



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

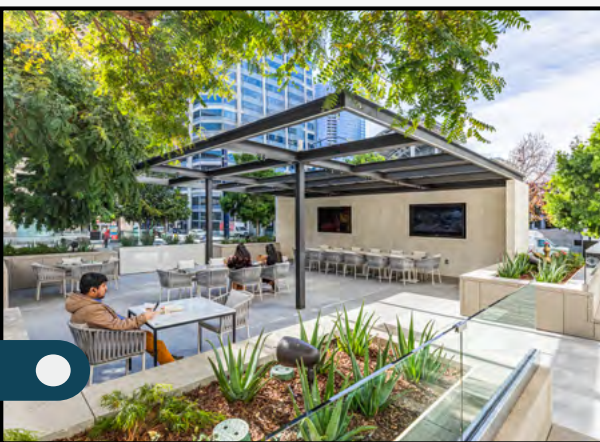
Uniting Connectivity, Collaboration, and Comfort



Five50West is undergoing a major transformation, throughout 2026!

Get ready to experience a whole new level of wellness with the unveiling of 550Fit, our new state-of-the-art fitness center! The luxurious locker rooms provide the perfect pre and post-workout haven.

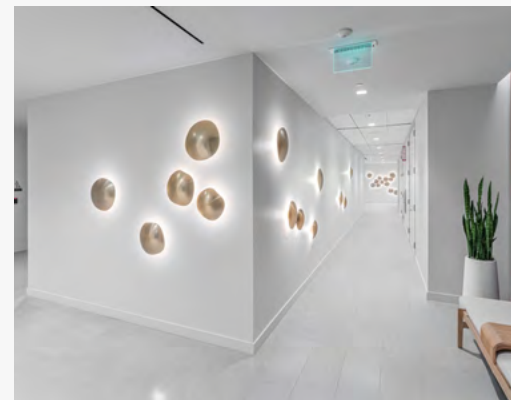
We've re-imagined the expansive outdoor area, with an open-air café that includes comfortable seating and inviting gathering spaces to provide the ideal spot to connect with colleagues or unwind after a workout. Craving culinary delights? A full-service gourmet restaurant with both indoor and outdoor seating, alongside a trendy Japanese-style speakeasy, are on the horizon.



