

# 99 TWENTY

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9920 PACIFIC HEIGHTS BLVD, SAN DIEGO, CA 92121

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CUSHMAN &  
WAKEFIELD

H I G H I M A G E C L A S S A  
W O R K E N V I R O N M E N T

99 TWENTY





GRAVITY HEIGHTS  
RESTAURANT & CAFE



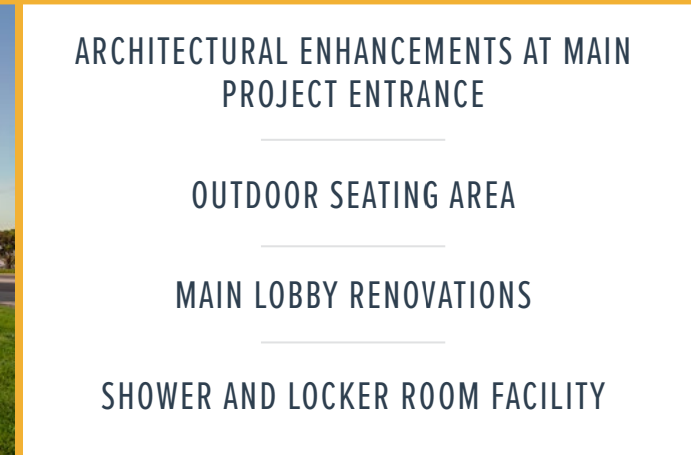
ENTERTAINMENT  
& CONFERCING  
CENTER THAT  
CONNECTS TO  
GRAVITY HEIGHTS



COVERED PARKING  
WITH A RATIO OF:  
4.0/1,000 SF



EXCELLENT CORNER  
LOCATION WITH  
DAILY TRAFFIC  
VOLUME OF OVER  
60,000 CARS



ARCHITECTURAL ENHANCEMENTS AT MAIN  
PROJECT ENTRANCE

OUTDOOR SEATING AREA

MAIN LOBBY RENOVATIONS

SHOWER AND LOCKER ROOM FACILITY

# AVAILABILITIES

SUITE	RENTABLE SF	RENT/SF/MONTH	AVAILABILITY
325*	6,307	\$3.95 FS	Now
350*	7,940	\$3.95 FS	Now
410	4,947	\$3.95 FS	7/1/2026
430**	3,562	\$3.95 FS	Now
450**	8,179	\$3.95 FS	Now

\* Contiguous to 14,247 SF

\*\* Contiguous to 11,741 SF

# 99 TWENTY

PROJECT SIZE	120,986 RSF
CORE FACTOR	Single Tenant Floor: 6% Multi-Tenant Floor: 10% - 15%
BUILDING USE	Office
BUILDING TYPE	Steel frame with glass curtain wall
ZONING	IL-2-1
FLOOR-TO-FLOOR HEIGHT	14'
DROP CEILING HEIGHT	9'
FIBER	AT&T, Cox, L3
MULLION SPACING	5'
ELEVATORS	Three hydraulic passenger elevators
PARKING SPACES	4.0 spaces per 1,000 usable square feet
HVAC/MECHANICAL	Central heating and cooling plant that operates in conjunction with water-source heat pumps

# 99 TWENTY

ON-SITE RESTAURANT, BAR,  
CAFE & CONFERENCING  
CENTER!



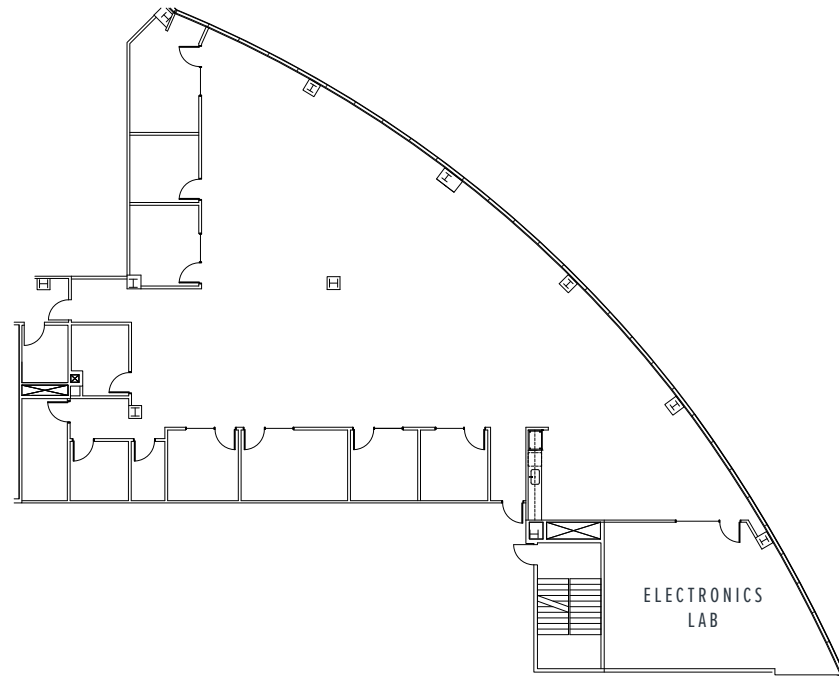
# 99 TWENTY



# SUITE 325

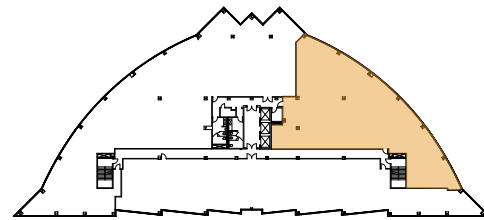
6,307 SF

(CONTIGUOUS TO 14,247 SF)



