



**1450**  
**FRAZEE ROAD**  
**SAN DIEGO, CA**

[www.1450frazee.com](http://www.1450frazee.com)



Jones Lang LaSalle Brokerage, Inc. RE license #01856260

**new lobby.  
new enhancements.  
new spec suites.**



1st Floor Lobby & Common  
Area Improvements

1450 Frazee is ideally situated in the heart of Mission Valley, one of San Diego's most prominent areas.

1450 Frazee is easy walking distance to numerous retail amenities such as fine dining restaurants, fast/casual food options and full-service retail centers.

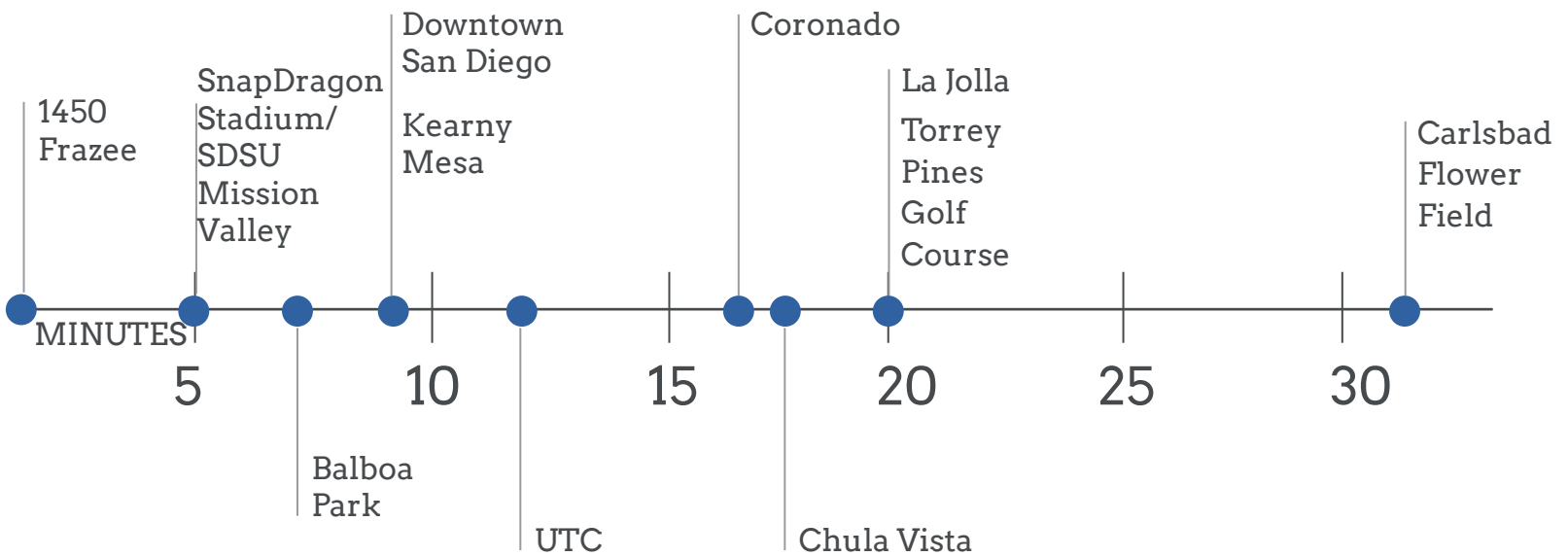
Recent project enhancements at 1450 Frazee include modernization of the 1st floor lobby and conference center, remodeled upper floor common areas and a covered outdoor seating area.

Multiple suites in a variety of size ranges have recently been completed offering move-in ready solutions to meet every business need.