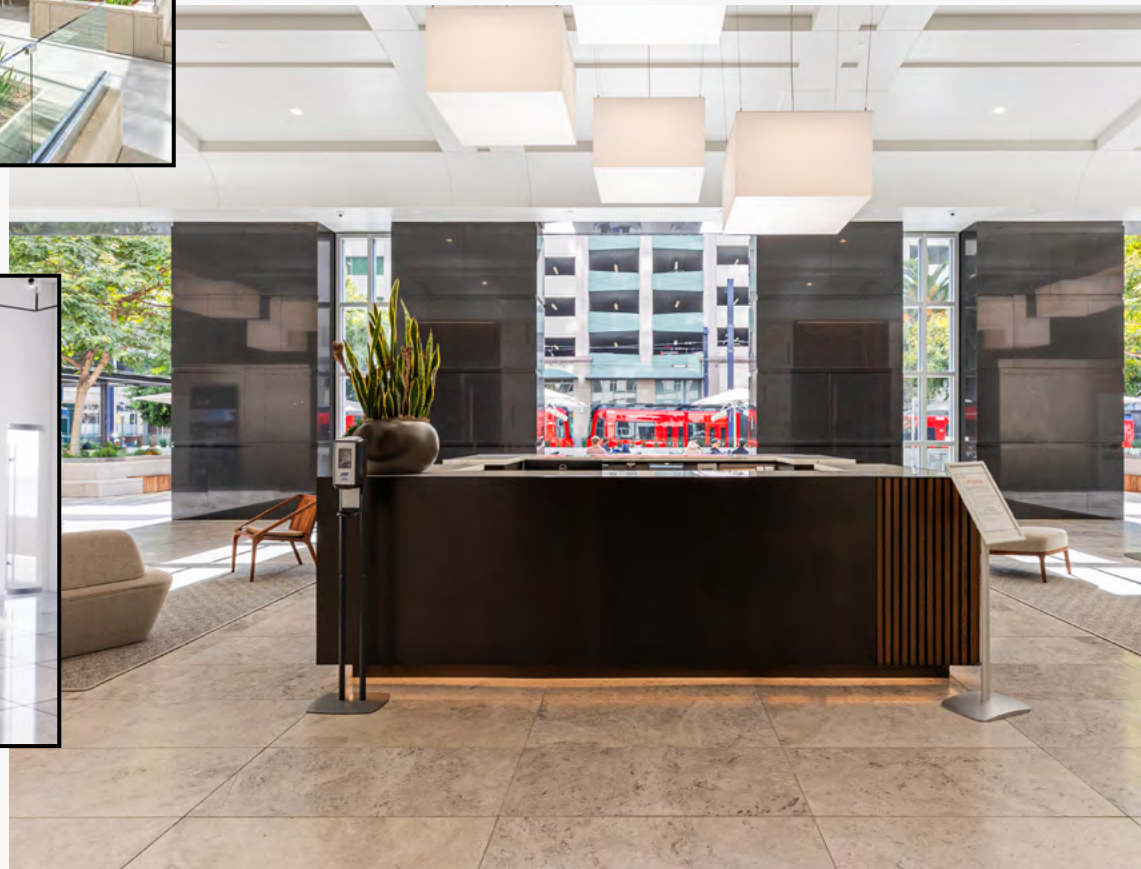
550Dine



550Fit



550Meet



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



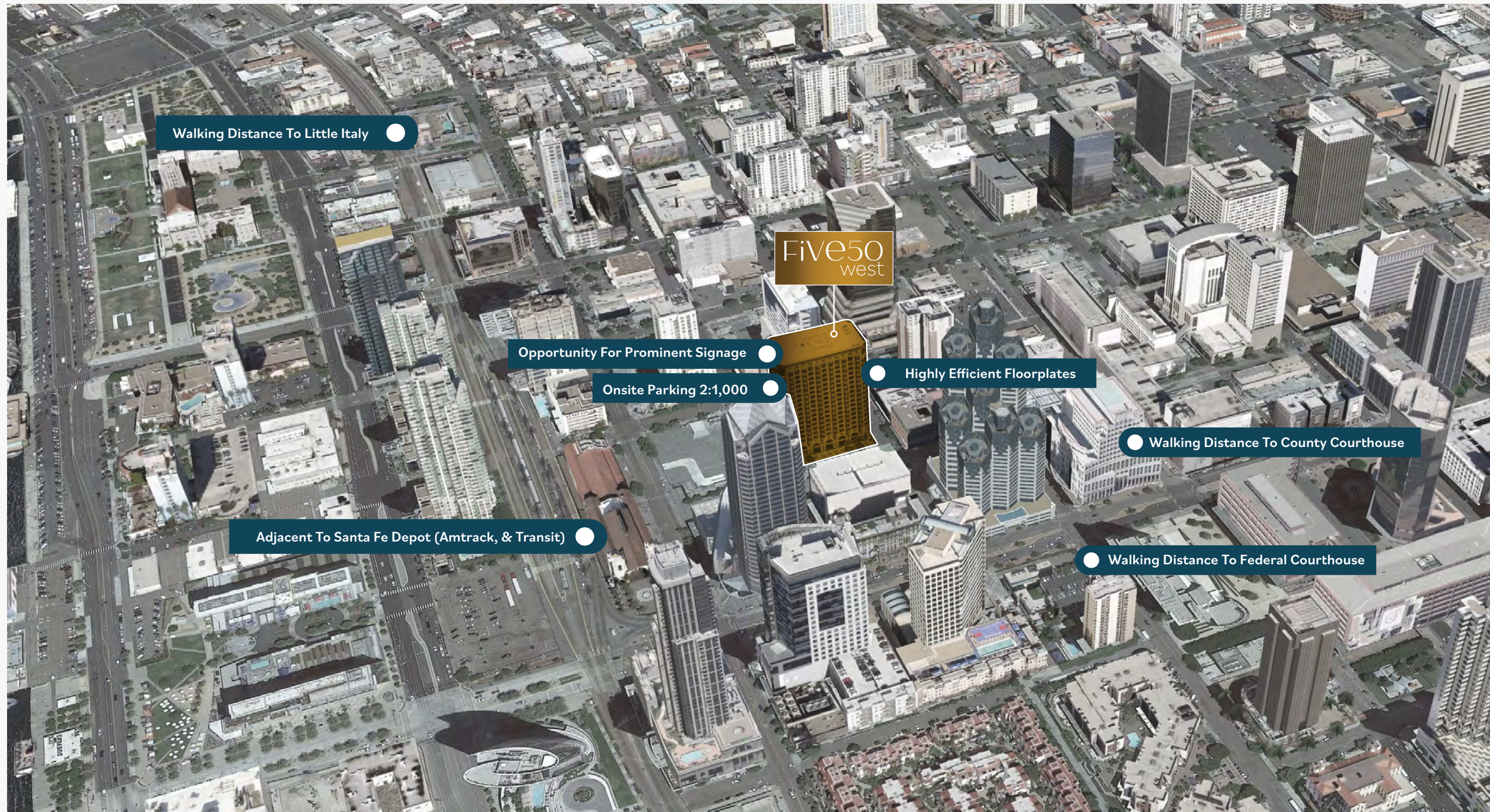
Fully equipped **conference room**

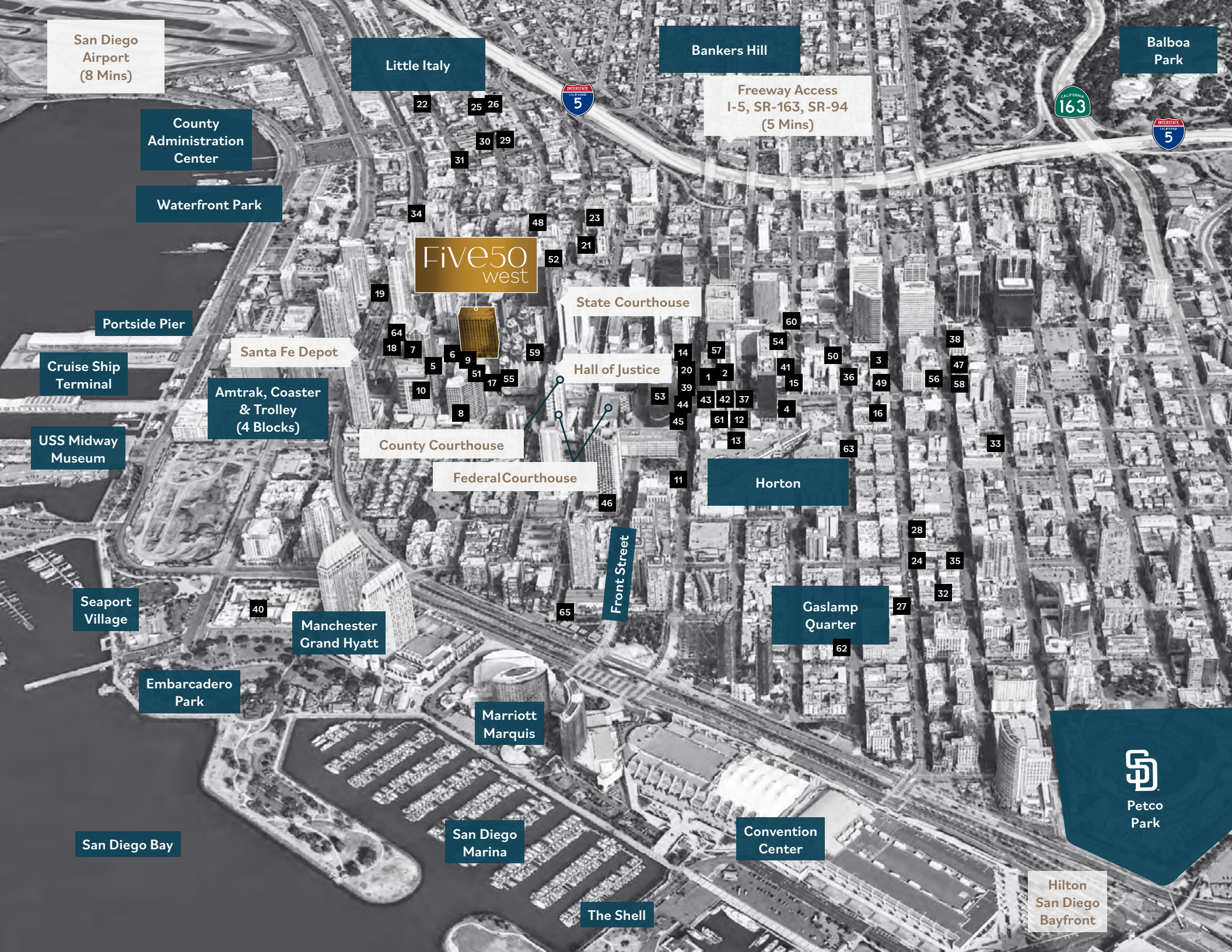


Immediately adjacent to the **Santa Fe Depot** (Amtrak, Coaster & Trolley)



