



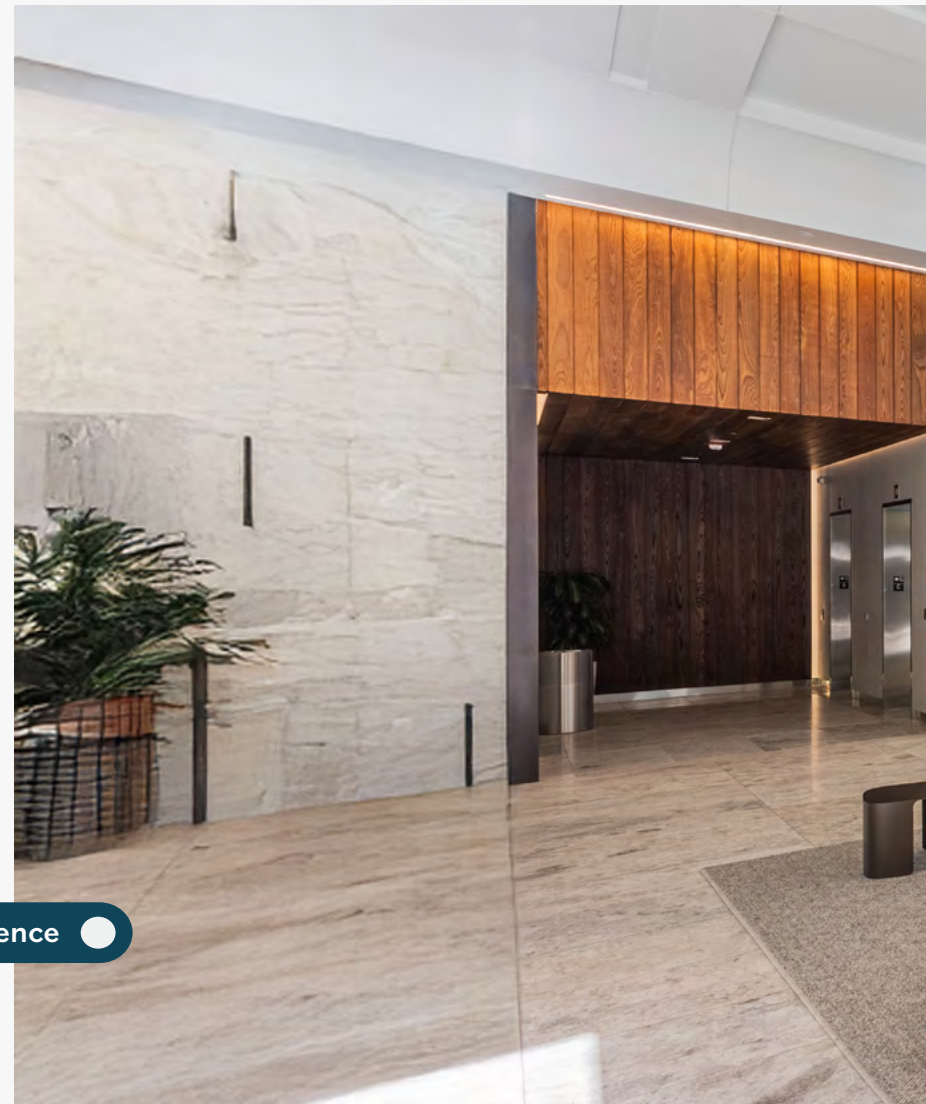
Five50 west

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 2025!

Get ready to experience a whole new level of wellness with the unveiling of 550Fit, our 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've re-imagined the expansive outdoor area, with an open-air café that includes 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.

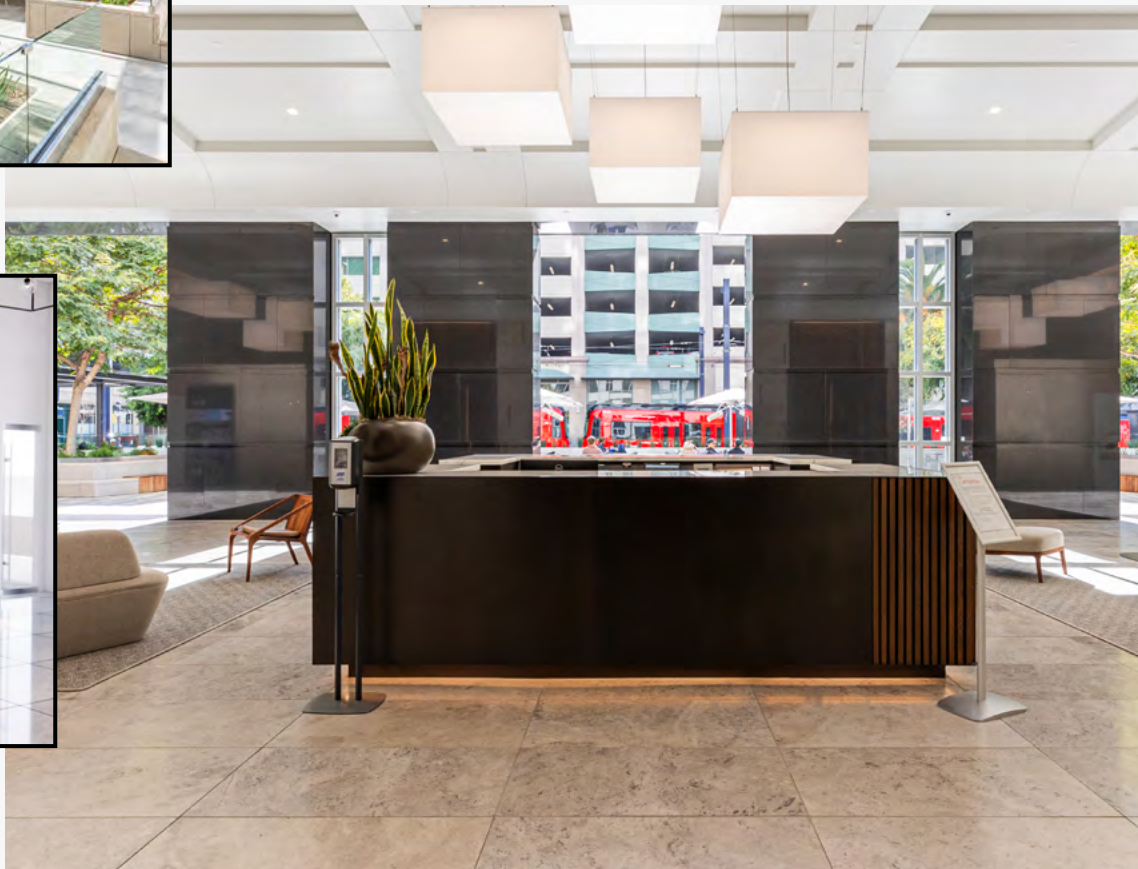


550Dine



550Meet

550Fit



Inside Five50West, the building lobby and many upper floors have undergone common area makeovers, along with an exterior landscape refresh.

