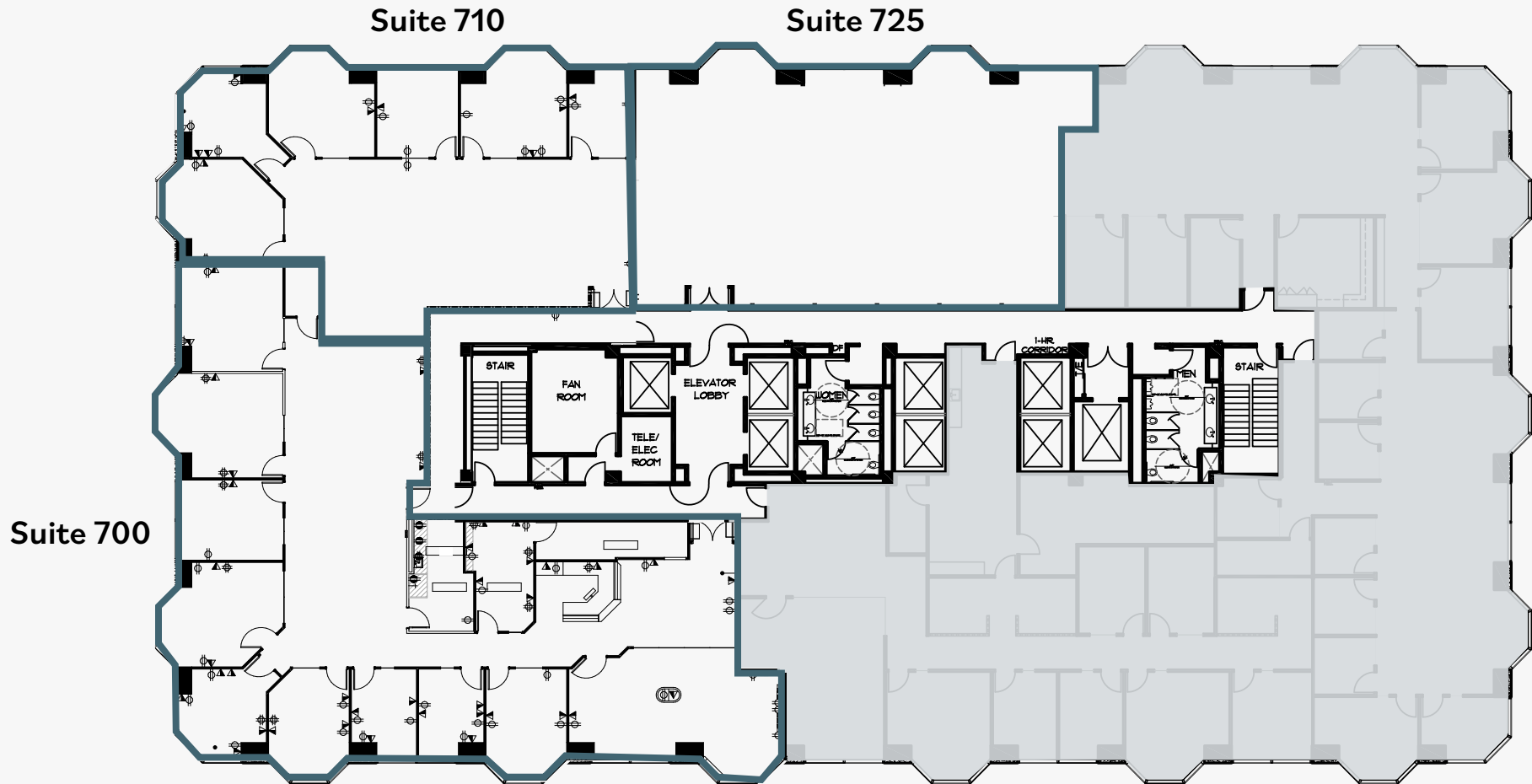
Suite 725 | 2,947 SF

*Contiguous for up to 11,604 SF

TAKE A TOUR

● Suite 700 

● Suite 725 



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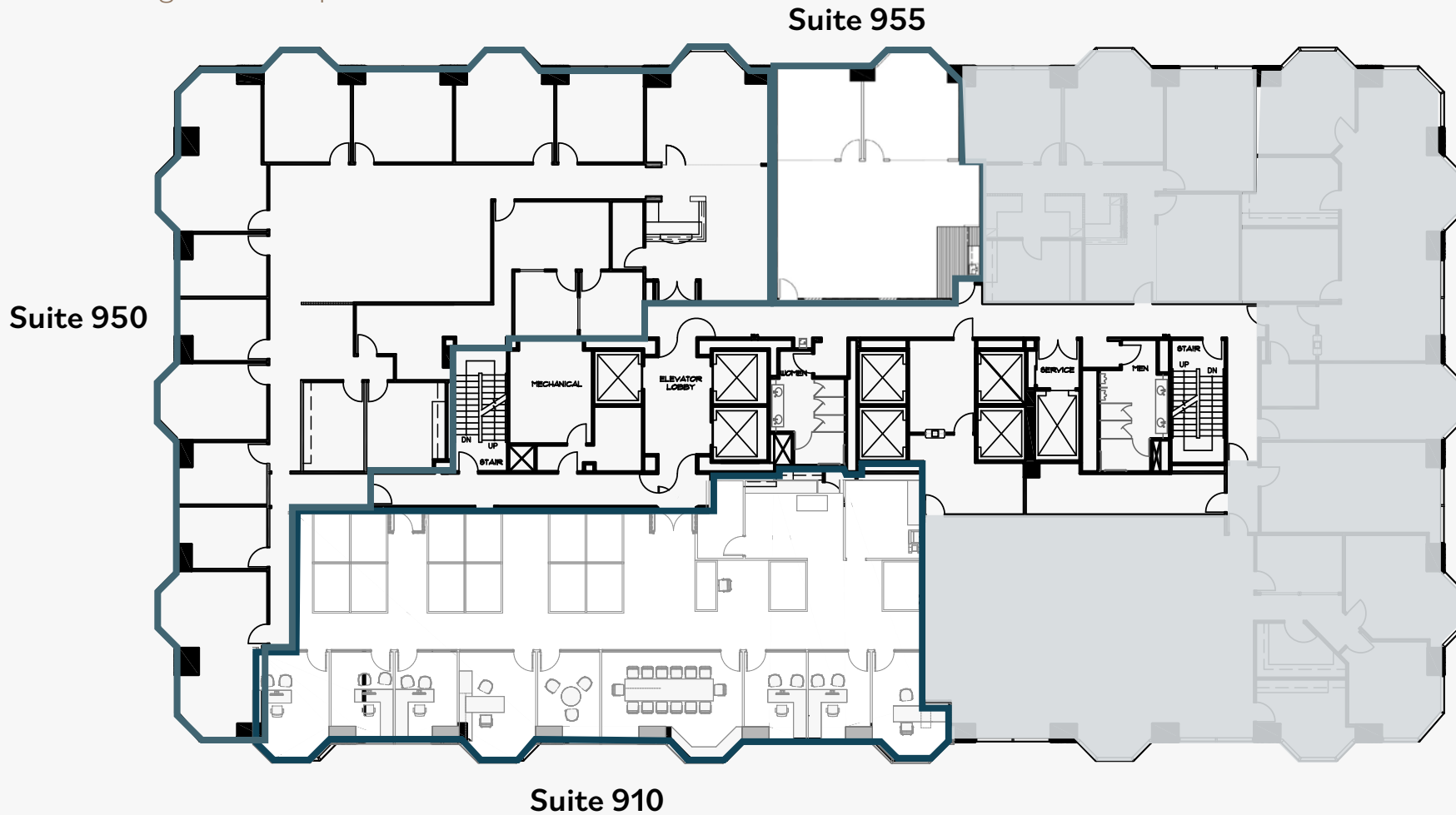
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Suite 910 | 4,523 SF | New Spec Suite
Suite 950 | 6,790 SF | Available 8/1/25
Suite 955 | 1,395 SF | Available
*Contiguous for up to 12,708 SF

TAKE A TOUR

● Suite 910



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Suite 1000 | 21,493 SF

TAKE A TOUR

CONCEPTUAL TOUR

Conceptual Plan



- Office
- Executive Office
- Open Space
- Reception
- Conf Room
- Amenities
- Pantry
- IT Room
- Comfort Zone