98 Walk Score





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 | 34. Craft & Commerce |
| 2. Blue Bottle Coffee | 35. Sugar Factory |
| 3. The Local | 36. Grant Grill |
| 4. Dunkin' | 37. Dobson's |
| 5. Hidden Craft | 38. Starbucks |
| 6. Luca | 39. Tender Greens |
| 7. Pressed Juicery | 40. The Cheesecake Factory |
| 8. Matisse Bristro | 41. West Bean Coffee Roasters |
| 9. Wild Thyme Table | 42. Sushi 2 |
| 10. Bruegger's Bagels | 43. Corner Bakery |
| 11. Athens Market Taverna | 44. Chipotle |
| 12. Thai Time | 45. Specialty's Cafe & Bakery |
| 13. Tapas & Beers | 46. Salvatore's Cucina Italiana |
| 14. Lucy's Taco | 47. House Of Blues |
| 15. Grabbagreen Food + Juice | 48. Fit At Carte |
| 16. Gaslamp Fish House | 49. Aire Urban Fitness |
| 17. Coava Coffee Roasters | 50. The Us Grant Hotel |
| 18. Starbucks | 51. The Guild Hotel |
| 19. Stone Brewing | 52. Carte Hotel |
| 20. Grab & Go Subs | 53. Sofia Hotel |
| 21. Extraordinary Desserts | 54. Westgate Hotel |
| 22. Kettner Exchange | 55. Westin |
| 23. The Kebab Shop | 56. Kimpton Hotel |
| 24. Barleymash | 57. Bristol Hotel |
| 25. Cloak & Petal | 58. Marriot Courtyard |
| 26. Born & Raised | 59. Hotel Republic |
| 27. Blarney Stone Pub | 60. Civic Theatre |
| 28. Greystone Steakhouse | 61. Spreckle's Theatre |
| 29. Little Italy Food Hall | 62. San Diego Musical Theatre |
| 30. Morning Glory | 63. Balboa Theatre |
| 31. Ironside | 64. Museum Of Contemporary Art |
| 32. Rustic Root | 65. New Children's Museum |
| 33. STK | |



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 1660 - 4,828 SF

15th Floor**

Suite 1500*** - 6,781 SF

Suite 1510*** - 15,688 SF

14th Floor**

Suite 1425 - 4,137 SF

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

8th Floor

Suite 850 - 6,473 SF

7th Floor

Suite 710***** - 5,777 SF

Suite 725***** - 2,057 SF

6th Floor

Suite 690 - 2,859 SF

*Contiguous for up to 44,734 SF

**Contiguous for up to 36,035 SF

***Contiguous for up to 41,197 SF

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

*****Contiguous for up to 8,434 SF

*****Contiguous for up to 7,834 SF



20th Floor | Full Floor

19th Floor | Full Floor

18th Floor | Suite 1850

16th Floor | Suite 1660

15th Floor | Suite 1500, 1510

14th Floor | Suite 1425, 1450

11th Floor | Suite 1100

10th Floor | Suite 1000

9th Floor | Suite 950, 955

8th Floor | Suite 850

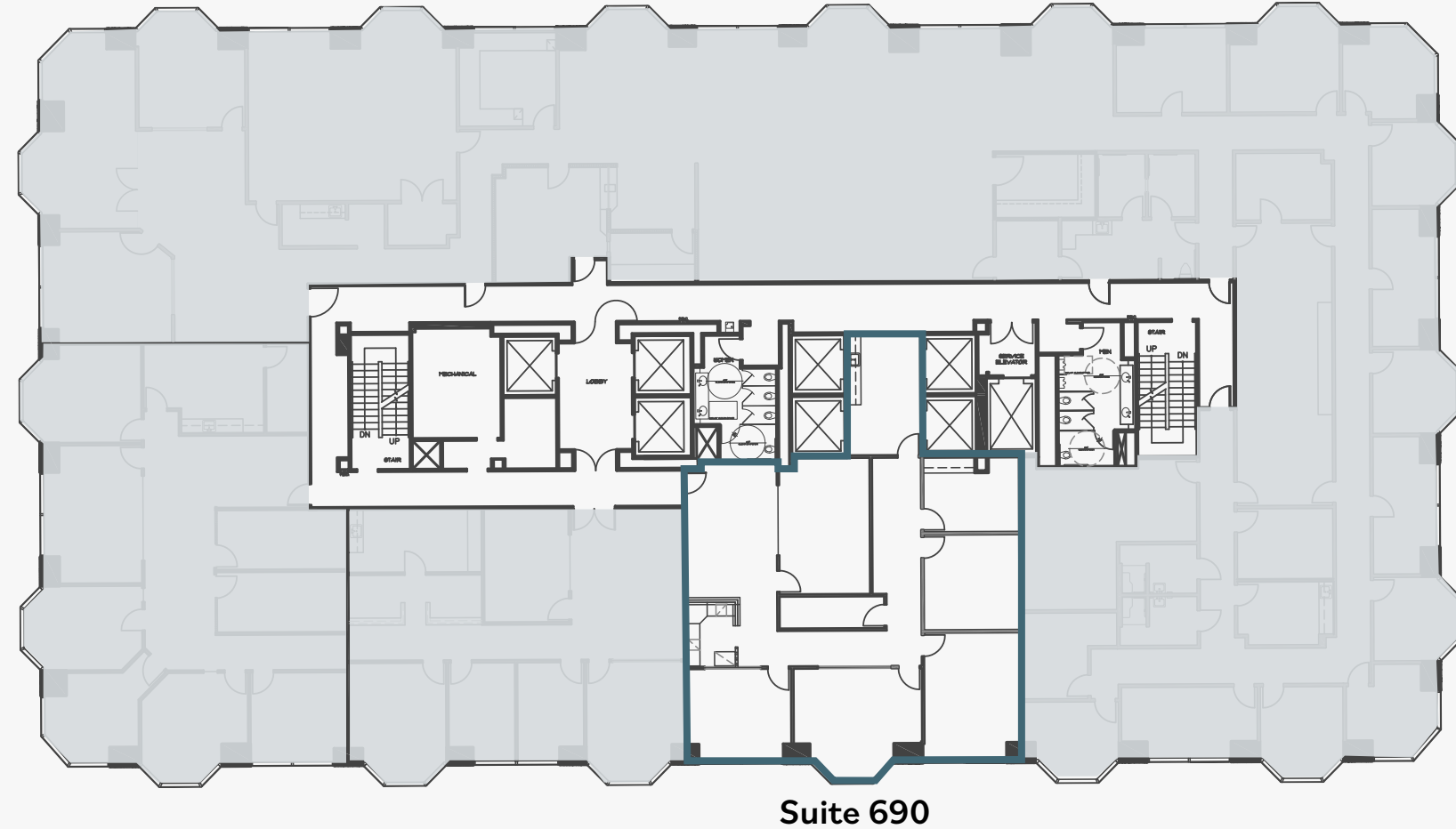
7th Floor | Suite 710, 725

6th Floor | Suite 690

Suite 690 | 2,859 SF | New furnished spec suite
Available with 30 days notice

TAKE A TOUR

● Suite 690 



Suite 710 | 5,777 SF | Proposed Spec Suite - Under Construction
Suite 725 | 2,057 SF | Proposed Spec Suite - Conceptual plan
Suite 710 Delivering Q3 2026
*Suite 710 & 725 contiguous for up to 7,834 SF

TAKE A TOUR

● Suite 725 

SUITE INFO

● Suite 710 



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Suite 850 | 6,473 SF | Proposed Spec Suite - Conceptual plan