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**



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



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



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



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



Gym with on-site showers & lockers



Fully equipped **conference room**



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



98 Walk Score

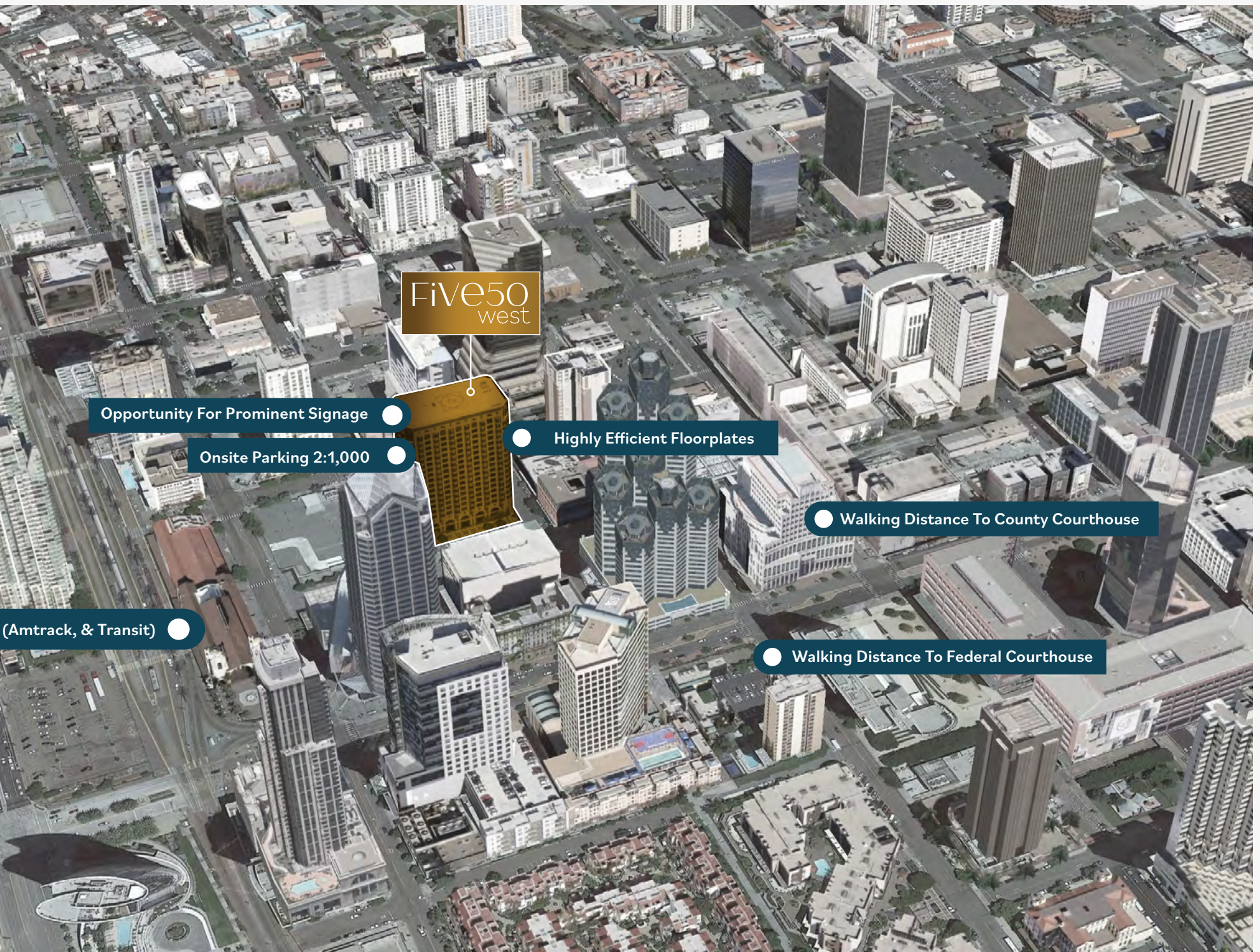


TM



Walking Distance To Little Italy

Adjacent To Santa Fe Depot



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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

Seaport
Village

Embarcadero
Park

San Diego Bay

Little Italy

Bankers Hill

Balboa
Park

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

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Santa Fe Depot

Amtrak, Coaster
& Trolley
(4 Blocks)

County Courthouse

Federal Courthouse

State Courthouse

Hall of Justice

Horton

Gaslamp
Quarter

Marriott
Marquis

San Diego
Marina

Convention
Center

The Shell

Hilton
San Diego
Bayfront



Petco
Park



Front Street

22

25

26

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Manchester
Grand Hyatt

Embarcadero
Park

Marriott
Marquis

San Diego
Marina

Convention
Center

The Shell

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 Bistro
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 - 22,266 SF

