



Five50 west

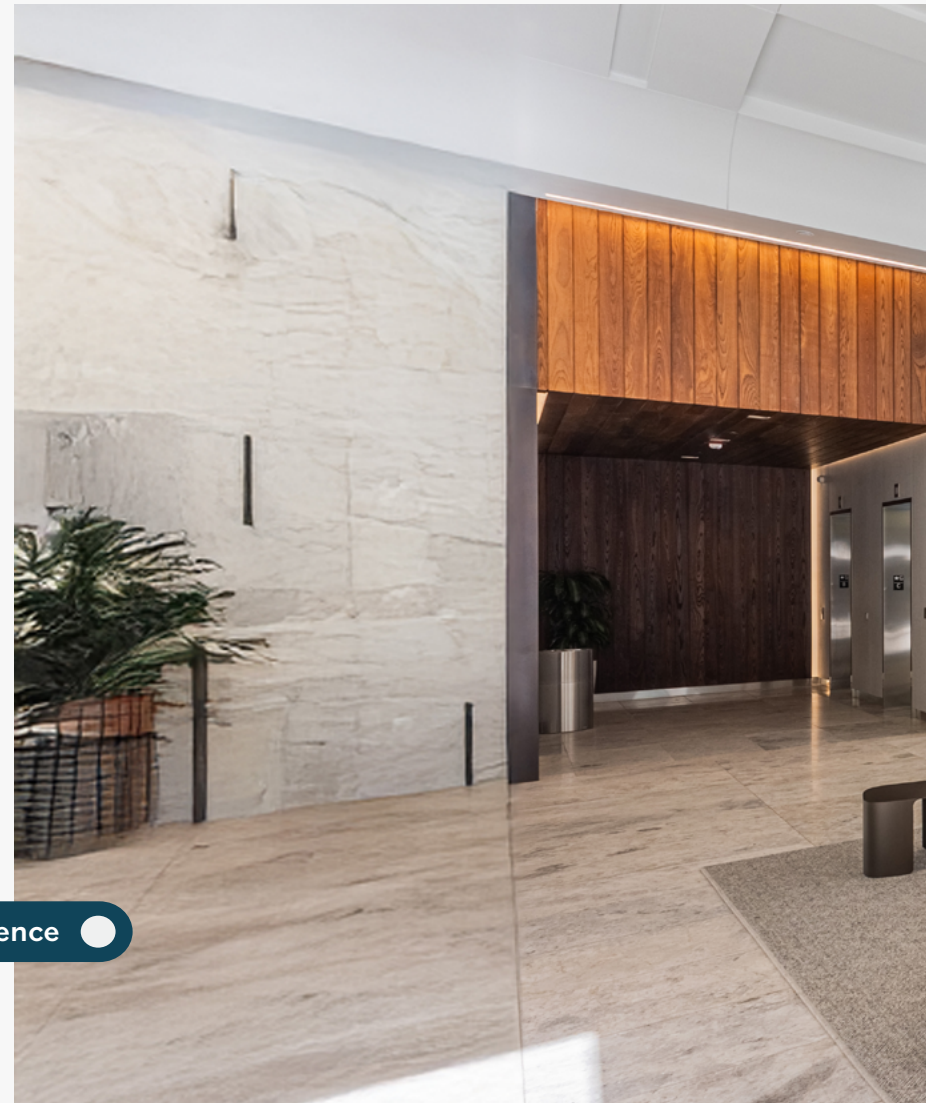
Downtown San Diego is changing, and so is Five50West.

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.



Scan QR Code to visit our website
five50west.com

Reimagined Lobby Experience



Uniting Connectivity, Collaboration, and Comfort



Five50West is undergoing a major transformation, slated for completion throughout 2025!



550Dine

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.



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)

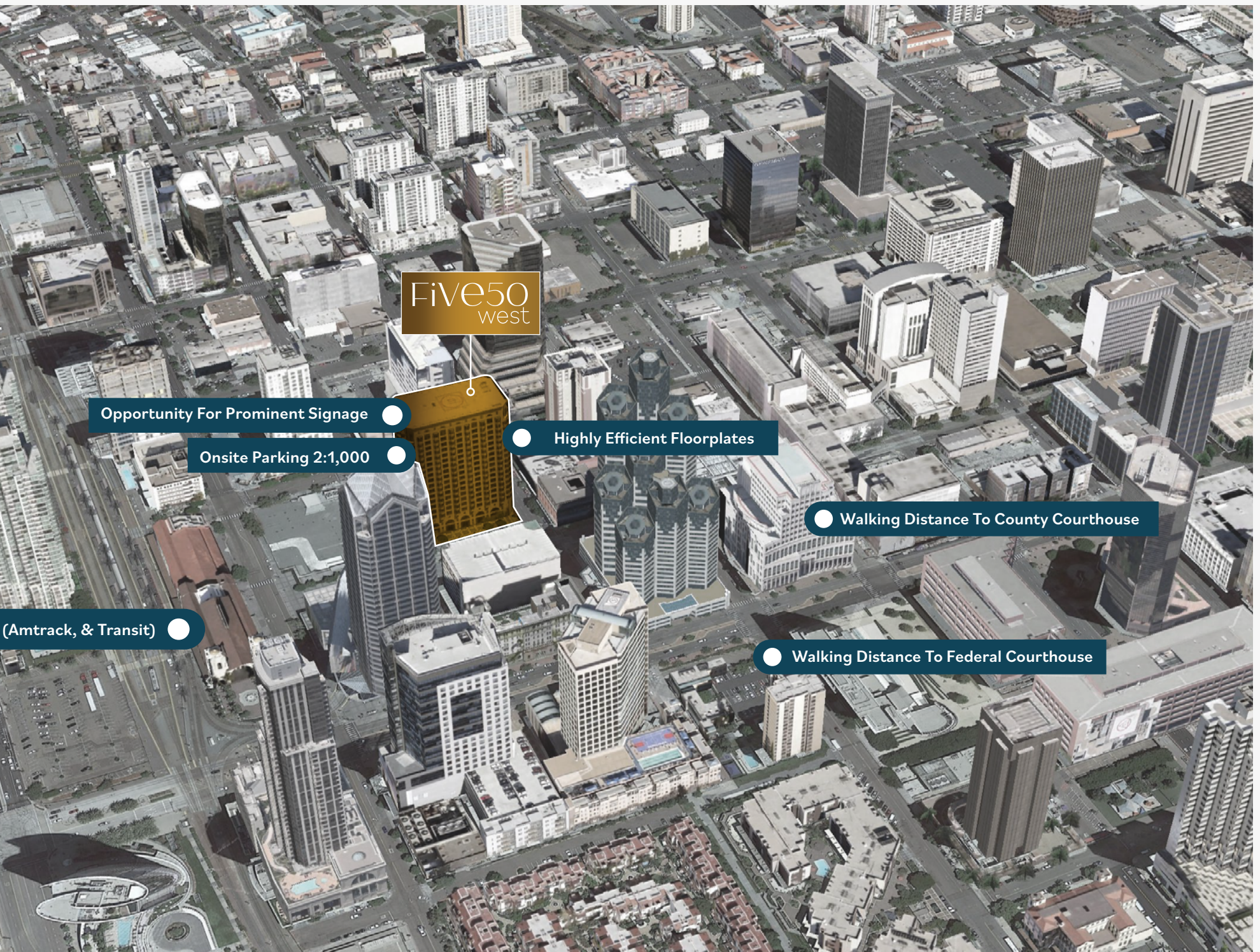


98 Walk Score



Walking Distance To Little Italy

Adjacent To Santa Fe Depot



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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