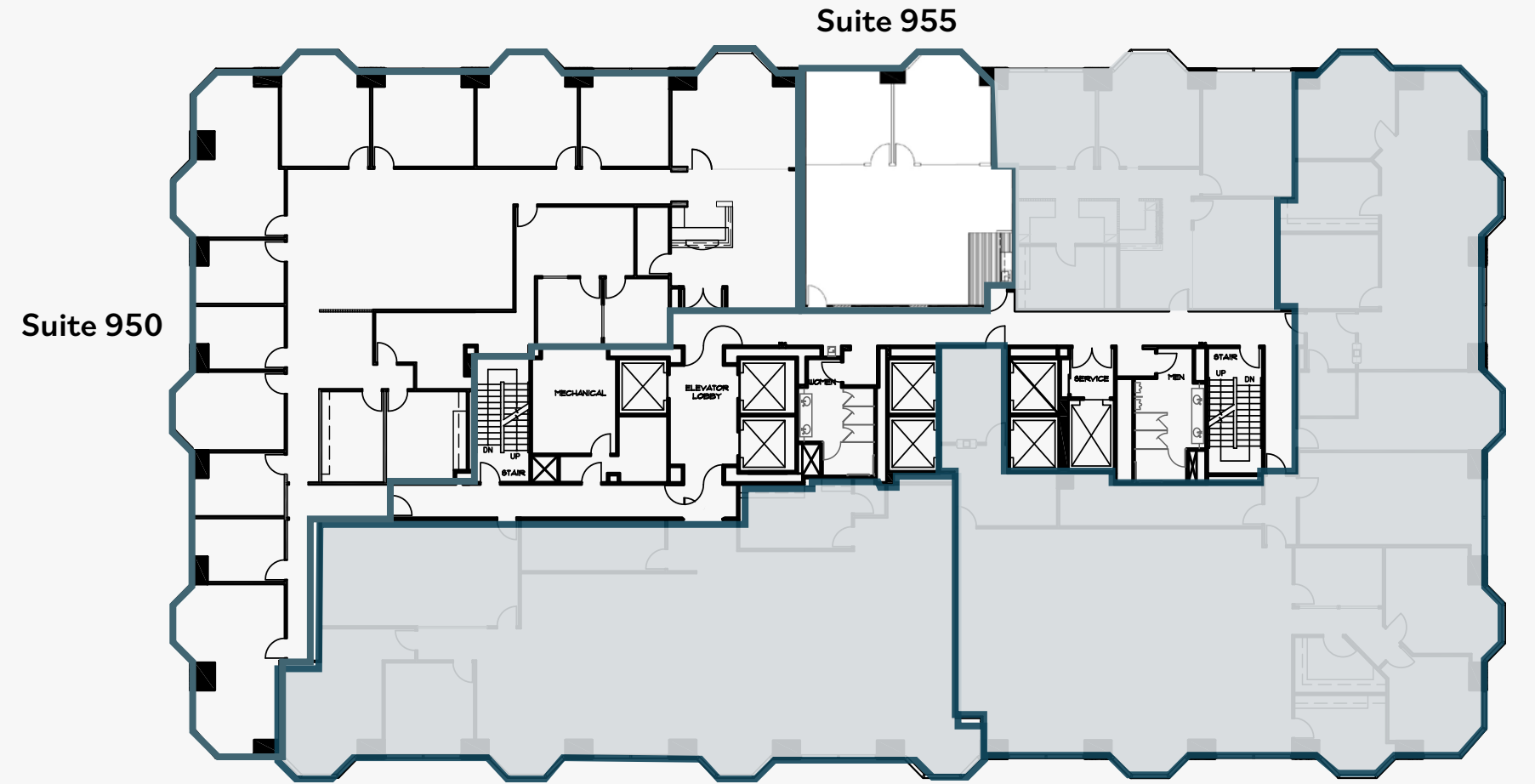
TAKE A TOUR

● Suite 850



Suite 950* | 6,992 SF
Suite 955* | 1,442 SF
*Contiguous for up to 8,434 SF

TAKE A TOUR



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Suite 1000 | 22,325 SF

TAKE A TOUR

CONCEPTUAL TOUR

Conceptual Plan

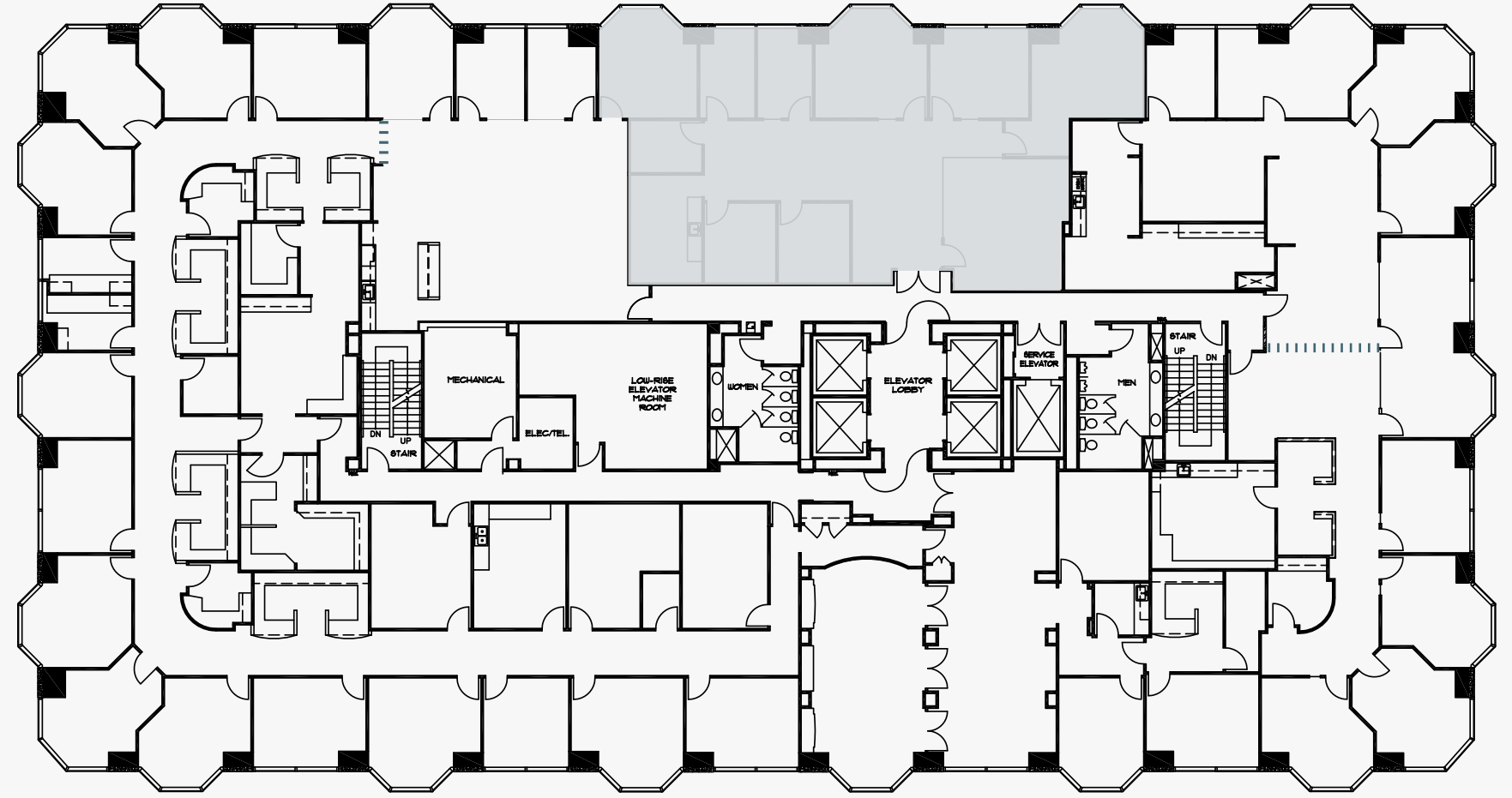


- Office
- Reception
- Pantry
- Executive Office
- Conf Room
- IT Room
- Open Space
- Amenities
- Comfort Zone



