



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

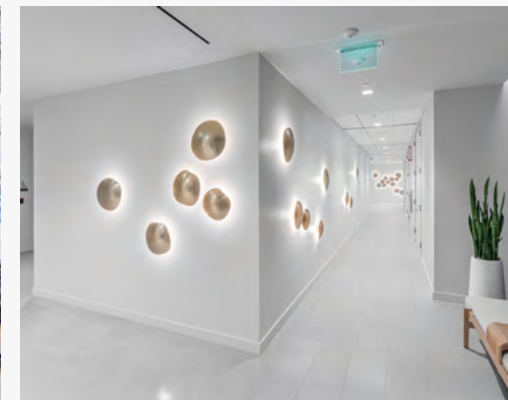


Five50West is undergoing a major transformation, throughout 2026!

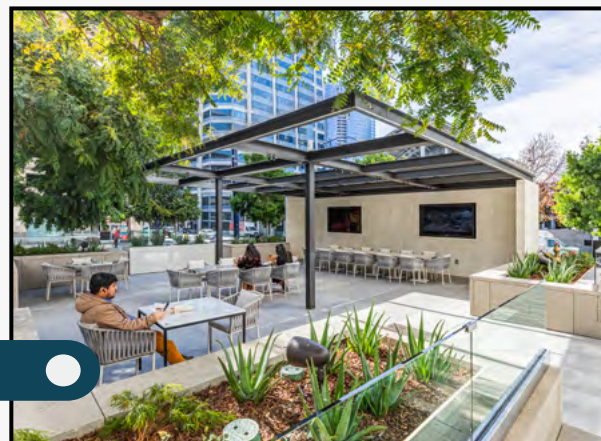
Get ready to experience a whole new level of wellness with the unveiling of 550Fit, our new state-of-the-art fitness center! The luxurious locker rooms provide the perfect pre and post-workout haven.

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.

550Fit



550Dine



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**



Walking distance to San Diego Bay, County and Federal Courthouses, City Administration Building and retail amenities



