

# 99 TWENTY

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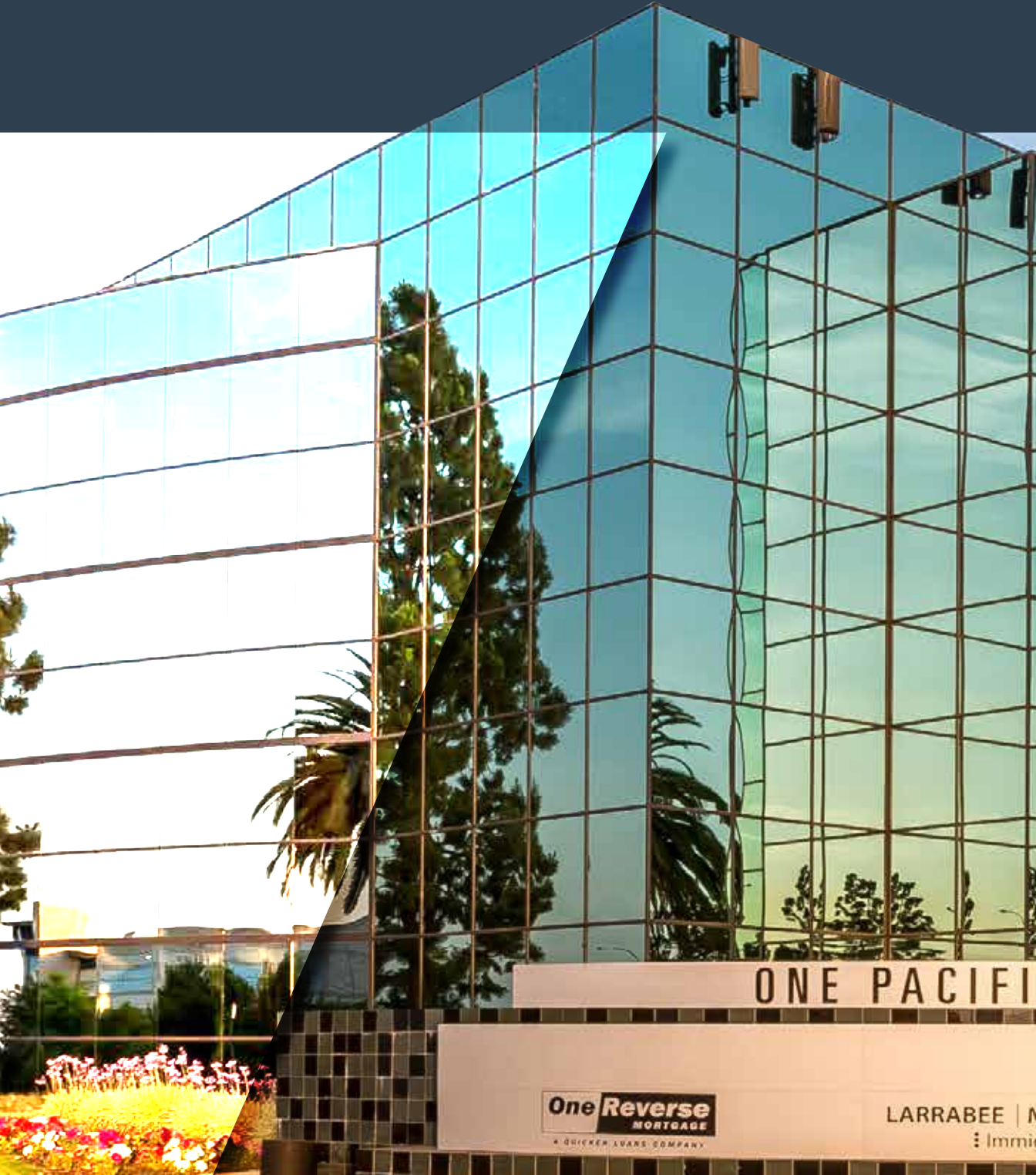
9920 PACIFIC HEIGHTS BLVD, SAN DIEGO, CA 92121

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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



