



1450
FRAZEE ROAD
SAN DIEGO, CA

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.

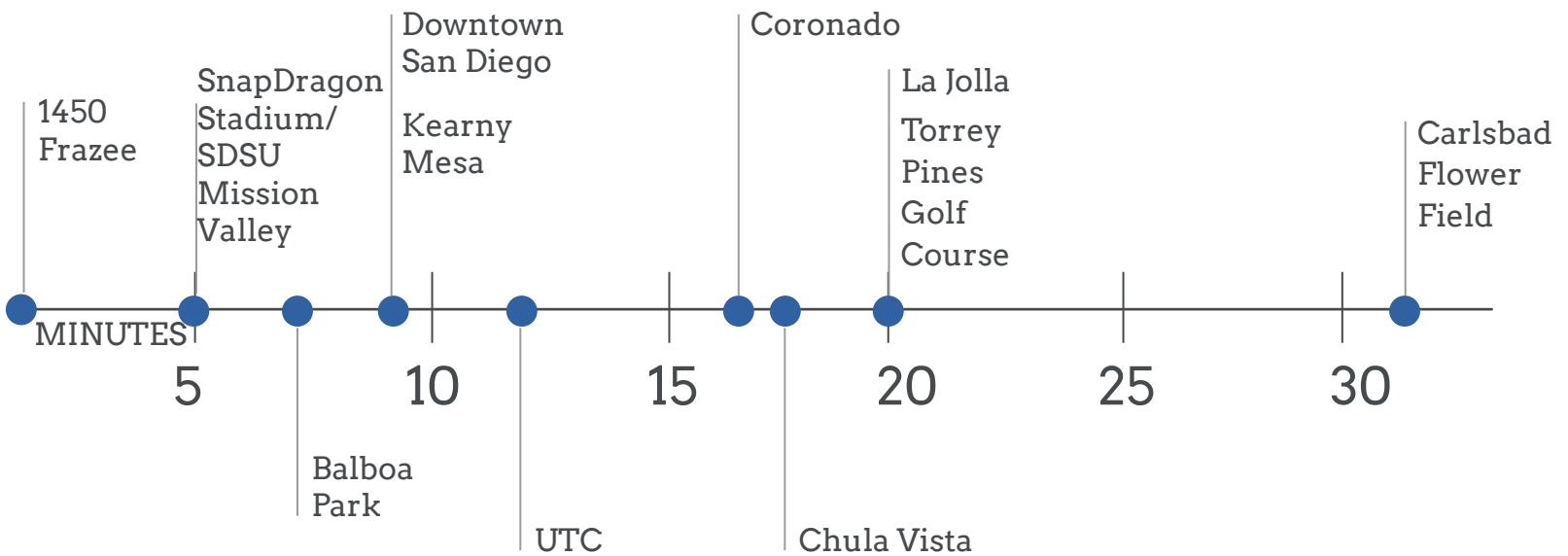
Recent project enhancements at 1450 Frazee include modernization of the 1st floor lobby and conference center, remodeled upper floor common areas and a covered outdoor seating area.

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
2nd Floor		
200	5,479	Available 12/01/2024. 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.
225	2,146	3 conference rooms, 1 office, large open area and galley kitchen.
3rd Floor		
300	2,019	Recently built out suite: Conference room, 5 private offices, break room, open area.
4th Floor		
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.
5th Floor		
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.
7th Floor		
700	13,085	Penthouse location with Western and Northern views. Efficient combination of private offices and open space. Suite 700 is divisible with potential suite sizes ranging from approx. 3,415 RSF, 6,095 RSF and 9,510 RSF.