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



Fully equipped **conference room**



Above standard parking
Ratio 2.0/1,000 with **EV charging** stations



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



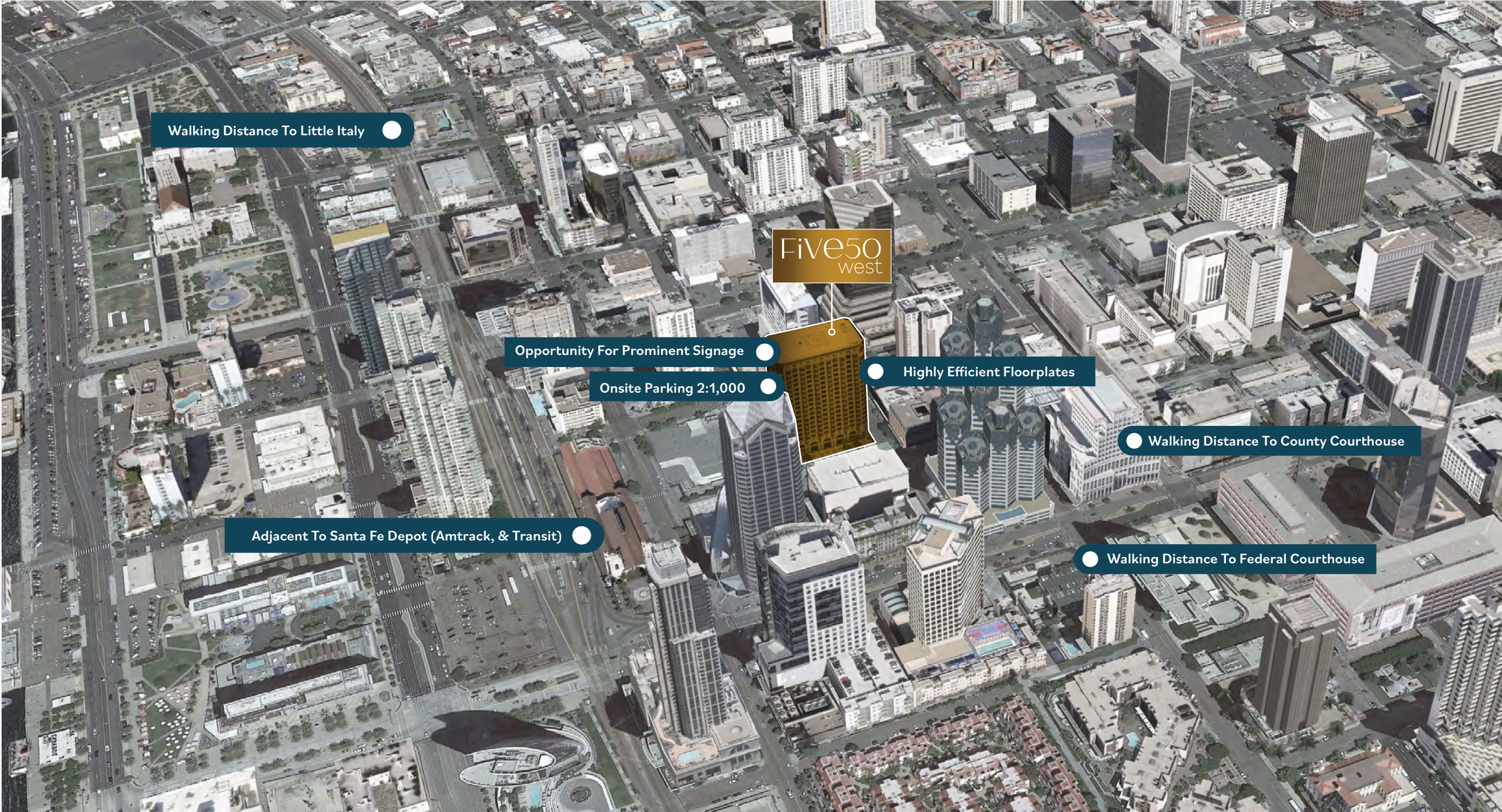
Gym with on-site showers & lockers

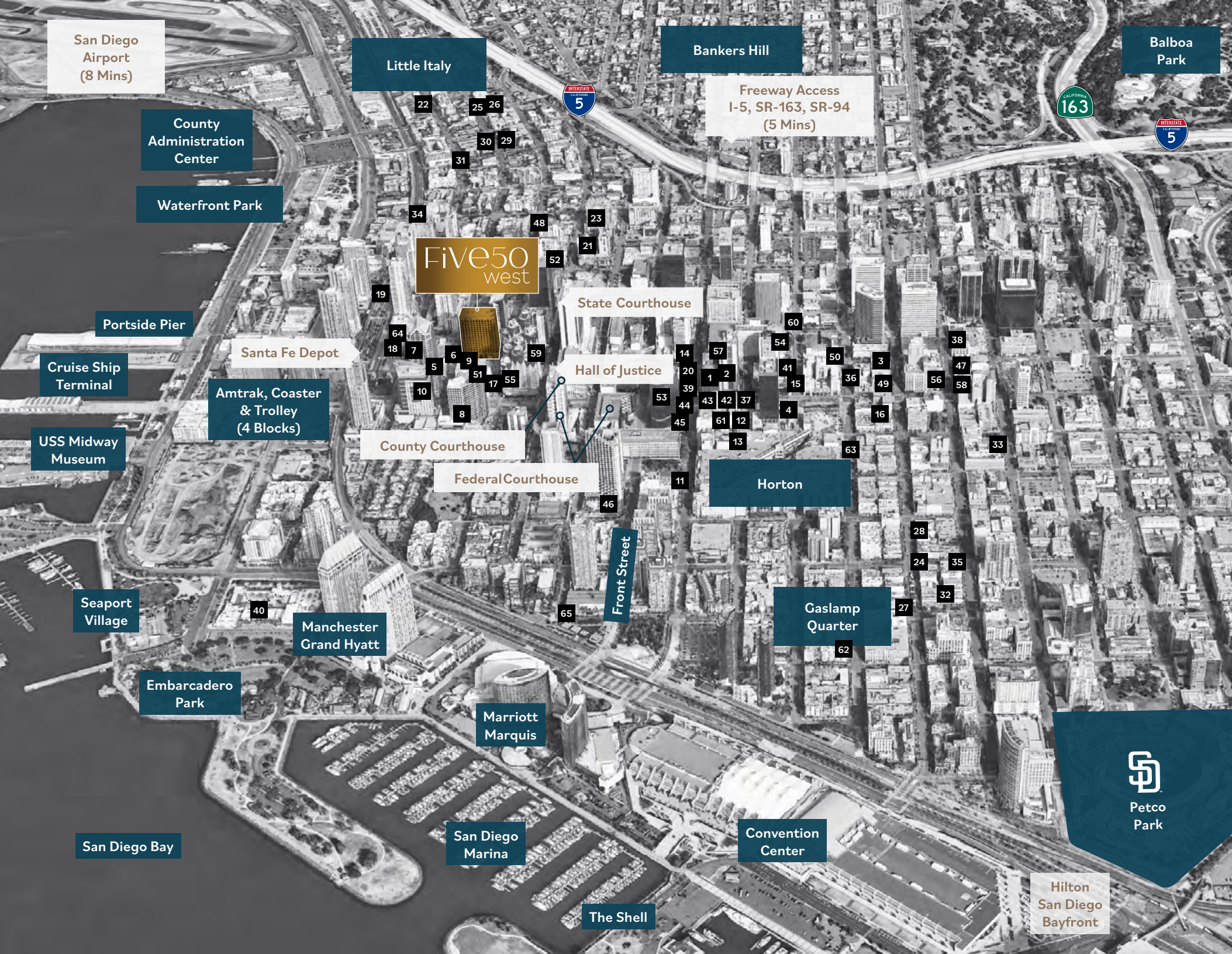


Immediately adjacent to the **Santa Fe Depot** (Amtrak, Coaster & Trolley)



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	11th Floor*** Suite 1100 - 18,872 SF
19th Floor* Full Floor - 22,468 SF	10th Floor *** Suite 1000 - 22,325 SF
18th Floor Suite 1850 - 6,141 SF	9th Floor Suite 950**** - 6,992 SF Suite 955**** - 1,442 SF
16th Floor Suite 1660 - 4,828 SF	8th Floor Suite 850 - 6,473 SF
15th Floor** Suite 1500** - 6,781 SF Suite 1510** - 15,688 SF	7th Floor Suite 710***** - 4,868 SF Suite 725***** - 2,057 SF
14th Floor** Suite 1425 - 4,137 SF Suite 1450 - 9,429 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 6,925 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 690



