

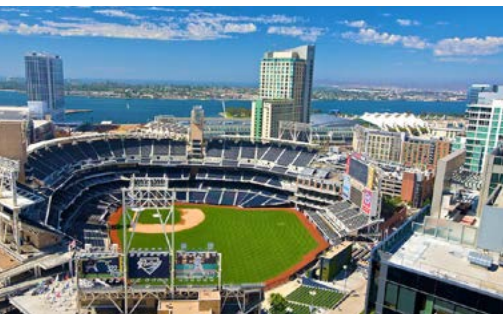


CUSHMAN &
WAKEFIELD

55 WEST



NEW LOBBY IMPROVEMENTS UNDER CONSTRUCTION



Your Work Life. ENHANCED.

550 West is a Class-A office tower with panoramic views of the San Diego Bay and Balboa Park. The building is immediately adjacent to dining establishments, retail, public transportation and the San Diego Bay.

A short scenic walk to Little Italy, Federal and County Courthouses and San Diego's historic Gaslamp District, 550 West is one of Downtown's best located and most well appointed office towers.

550 West offers tenants the new standard for first class office space. It's location, views, and large efficient floors plates are unmatched in the market.

PROPERTY FEATURES



Above standard
2.0/1,000
parking ratio



On-site
showers and
lockers



Fully equipped
A/V conference
room



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



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



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



Walking distance to
the County and Federal
Courthouses and City
Administration Building



Banking
on-site



Below market
core factor



Energy Star rated
and **LEED Gold**
Certified building

NEW OUTDOOR PLAZA & LOBBY ARRIVING SOON



*PLANNED PLAZA IMPROVEMENTS - SUBJECT TO CHANGE



550 WEST



LOBBY IMPROVEMENTS UNDER CONSTRUCTION - SUBJECT TO CHANGE

55C WEST

CORONADO

CONVENTION
CENTER

SAN DIEGO
COUNTY
COURTHOUSE

55C WEST

SANTA FE
DEPOT





550 WEST

SANTA FE DEPOT

HORTON PLAZA



SEAPORT VILLAGE



PUBLIC TRANSPORTATION

- Amtrak Station
- Trolley Station

BUSINESS & GOVERNMENT SERVICES

- U.S. District Court
- County Court
- San Diego Central Courthouse
- Law Library
- City Hall
- San Diego County Administration



AVAILABILITY

550 WEST

SUITE	RSF	AVAILABLE
140	454	Now
170	2,454	Now
580	1,097	Now
600	2,172	Now
620	3,051	Now
710	3,187	Now
955 - Spec Suite!	1,397	Now
1000	21,479	Now
1140 - Spec Suite!	2,216	Now
1450	9,045	60 Days
1510	15,077	Now
1600	9,930	Now
1850	6,664	Now
19th Floor	21,699	Now
20th Floor	21,288	Now

Suites 600 & 620 are contiguous to 5,223 RSF

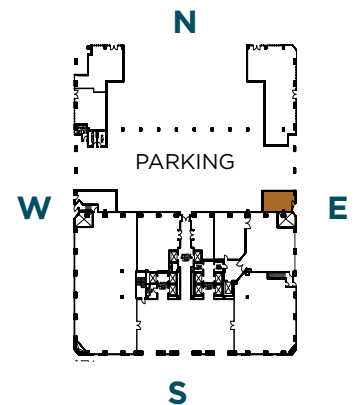
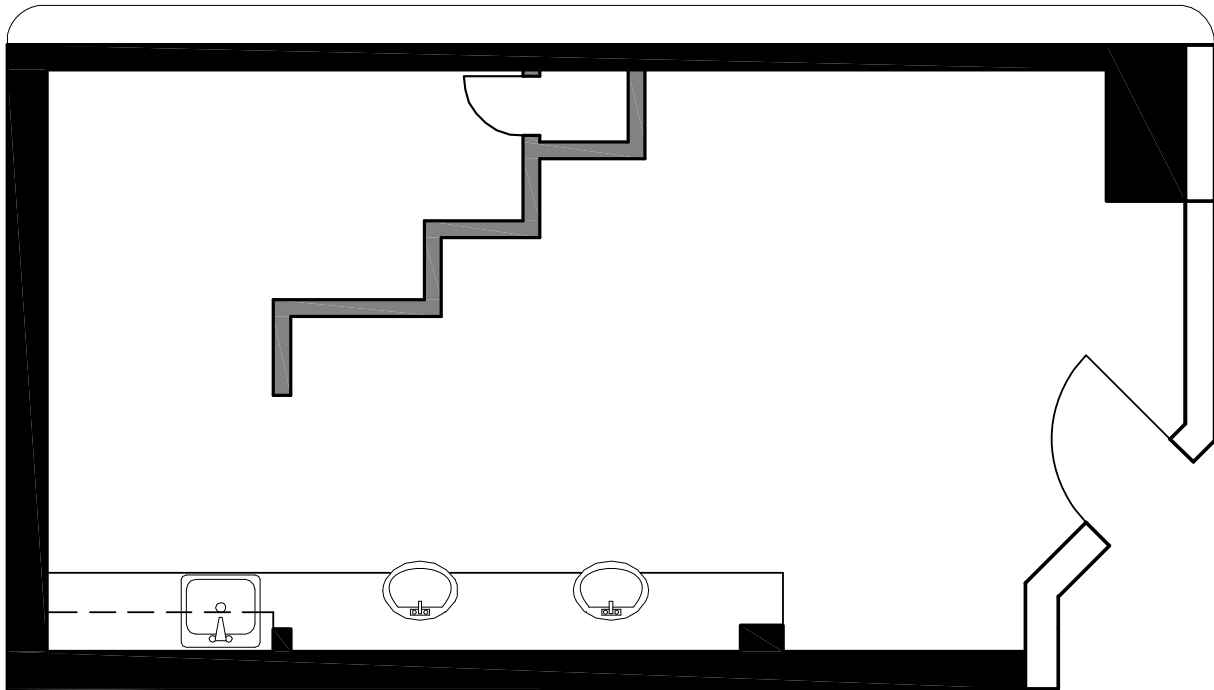
Full Floor Opportunity
*Demisable

Floors 19 & 20 are contiguous to 42,897 RSF



SUITE 140 // 454 SF

Available: Now



LEASING CONTACTS

DEREK HULSE

+1 858 334 4005
 derek.hulse@cushwake.com
 CA Lic. 01740180

JIM LAING

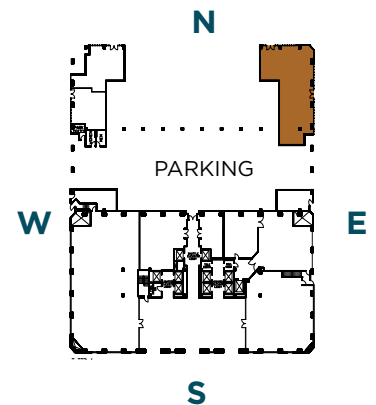
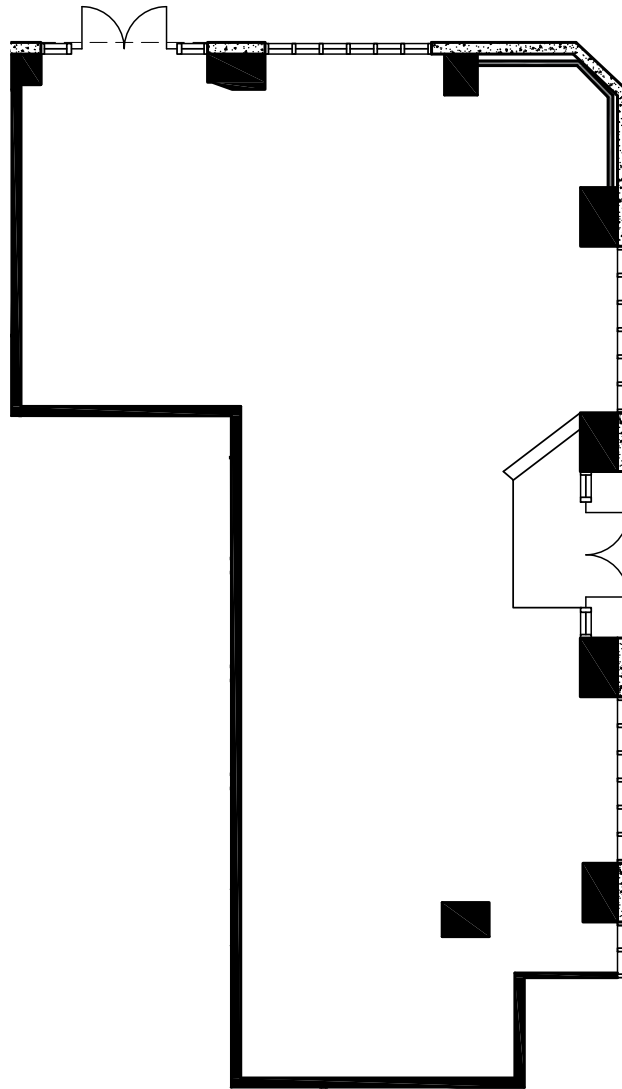
+1 619 525 2909
 jim.laing@cushwake.com
 CA Lic. 00857513