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

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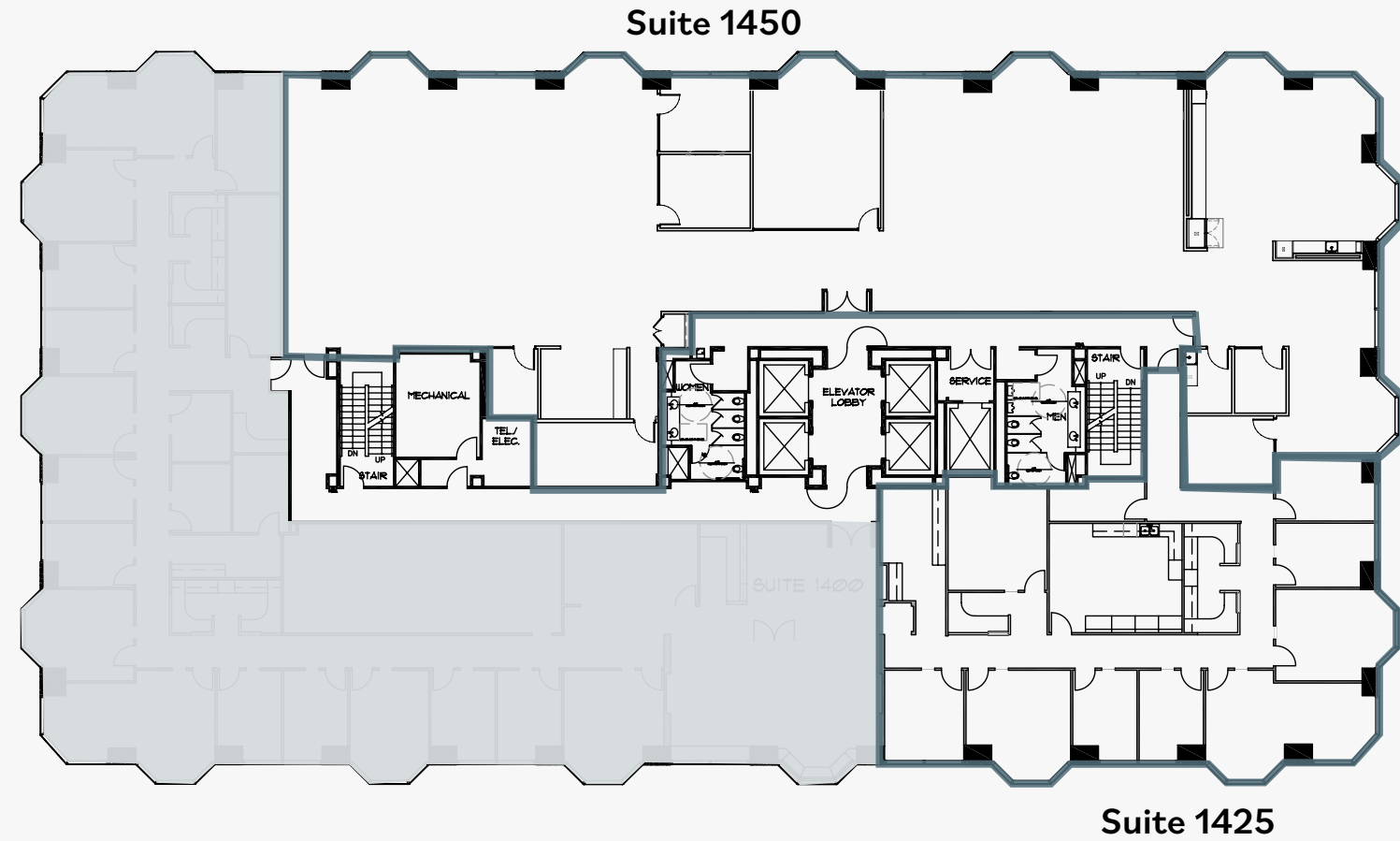
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Suite 1450 | 9,429 SF
 Suite 1425 | 4,137 SF

*Suite 1450 & 1425 contiguous for up to 13,566 SF
 **Contiguous with 15th floor for up to 36,035 SF

TAKE A TOUR

● Suite 1450 




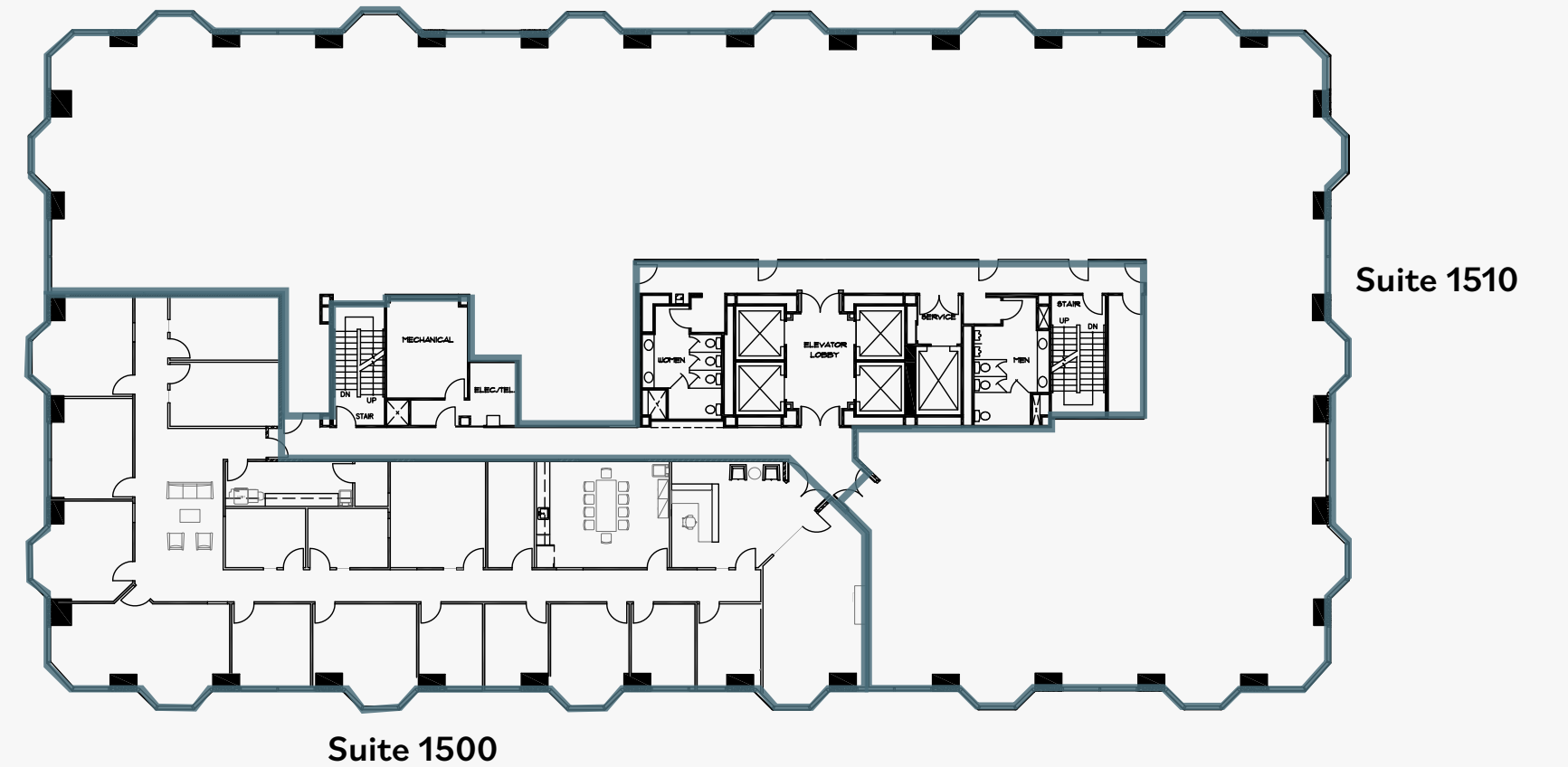
Suite 1500 | 6,781 SF
 Suite 1510 | 15,688 SF