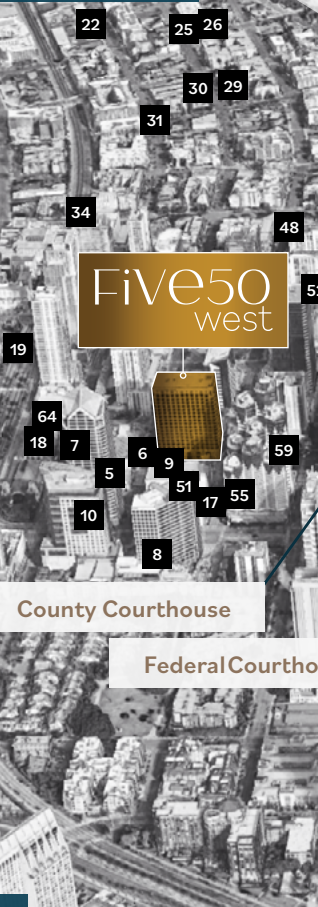
Hilton
San Diego
Bayfront



Petco
Park



Front Street



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 - 22,280 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

Suite 1450 - 9,119 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 - 21,593 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

*Contiguous for up to 44,763 SF

**Contiguous for up to 44,006 SF

***Contiguous for up to 22,276 SF

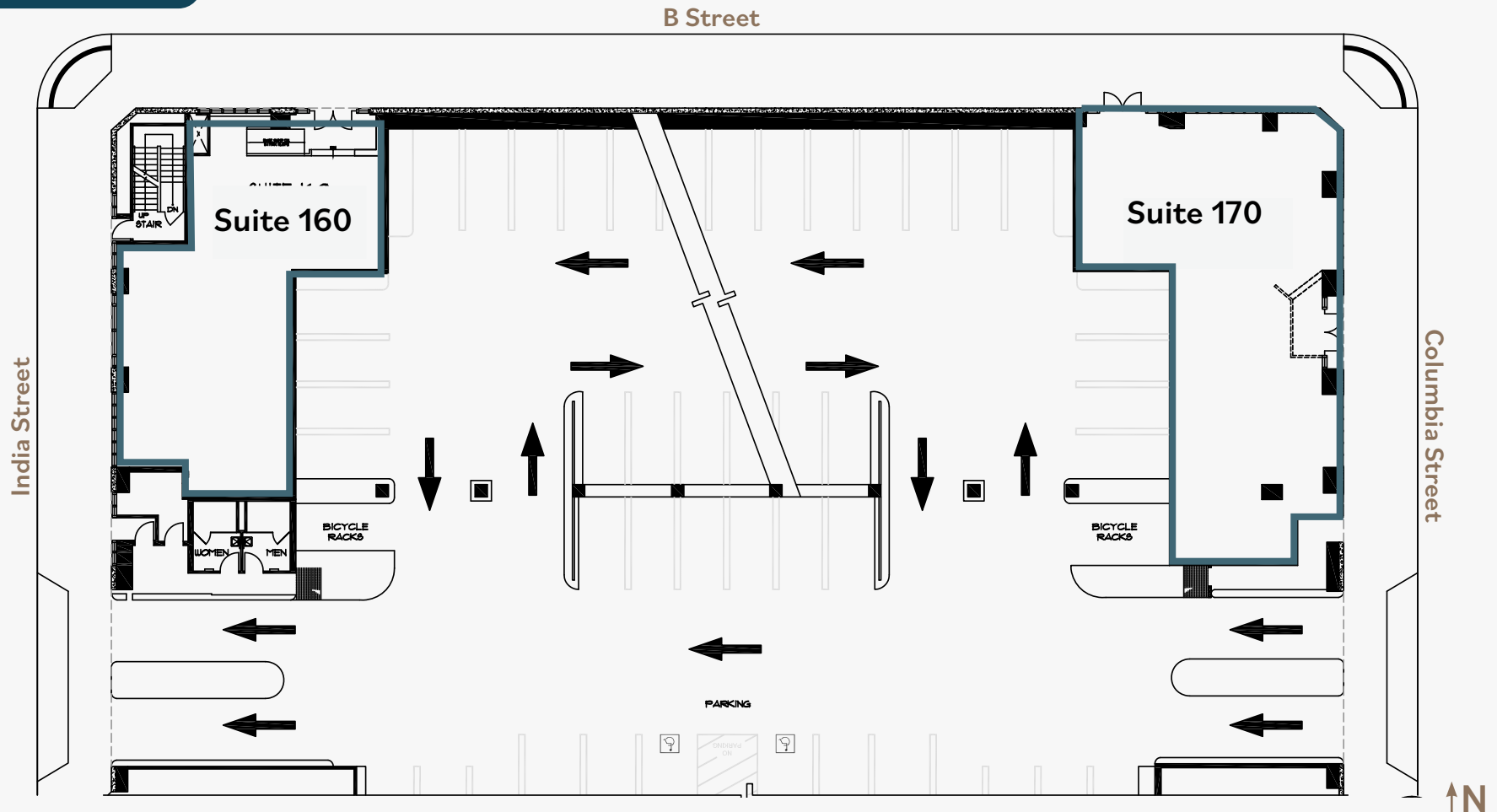
****Contiguous for up to 12,708 SF

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



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