ONE PACIFI

**OneReverse**  
MORTGAGE  
A QUICKEN LUNDS COMPANY

LARRABEE | M  
Imm

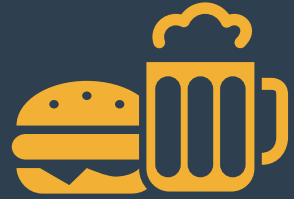
# 99 TWENTY



C HEIGHTS

9920

MEHLMAN | ALBI | COKER LLP  
Migration Law for Innovators



**GRAVITY HEIGHTS  
RESTAURANT & CAFE**

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**ENTERTAINMENT  
& CONFERCING  
CENTER THAT  
CONNECTS TO  
GRAVITY HEIGHTS**

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

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



ARCHITECTURAL ENHANCEMENTS AT MAIN  
PROJECT ENTRANCE

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OUTDOOR SEATING AREA

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MAIN LOBBY RENOVATIONS

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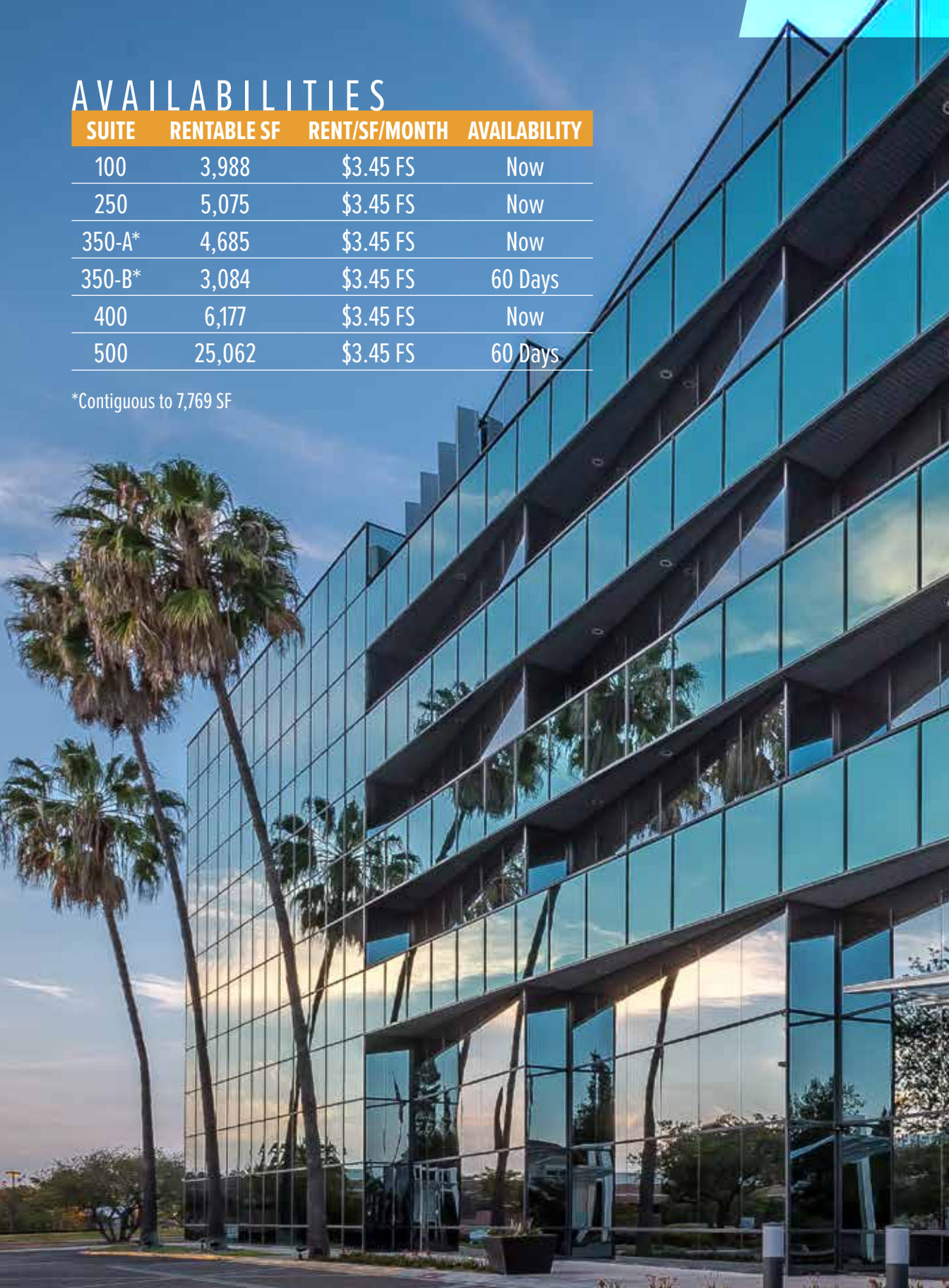
SHOWER AND LOCKER ROOM FACILITY



# AVAILABILITIES

SUITE	RENTABLE SF	RENT/SF/MONTH	AVAILABILITY
100	3,988	\$3.45 FS	Now
250	5,075	\$3.45 FS	Now
350-A*	4,685	\$3.45 FS	Now
350-B*	3,084	\$3.45 FS	60 Days
400	6,177	\$3.45 FS	Now
500	25,062	\$3.45 FS	60 Days

\*Contiguous to 7,769 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!