PHILIP ROBERTS

+1 858 558 5651
 philip.roberts@cushwake.com
 CA Lic. 01908296

SUITE 170 // 2,454 SF

Available: Now



LEASING CONTACTS

DEREK HULSE

+1 858 334 4005
 derek.hulse@cushwake.com
 CA Lic. 01740180

JIM LAING

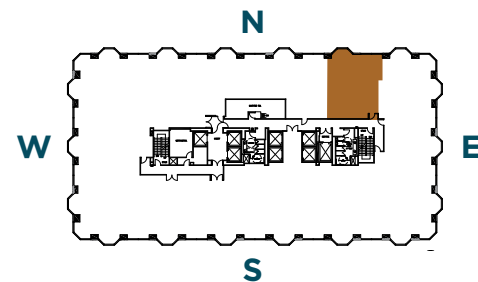
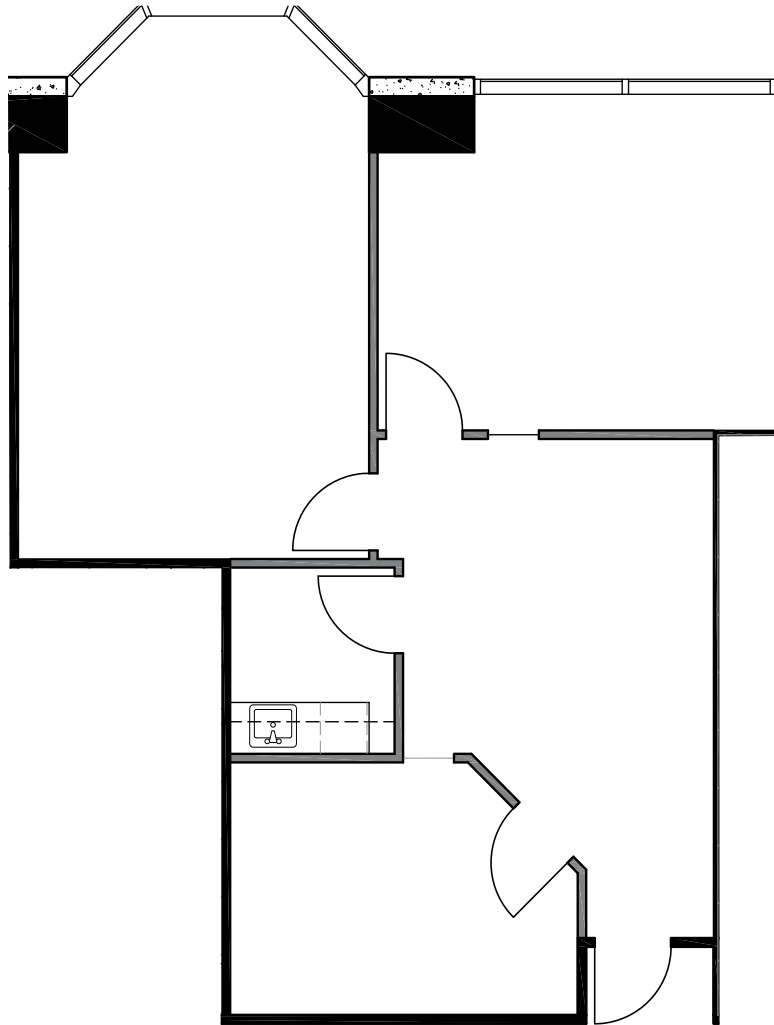
+1 619 525 2909
 jim.laing@cushwake.com
 CA Lic. 00857513

PHILIP ROBERTS

+1 858 558 5651
 philip.roberts@cushwake.com
 CA Lic. 01908296

SUITE 580 // 1,097 SF

Available: Now



LEASING CONTACTS

DEREK HULSE

+1 858 334 4005
derek.hulse@cushwake.com
CA Lic. 01740180

JIM LAING

+1 619 525 2909
jim.laing@cushwake.com
CA Lic. 00857513

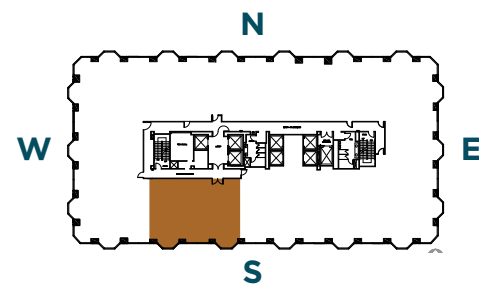
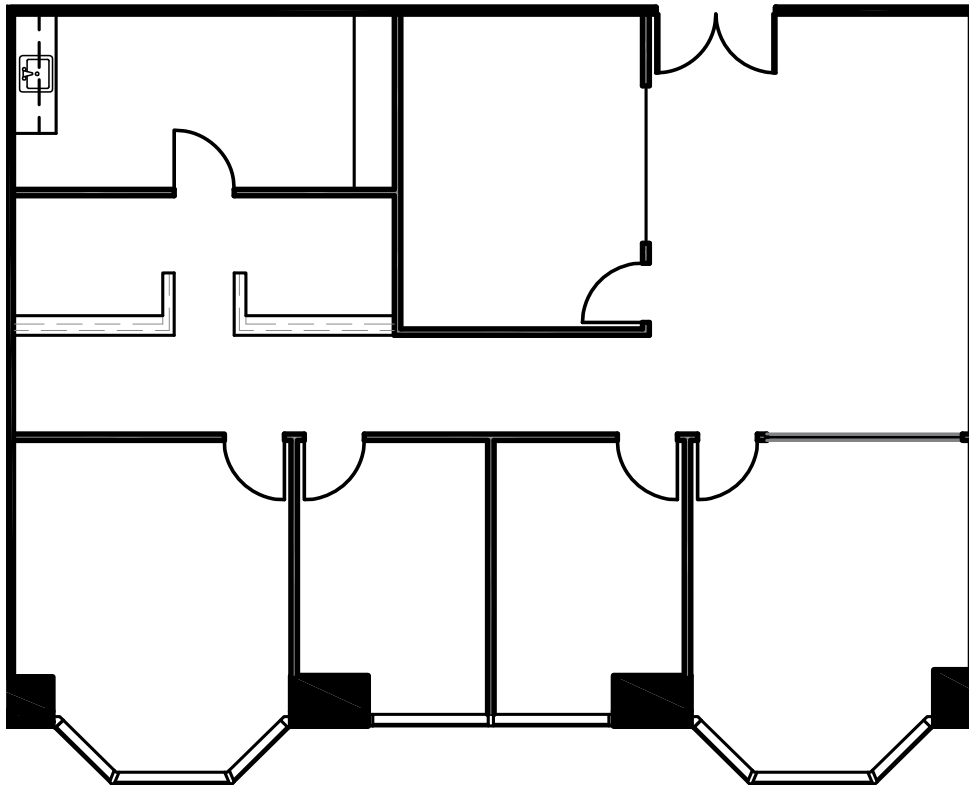
PHILIP ROBERTS