Retail Availability ☐



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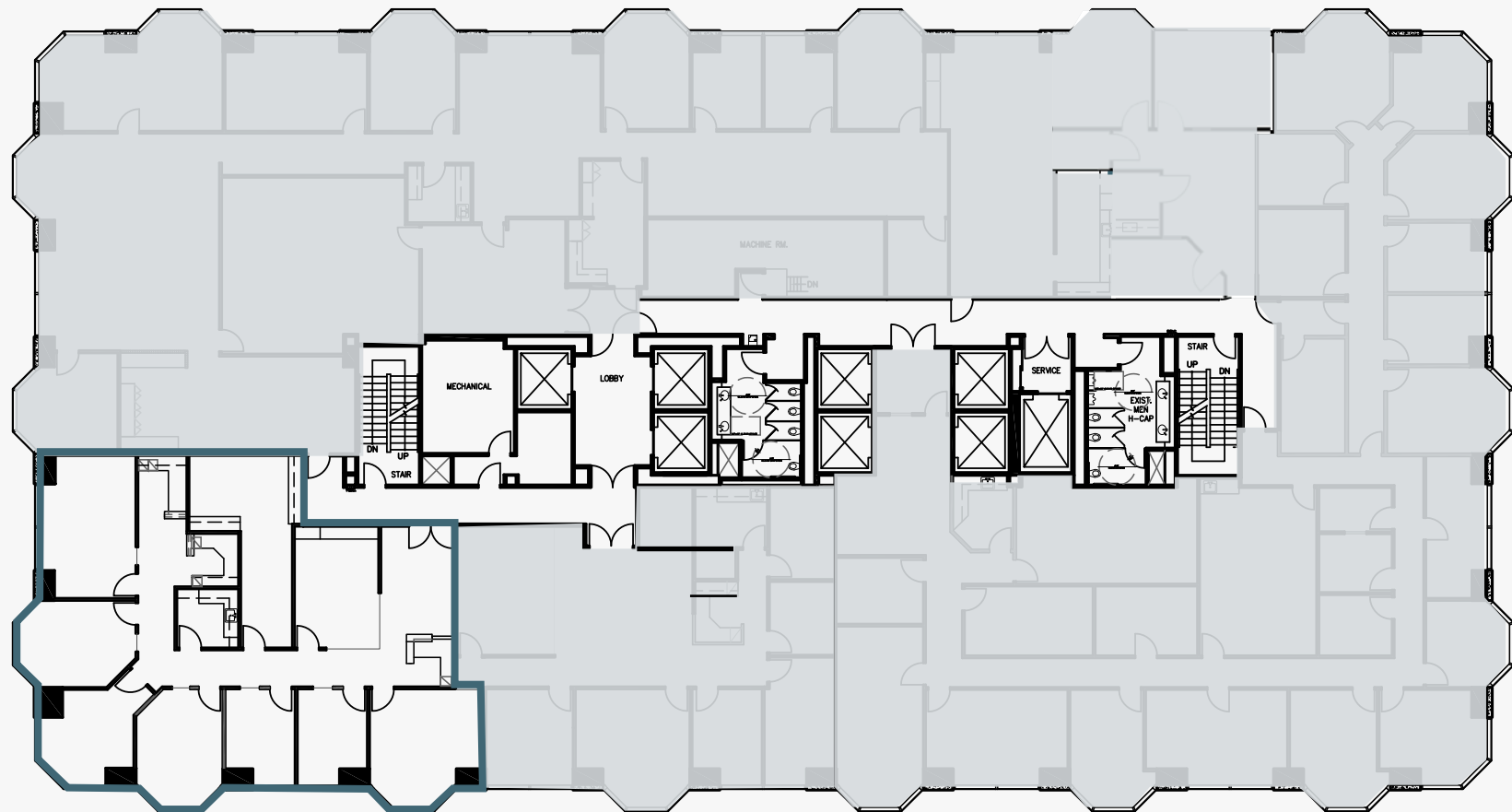
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Suite 530 | 3,033 SF

TAKE A TOUR

● Suite 530



Suite 530



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



Suite 690



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Suite 700 | 5,441 SF

Suite 710 | 3,216 SF

Suite 725 | 2,947 SF

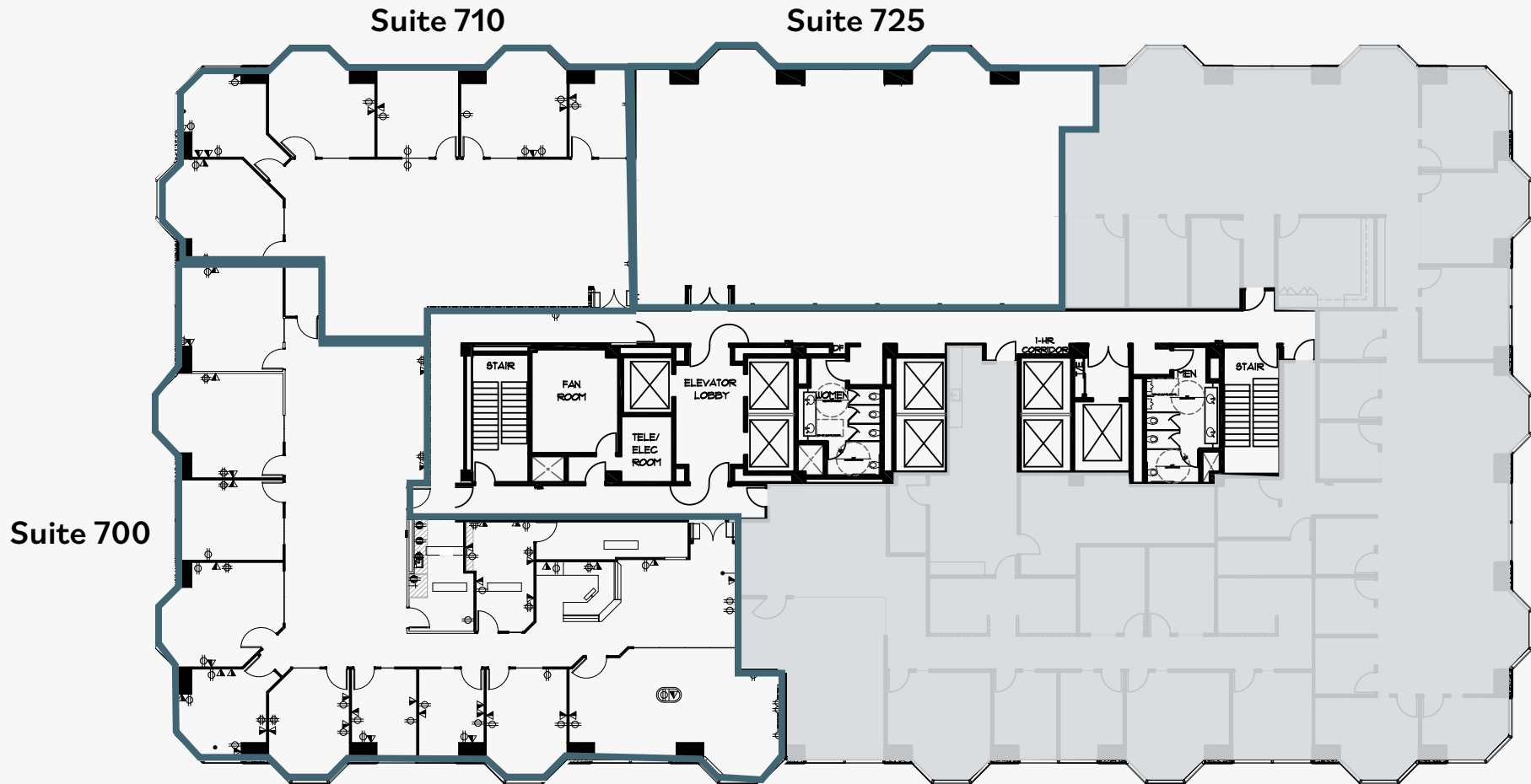
*Contiguous for up to 11,604 SF

TAKE A TOUR

● Suite 700



● Suite 725



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Suite 850 | 6,261 SF | Hypothetical Layout