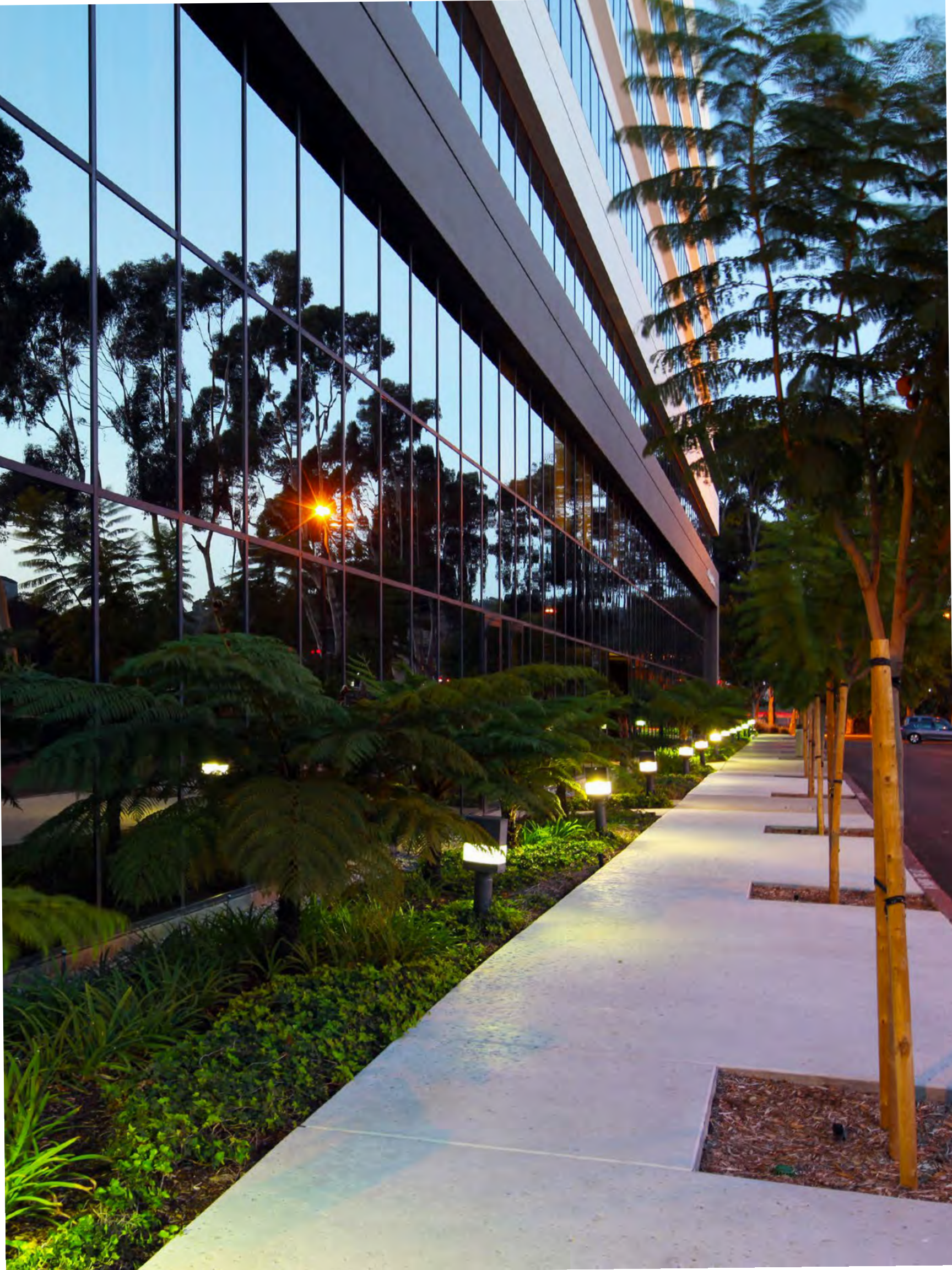


## LOCATION & ACCESS

Drive times



- Located off Friars Road, the main thoroughfare running East-West through Mission Valley
- Immediate access to San Diego's transportation system (5 major freeways, the trolley system and bus lines)
- Nearby Fashion Valley Regional Mall: shops, multiplex theater, outdoor food court, Nordstrom, Neiman Marcus, Macy's and high end boutique retailers
- Nearby Mission Valley Center: Food Court, various fast casual dining, Nordstrom Rack, Target, Michaels, AMC, and in line retail
- Nearby Fenton Marketplace: IKEA, Costco, Lowe's Home Improvement, fast casual dining and inline retail.