Suite 710 | 4,868 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 6,925 SF

TAKE A TOUR

● Suite 725



SUITE INFO

● Suite 710



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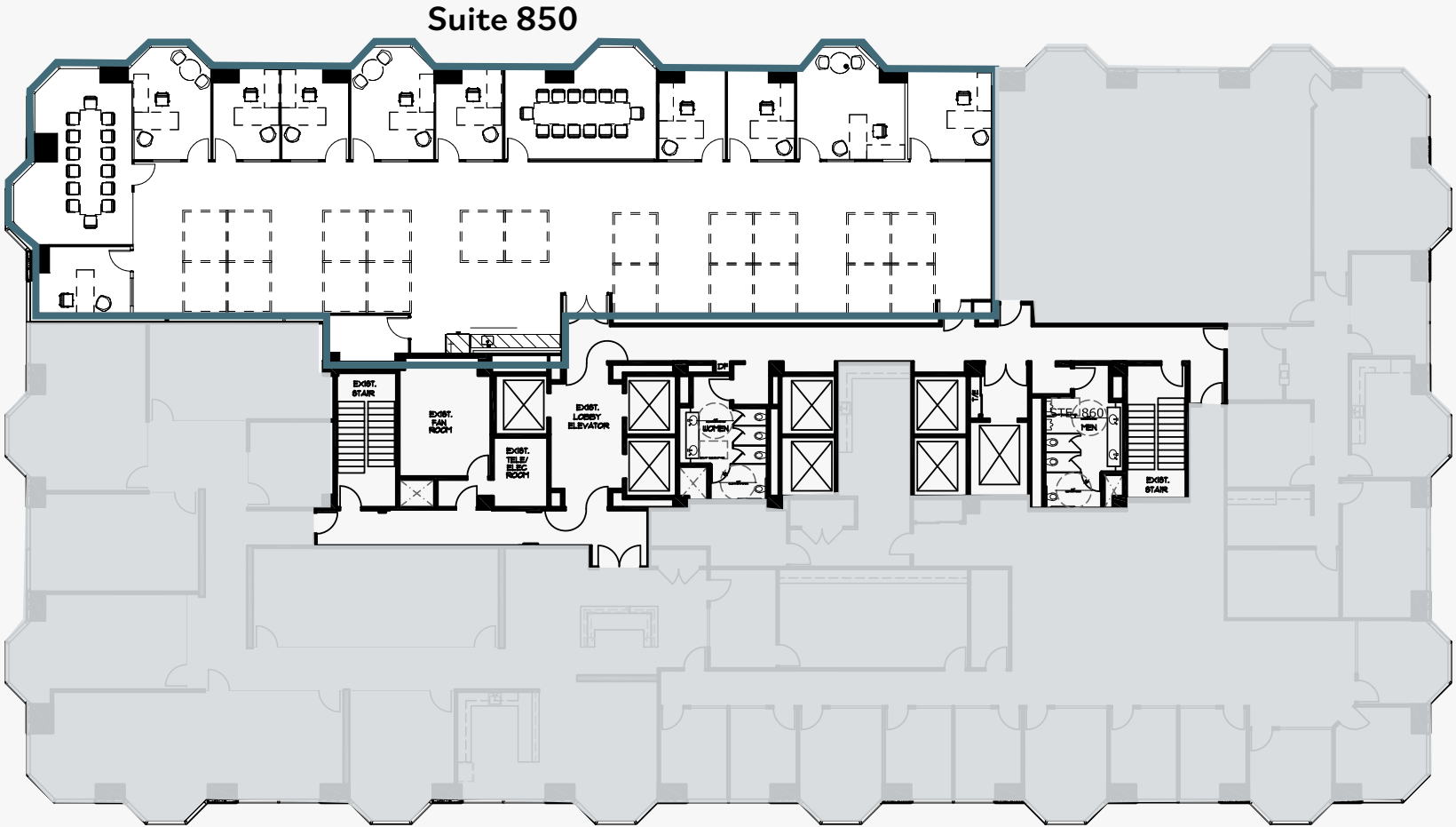
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Suite 850 | 6,473 SF | Proposed Spec Suite - Conceptual plan