TAKE A TOUR

● Suite 850



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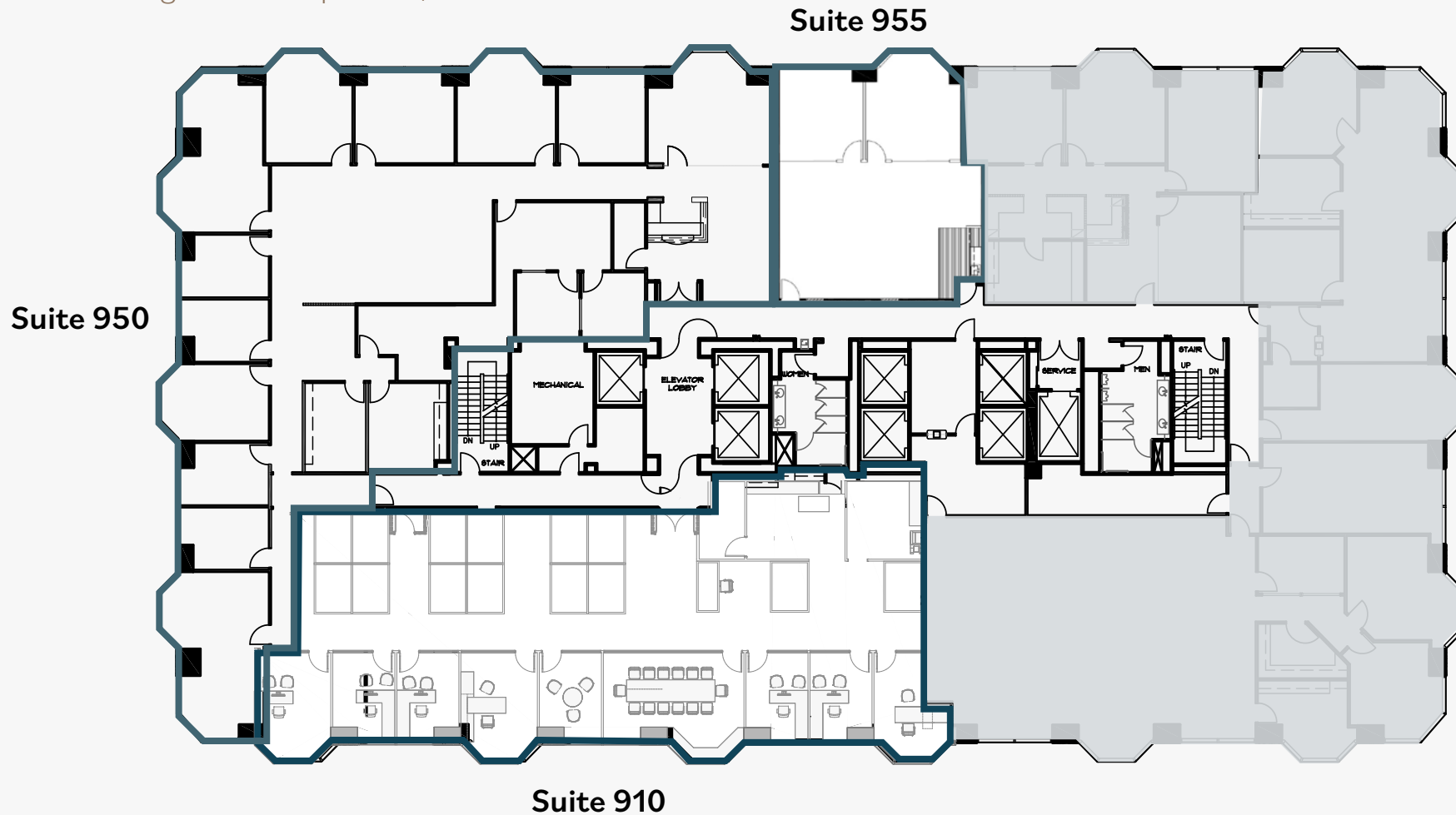
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Suite 910 | 4,523 SF | New Spec Suite
Suite 950 | 6,790 SF | Available 8/1/25
Suite 955 | 1,395 SF | Available
*Contiguous for up to 12,708 SF