# AVAILABILITY

| Suite            | RSF    | Comments   |
|------------------|--------|--|
| <b>2nd Floor</b> |        |  |
| 200              | 5,479  | Upgraded suite with kitchen that opens to a private balcony, open ceiling elements throughout. 2 conference rooms, 13 private offices, IT, copy and storage rooms, open area for approx. 14 cubes. |
| 205              | 2,623  | Available with 90 days' notice. Corner suite with 5 private offices, conference room, kitchen and open area.   |
| 225              | 2,146  | 3 conference rooms, 1 office, large open area and galley kitchen.  |
| <b>4th Floor</b> |        |  |
| 400              | 2,718  | Corner suite! 7 private offices, 2 conference rooms, break and IT room.  |
| 405              | 2,179  | Corner suite with 4 private offices, kitchen, IT room and open area.   |
| <b>5th Floor</b> |        |  |
| 500              | 17,586 | Efficient existing layout with Reception, 21 offices, open area for 63 workstations, 4 conference rooms, kitchen, IT room and various storage/file/work rooms.                                     |
| <b>7th Floor</b> |        |  |
| 700              | 13,085 | Penthouse location with Western and Northern views. Efficient combination of private offices and open space.   |



**Leasing contacts:**

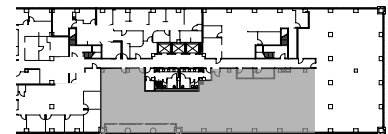
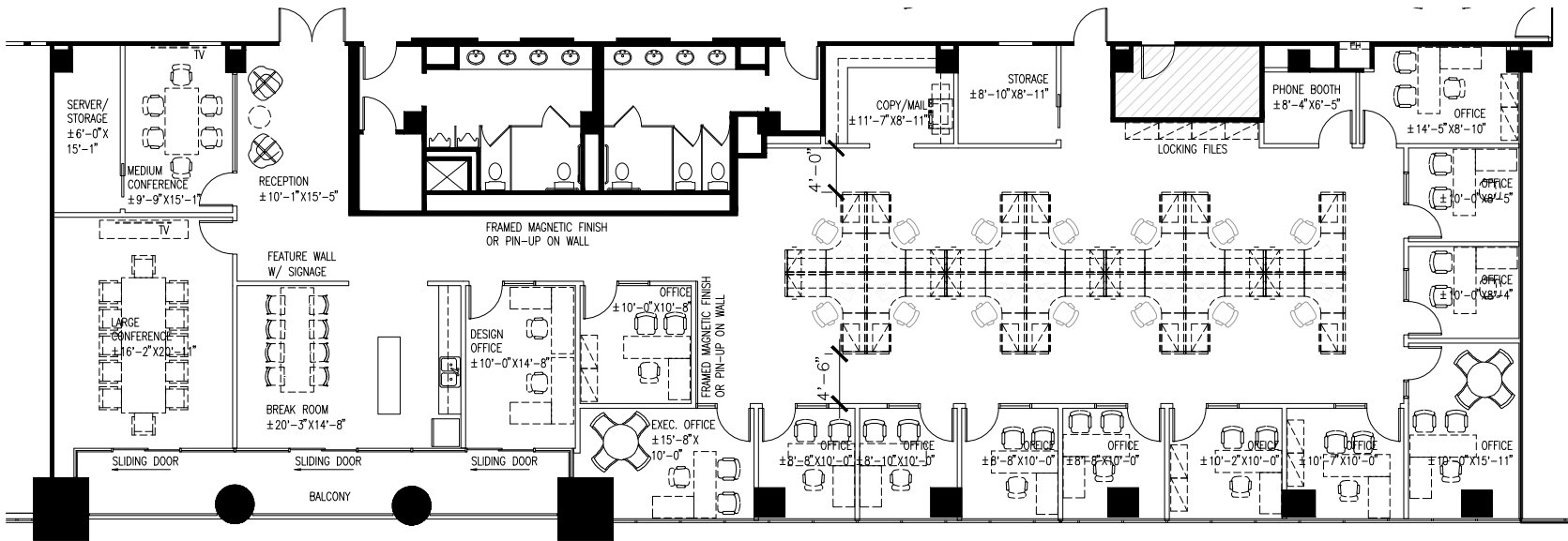
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# SUITE 200

5,479 s.f.