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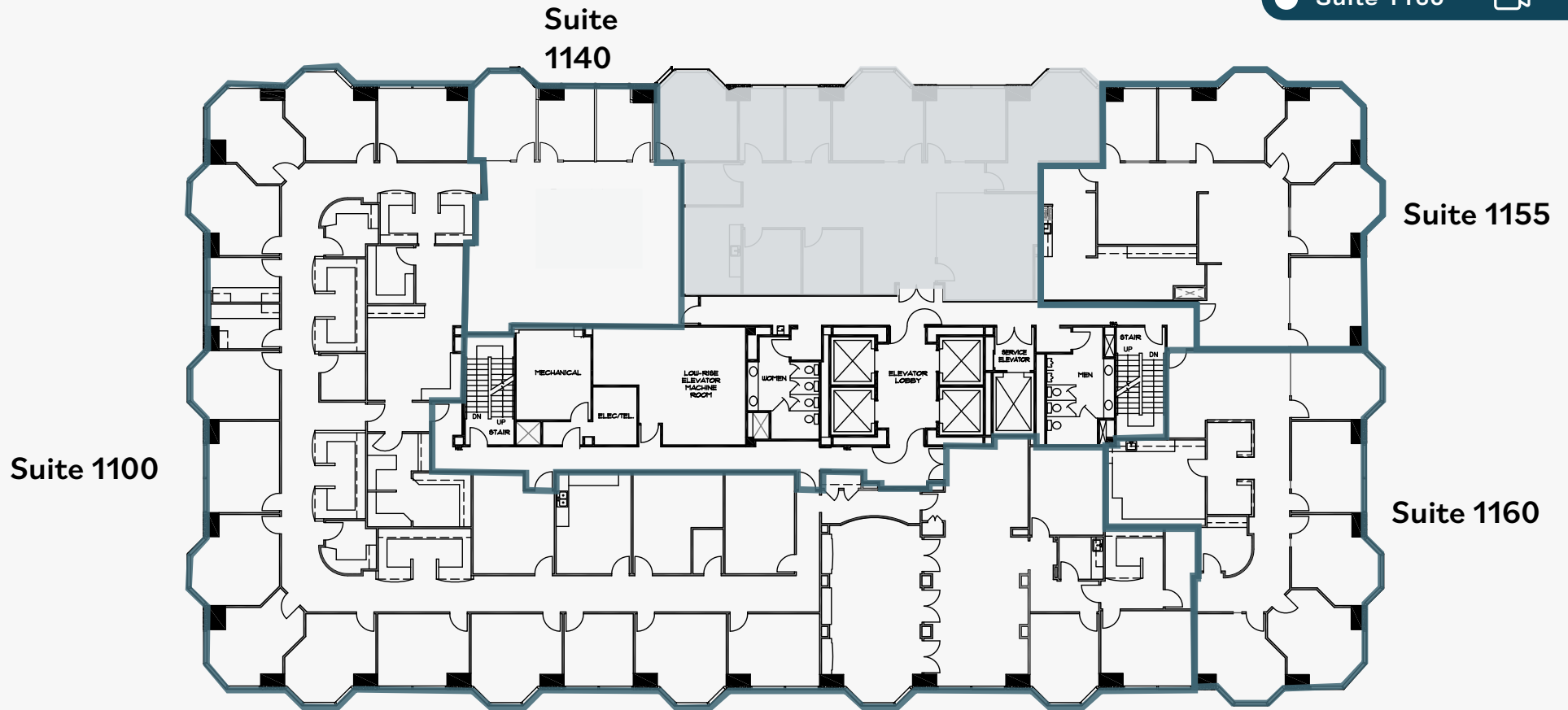
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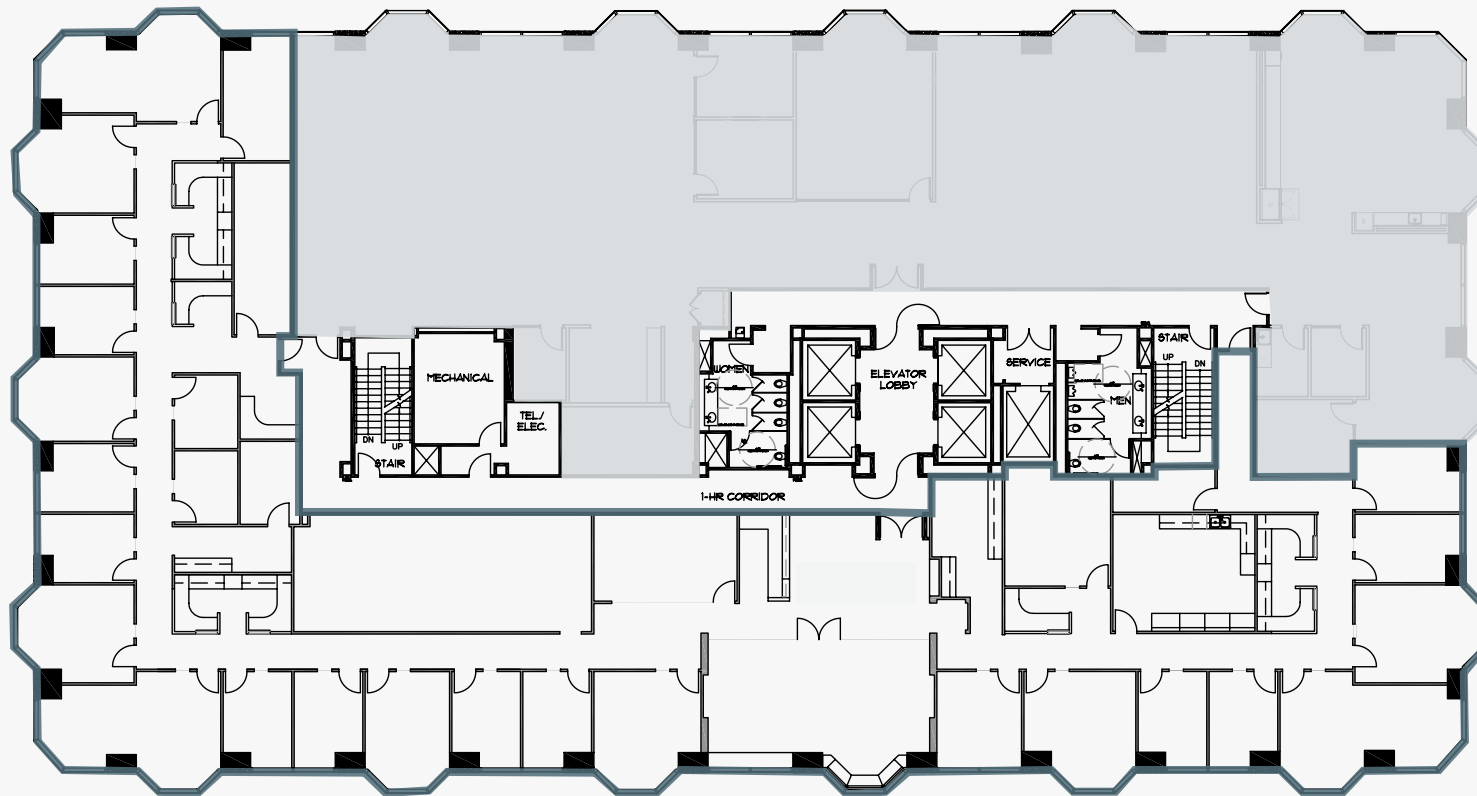
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Suite 1100 | 11,174 SF
 Suite 1140 | 1,905 SF | Spec Suite.
 Suite 1155 | 2,667 SF
 Suite 1160 | 2,507 SF