+1 858 558 5651
philip.roberts@cushwake.com
CA Lic. 01908296

SUITE 600 // 2,172 SF

Available: Now

Suites 600 & 620 are contiguous to
5,223 SF



LEASING CONTACTS

DEREK HULSE

+1 858 334 4005
derek.hulse@cushwake.com
CA Lic. 01740180

JIM LAING

+1 619 525 2909
jim.laing@cushwake.com
CA Lic. 00857513

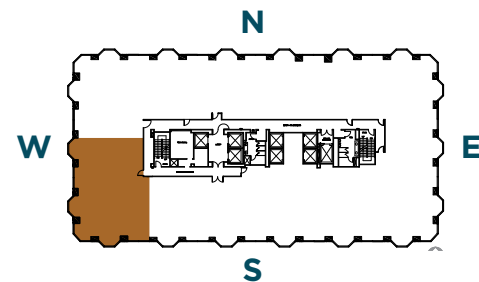
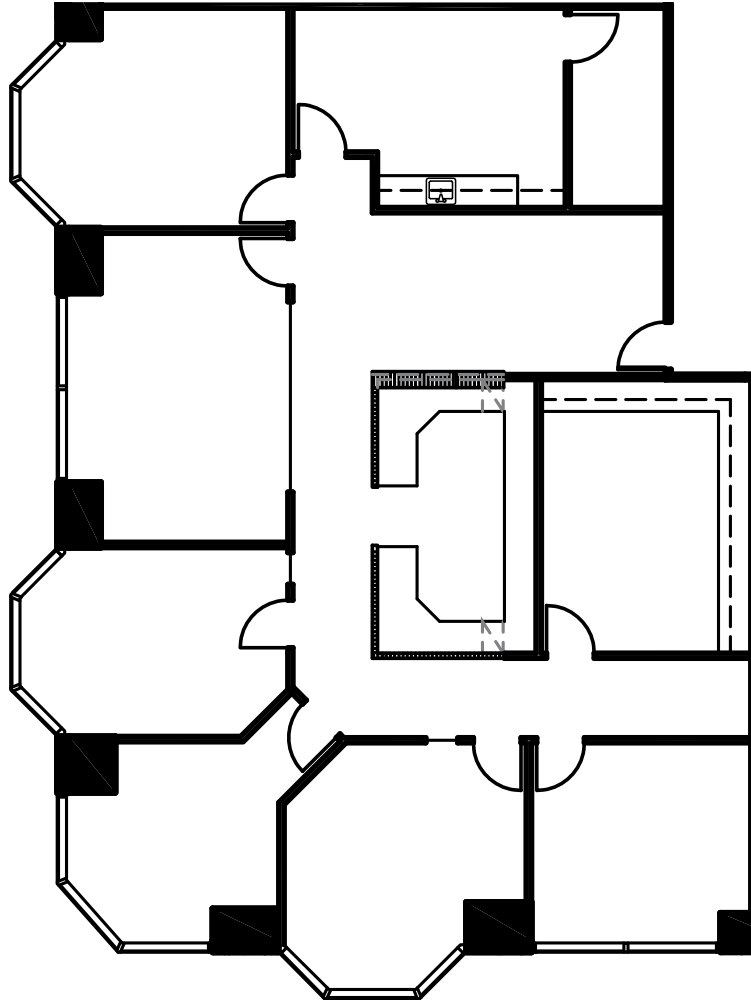
PHILIP ROBERTS

+1 858 558 5651
philip.roberts@cushwake.com
CA Lic. 01908296

SUITE 620 // 3,051 SF

Available: Now

Suites 600 & 620 are contiguous to
5,223 SF



LEASING CONTACTS

DEREK HULSE

+1 858 334 4005
derek.hulse@cushwake.com
CA Lic. 01740180

JIM LAING

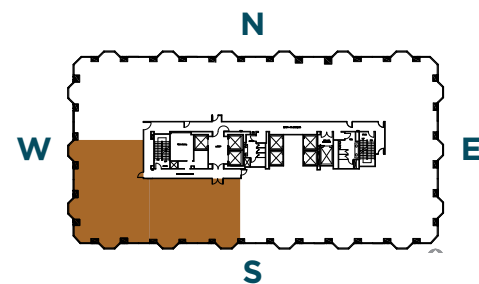
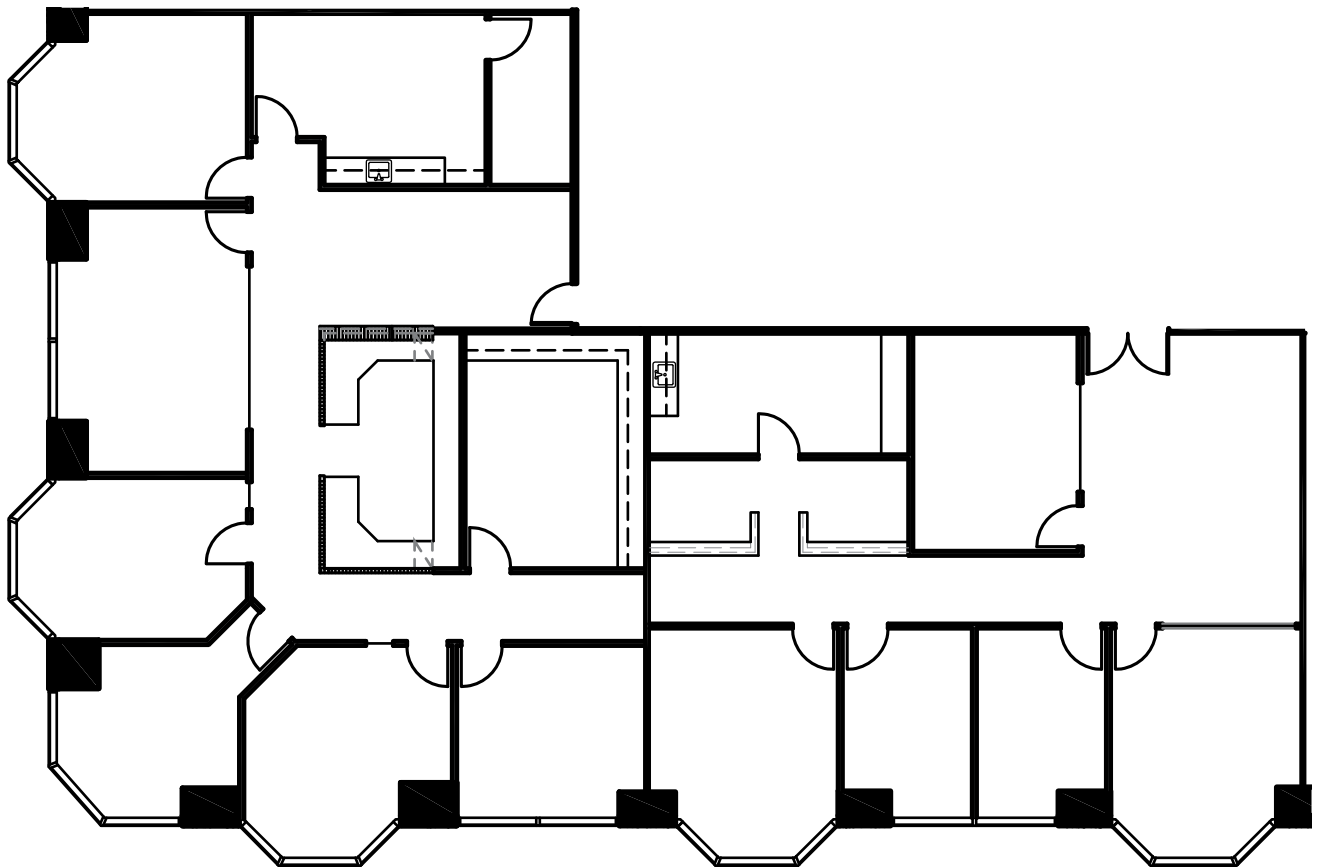
+1 619 525 2909
jim.laing@cushwake.com
CA Lic. 00857513