19th Floor*

Full Floor - 22,468 SF

18th Floor

Suite 1850 - 6,141 SF

16th Floor

Suite 1630 - 7,756 SF

Suite 1660 - 4,828 SF

15th Floor**

Suite 1500*** - 6,781 SF

Suite 1510*** - 15,688 SF

14th Floor**

Suite 1450 - 9,429 SF

11th Floor***

Suite 1100 - 18,872 SF

10th Floor ***

Suite 1000 - 22,325 SF

9th Floor

Suite 950**** - 6,992 SF

Suite 955**** - 1,442 SF

Suite 980**** - 7,082 SF

8th Floor

Suite 850 - 6,473 SF

7th Floor

Suite 700***** - 5,626 SF

Suite 710***** - 3,325 SF

Suite 725***** - 3,047 SF

6th Floor

Suite 690 - 2,859 SF

Suite 620 - 3,210 SF

5th Floor

Suite 530 - 3,136 SF

1st Floor

Retail Availabilities

Suite 160 - 2,027 SF

Suite 170 - 2,572 SF

*Contiguous for up to 44,734 SF

**Contiguous for up to 31,898 SF

***Contiguous for up to 41,197 SF

****Contiguous for up to 22,469 SF

*****Contiguous for up to 15,516 SF

*****Contiguous for up to 11,998 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 1450

11th Floor | Suite 1100

10th Floor | Suite 1000

9th Floor | Suite 950, 955, 980

8th Floor | Suite 850

7th Floor | Suite 700, 710, 725

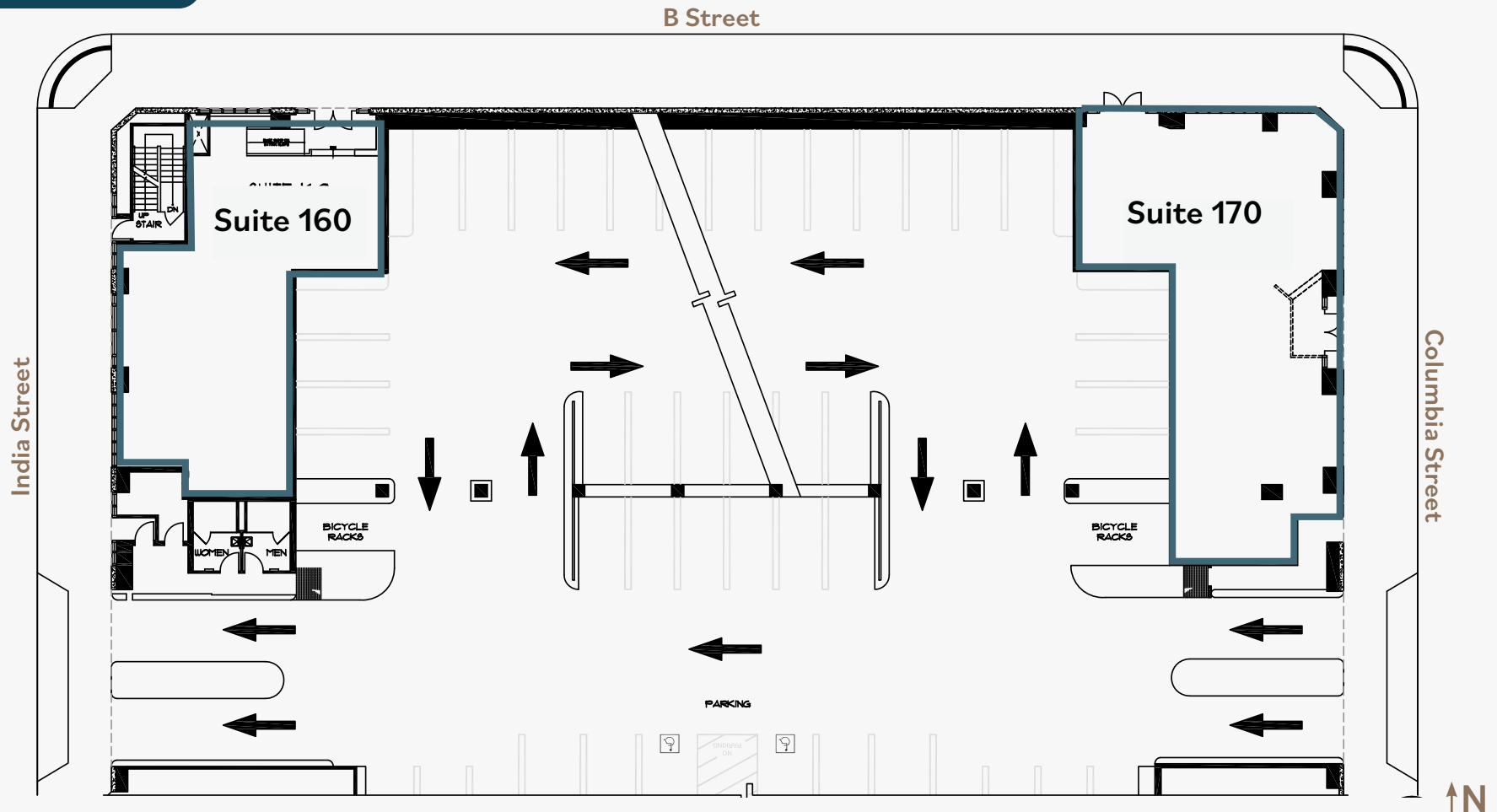
6th Floor | Suite 620, 690

5th Floor | Suite 530

1st Floor | Suite 160, 170

Suite 160 | 2,027 SF
Suite 170 | 2,572 SF

Retail Availability



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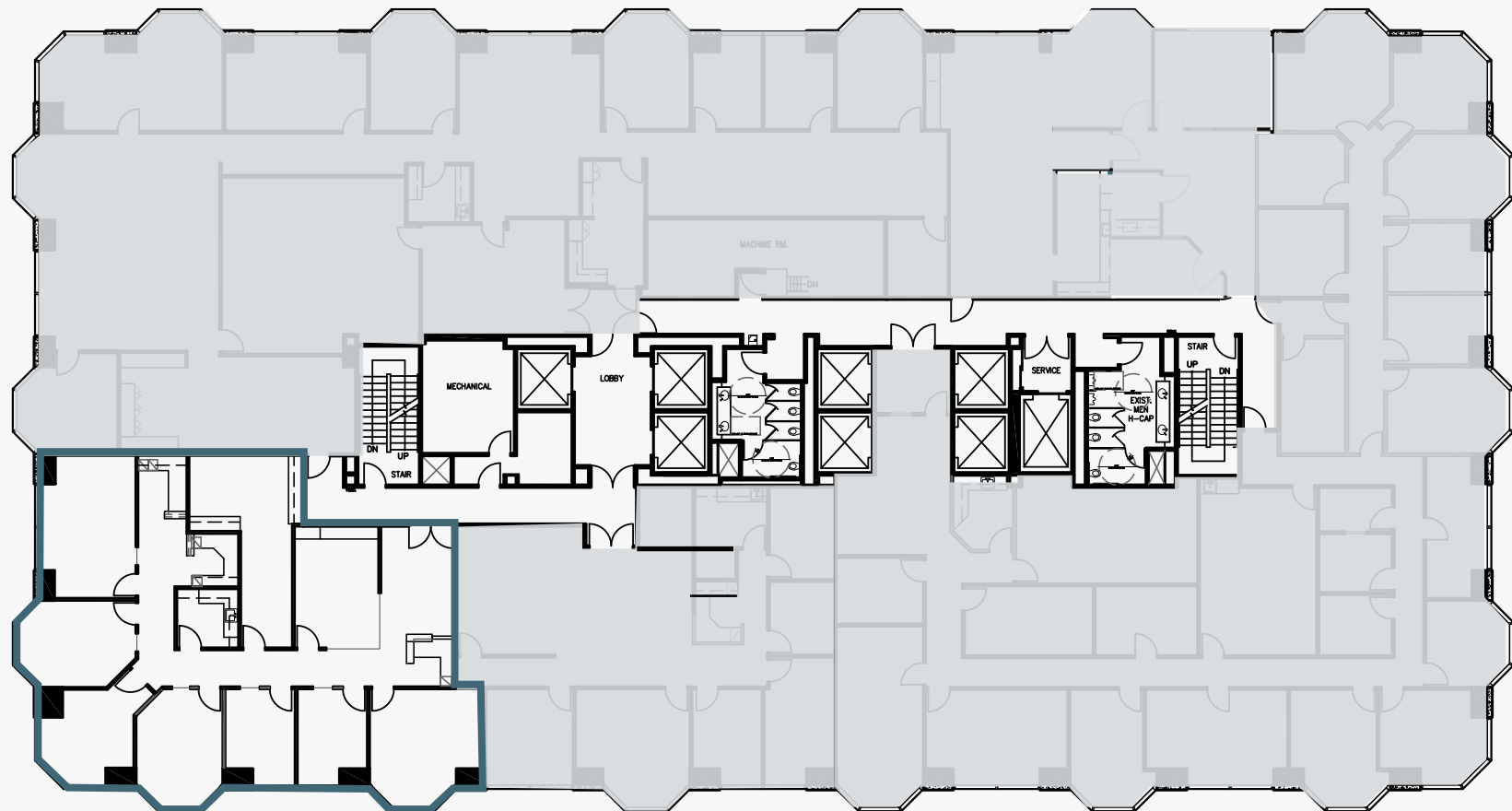
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Suite 530 | 3,136 SF