TAKE A TOUR

- Suite 1100 
- Suite 1155 
- Suite 1160 





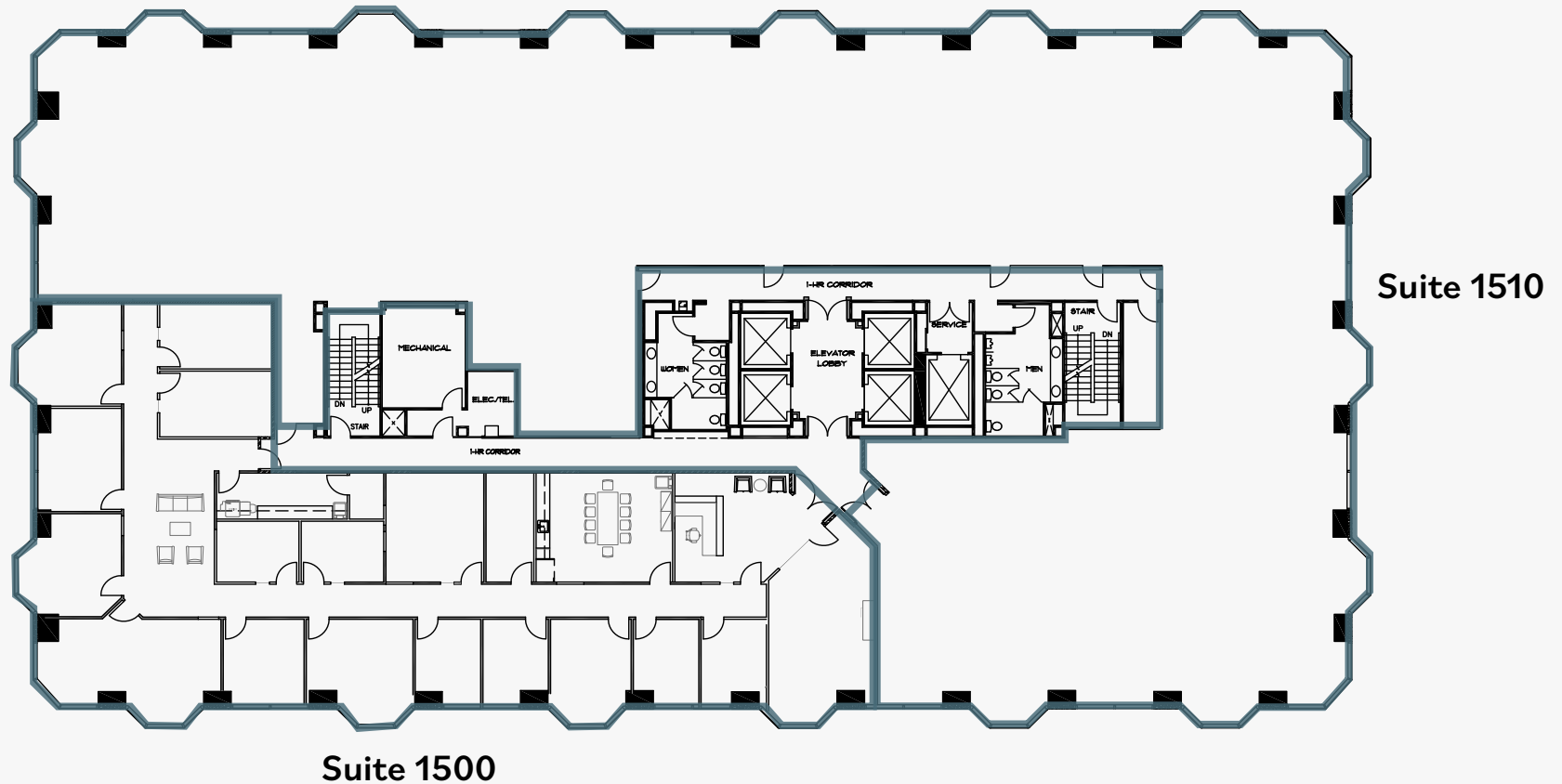
Suite 1400



Suite 1500 | 6,564 SF
Suite 1510 | 15,712 SF
*Contiguous for up to 22,276 SF

TAKE A TOUR

- Suite 1500 
- Suite 1510 



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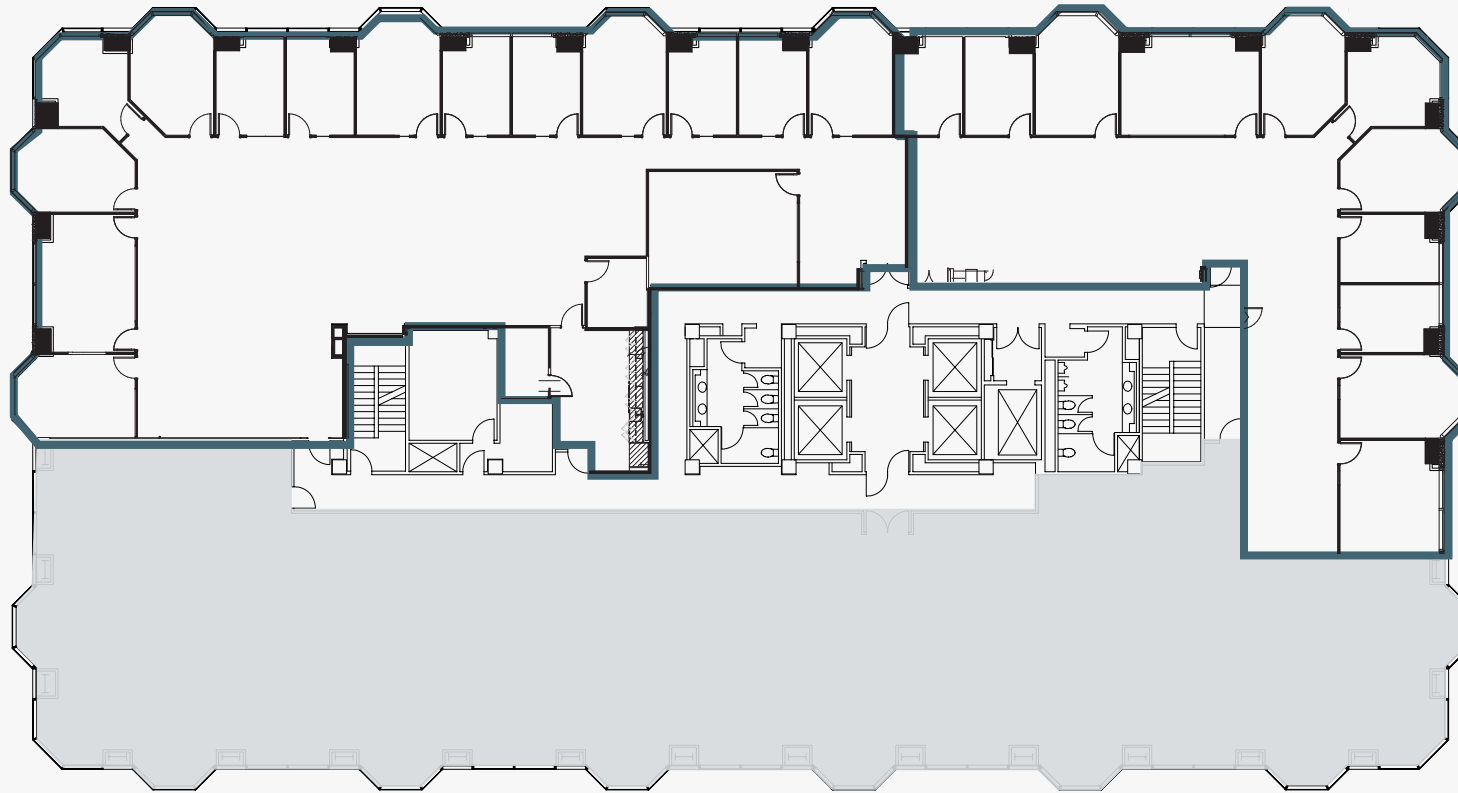
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Suite 1630 | 7,761 SF

Suite 1660 | 4,831 SF

*Contiguous for up to 12,592 SF

**Suite 1630
(Conceptual)**



**Suite 1660
(Conceptual)**



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Suite 1850 | 5,939 SF | Shell Condition