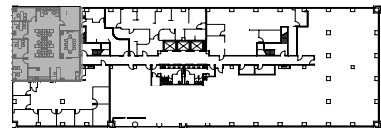
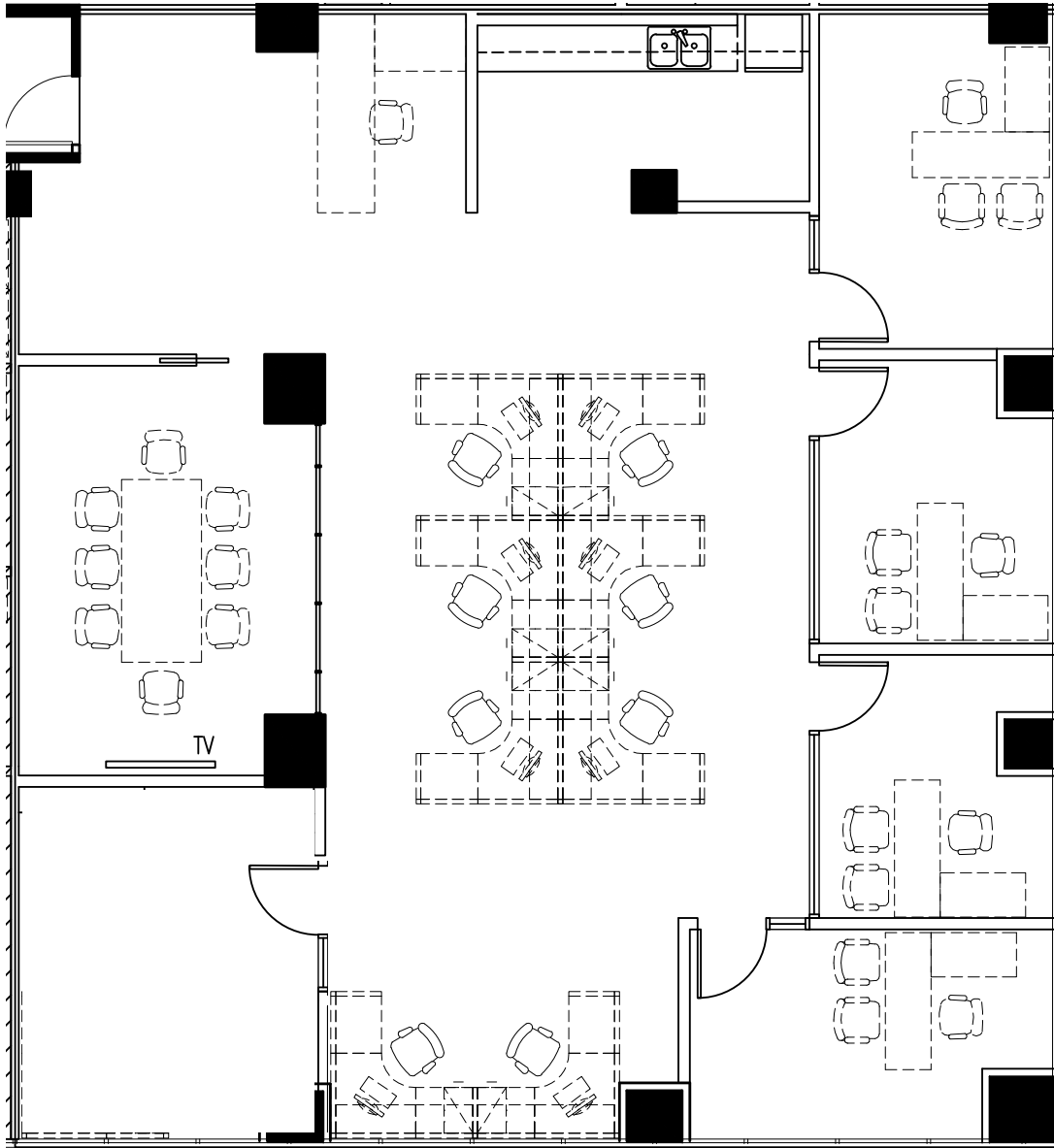
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# SUITE 205

2,623 s.f.