PHILIP ROBERTS

+1 858 558 5651
philip.roberts@cushwake.com
CA Lic. 01908296

SUITES 600 & 620 // 5,223 SF

Available: Now



LEASING CONTACTS

DEREK HULSE

+1 858 334 4005
derek.hulse@cushwake.com
CA Lic. 01740180

JIM LAING

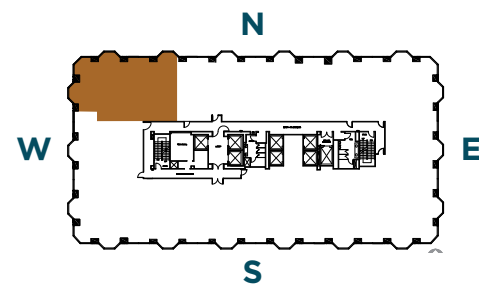
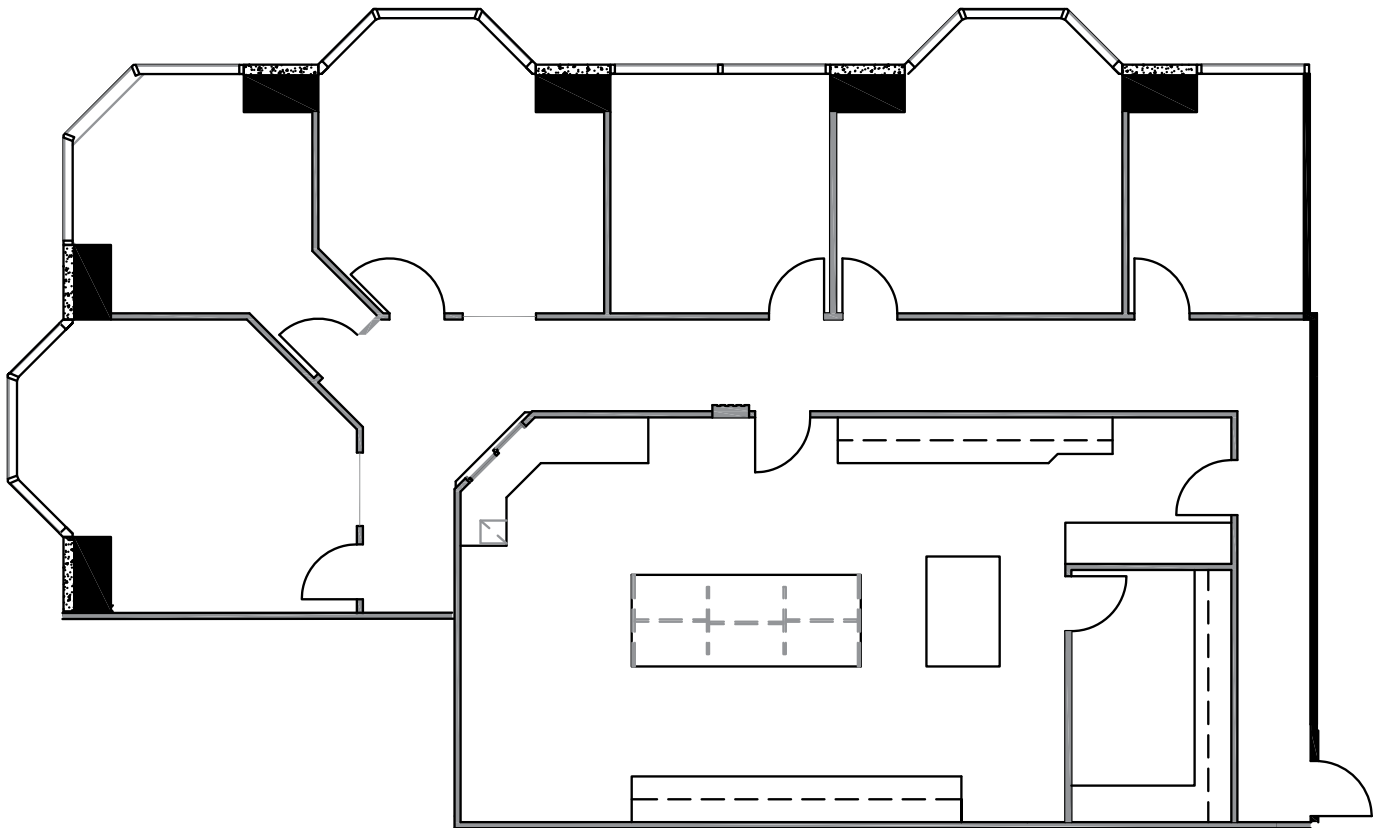
+1 619 525 2909
jim.laing@cushwake.com
CA Lic. 00857513

PHILIP ROBERTS

+1 858 558 5651
philip.roberts@cushwake.com
CA Lic. 01908296

SUITE 710 // 3,187 SF

Available: Now



LEASING CONTACTS

DEREK HULSE

+1 858 334 4005
 derek.hulse@cushwake.com
 CA Lic. 01740180

JIM LAING

+1 619 525 2909
 jim.laing@cushwake.com
 CA Lic. 00857513

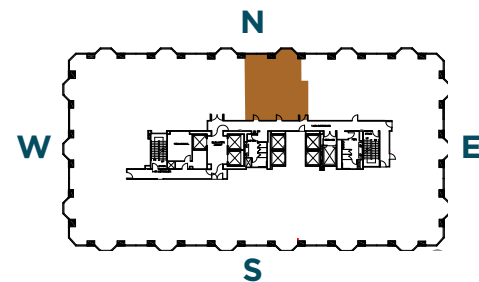
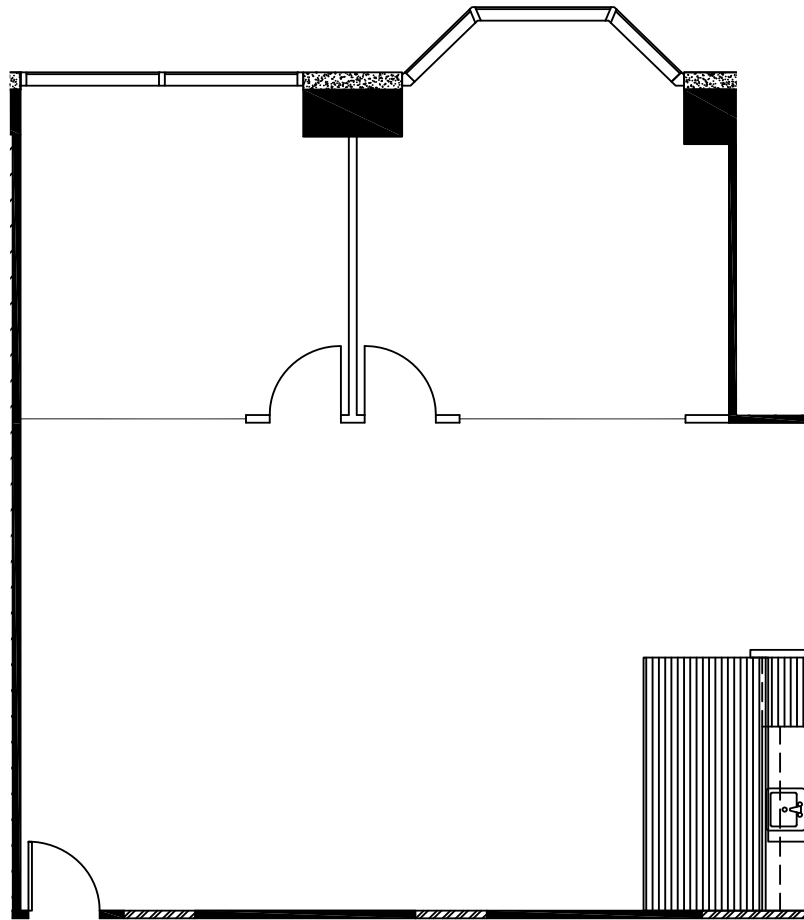
PHILIP ROBERTS

+1 858 558 5651
 philip.roberts@cushwake.com
 CA Lic. 01908296

SUITE 955 // 1,397 SF

Available: Now

SPEC SUITE!