TAKE A TOUR

● Suite 1850 

Suite 1850



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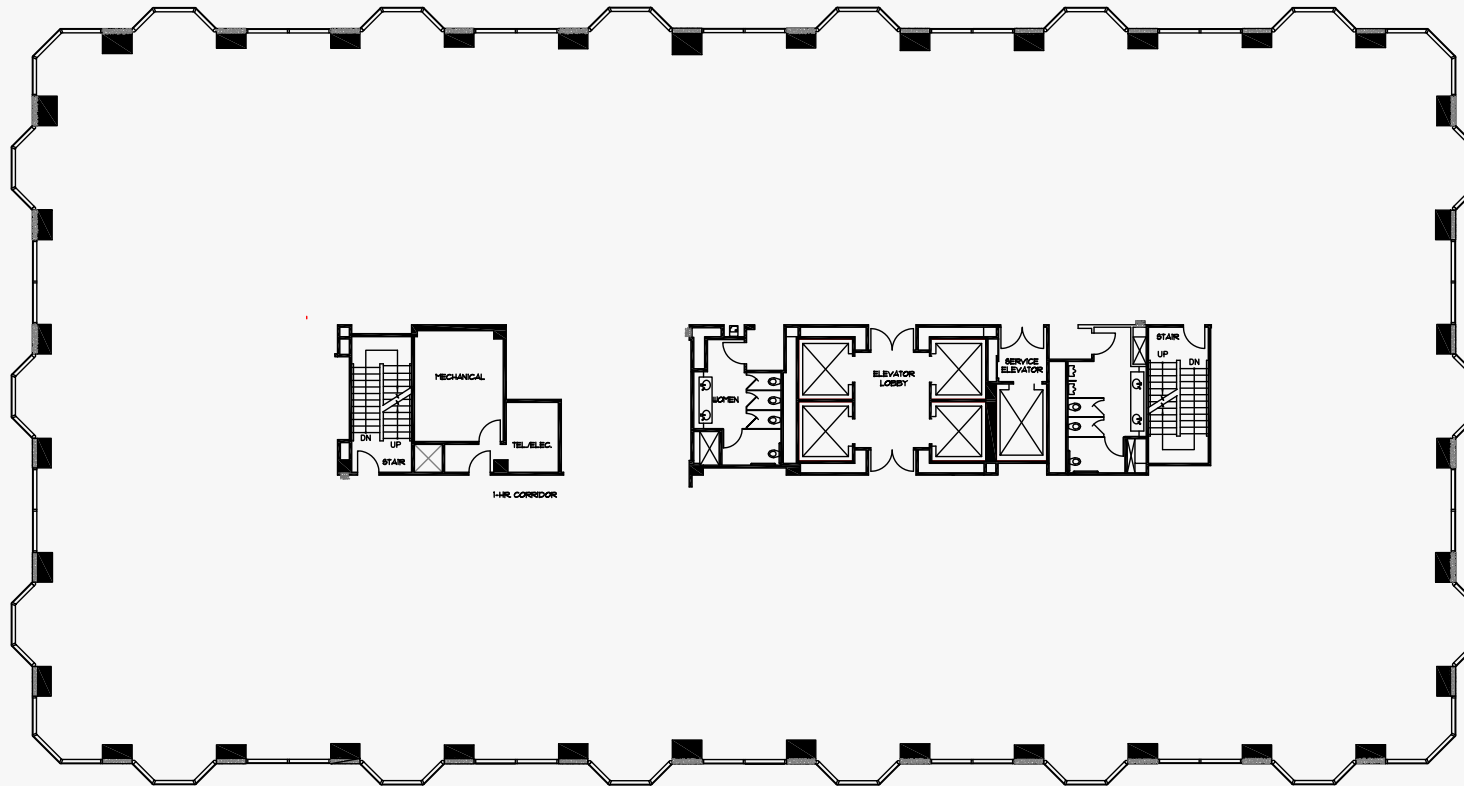
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19th Floor | 22,483 SF

*Contiguous with 20th floor for up to 44,763 SF



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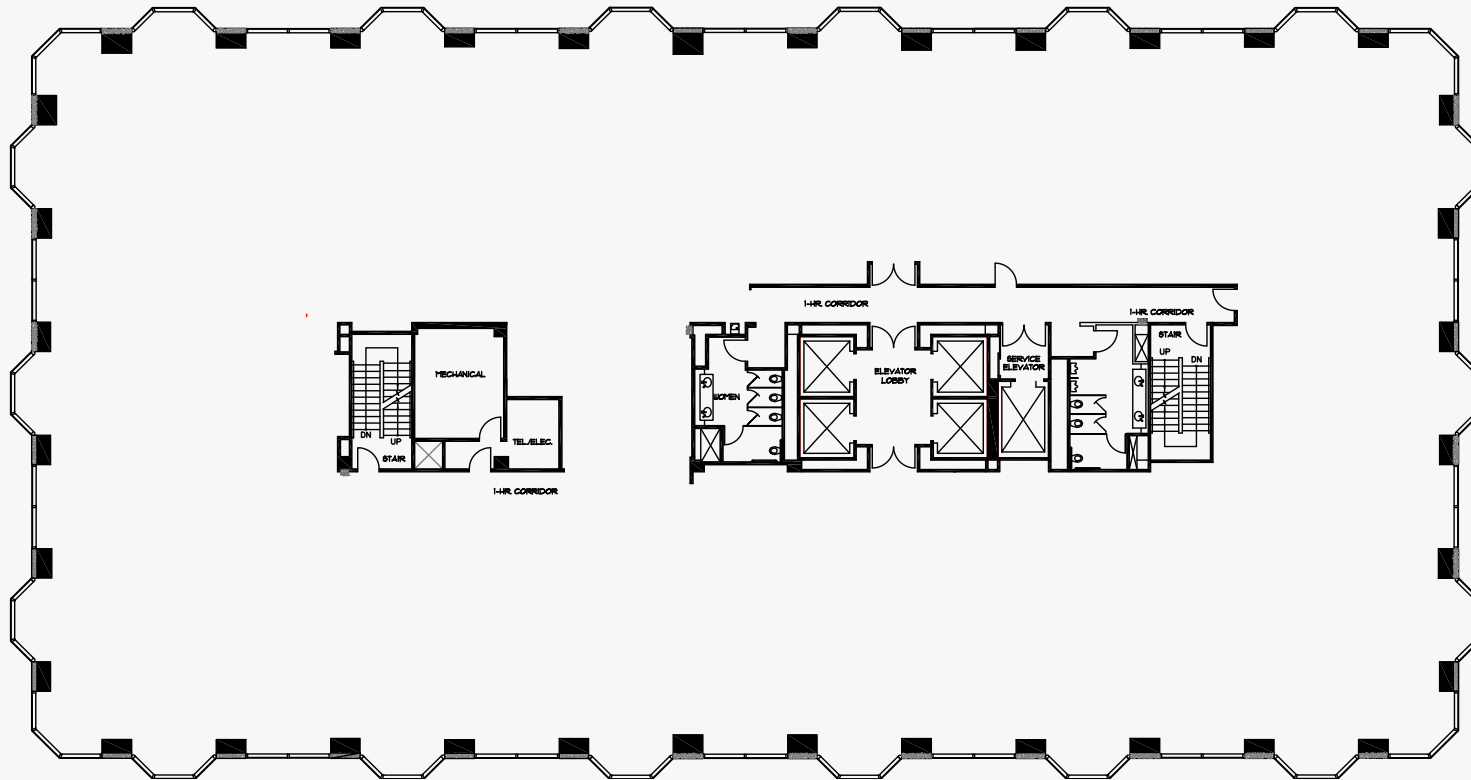
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20th Floor | 22,280 SF