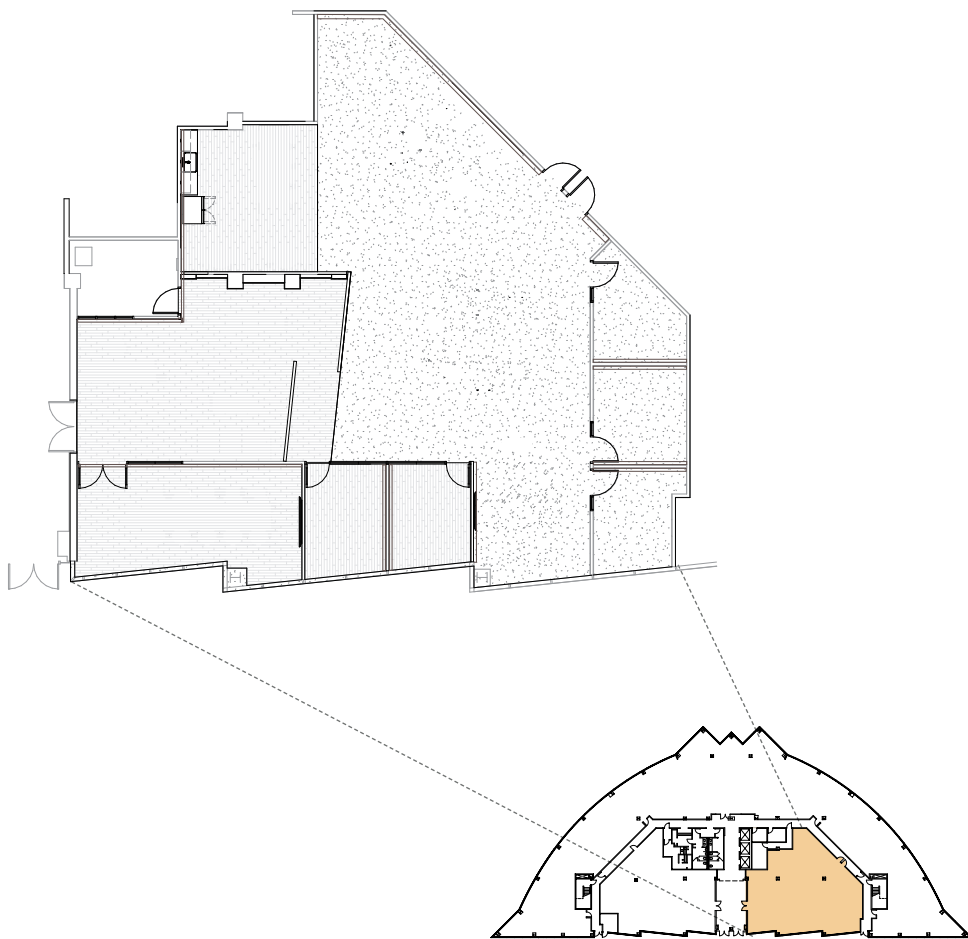


# 99 TWENTY



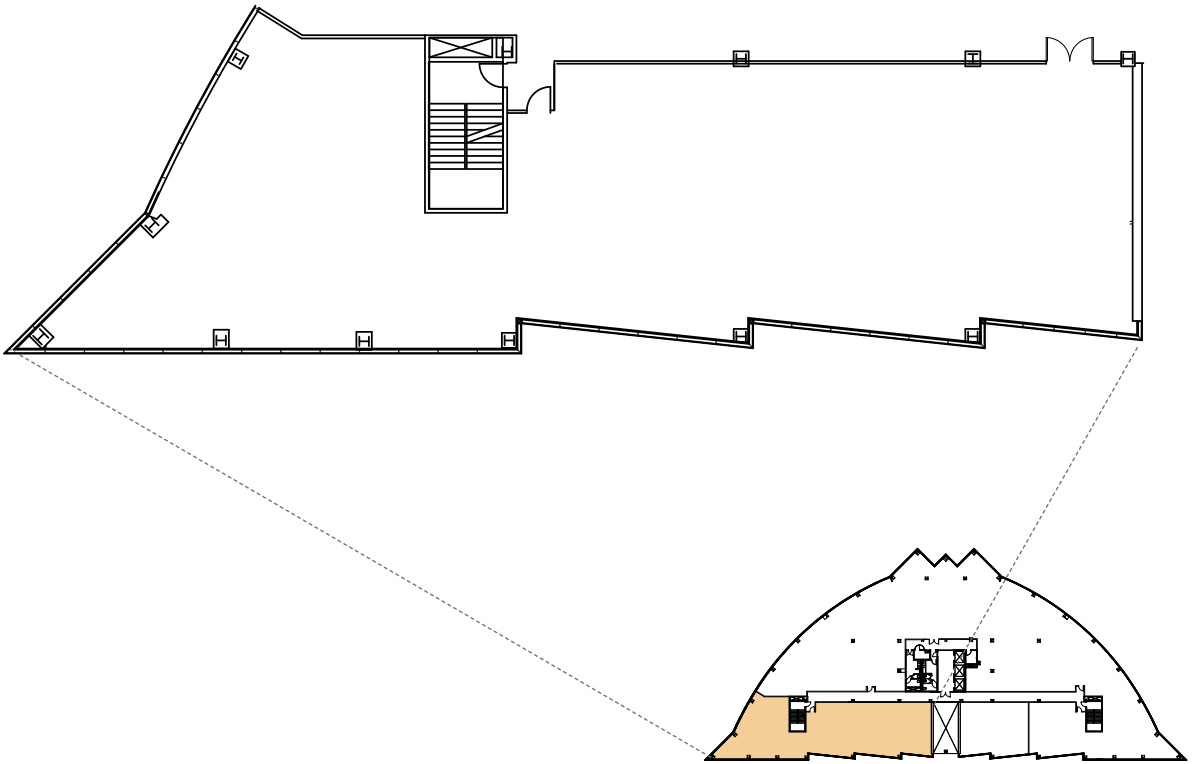
# SUITE 100

3,998 SF



# S U I T E 2 5 0