TAKE A TOUR

● Suite 850

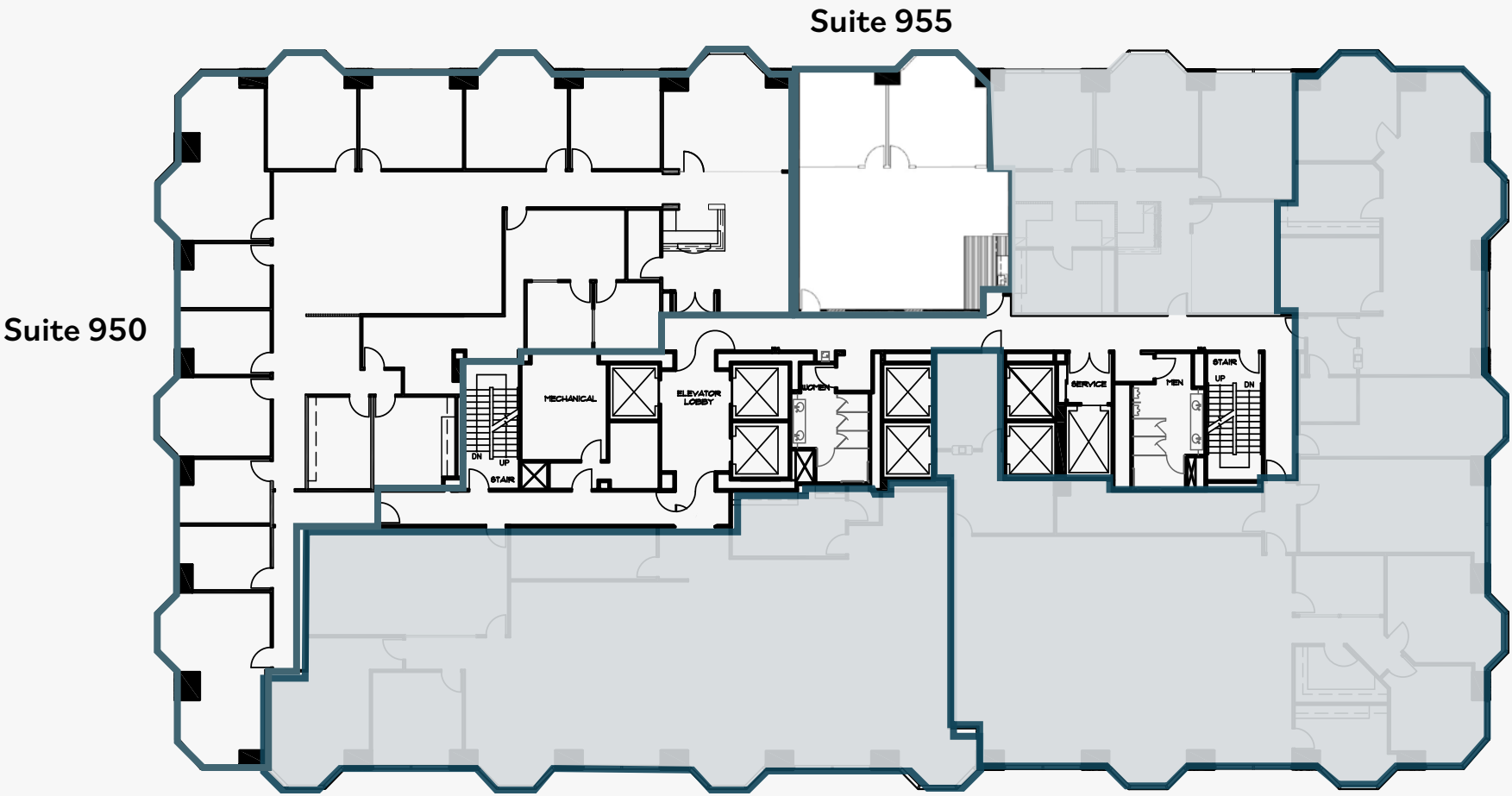


Suite 950* | 6,992 SF

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

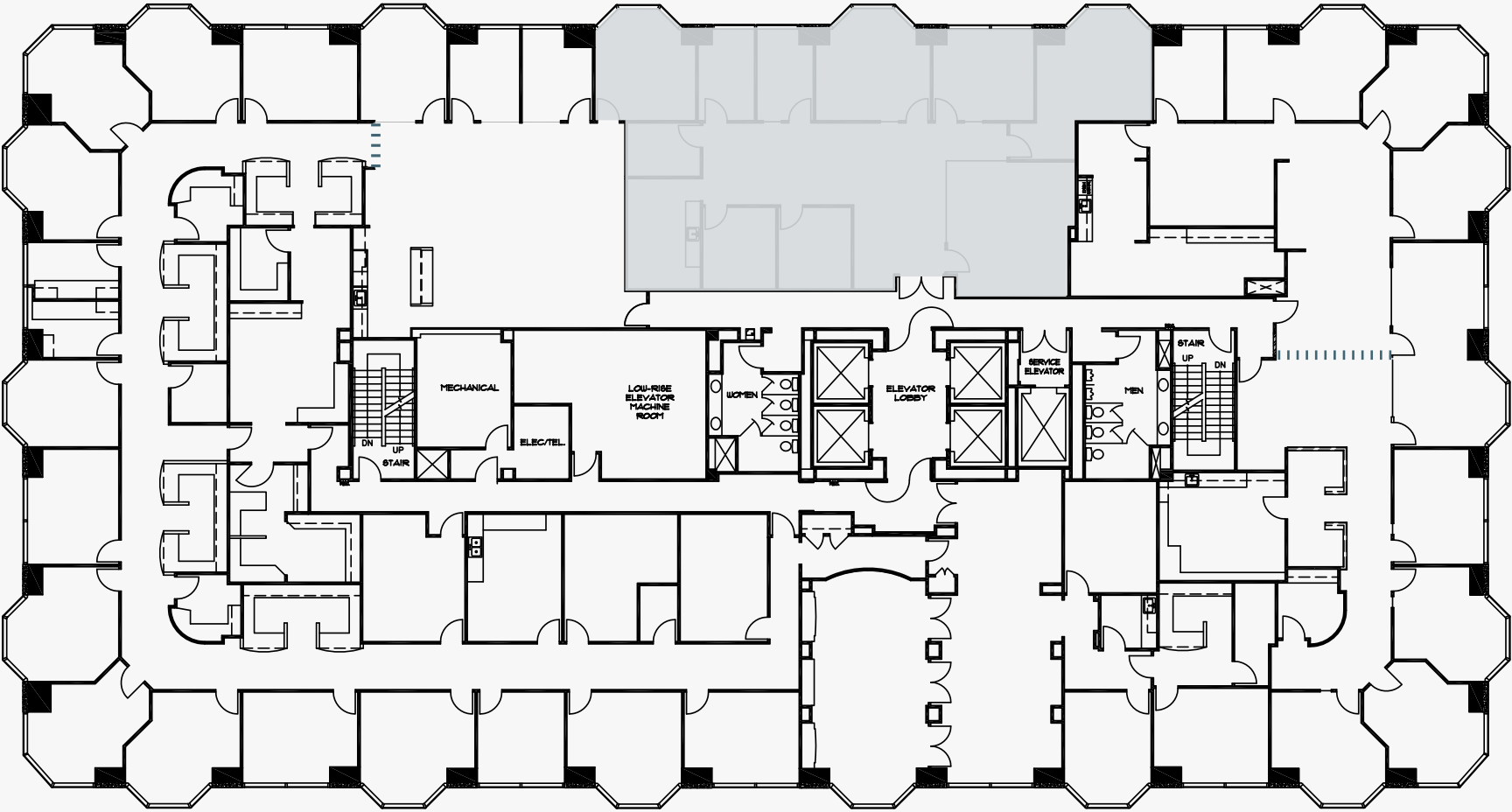


- Office
- Executive Office
- Open Space
- Reception
- Conf Room
- Amenities
- Pantry
- IT Room
- Comfort Zone