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TAKE A TOUR

● Suite 2000



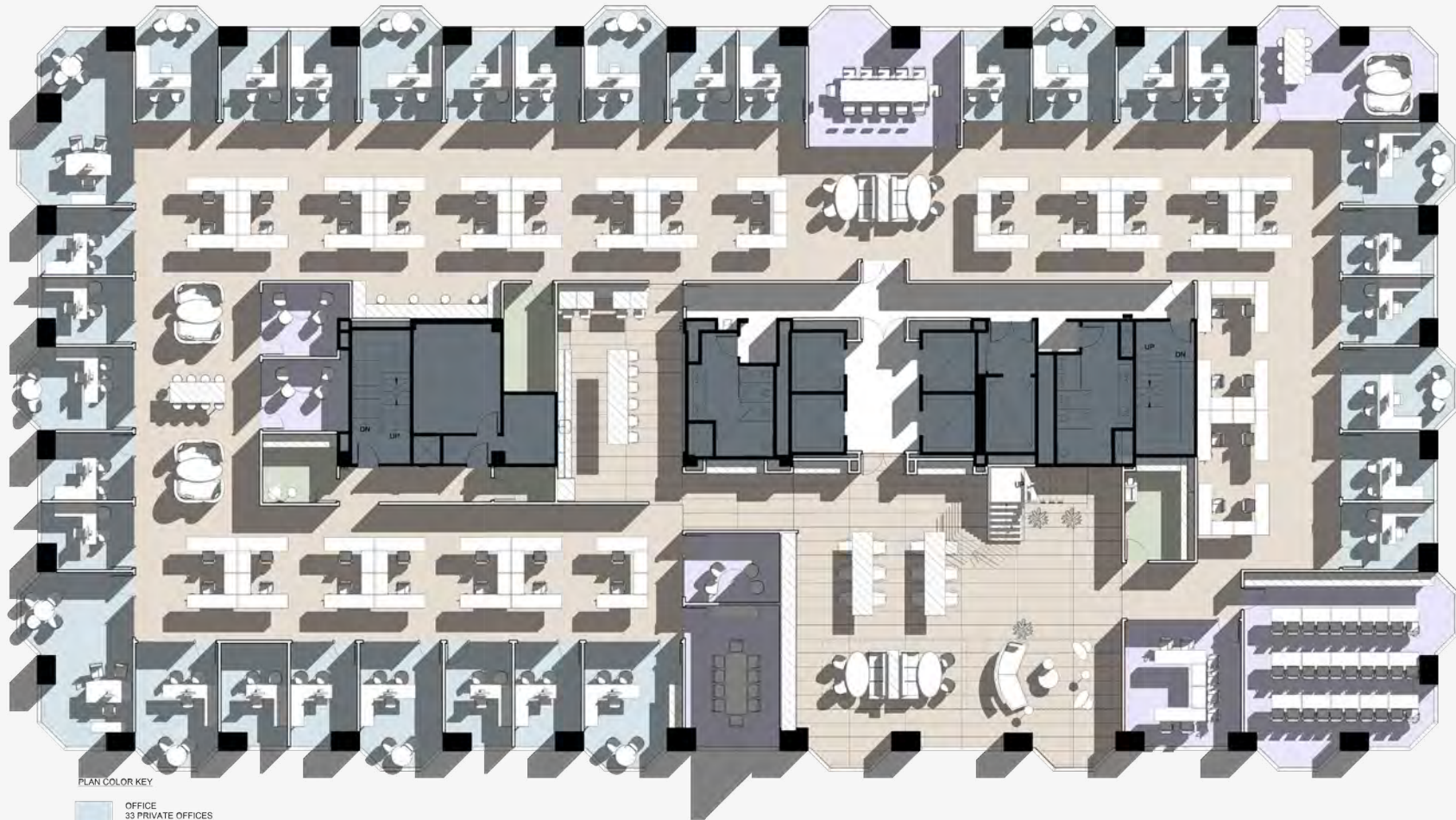
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19th Floor | 22,483 SF