*Suites 1500 & 1510 contiguous for up to 22,469 SF
 **Contiguous with 14th floor for up to 36,035 SF

TAKE A TOUR

● Suite 1500 

● Suite 1510 



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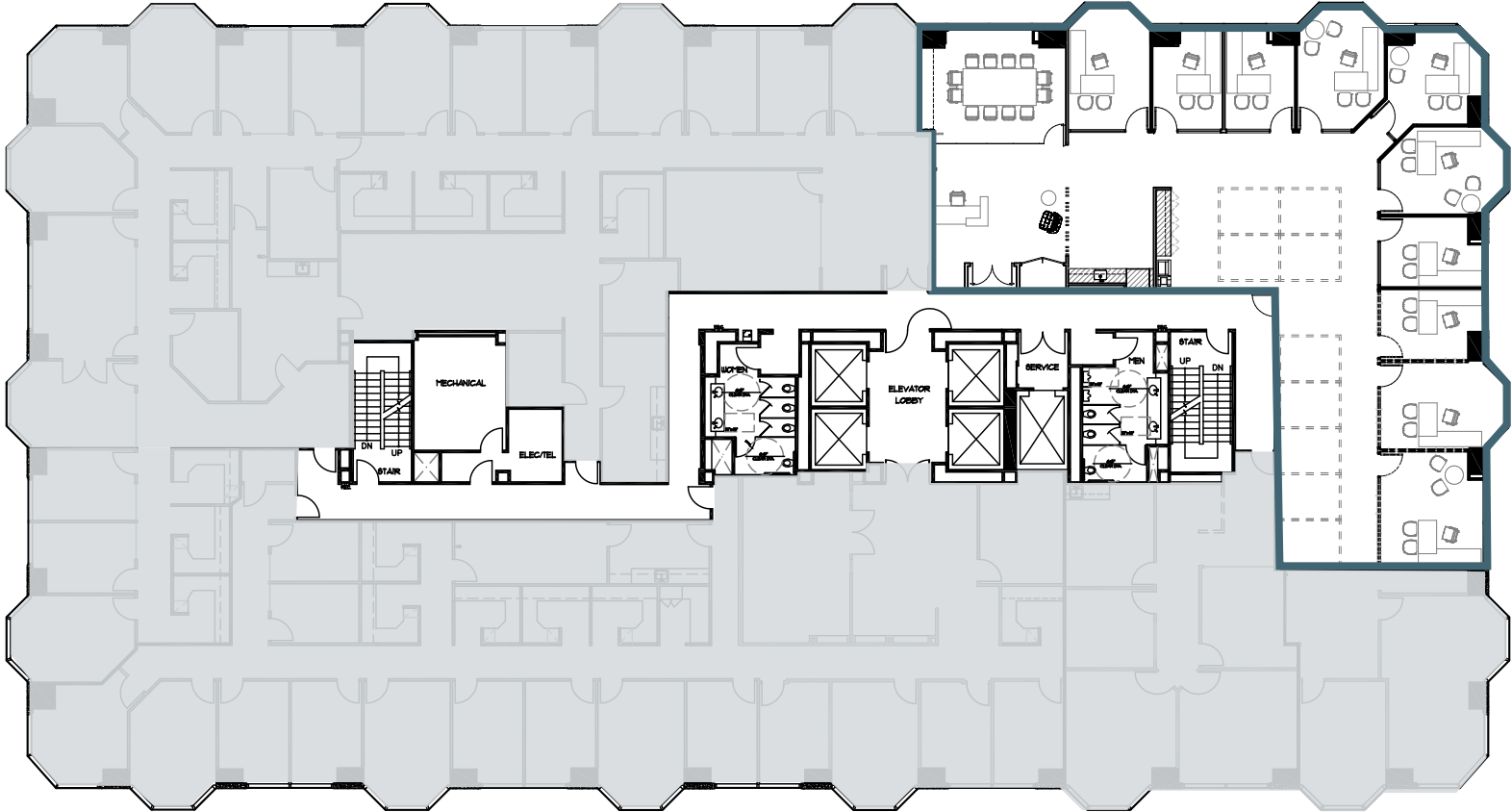
Suite 1660 | 4,828 SF | Proposed Spec Suite - Under Construction
Delivering Q3 2026