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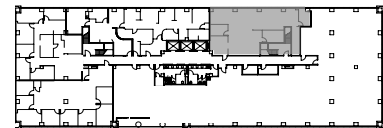
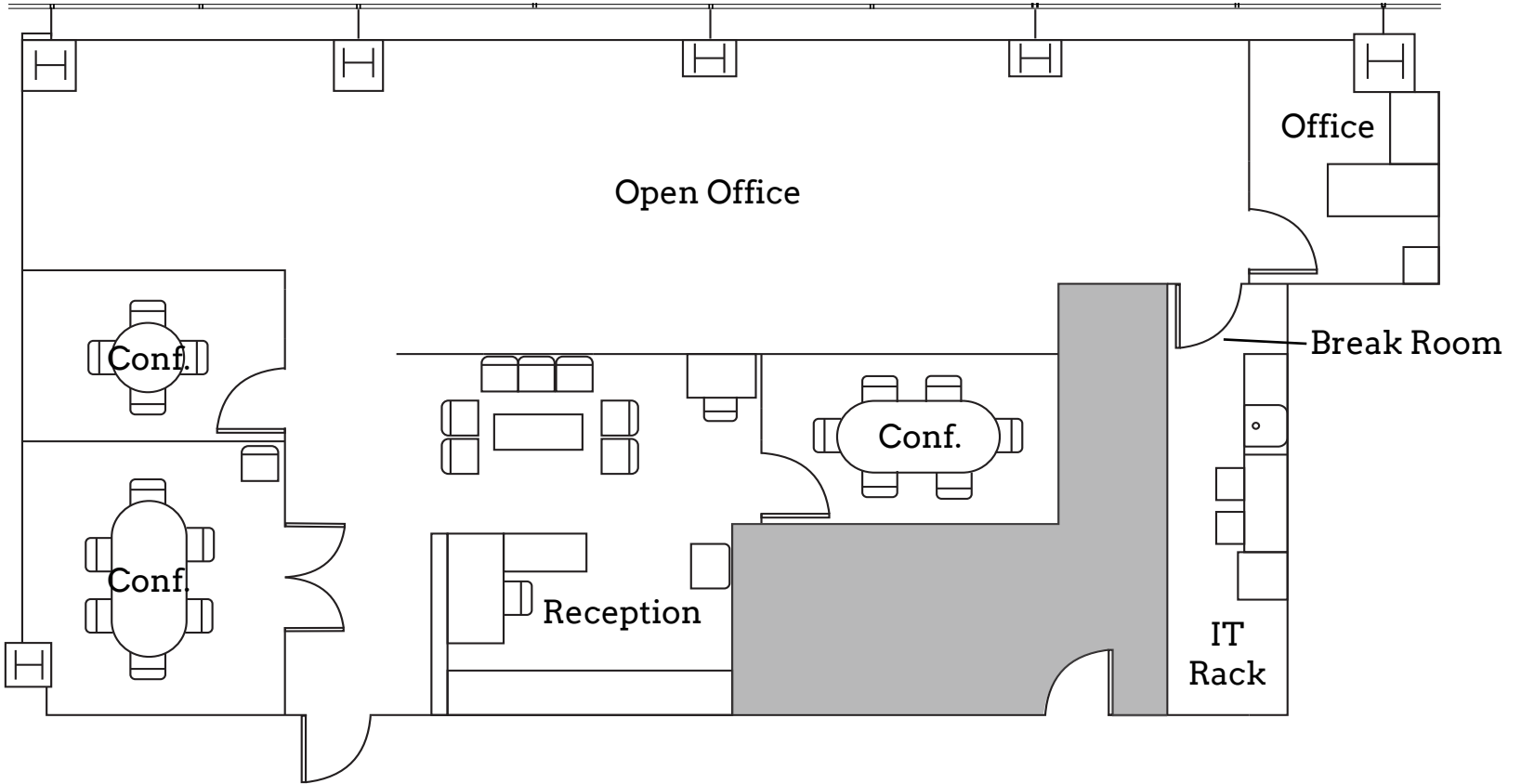
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# SUITE 225

2,146 s.f.