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

TAKE A TOUR



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Suite 1450 | 9,429 SF

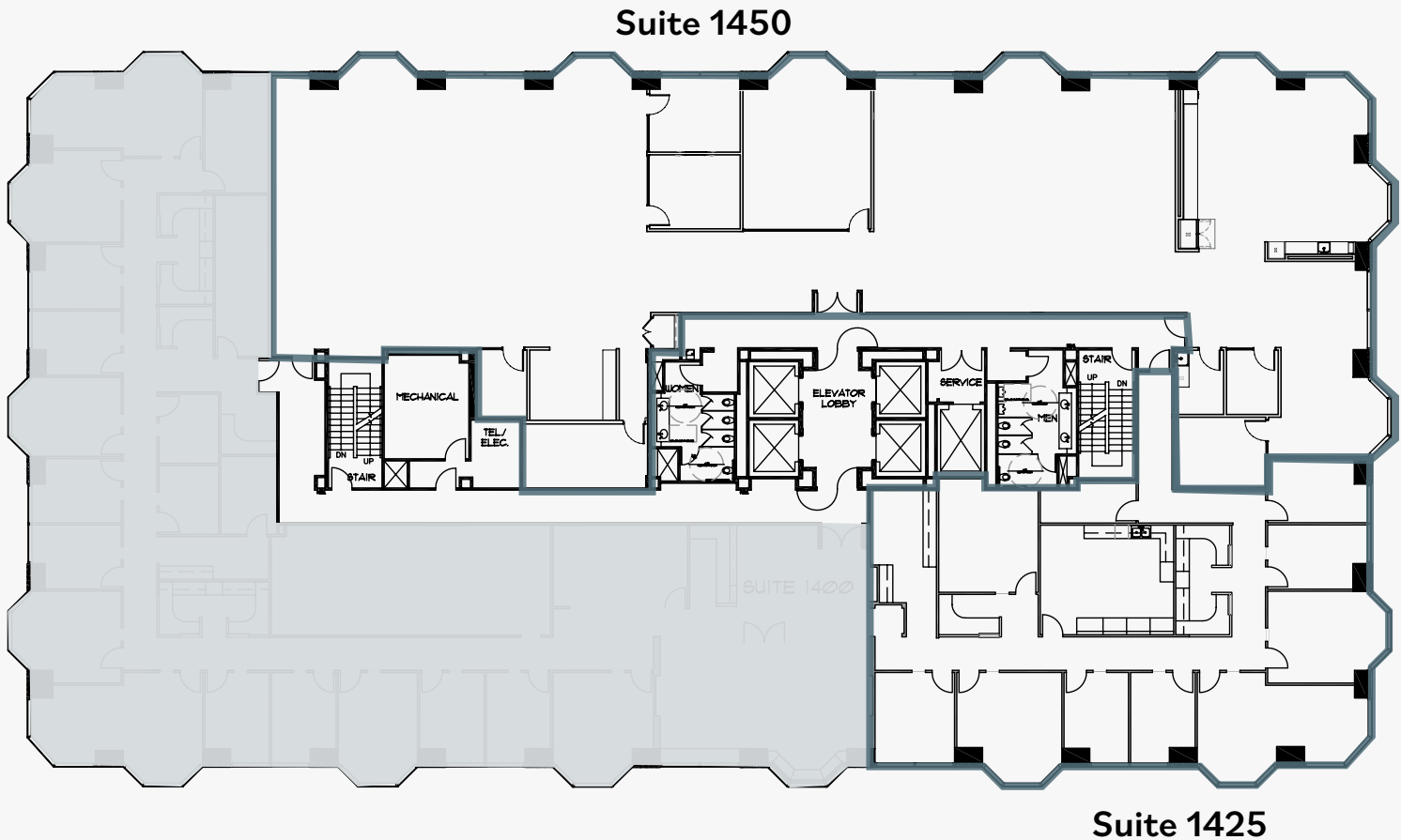
Suite 1425 | 4,137 SF

*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

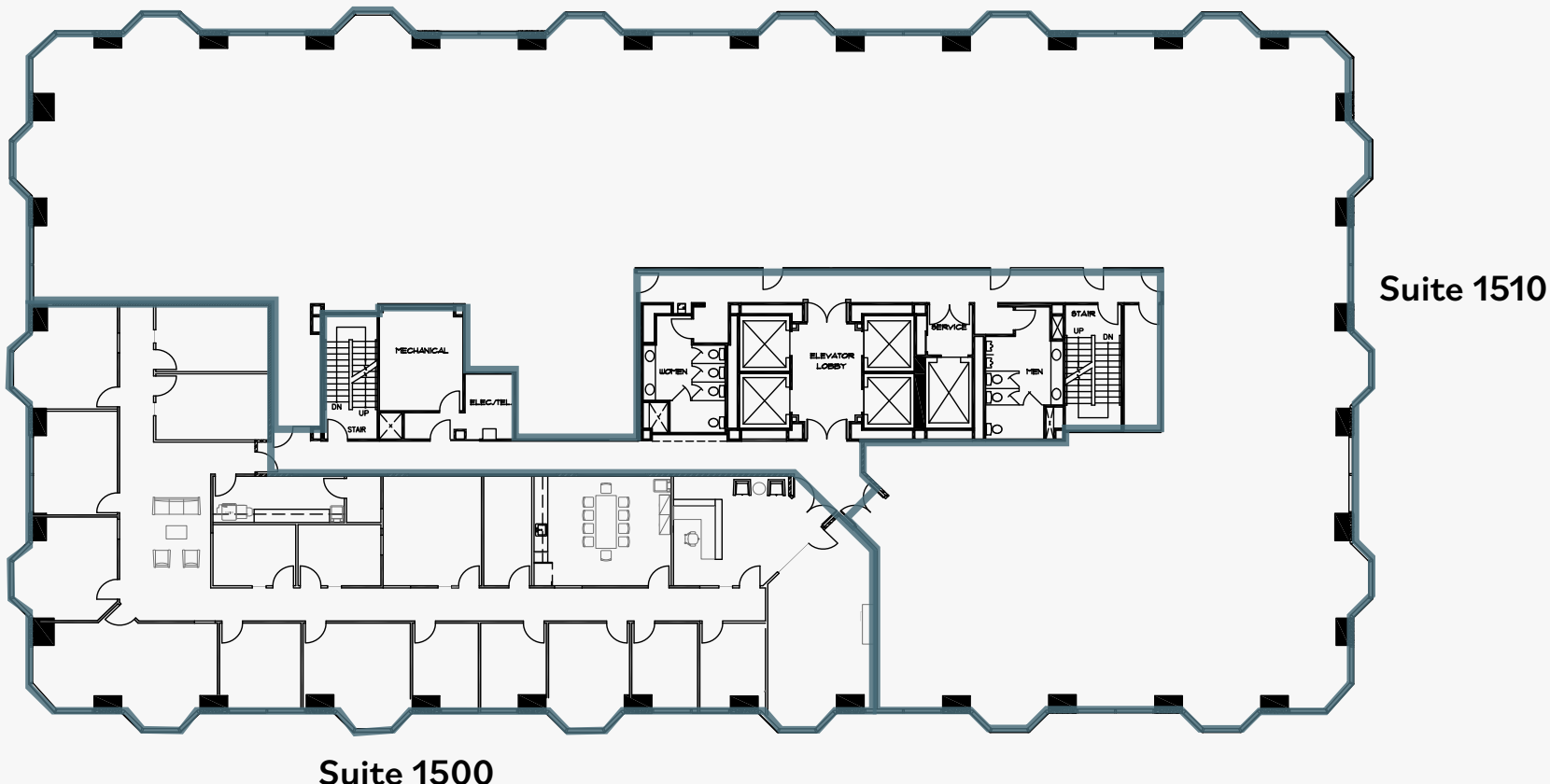
**Contiguous with 14th floor for up to 36,035 SF