TAKE A TOUR

● Suite 910 

● Suite 955 



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Suite 1000 | 21,593 SF

TAKE A TOUR

● Suite 1000 

CONCEPTUAL TOUR

● Suite 1000 

Conceptual Plan



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



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Suite 1100 | 11,174 SF

Suite 1140 | 1,905 SF

Suite 1155 | 2,667 SF

Suite 1160 | 2,507 SF

*Contiguous for up to 18,253 SF

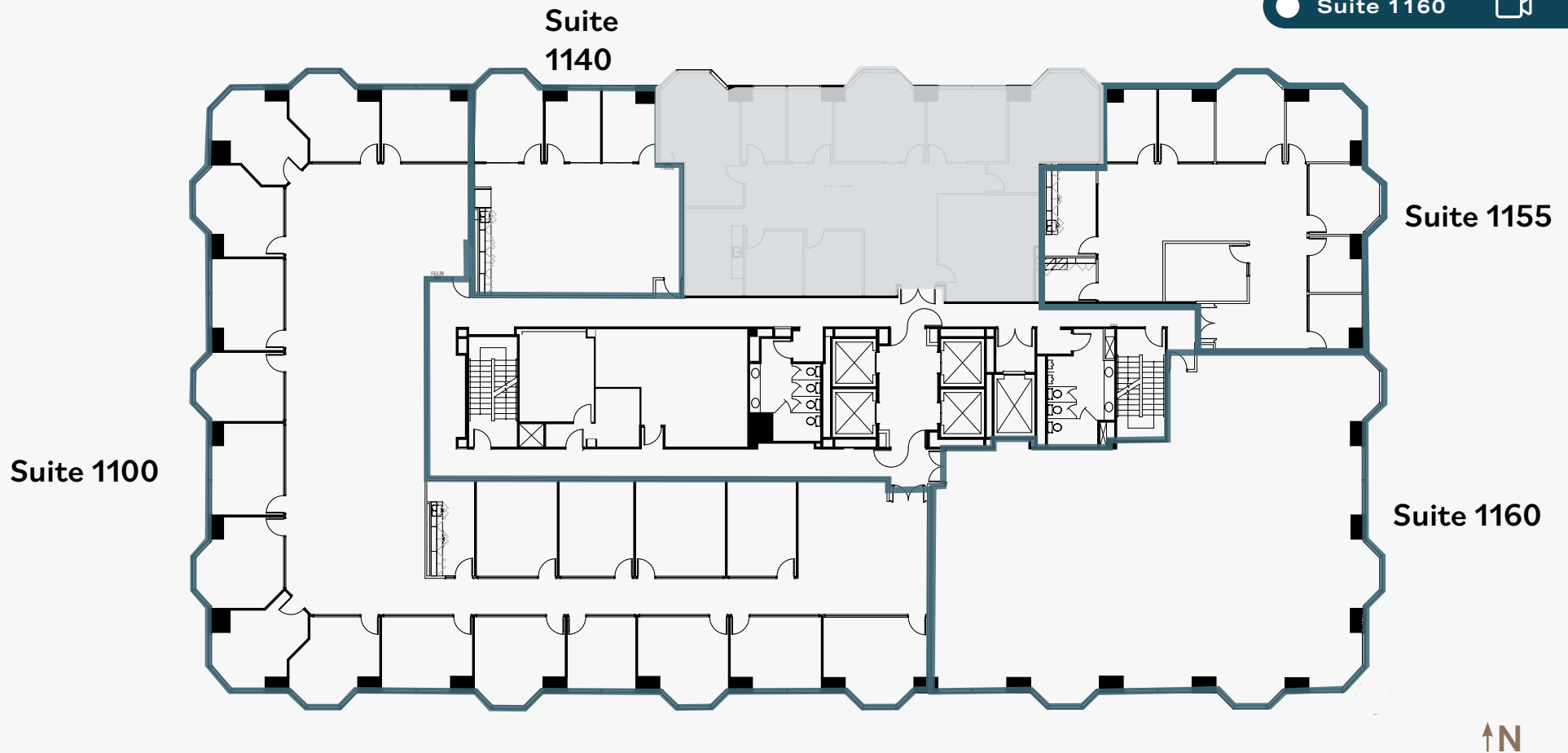
TAKE A TOUR

● Suite 1100 

● Suite 1140 

● Suite 1155 

● Suite 1160 



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Suite 1400 | 12,611 SF

Suite 1450 | 9,119 SF | Available with 60 days notice

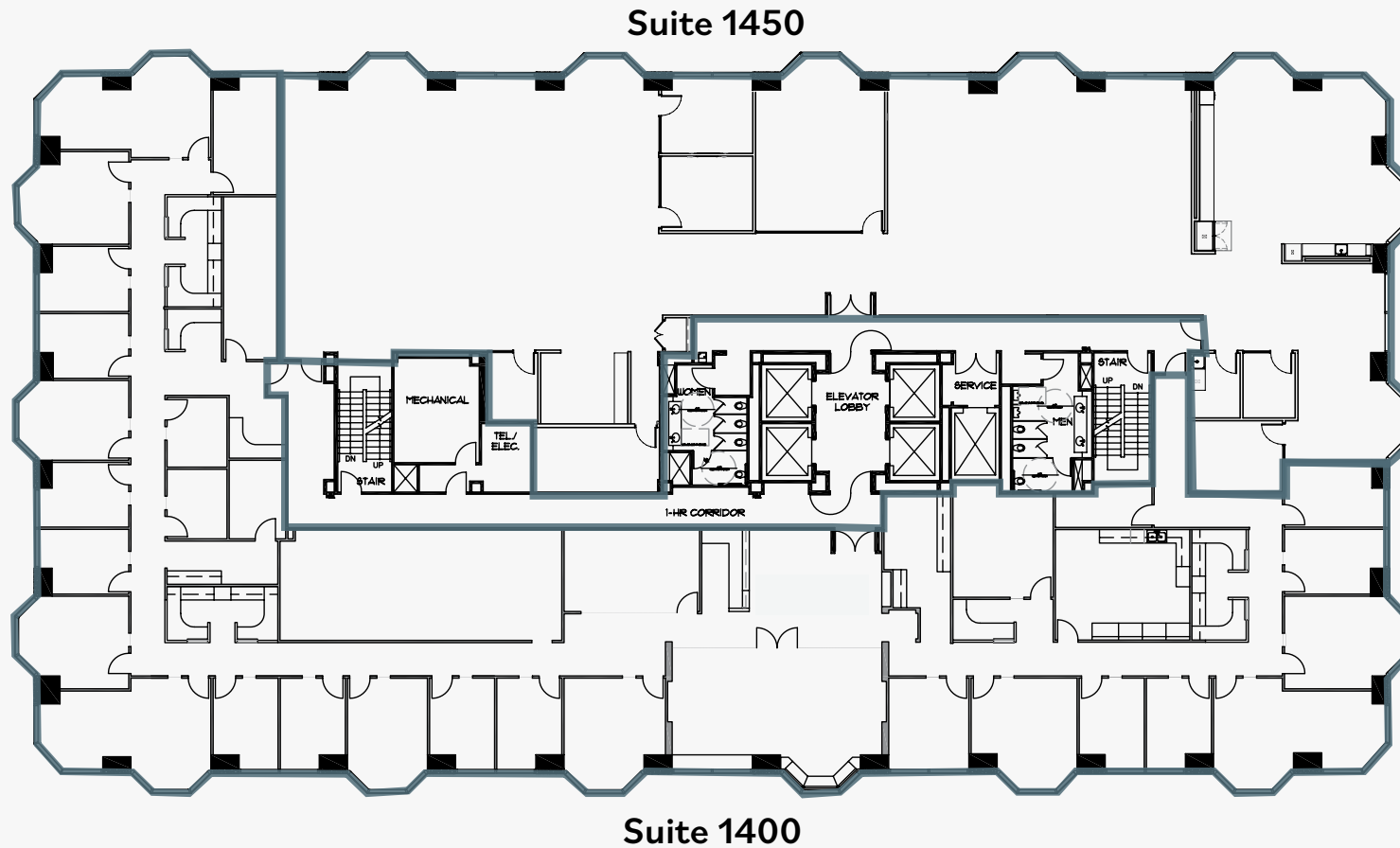
*Full floor contiguous for up to 21,730 SF