LEASING CONTACTS

DEREK HULSE

+1 858 334 4005
derek.hulse@cushwake.com
CA Lic. 01740180

JIM LAING

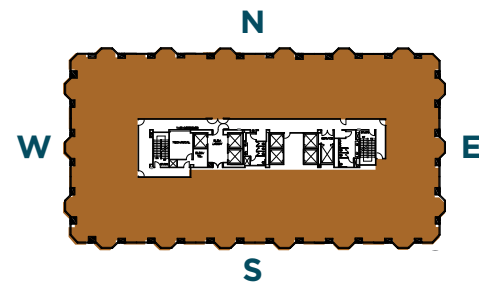
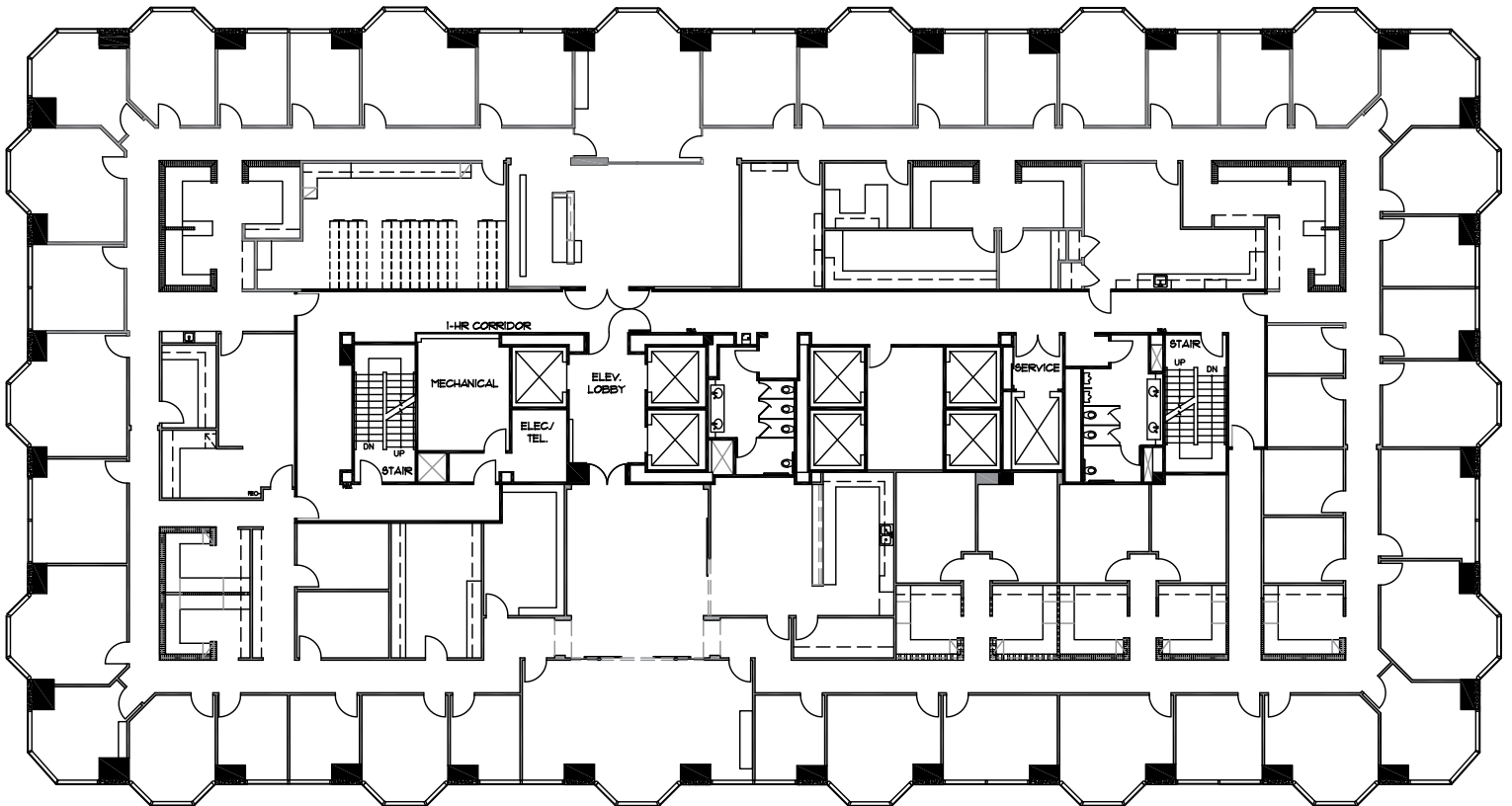
+1 619 525 2909
jim.laing@cushwake.com
CA Lic. 00857513

PHILIP ROBERTS

+1 858 558 5651
philip.roberts@cushwake.com
CA Lic. 01908296

10TH FLOOR // 21,479 SF

*Demisable



LEASING CONTACTS

DEREK HULSE

+1 858 334 4005
derek.hulse@cushwake.com
CA Lic. 01740180

JIM LAING

+1 619 525 2909
jim.laing@cushwake.com
CA Lic. 00857513

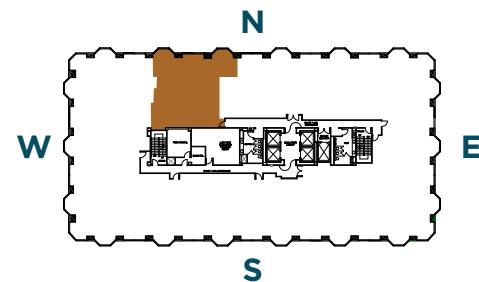
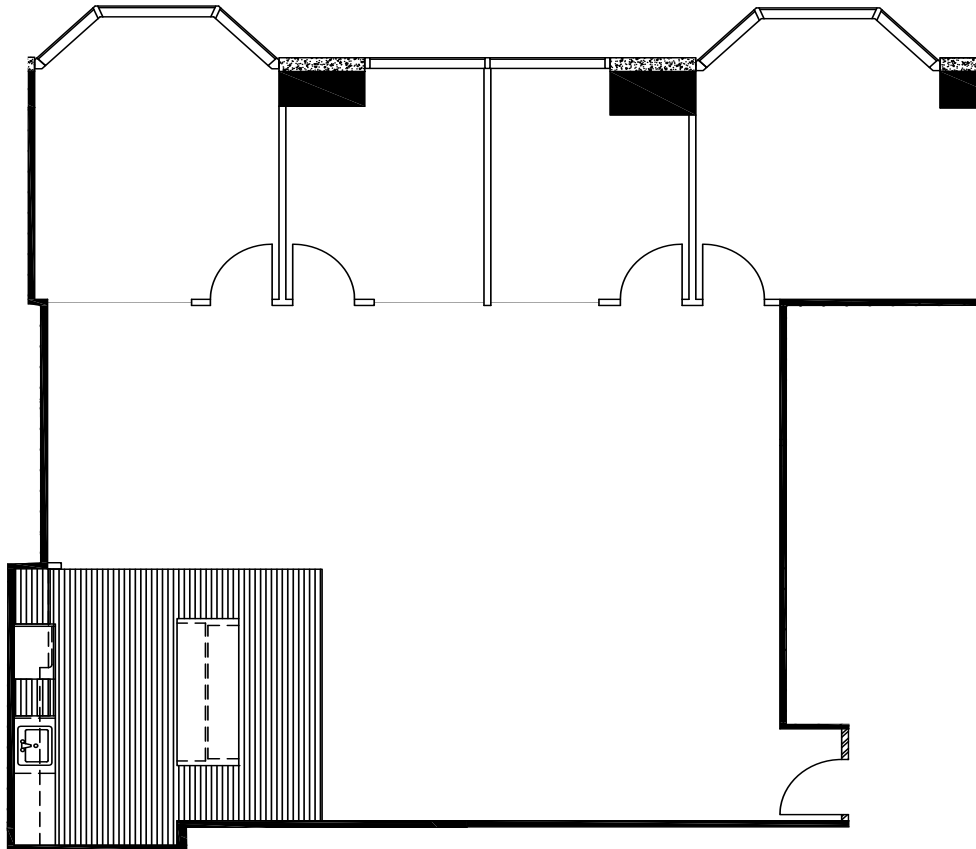
PHILIP ROBERTS

+1 858 558 5651
philip.roberts@cushwake.com
CA Lic. 01908296

SUITE 1140 // 2,216 SF

Available: Now

SPEC SUITE!