## BUILD-OUT

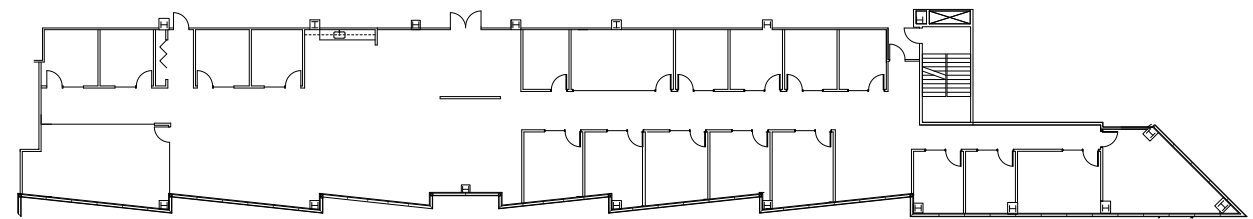
- LARGE ELECTRONICS LAB
- LARGE OPEN OFFICE
- 6 PRIVATE OFFICES
- 3 CONFERENCE ROOMS
- 1 PHONE ROOM
- OPEN BREAK AREA



# SUITE 350

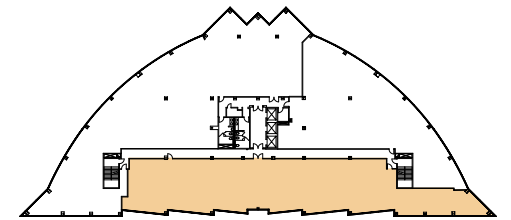
7,940 SF

(CONTIGUOUS TO 14,247 SF)



## BUILD-OUT

- DOUBLE DOOR ENTRY OFF FLOOR LOBBY
- RECEPTION AREA
- OPEN OFFICE FOR WORKSTATIONS
- 16 INTERIOR AND WINDOW-LINED PRIVATE OFFICES
- 3 CONFERENCE ROOMS
- 1 MEETING ROOM
- OPEN BREAK AREA