PLAN COLOR KEY

- OFFICE
33 PRIVATE OFFICES
- OPEN AREA
- CONFERENCE /
TRAINING
- SUPPORT

19TH FLOOR TRADITIONAL PLAN LAYOUT



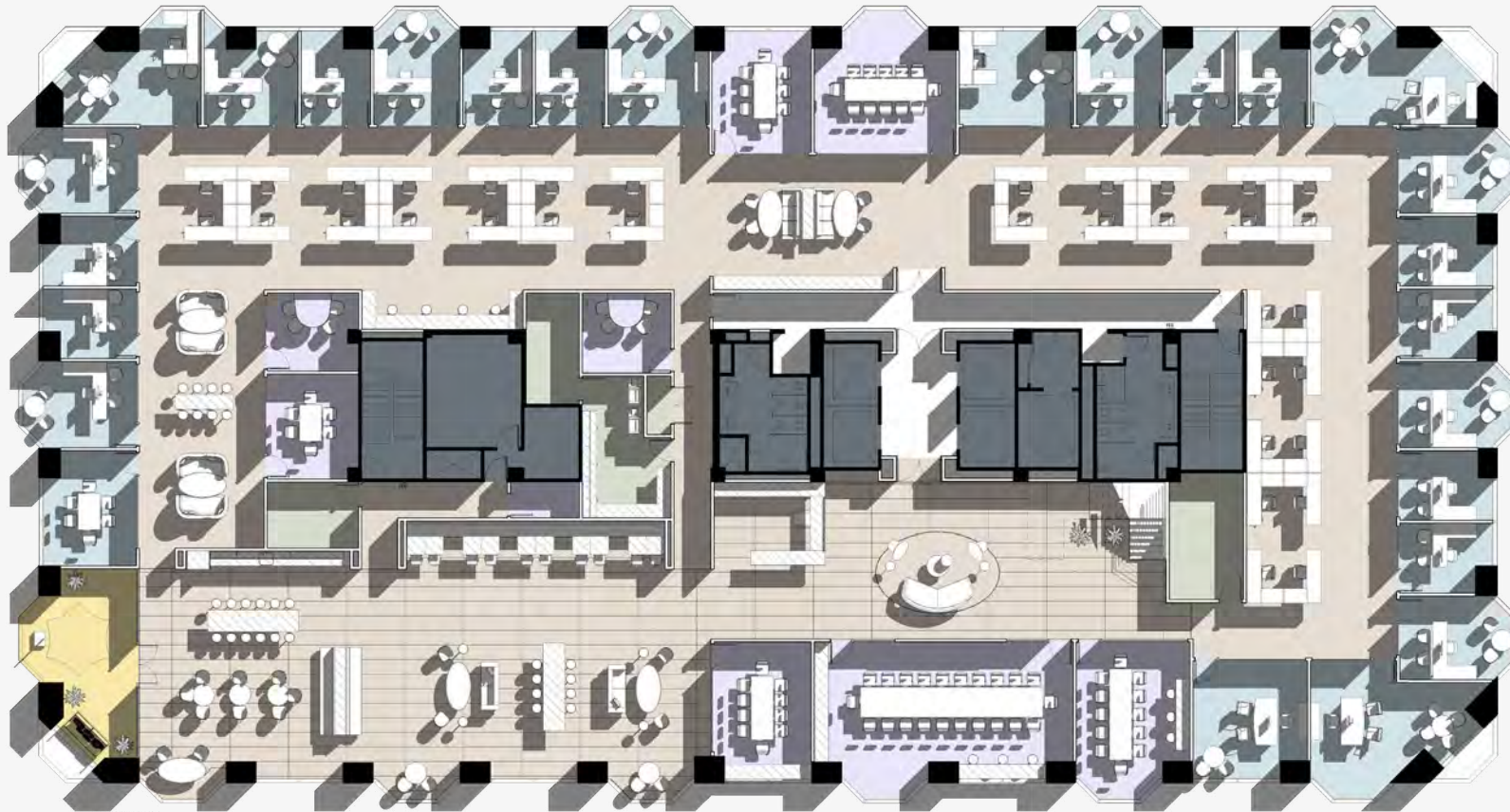
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20th Floor | 22,280 SF



PLAN COLOR KEY

- OFFICE
26 PRIVATE OFFICES
- OPEN AREA
- CONFERENCE /
TRAINING
- SUPPORT
- EXTERIOR
TERRACE

20TH FLOOR TRADITIONAL PLAN LAYOUT



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