**Contiguous with 15th floor for up to 44,006 SF

TAKE A TOUR

● Suite 1400 

● Suite 1450 



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Suite 1500 | 6,564 SF

Suite 1510 | 15,712 SF

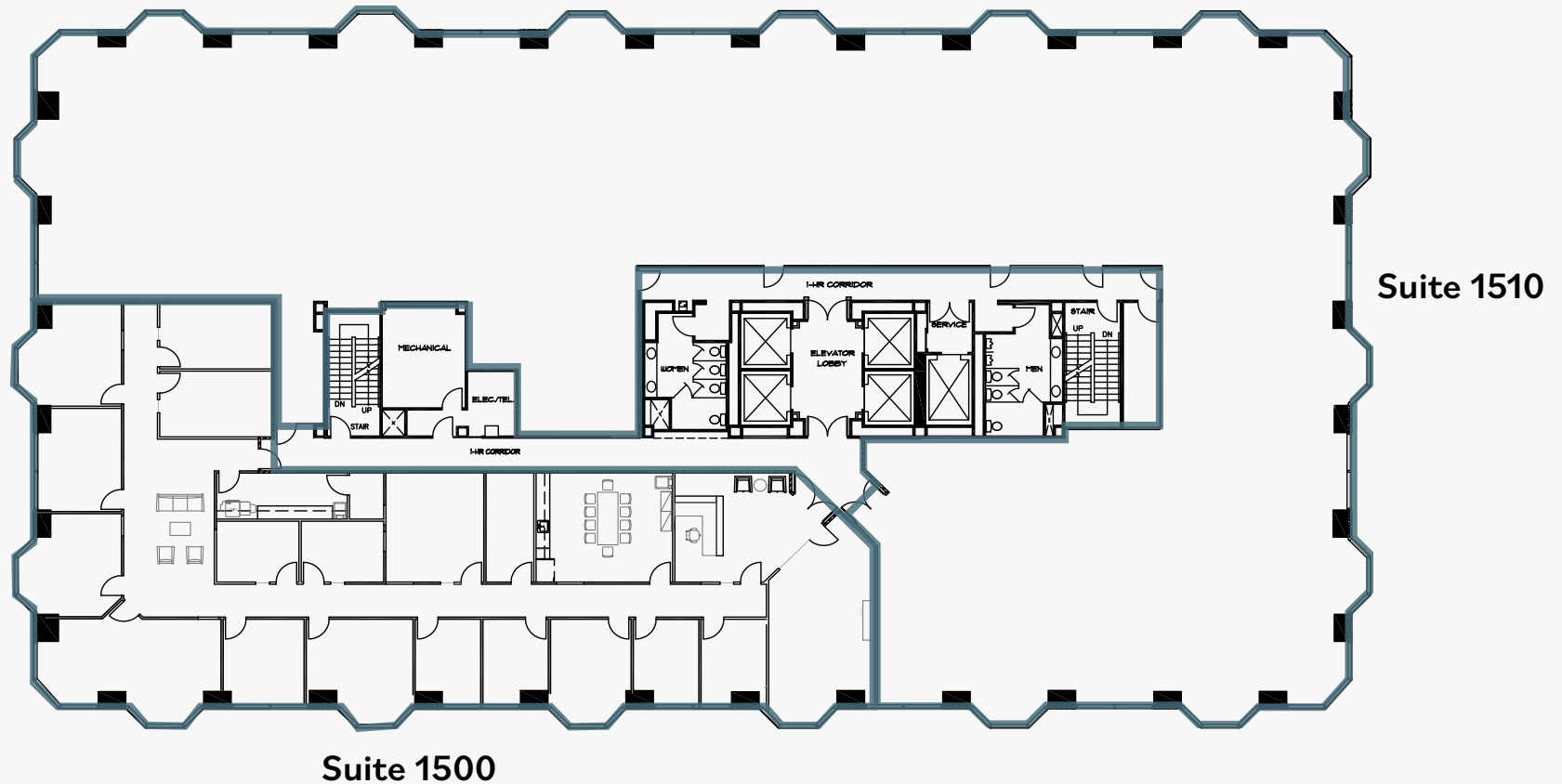
*Contiguous for up to 22,276 SF

**Contiguous with 14th floor for up to 44,006 SF

TAKE A TOUR

● Suite 1500 

● Suite 1510 



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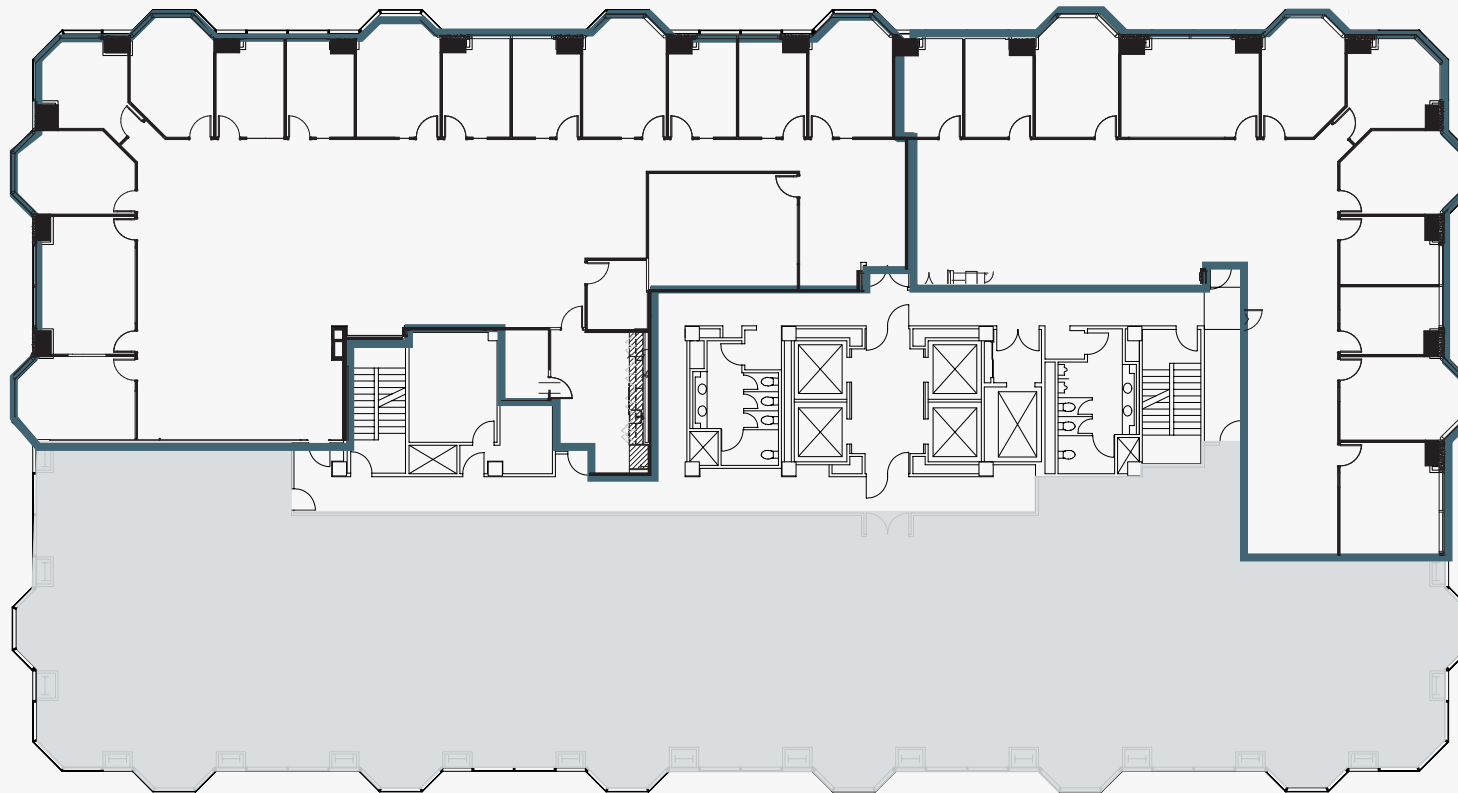
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Suite 1630 | 7,761 SF