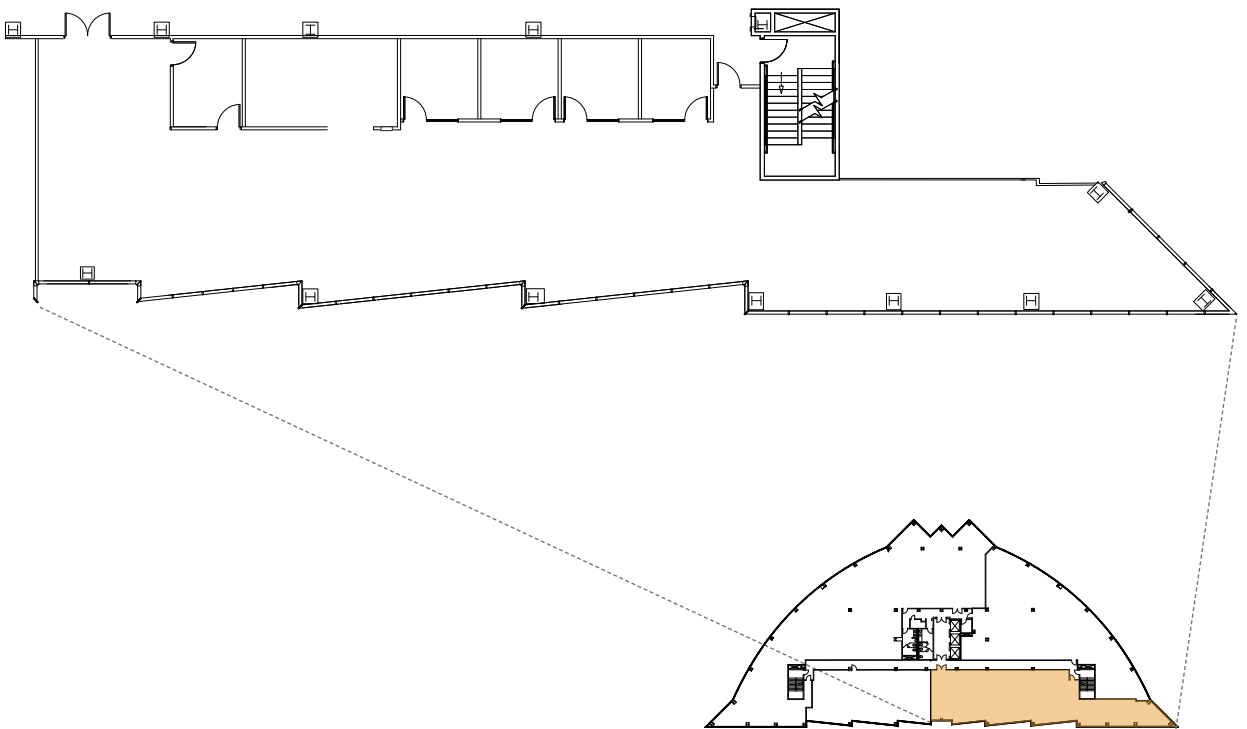
5 , 0 7 5 S F



# SUITE 350 - A

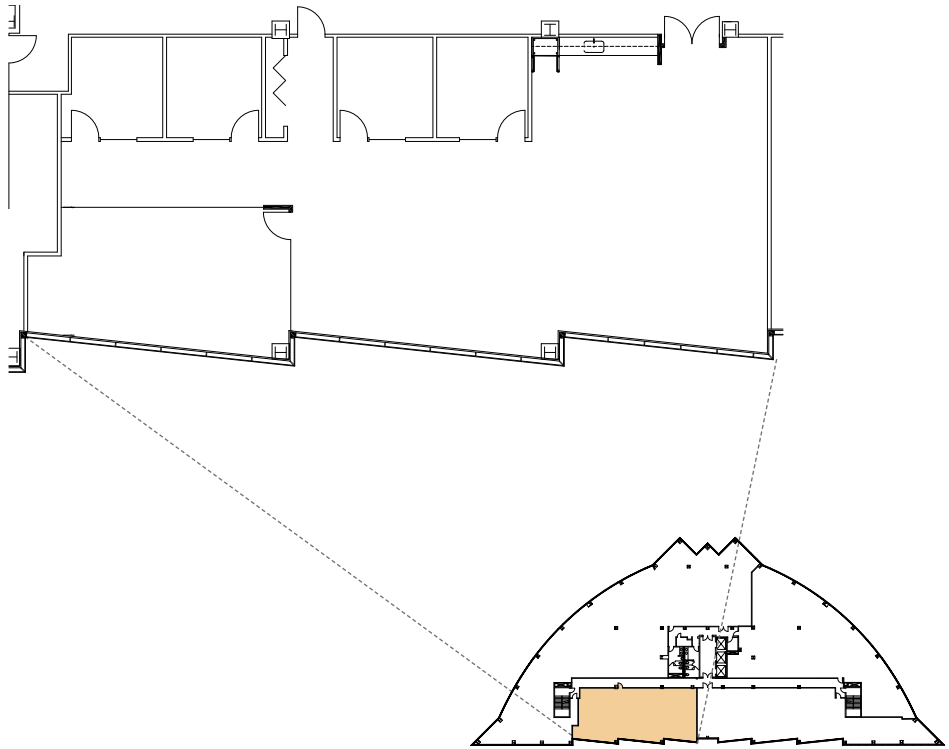
4,685 SF

360°  
VIRTUAL TOUR