TAKE A TOUR

● Suite 1500



● Suite 1510



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

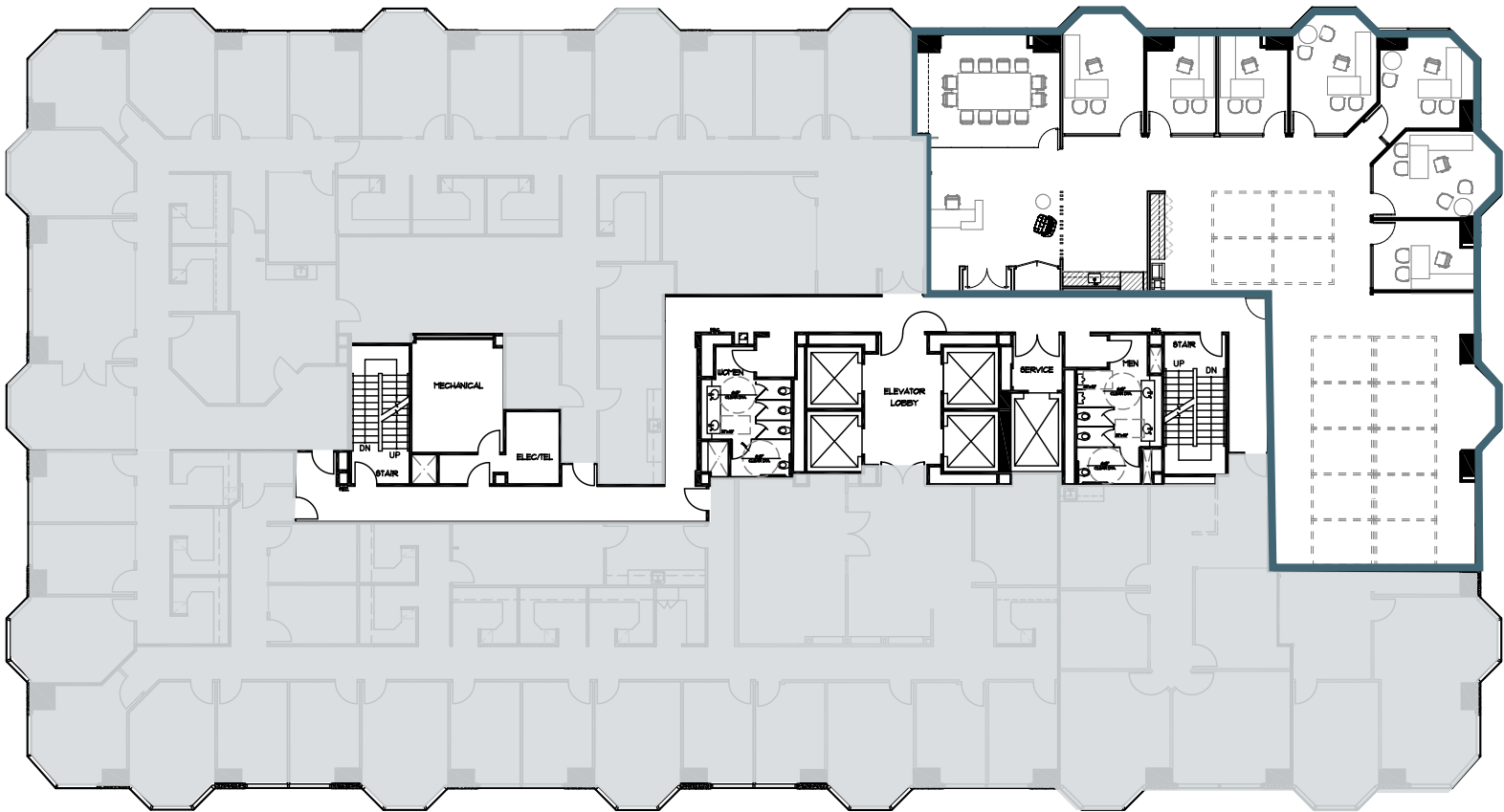
Suite 1850 | 6,141 SF | Shell Condition

TAKE A TOUR

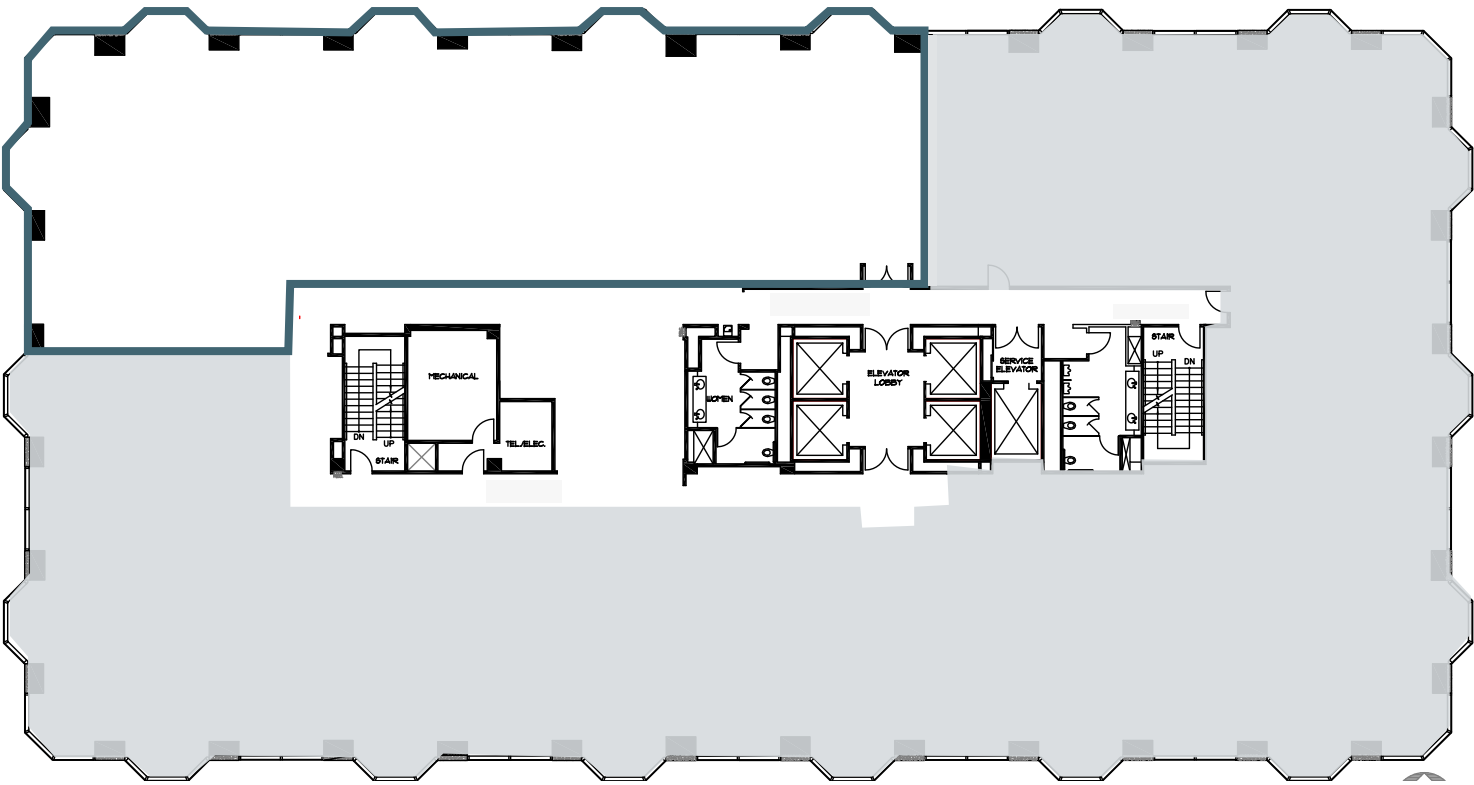
Suite 1850



Suite 1660



Suite 1850