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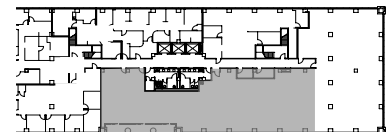
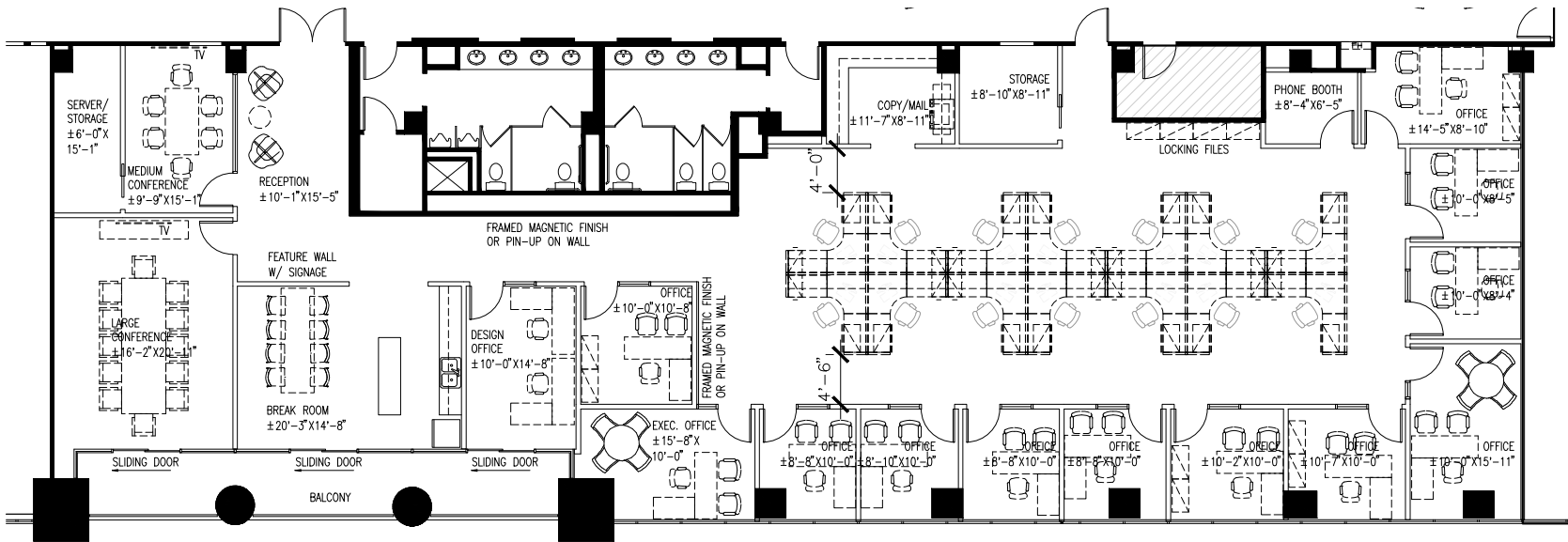
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SUITE 200

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Available 12/01/2024



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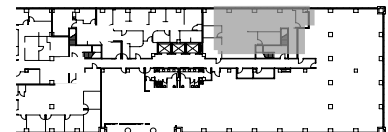
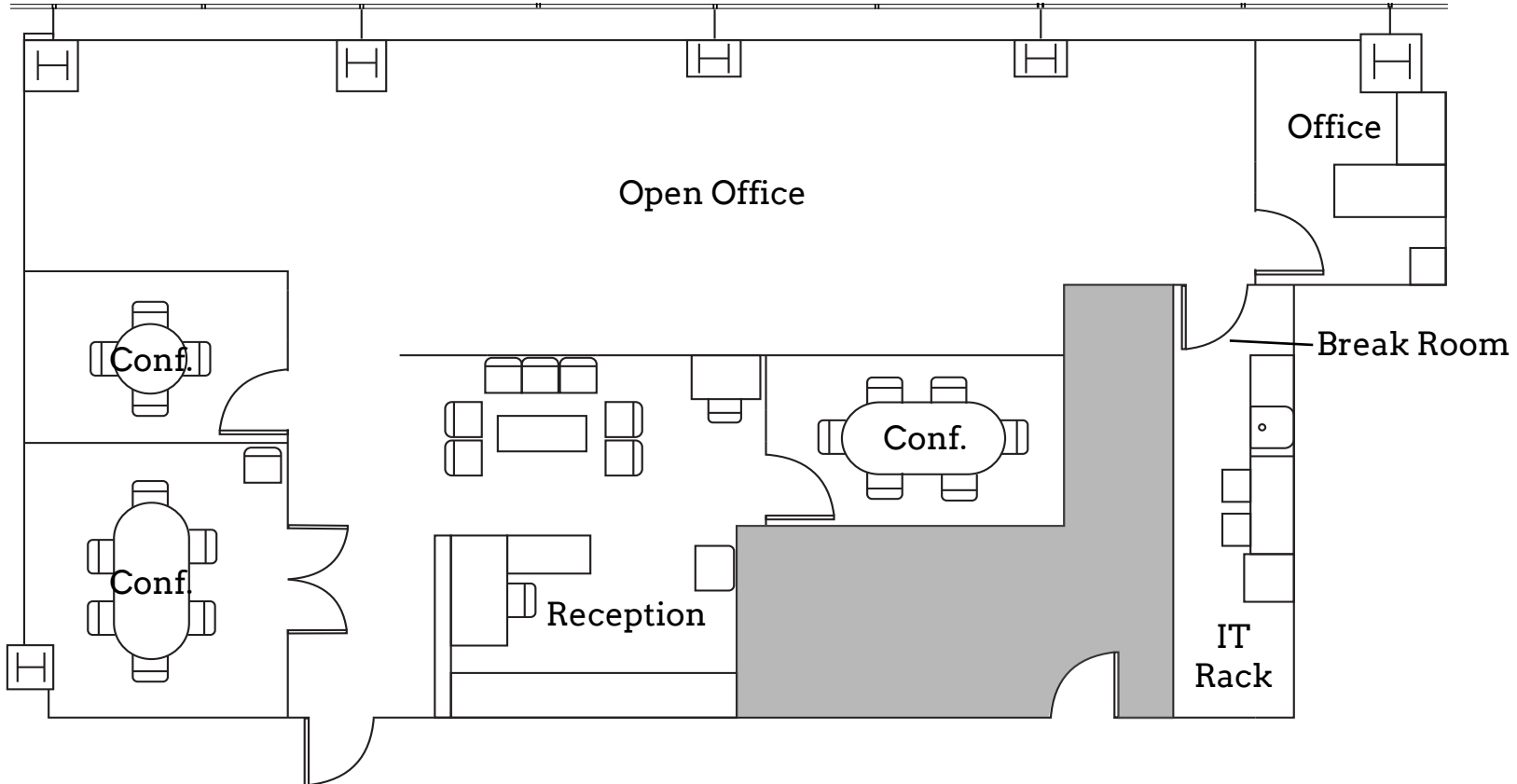
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SUITE 225