Suite 1850 | 6,141 SF | Shell Condition

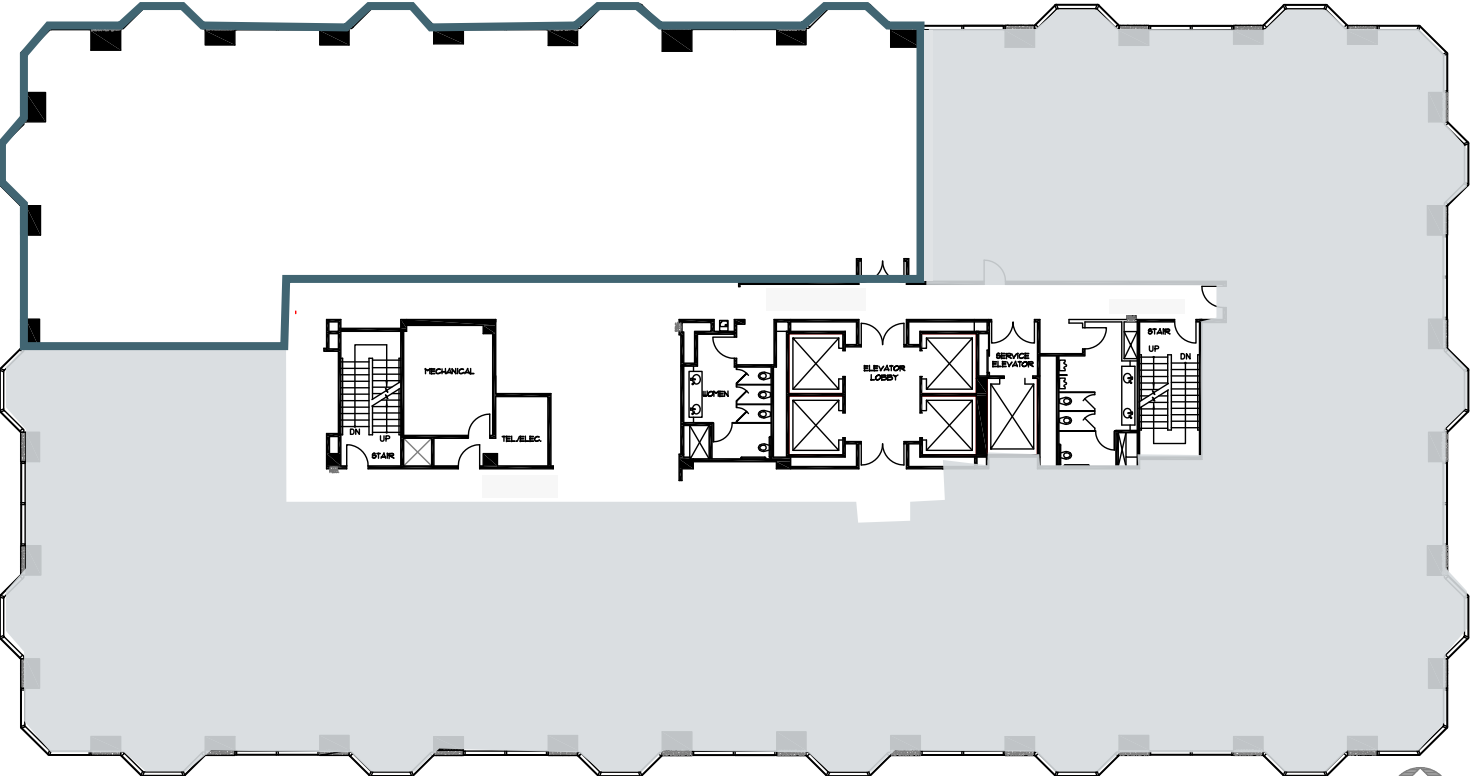
TAKE A TOUR

● Suite 1850 

Suite 1660



Suite 1850



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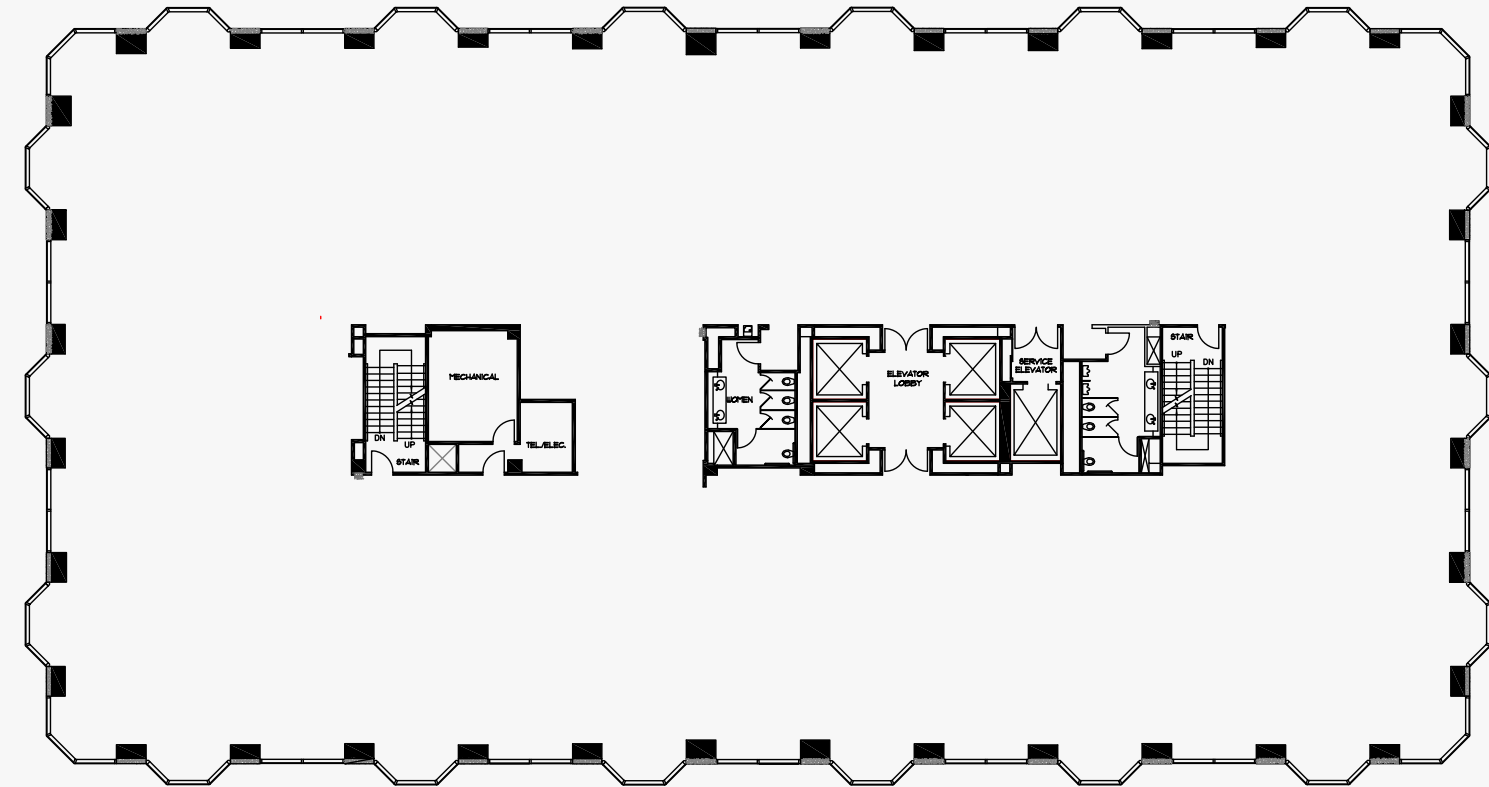
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19th Floor | 22,468 SF