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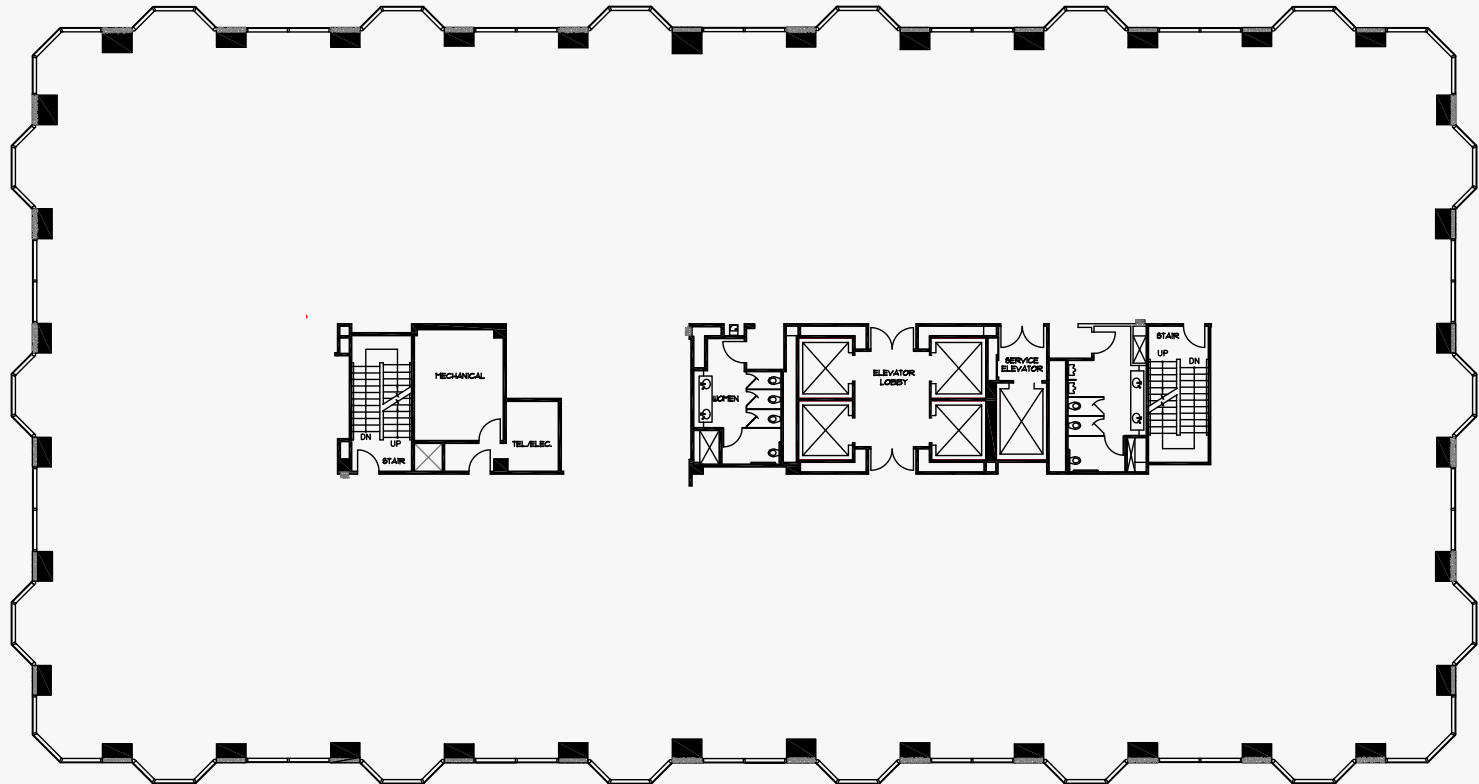
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19th Floor | 22,468 SF

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

TAKE A TOUR

● Suite 1900

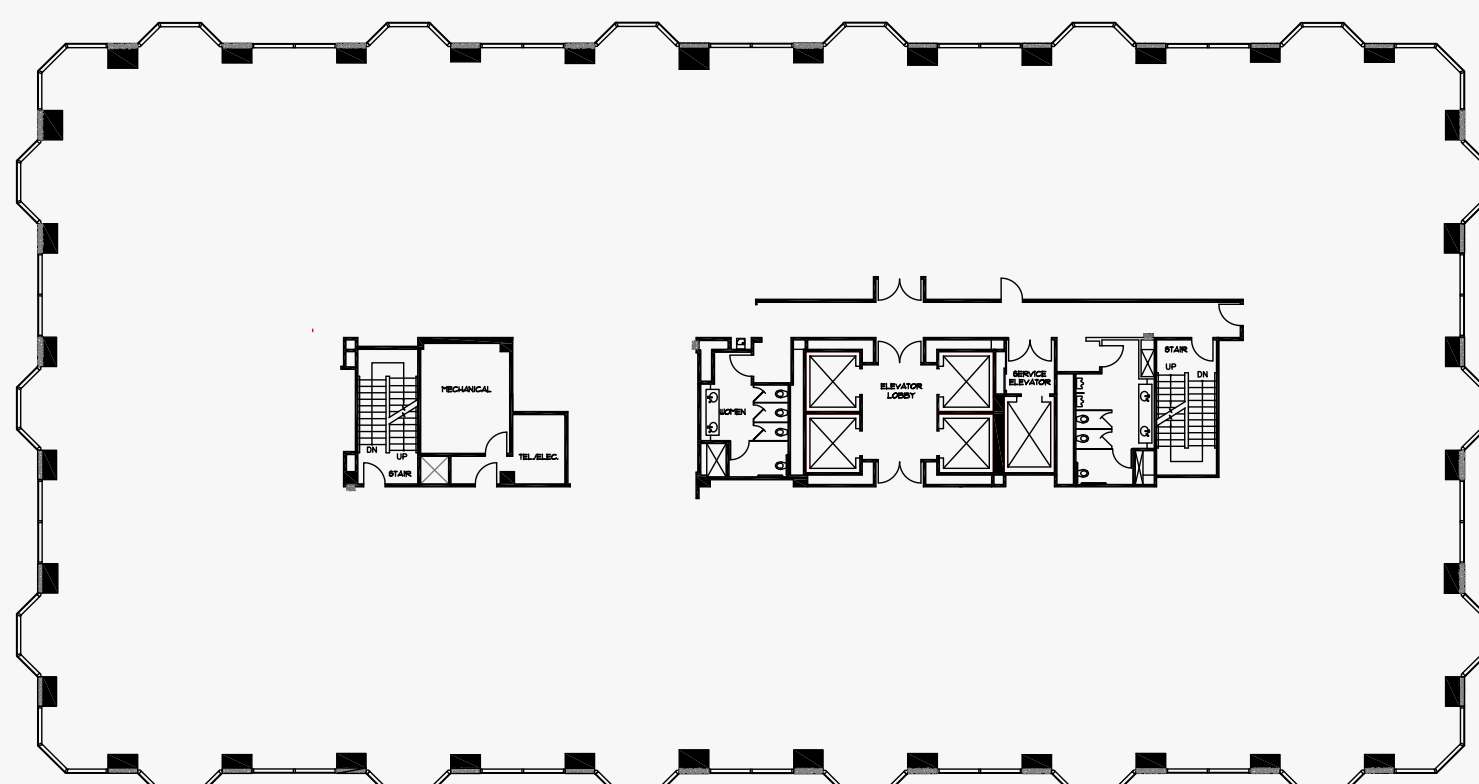


20th Floor | 22,266 SF

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TAKE A TOUR

● Suite 2000



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19th Floor | 22,468 SF



20th Floor | 22,266 SF



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