TAKE A TOUR

● Suite 530



Suite 530



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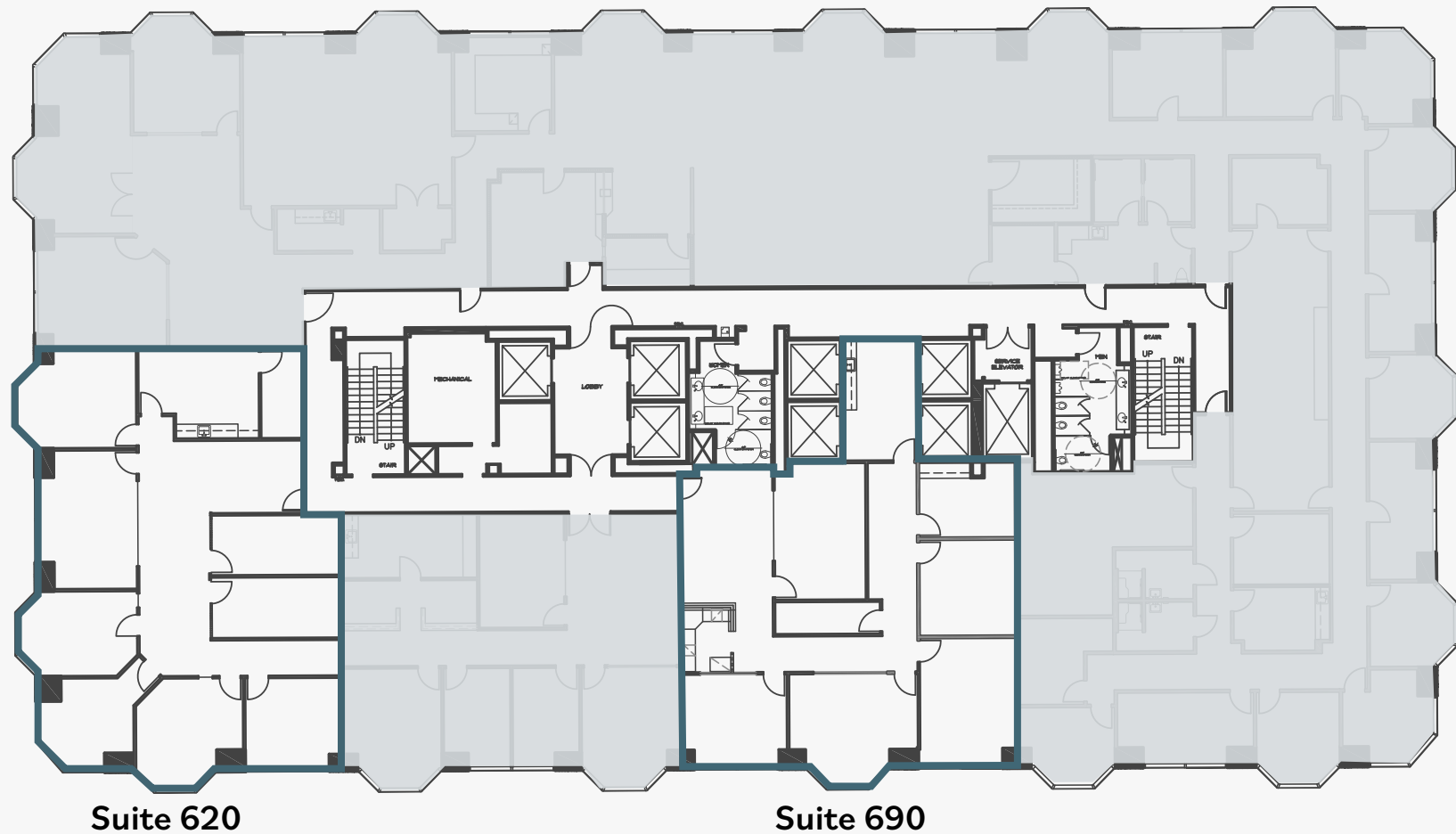
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Suite 620 | 3,210 SF | Available 9/1/25
Suite 690 | 2,859 SF | New furnished spec suite
Available with 30 days notice

TAKE A TOUR

● Suite 690



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Suite 700 | 5,626 SF

Suite 710 | 3,325 SF

Suite 725 | 3,047 SF

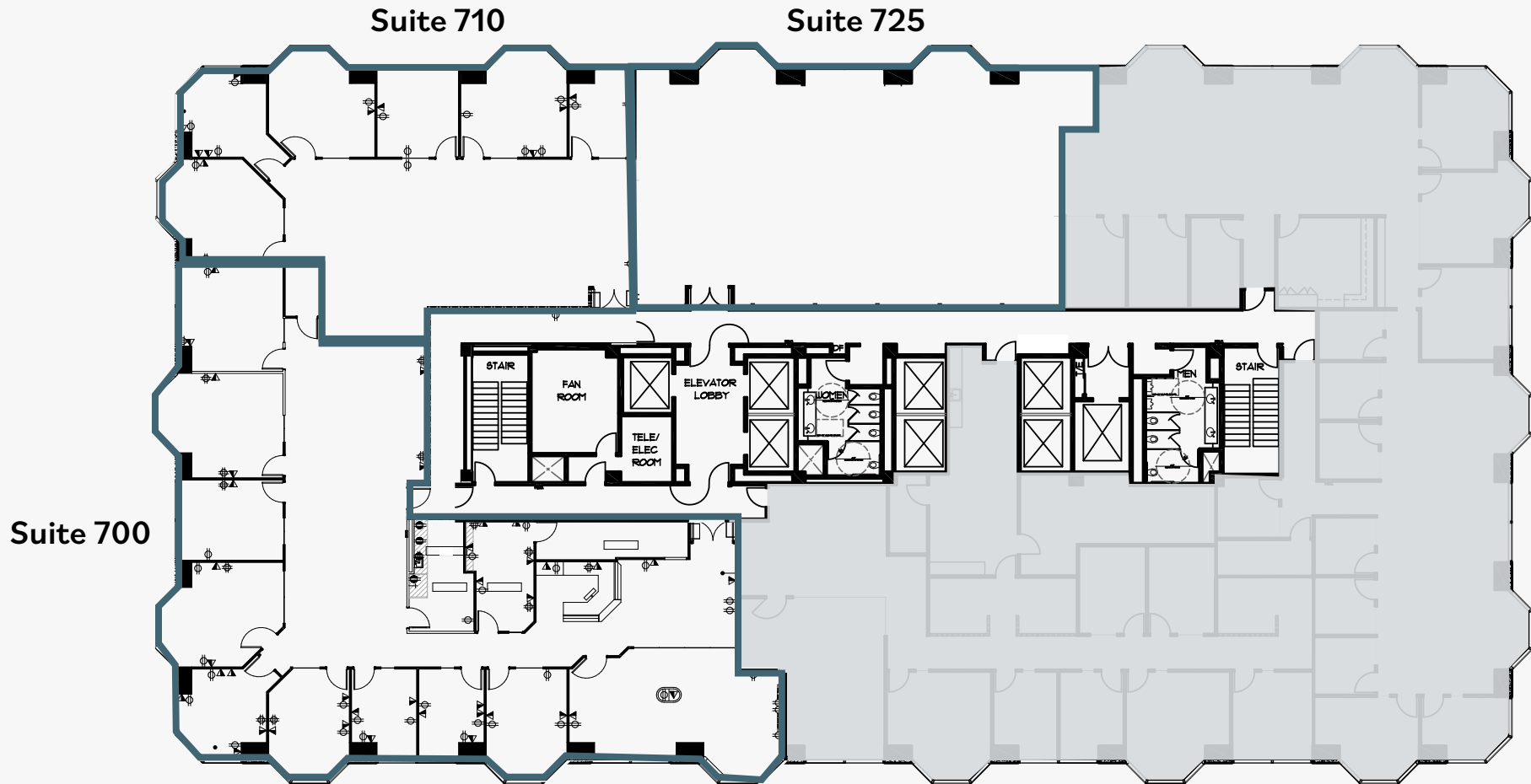
*Contiguous for up to 11,998 SF

TAKE A TOUR

● Suite 700



● Suite 725



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Suite 850 | 6,473 SF | Hypothetical Layout