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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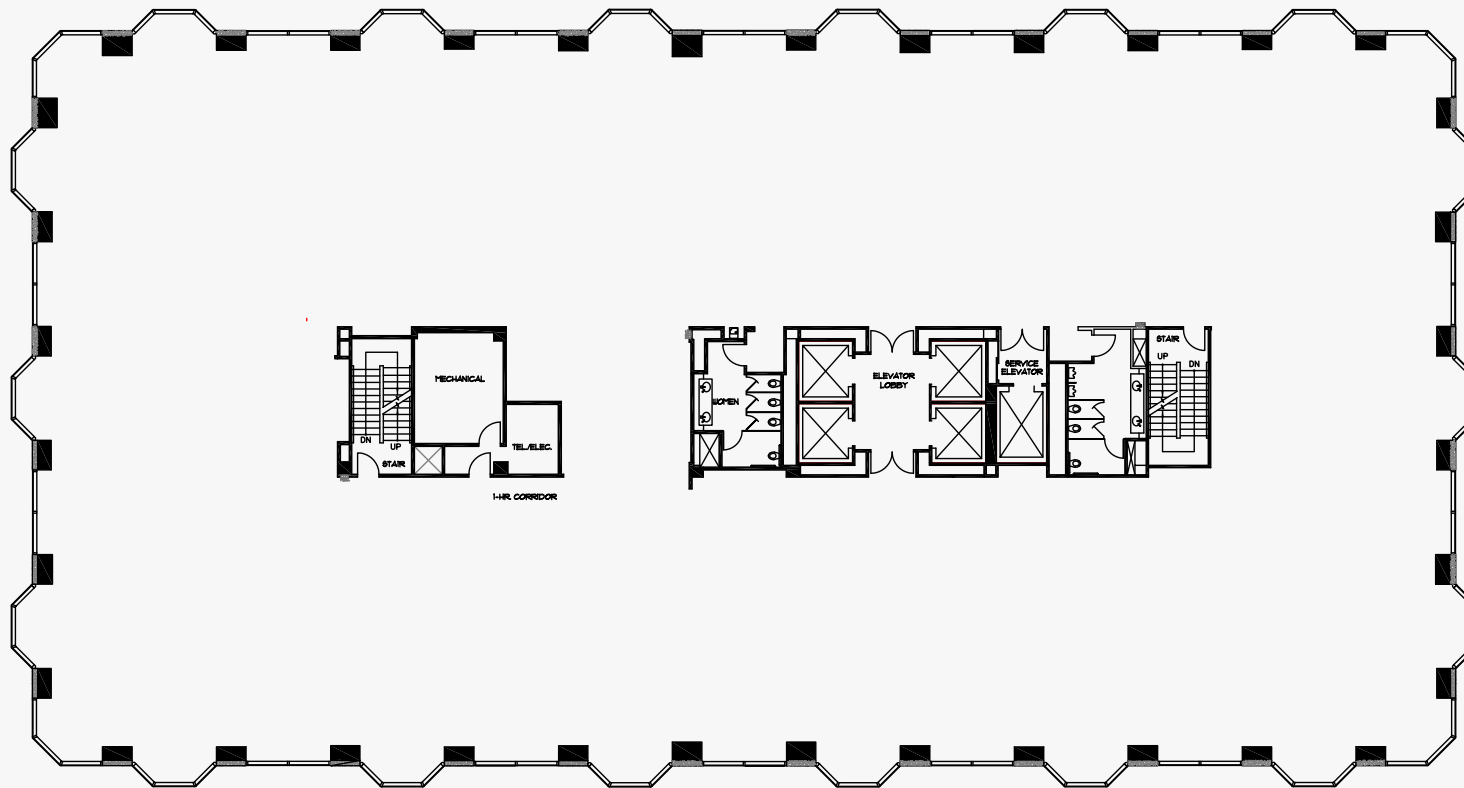
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19th Floor | 22,483 SF