LEASING CONTACTS

DEREK HULSE

+1 858 334 4005
derek.hulse@cushwake.com
CA Lic. 01740180

JIM LAING

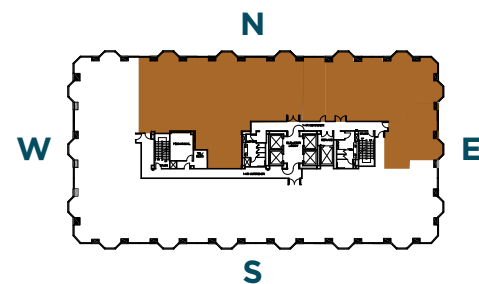
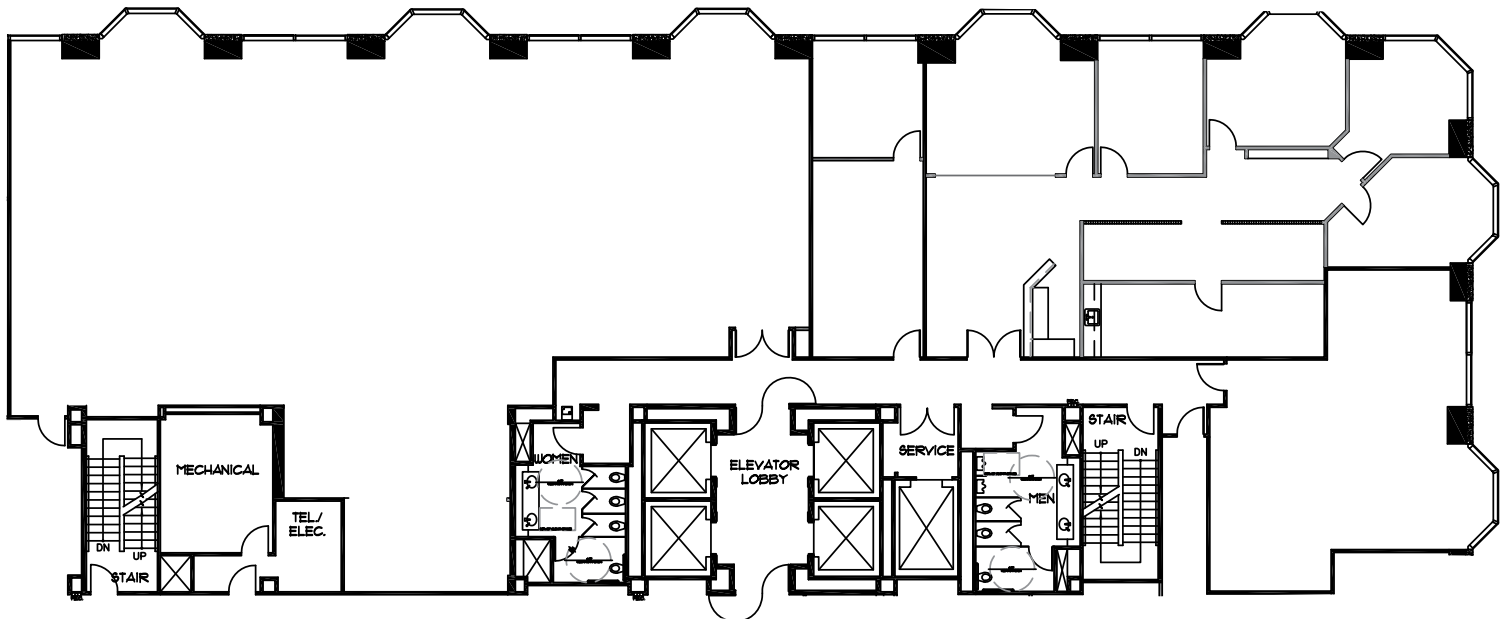
+1 619 525 2909
jim.laing@cushwake.com
CA Lic. 00857513

PHILIP ROBERTS

+1 858 558 5651
philip.roberts@cushwake.com
CA Lic. 01908296

SUITE 1450 // 9,045 SF

Available: 60 Days



LEASING CONTACTS

DEREK HULSE

+1 858 334 4005
derek.hulse@cushwake.com
CA Lic. 01740180

JIM LAING

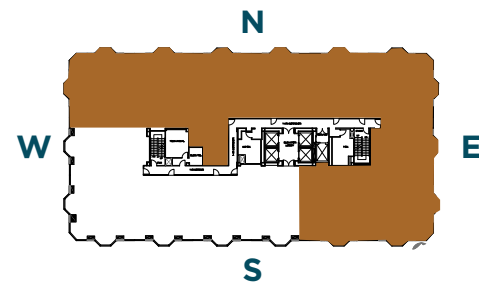
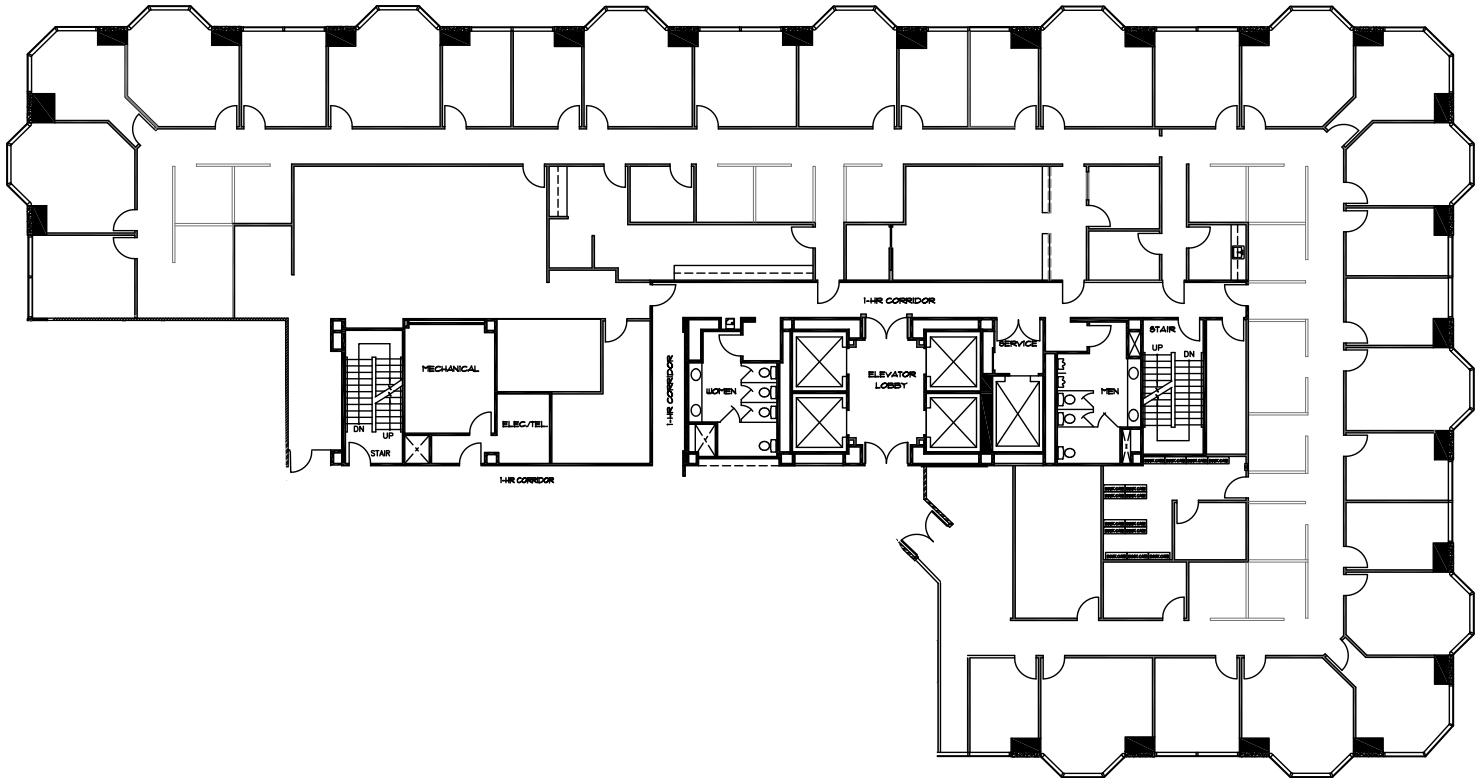
+1 619 525 2909
jim.laing@cushwake.com
CA Lic. 00857513