TAKE A TOUR

● Suite 850



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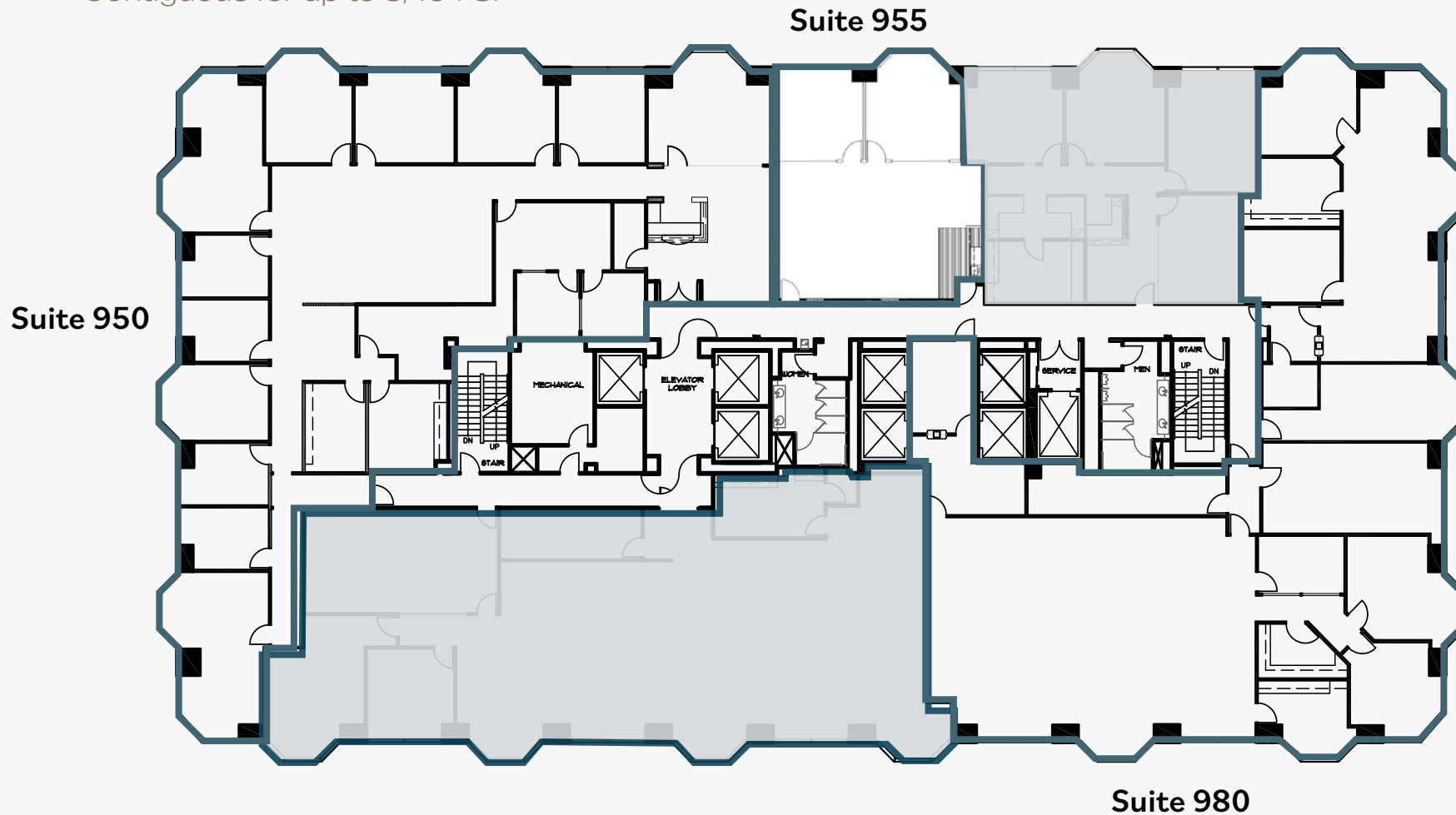
TAKE A TOUR

Suite 950* | 6,992 SF | Available 8/1/25

Suite 955* | 1,442 SF | Available

Suite 980 | 7,082 SF | Available 11/1/25

*Contiguous for up to 8,434 SF



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Suite 1000 | 22,325 SF

TAKE A TOUR

CONCEPTUAL TOUR

Conceptual Plan



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



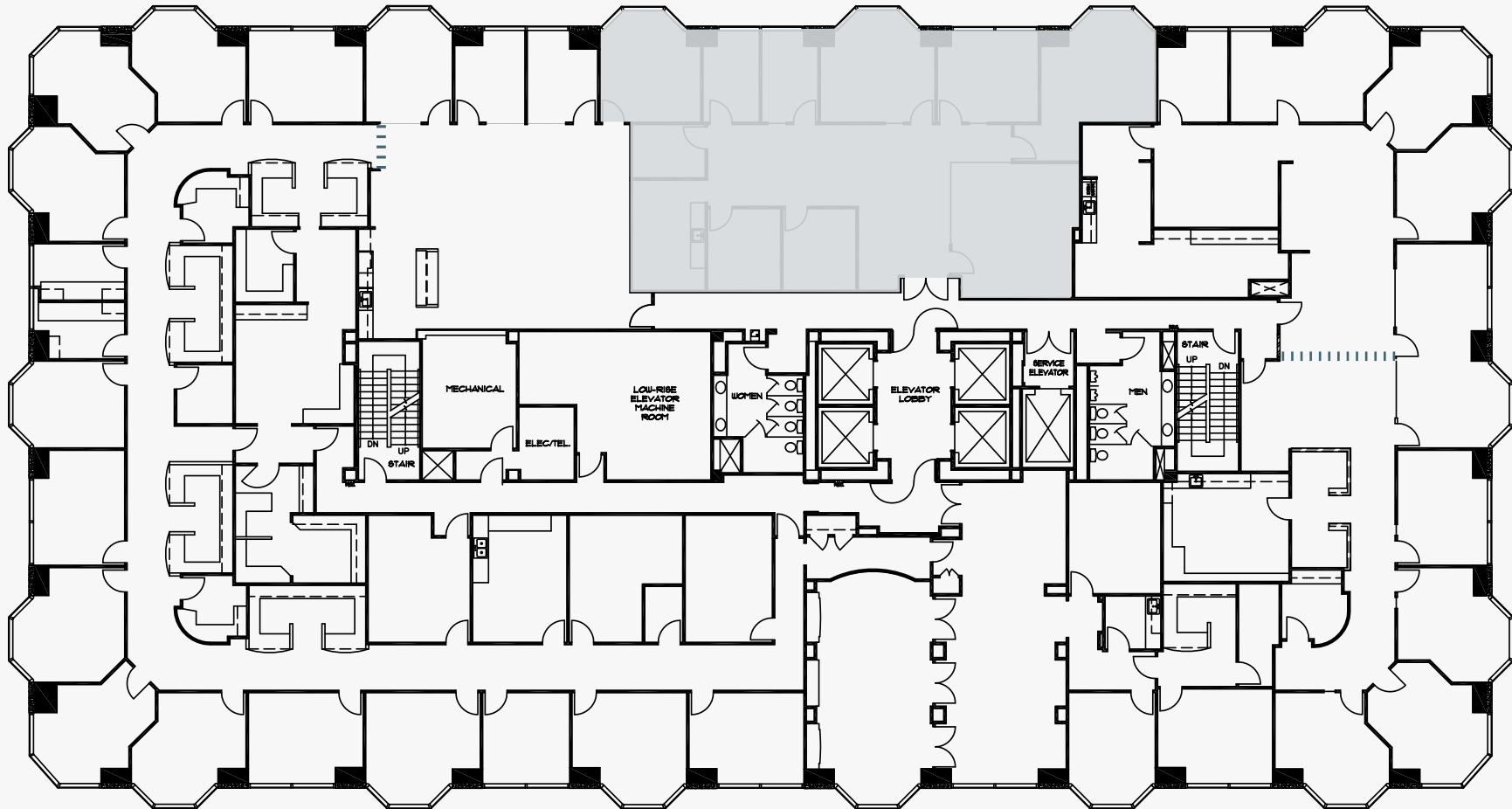
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Suite 1100 | 18,872 SF (divisible ~12,000 SF)