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

TAKE A TOUR

● Suite 1900



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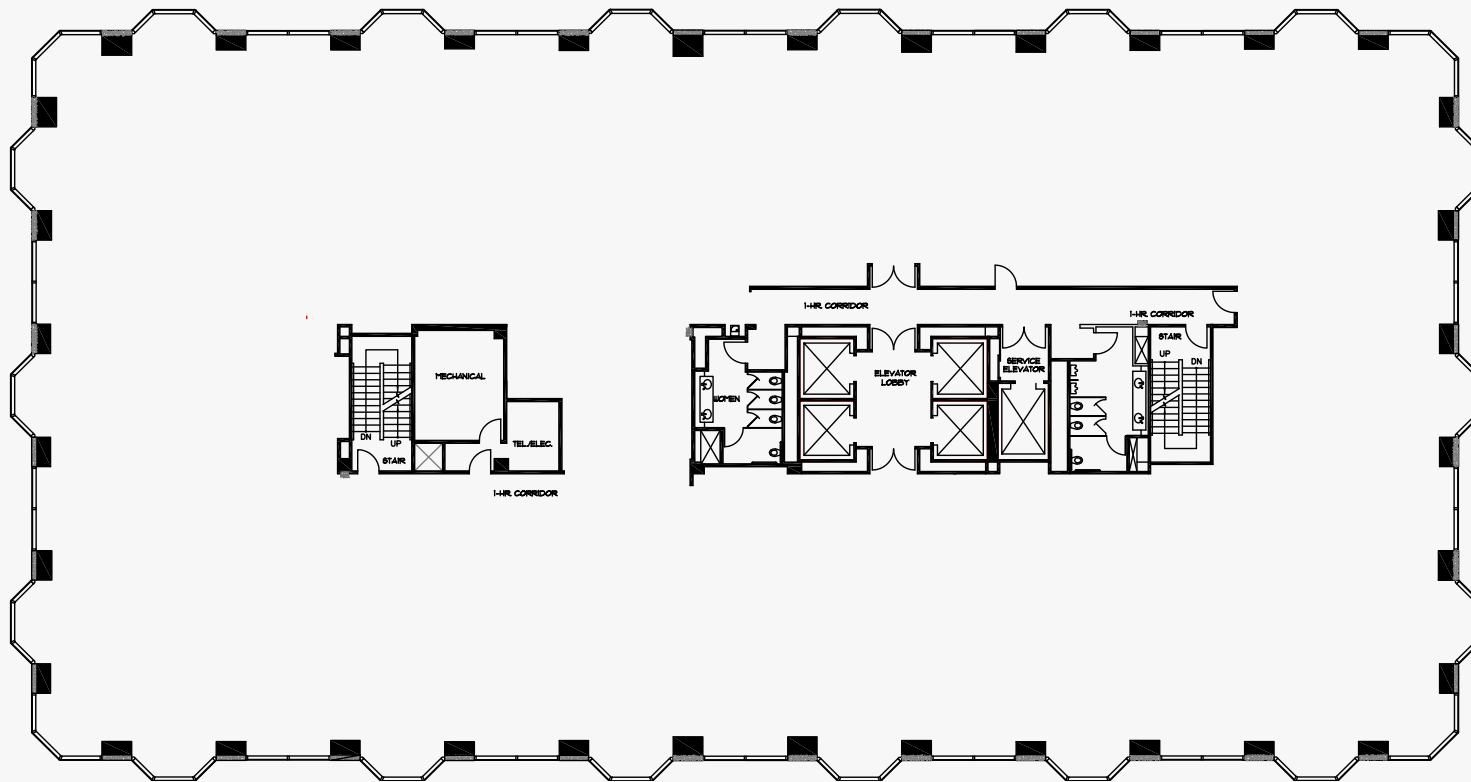
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20th Floor | 22,280SF

*Contiguous with 19th floor for up to 44,763 SF

TAKE A TOUR

● Suite 2000



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19th Floor | 22,483 SF



19TH FLOOR TRADITIONAL PLAN LAYOUT



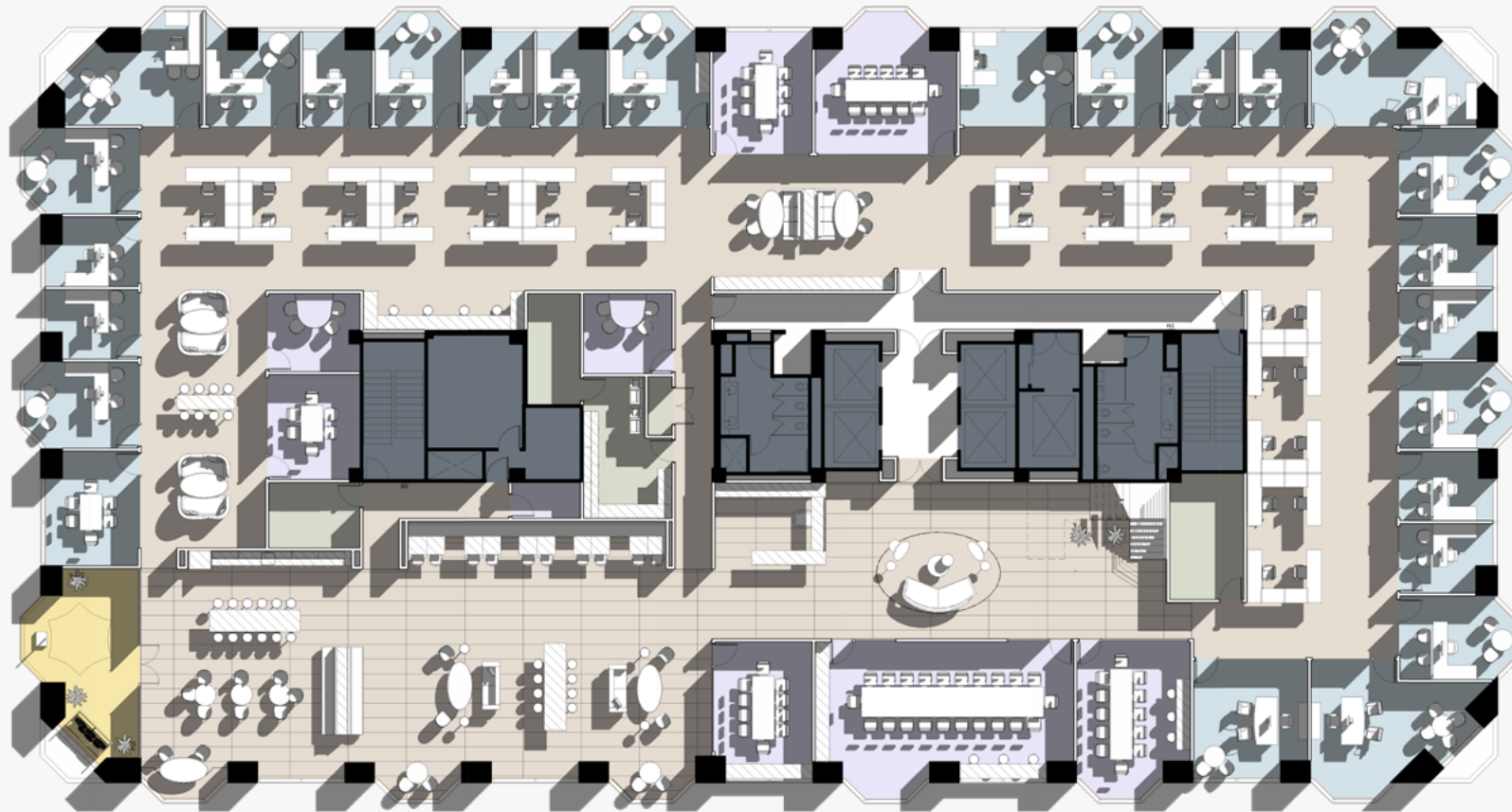
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20th Floor | 22,280SF



PLAN COLOR KEY

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

20TH FLOOR TRADITIONAL PLAN LAYOUT



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