 TAKE A TOUR



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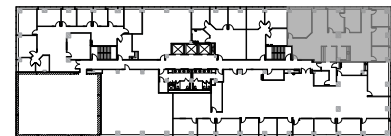
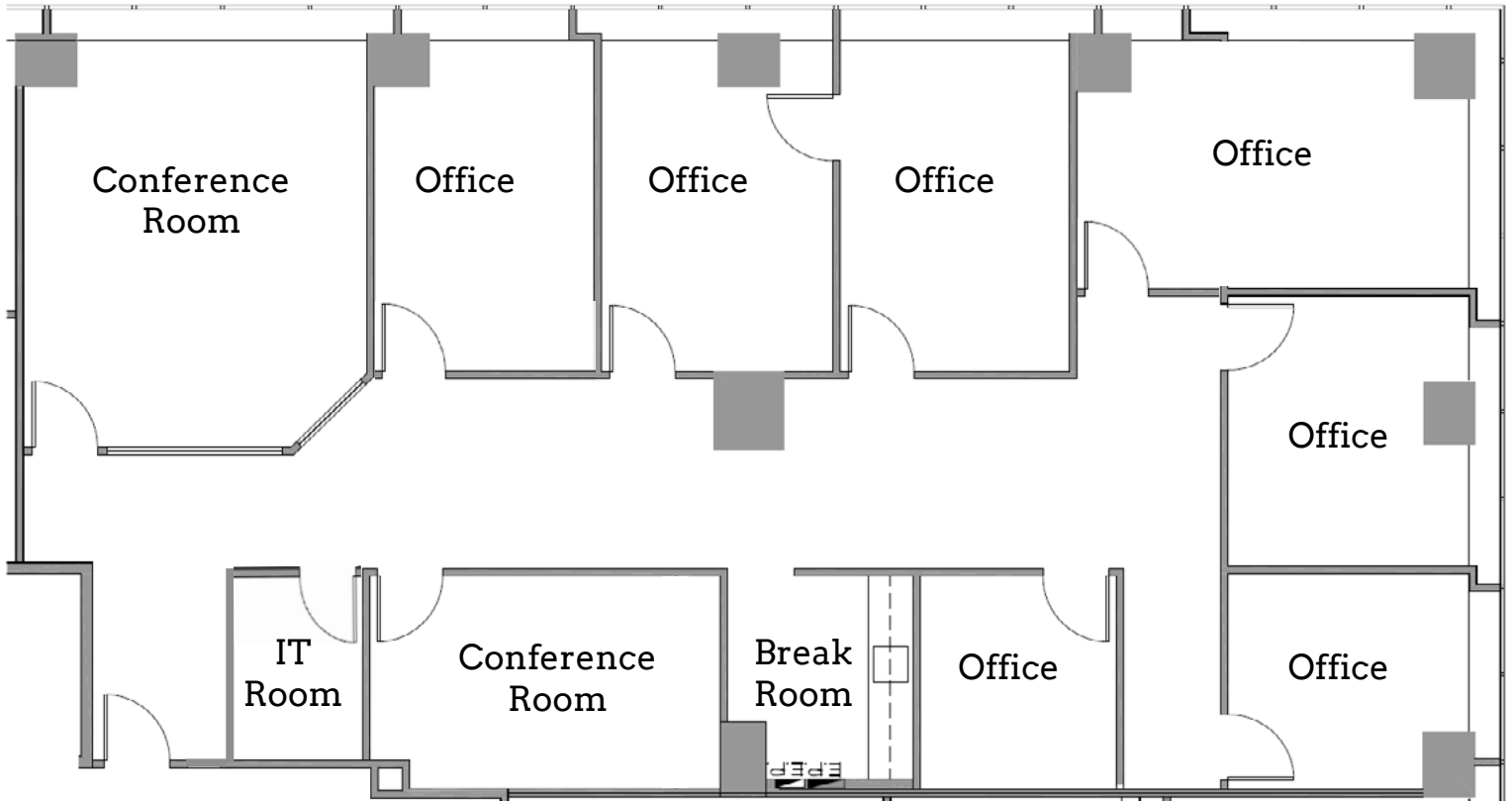
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# SUITE 400

2,718 s.f.