# S U I T E 3 5 0 - B

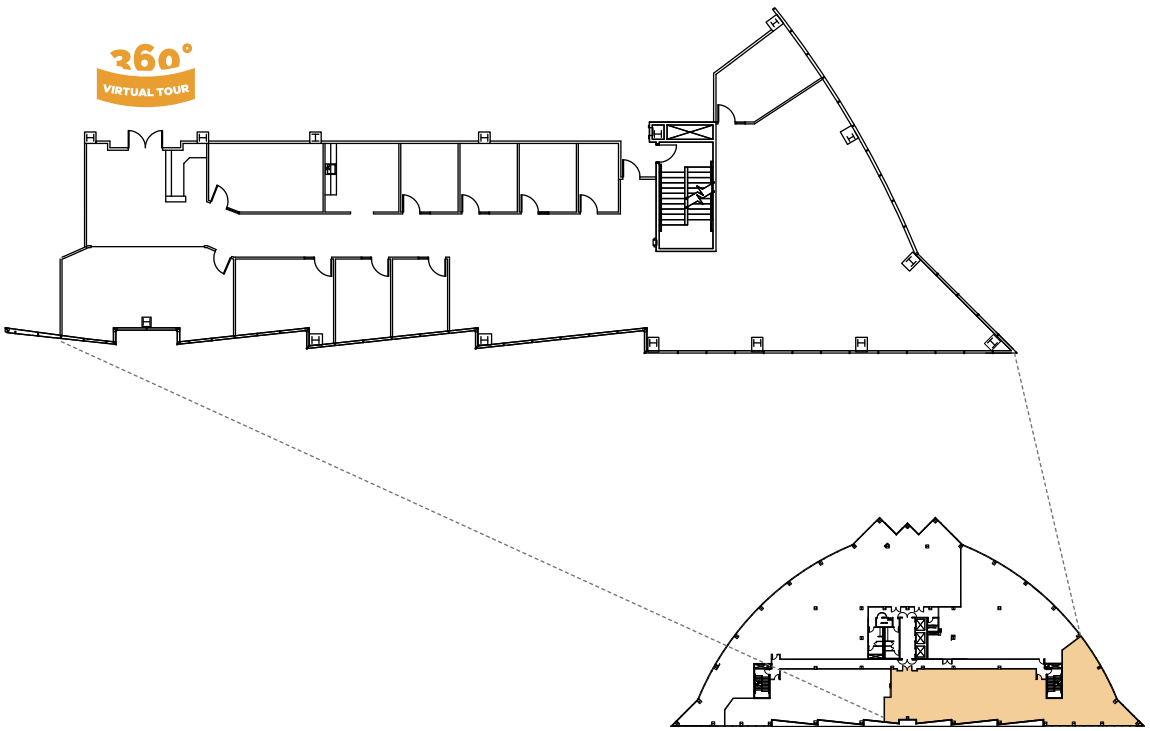
3 , 0 8 4 S F



# S U I T E 4 0 0

6 , 1 7 7 S F

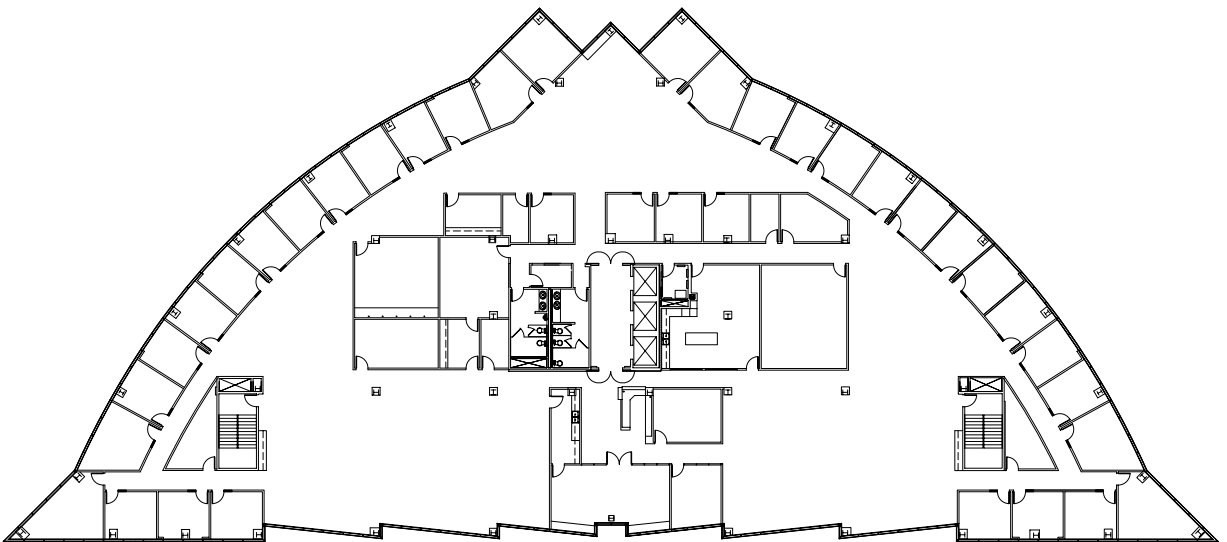
360°  
VIRTUAL TOUR





# S U I T E 5 0 0

2 5 , 0 6 2 S F





FOR FURTHER INFORMATION CONTACT:

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