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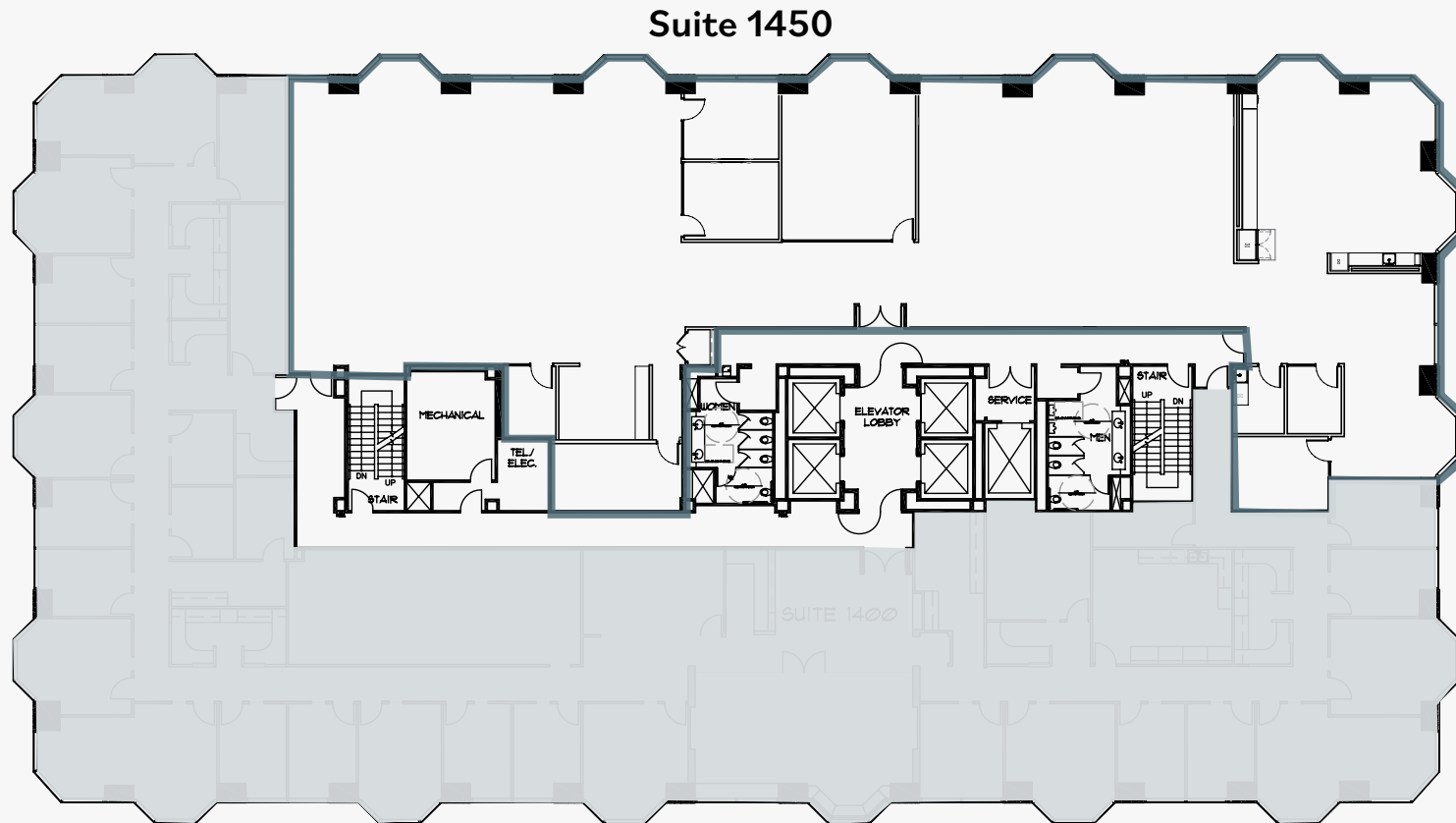
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Suite 1450 | 9,429 SF | Available with 60 days notice