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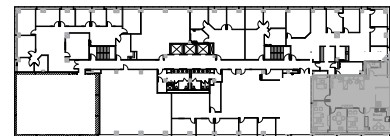
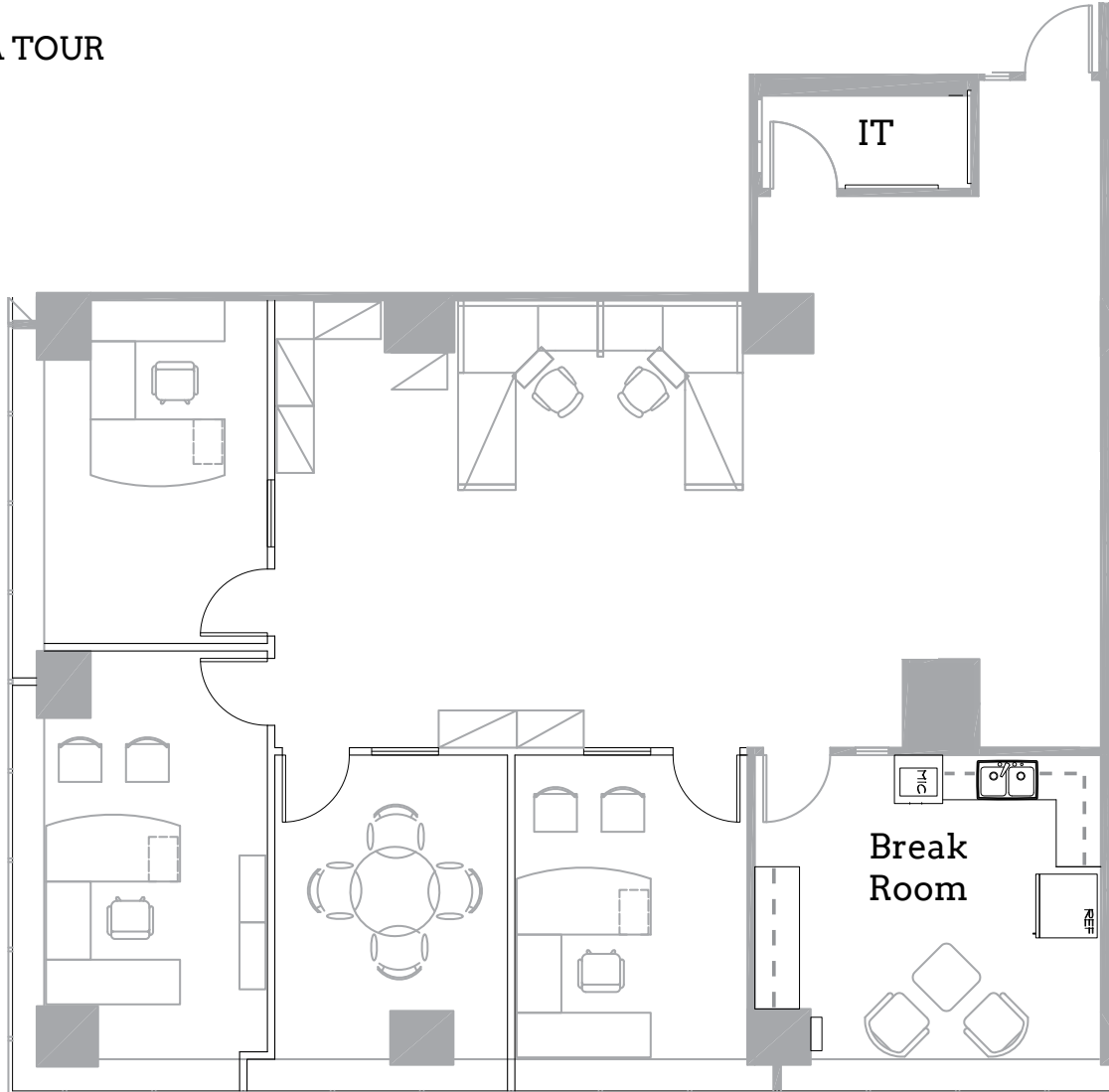
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# SUITE 405

2,179 s.f.

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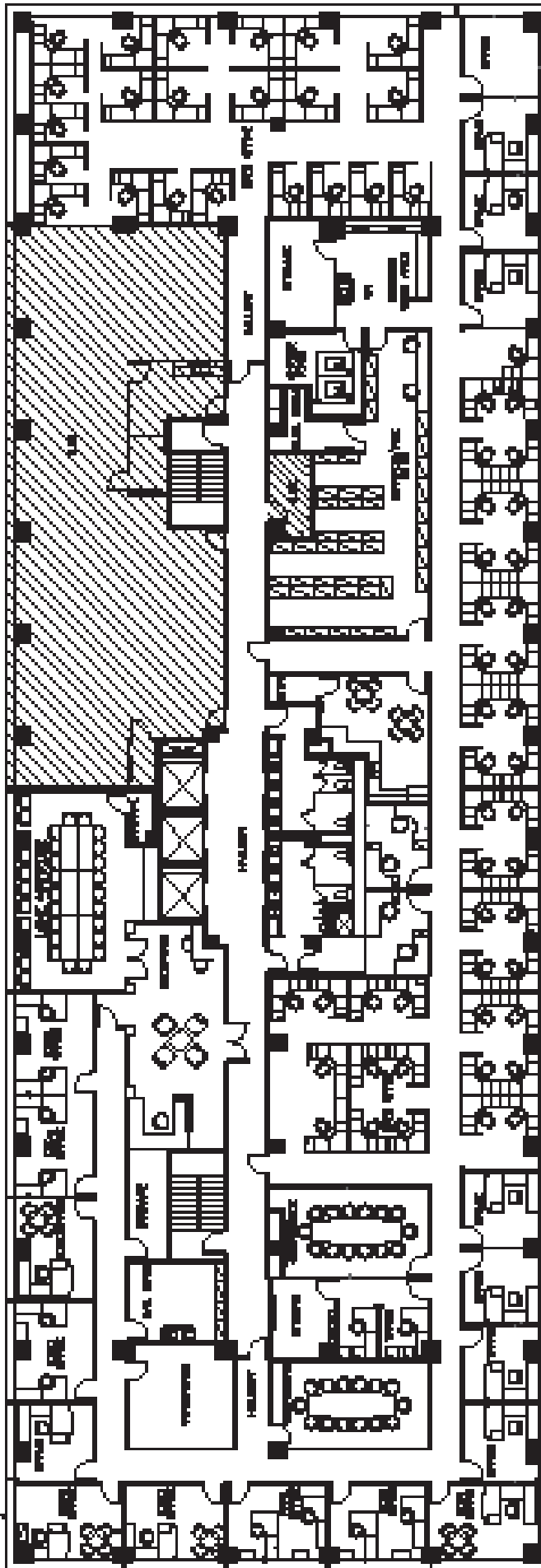
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# SUITE 500