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

TAKE A TOUR

● Suite 1900 

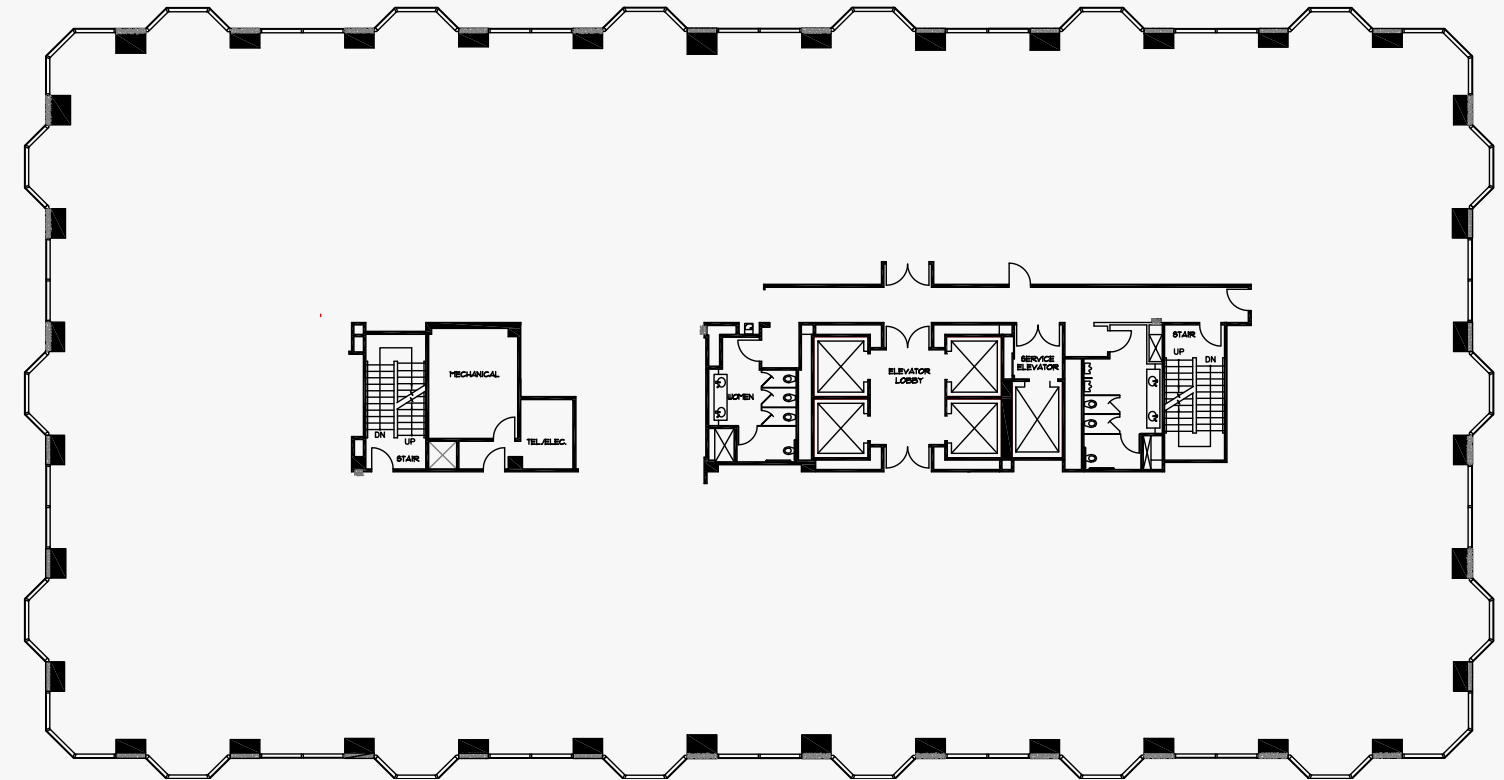


20th Floor | 22,266 SF

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

TAKE A TOUR

● Suite 2000 



19th Floor | 22,468 SF

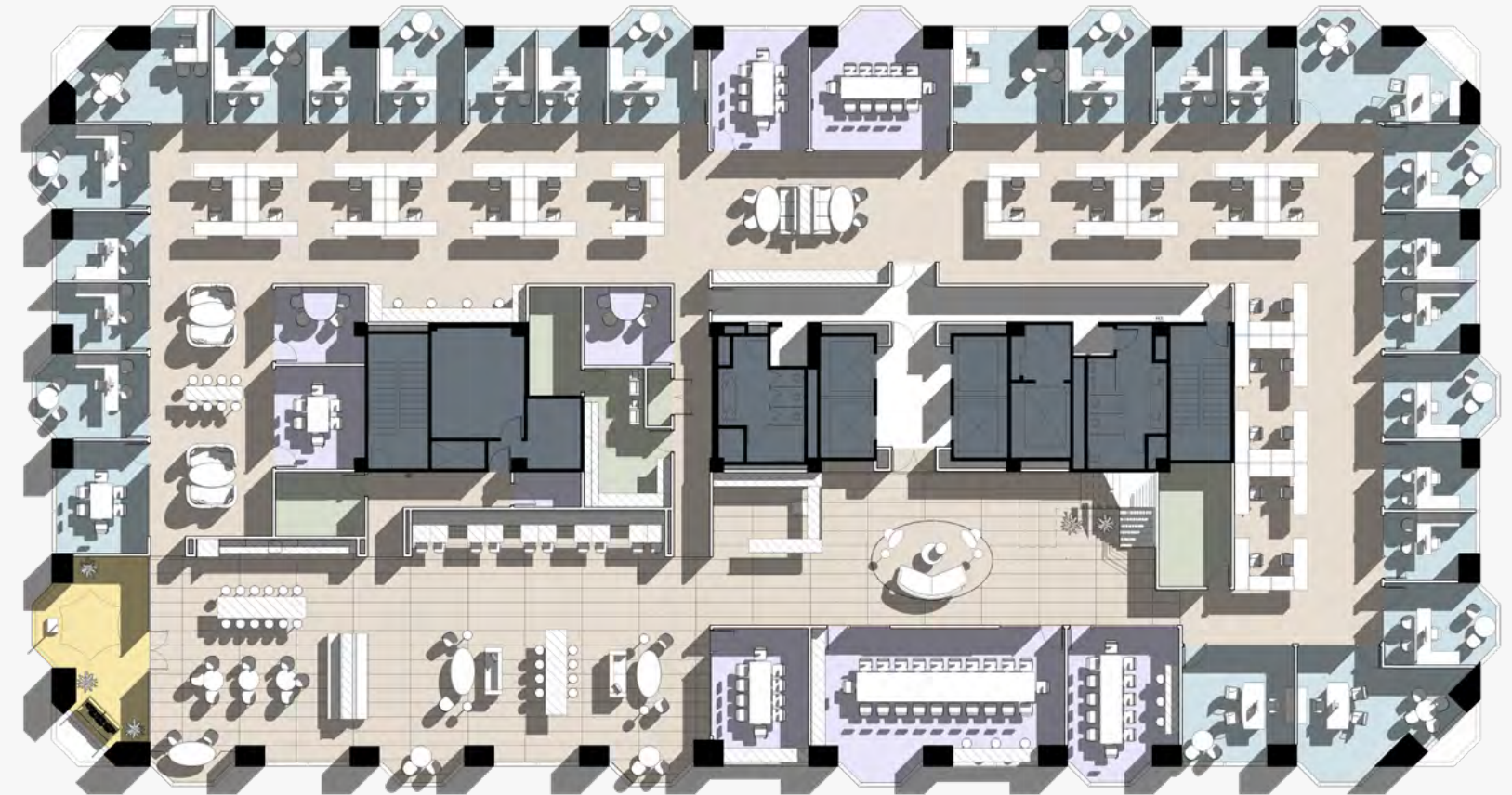


- PLAN COLOR KEY
- OFFICE
33 PRIVATE OFFICES
 - OPEN AREA
 - CONFERENCE / TRAINING
 - SUPPORT

19TH FLOOR TRADITIONAL PLAN LAYOUT



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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