PHILIP ROBERTS

+1 858 558 5651
philip.roberts@cushwake.com
CA Lic. 01908296

1510 // 15,077 SF

Available: Now



LEASING CONTACTS

DEREK HULSE

+1 858 334 4005
derek.hulse@cushwake.com
CA Lic. 01740180

JIM LAING

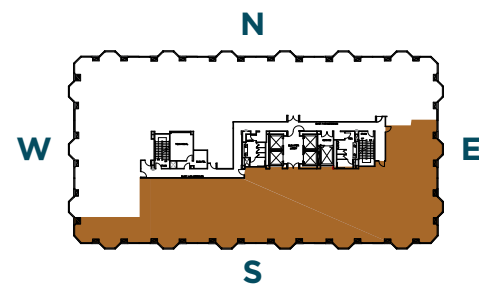
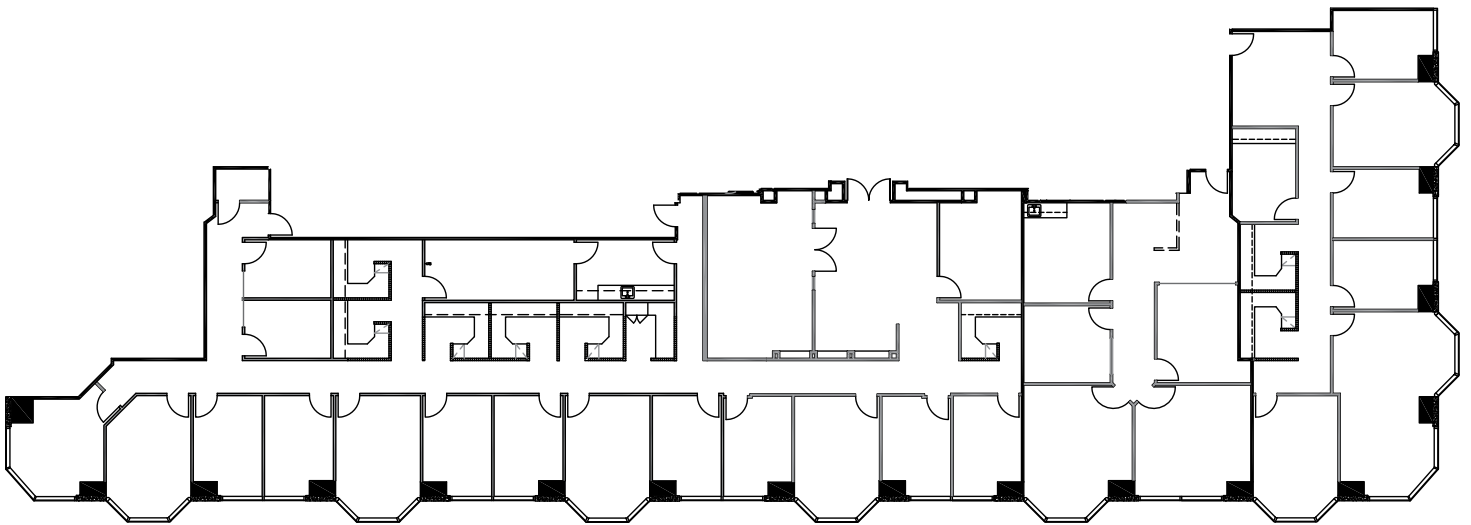
+1 619 525 2909
jim.laing@cushwake.com
CA Lic. 00857513

PHILIP ROBERTS

+1 858 558 5651
philip.roberts@cushwake.com
CA Lic. 01908296

SUITE 1600 // 9,930 SF

Available: Now



LEASING CONTACTS

DEREK HULSE

+1 858 334 4005
derek.hulse@cushwake.com
CA Lic. 01740180

JIM LAING

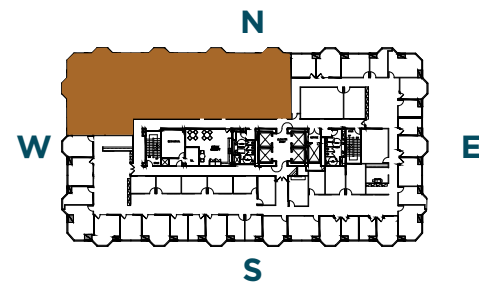
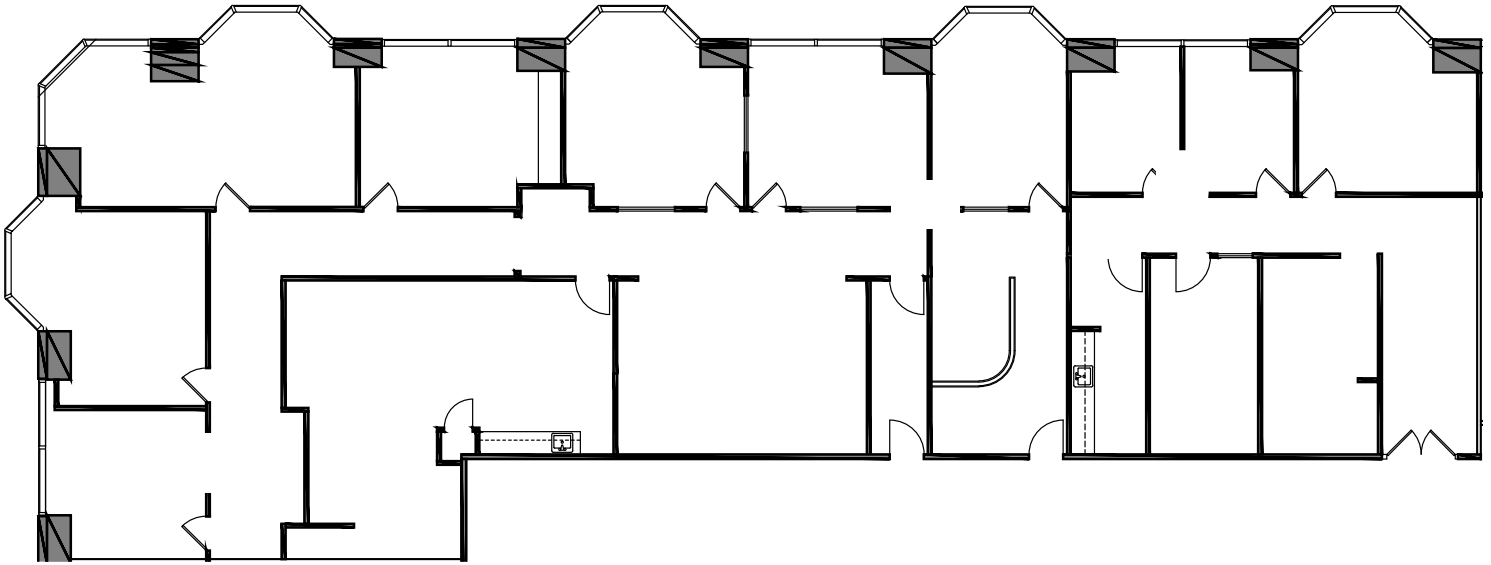
+1 619 525 2909
jim.laing@cushwake.com
CA Lic. 00857513