**Contiguous with 15th floor for up to 31,898 SF

TAKE A TOUR

● Suite 1450



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Suite 1500 | 6,781 SF

Suite 1510 | 15,688 SF

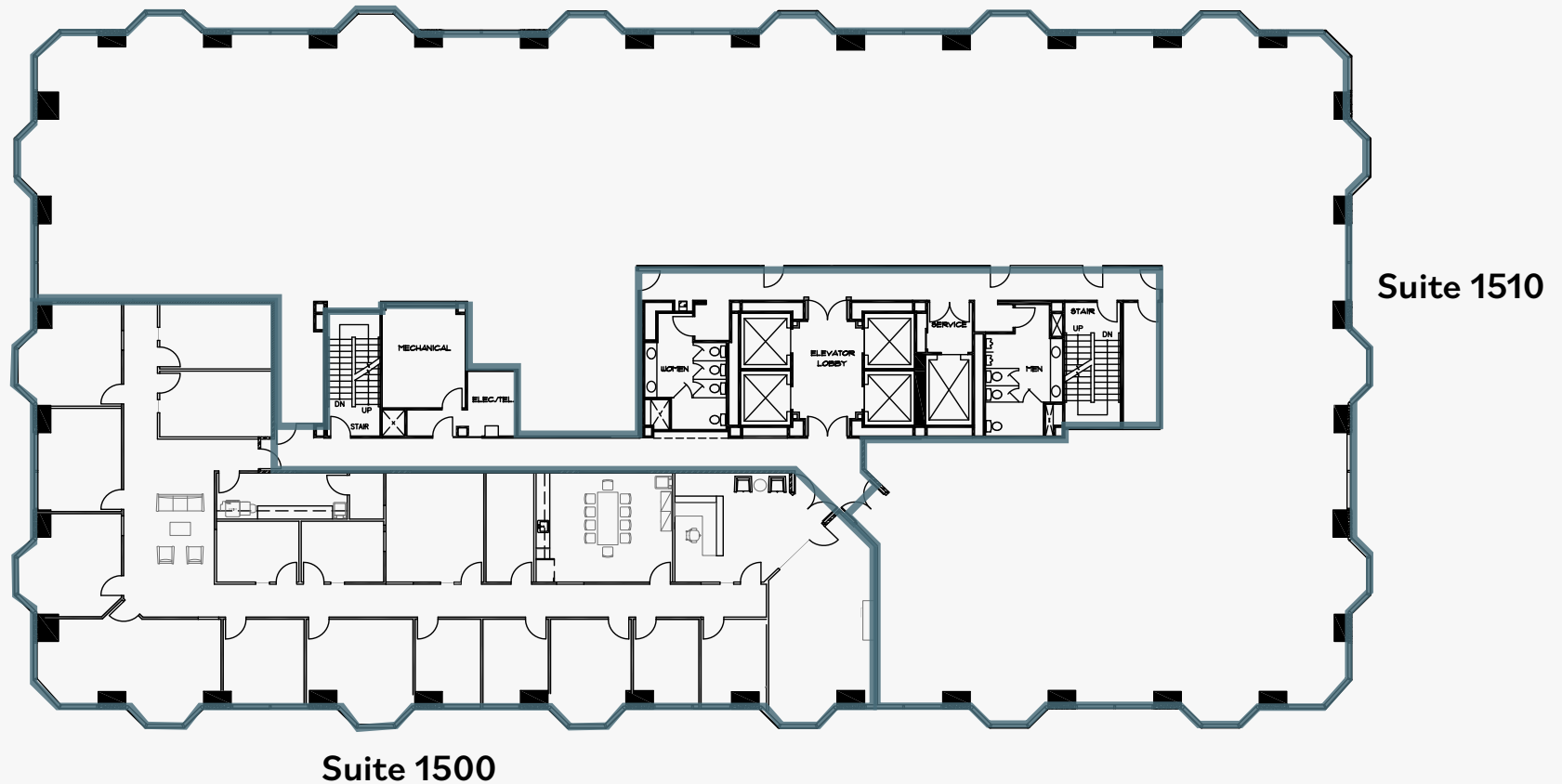
*Contiguous for up to 22,469 SF

**Contiguous with 14th floor for up to 31,898 SF

TAKE A TOUR

● Suite 1500 

● Suite 1510 



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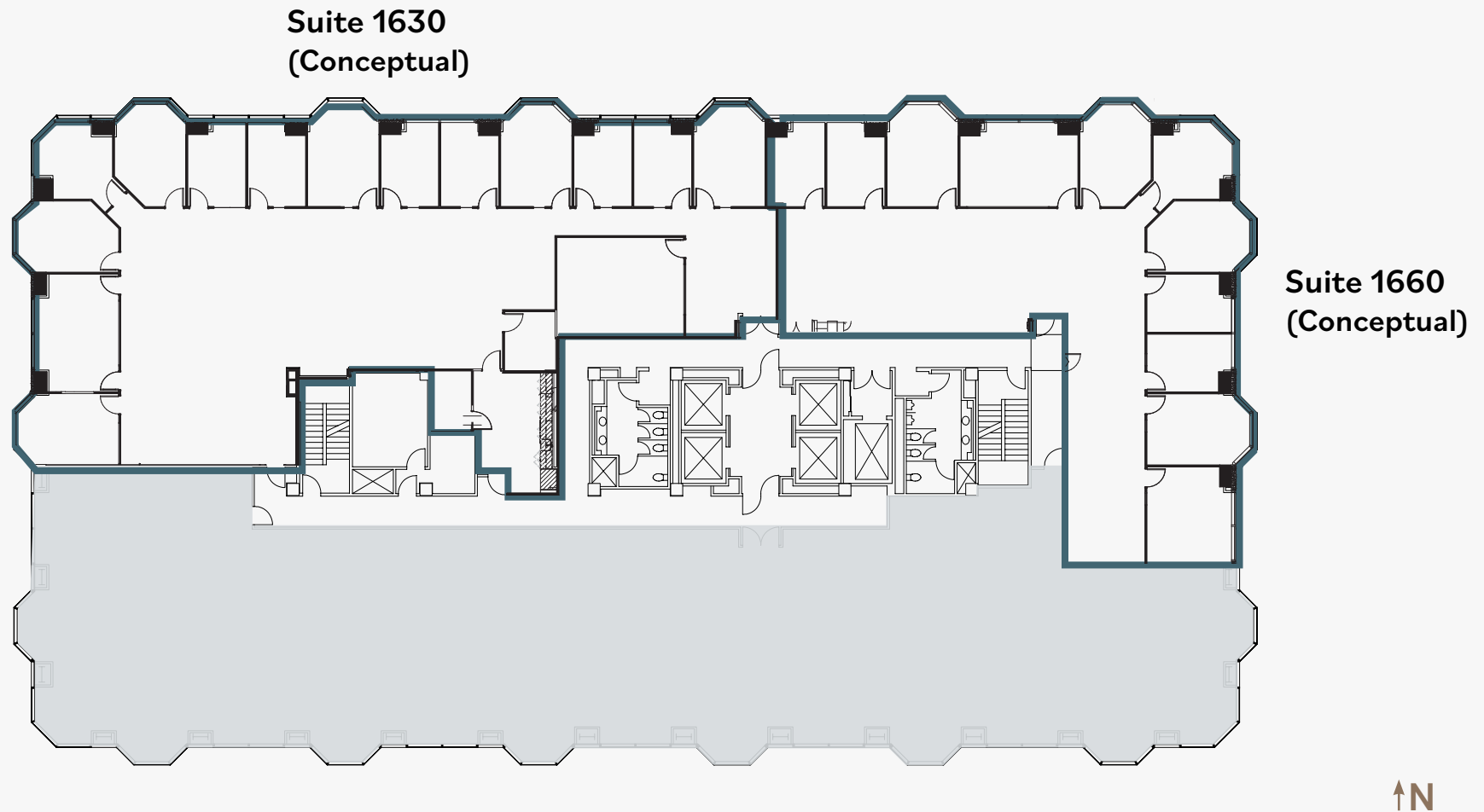
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Suite 1630 | 7,756 SF

Suite 1660 | 4,828 SF

*Contiguous for up to 12,584 SF



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Suite 1850 | 6,141 SF | Shell Condition

TAKE A TOUR

● Suite 1850



Suite 1850



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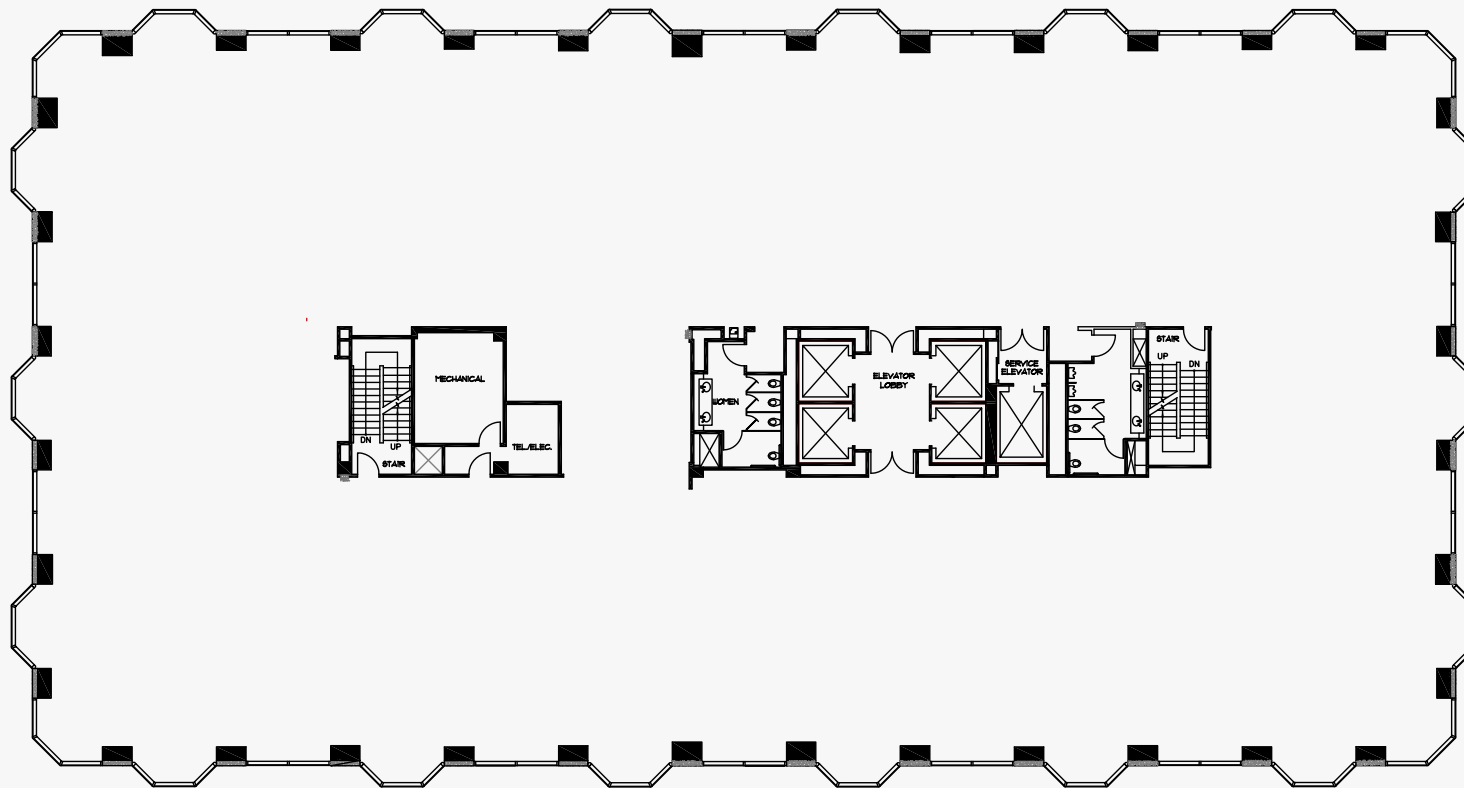
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19th Floor | 22,468 SF