2,146 s.f.

 TAKE A TOUR



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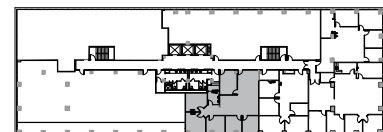
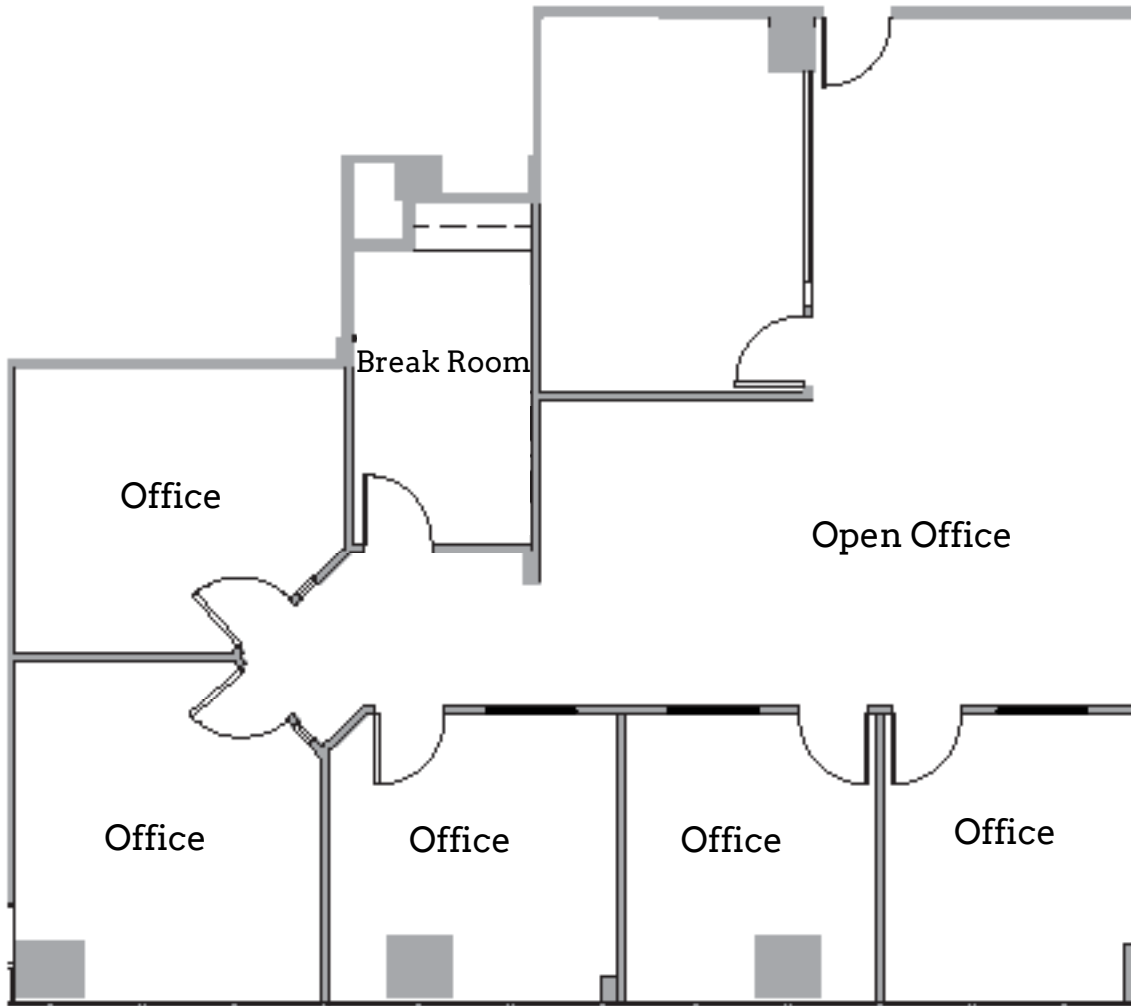
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SUITE 300

2,019 s.f.