PHILIP ROBERTS

+1 858 558 5651
philip.roberts@cushwake.com
CA Lic. 01908296

SUITE 1850 // 6,664 SF

Available: Now



LEASING CONTACTS

DEREK HULSE

+1 858 334 4005
derek.hulse@cushwake.com
CA Lic. 01740180

JIM LAING

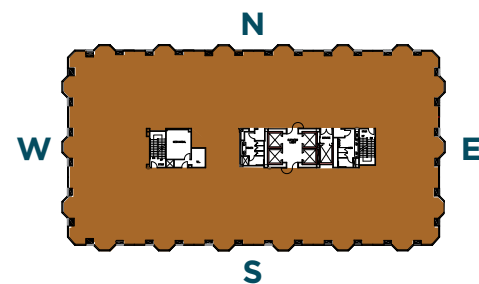
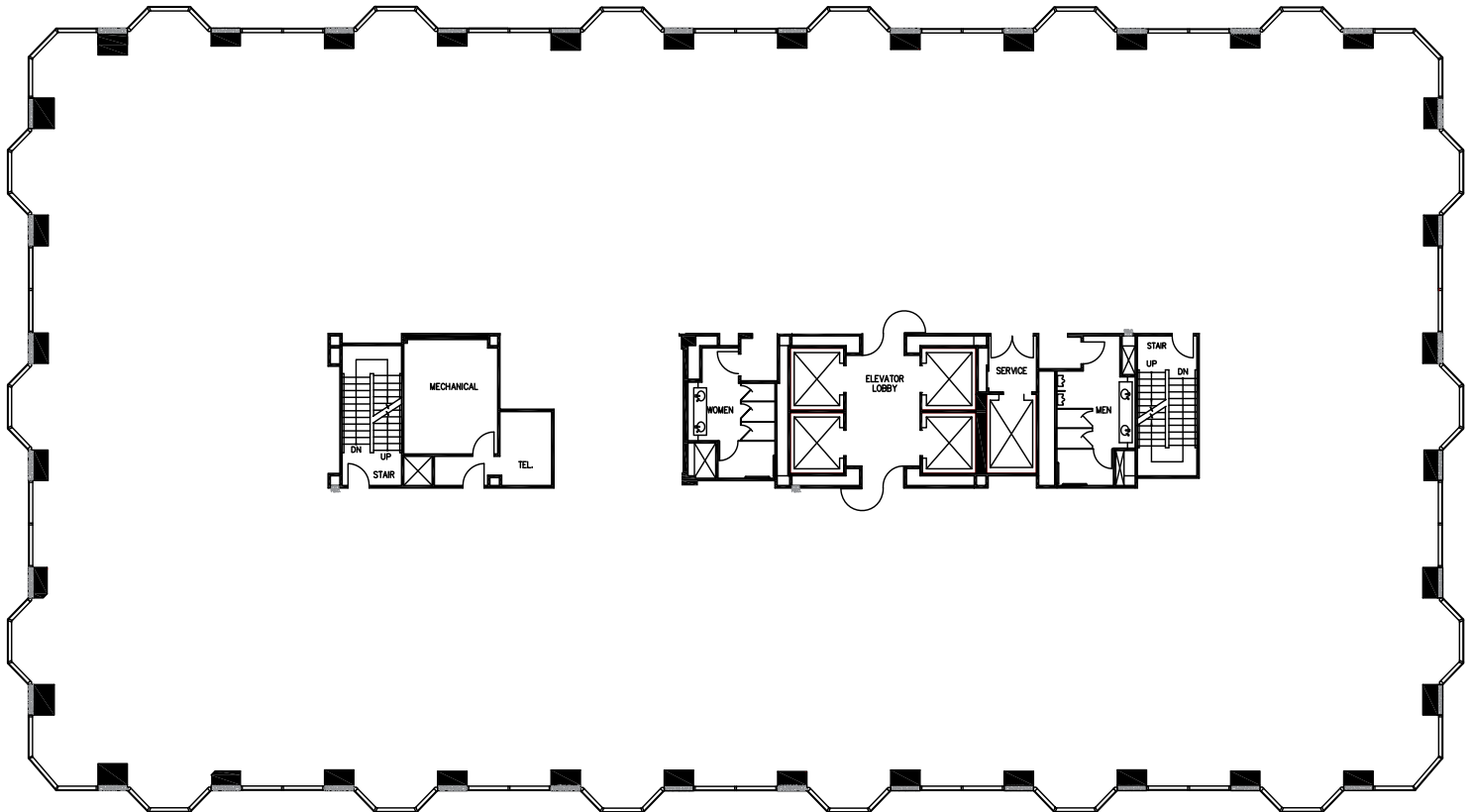
+1 619 525 2909
jim.laing@cushwake.com
CA Lic. 00857513

PHILIP ROBERTS

+1 858 558 5651
philip.roberts@cushwake.com
CA Lic. 01908296

19TH FLOOR // 21,699 SF

Available: Now



LEASING CONTACTS

DEREK HULSE

+1 858 334 4005
derek.hulse@cushwake.com
CA Lic. 01740180

JIM LAING

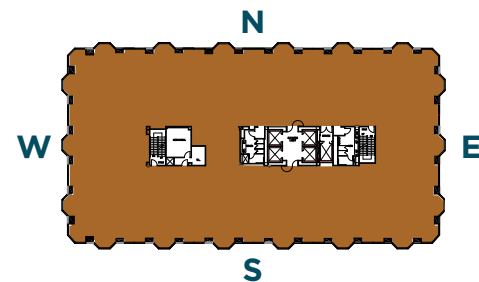
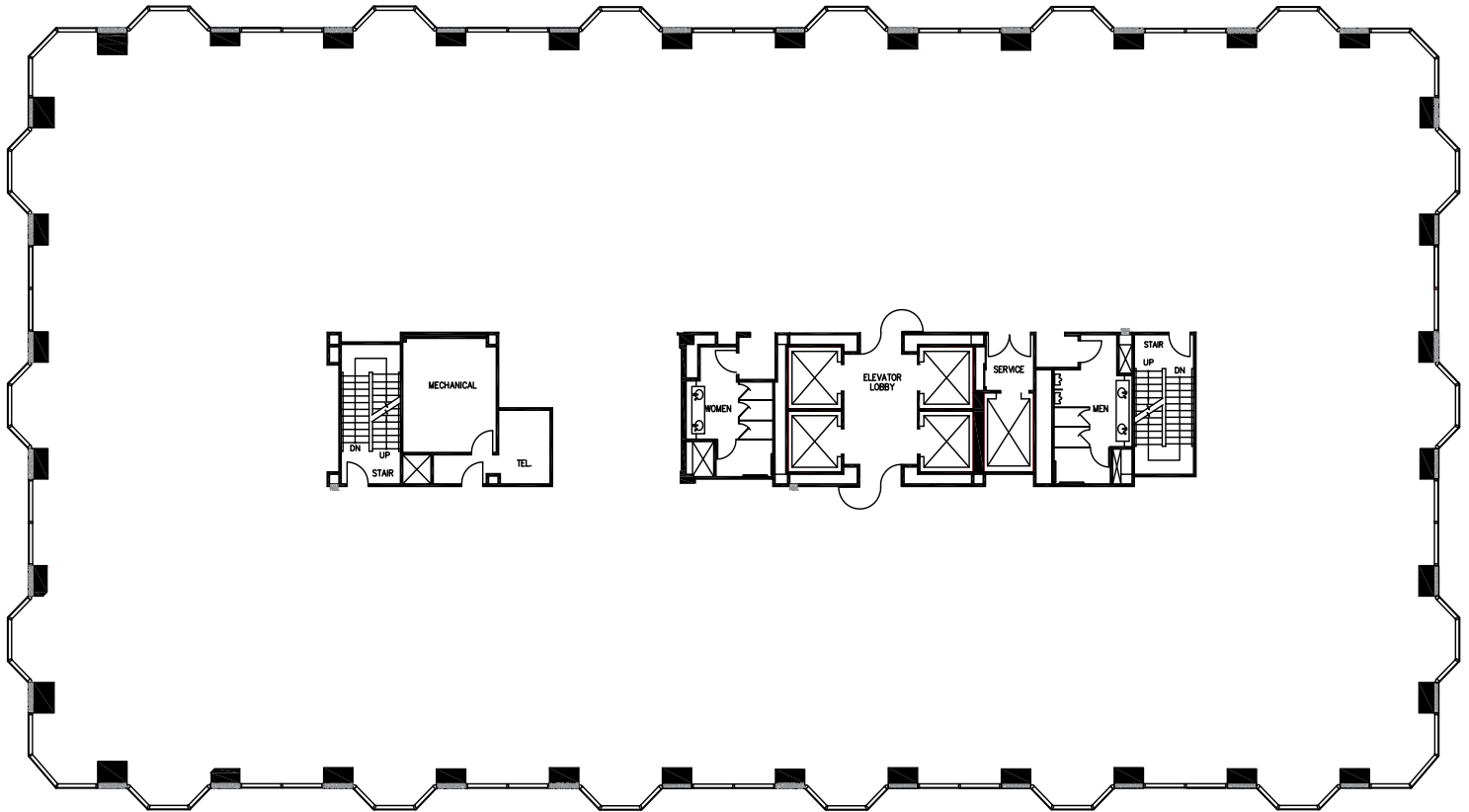
+1 619 525 2909
jim.laing@cushwake.com
CA Lic. 00857513

PHILIP ROBERTS

+1 858 558 5651
philip.roberts@cushwake.com
CA Lic. 01908296

20TH FLOOR // 21,288 SF

Available: Now



LEASING CONTACTS

DEREK HULSE

+1 858 334 4005
derek.hulse@cushwake.com
CA Lic. 01740180

JIM LAING

+1 619 525 2909
jim.laing@cushwake.com
CA Lic. 00857513

PHILIP ROBERTS

+1 858 558 5651
philip.roberts@cushwake.com
CA Lic. 01908296

KLEINFELDER



LEASING CONTACTS

DEREK HULSE

+1 858 334 4005
derek.hulse@cushwake.com
CA Lic. 01740180

JIM LAING

+1 619 525 2909
jim.laing@cushwake.com
CA Lic. 00857513

PHILIP ROBERTS

+1 858 558 5651
philip.roberts@cushwake.com
CA Lic. 01908296

550 WEST

110 W A Street, Suite 1000, San Diego, CA 92101 | Main: +1 858 452 6500
cushmanwakefield.com