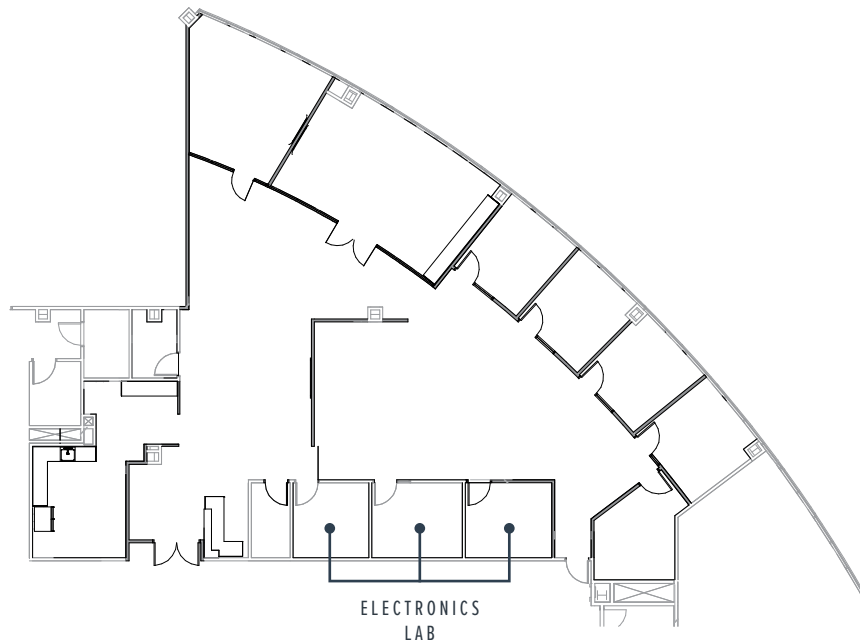
# SUITE 410

4,947 SF

# SUITE 430

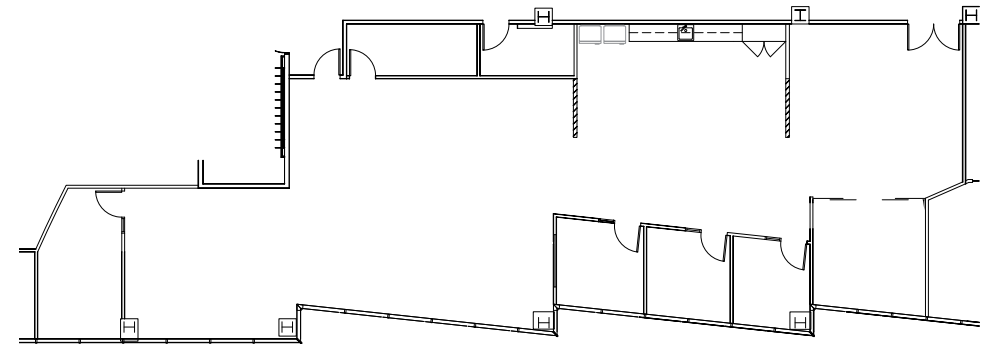
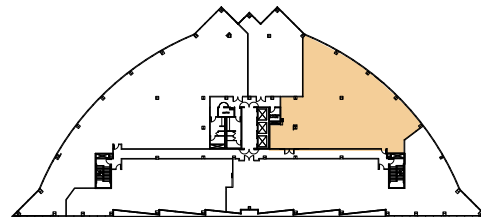
3,562 SF

(CONTIGUOUS TO 11,741 SF)



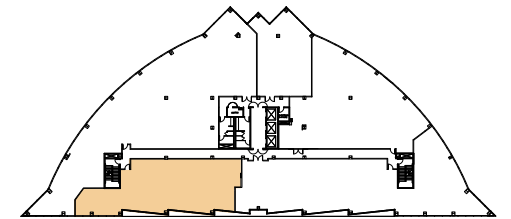
## BUILD-OUT

- 3 ELECTRONICS LAB ROOMS
- 4 WINDOW-LINED PRIVATE OFFICES
- RECEPTION AREA
- 1 LARGE CONFERENCE ROOM
- 1 SMALL CONFERENCE ROOM
- 2 STORAGE ROOMS
- IT ROOM
- OPEN OFFICE FOR WORKSTATIONS



## BUILD-OUT

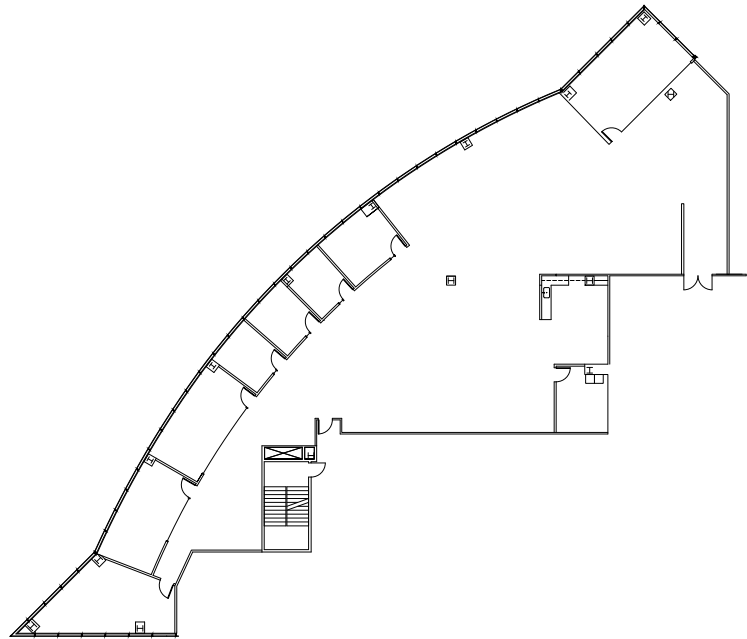
- SPEC SUITE WITH WESTERN VIEWS & DOUBLE DOOR ENTRY
- 3 WINDOW-LINED PRIVATE OFFICES
- RECEPTION AREA
- 2 CONFERENCE ROOMS
- OPEN COLLABORATIVE BREAK AREA
- IT/STORAGE ROOM
- OPEN OFFICE FOR WORKSTATIONS



# SUITE 450

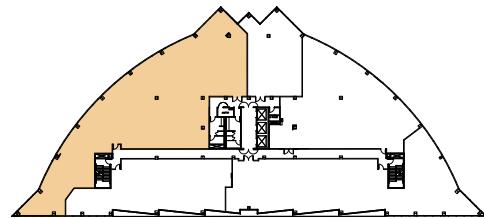
8,179 SF

(CONTIGUOUS TO 11,741 SF)



## BUILD-OUT

- DOUBLE DOOR ENTRY OFF FLOOR LOBBY
- 4 WINDOW-LINED PRIVATE OFFICES
- 1 LARGE CONFERENCE ROOM
- 3 MEDIUM CONFERENCE ROOMS
- COLLABORATIVE BREAK AREA
- IT/STORAGE ROOM
- OPEN OFFICE FOR WORKSTATIONS





FOR FURTHER INFORMATION CONTACT:

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