±17,586 s.f.



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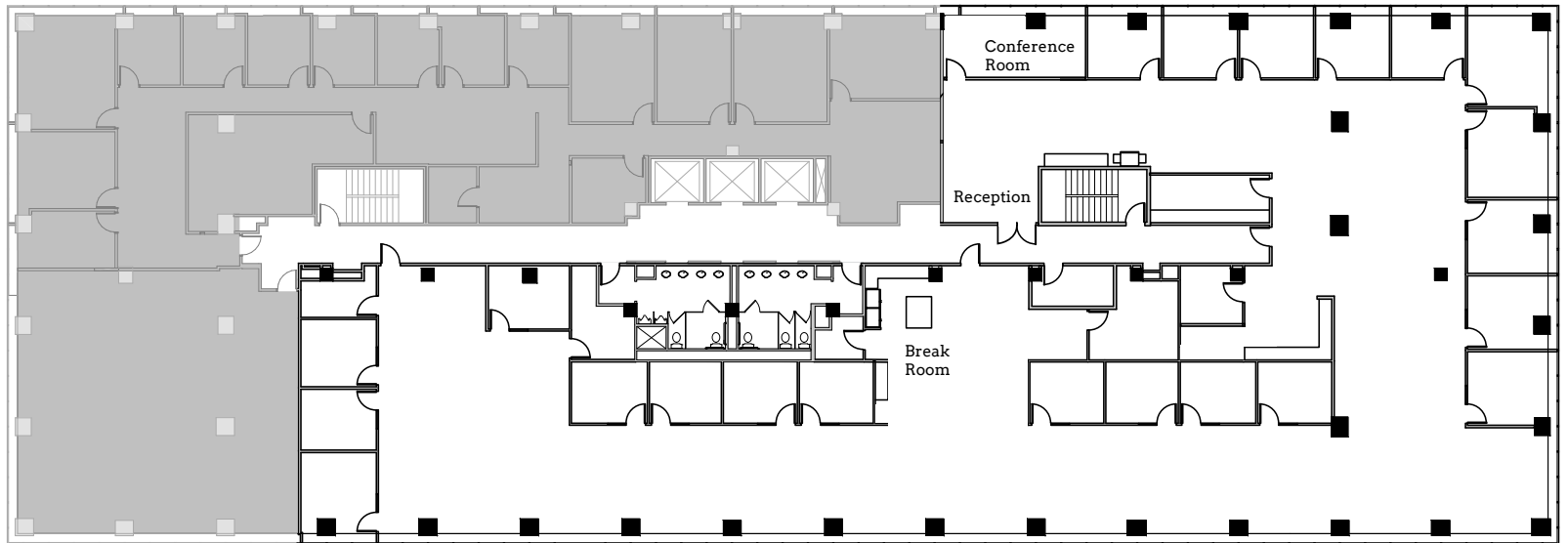
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# SUITE 700

±13,085 s.f.

 TAKE A TOUR

## AS-BUILT



SUITE 700



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ADP

Fidelity

Denny's



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SAN DIEGO, CA

163

FRIARS ROAD

FRAZEE ROAD

MISSION CENTER  
ROAD



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