*Contiguous with 20th floor for up to 44,734 SF

TAKE A TOUR

● Suite 1900



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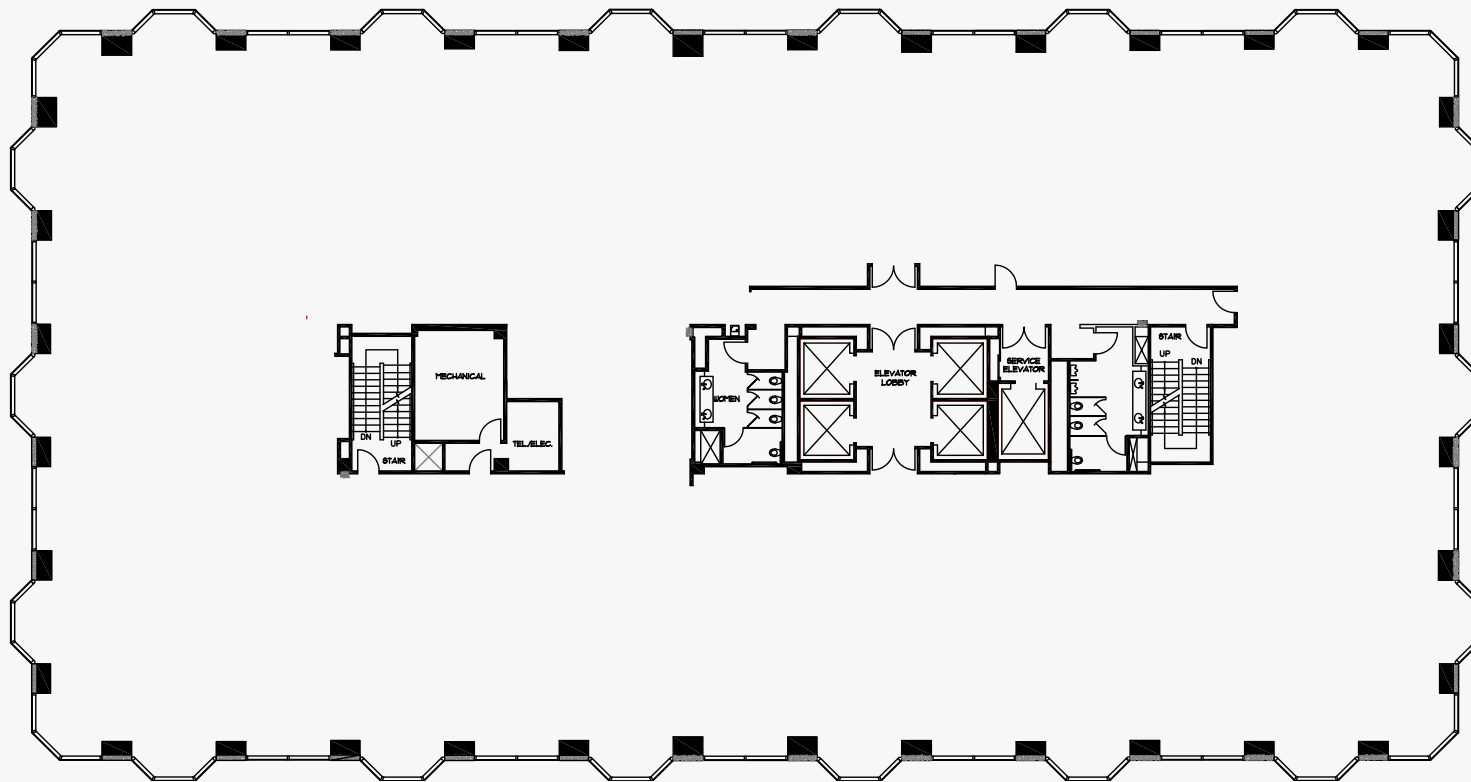
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20th Floor | 22,266 SF

*Contiguous with 19th floor for up to 44,734 SF

TAKE A TOUR

● Suite 2000



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19th Floor | 22,468 SF



19TH FLOOR TRADITIONAL PLAN LAYOUT



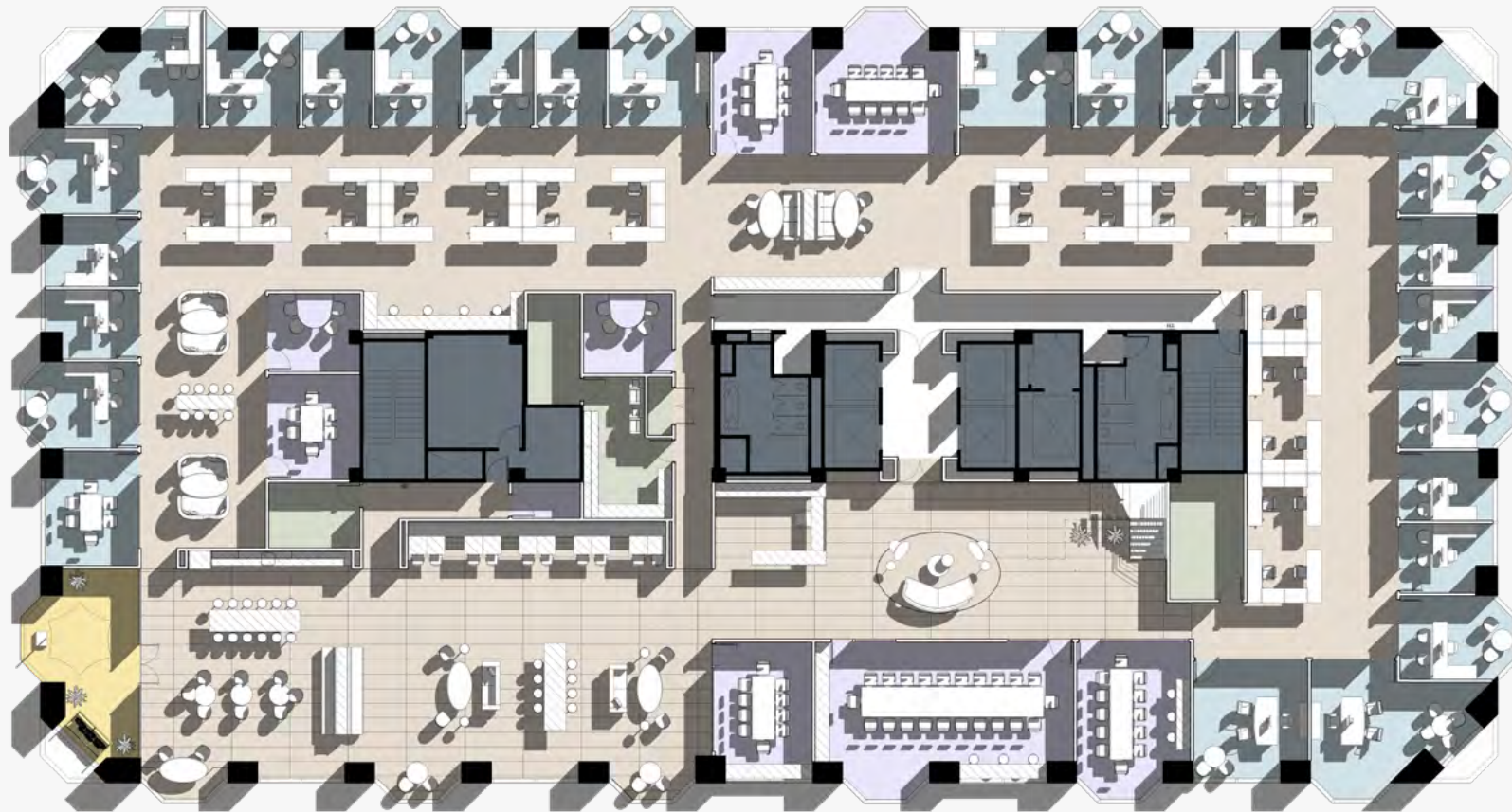
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20th Floor | 22,266 SF



PLAN COLOR KEY

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

20TH FLOOR TRADITIONAL PLAN LAYOUT



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