 TAKE A TOUR



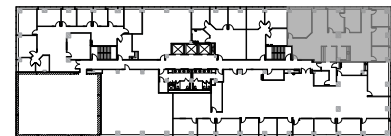
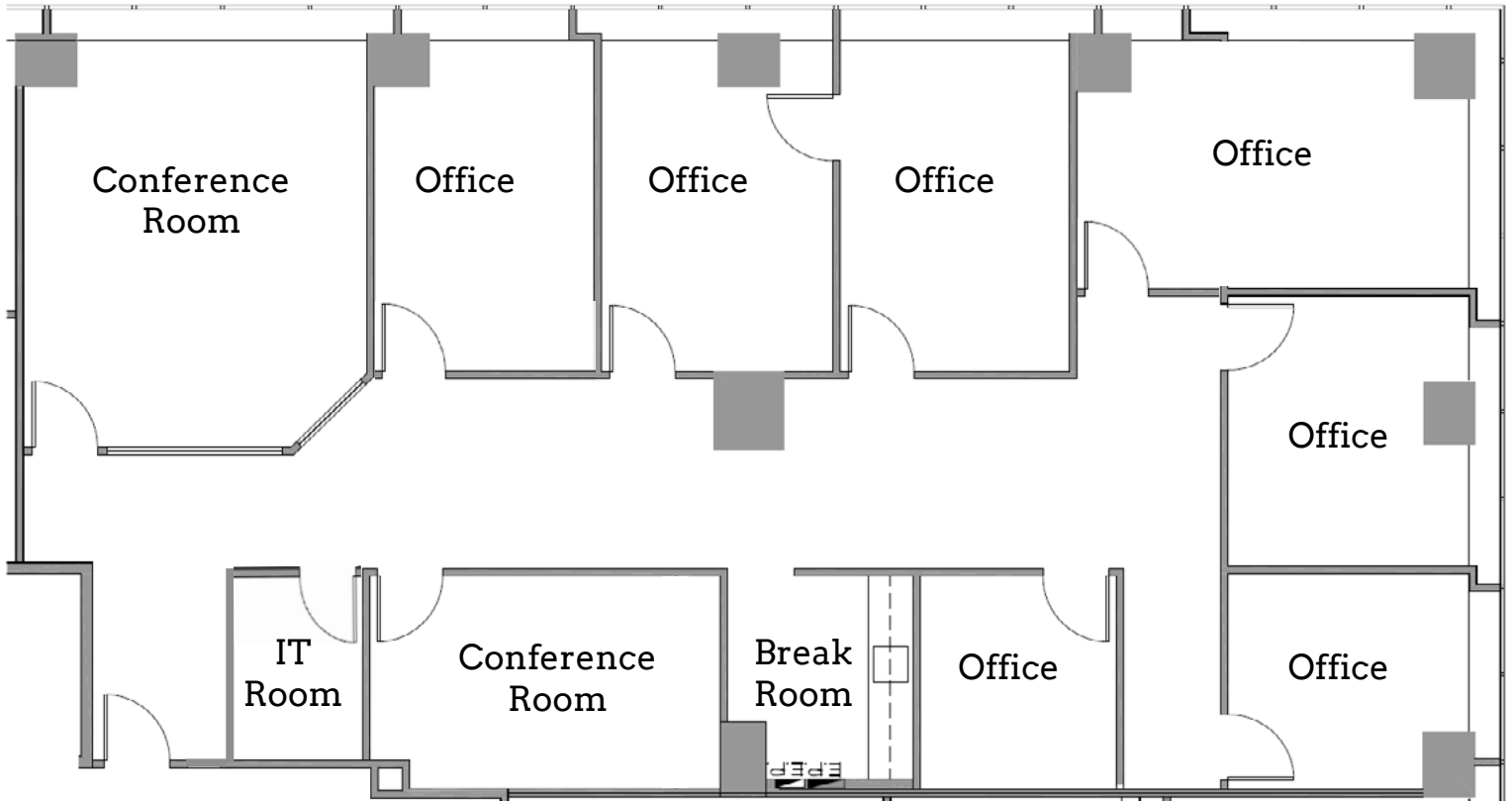
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2,718 s.f.



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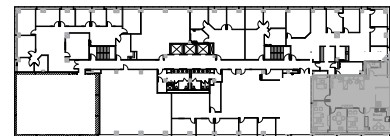
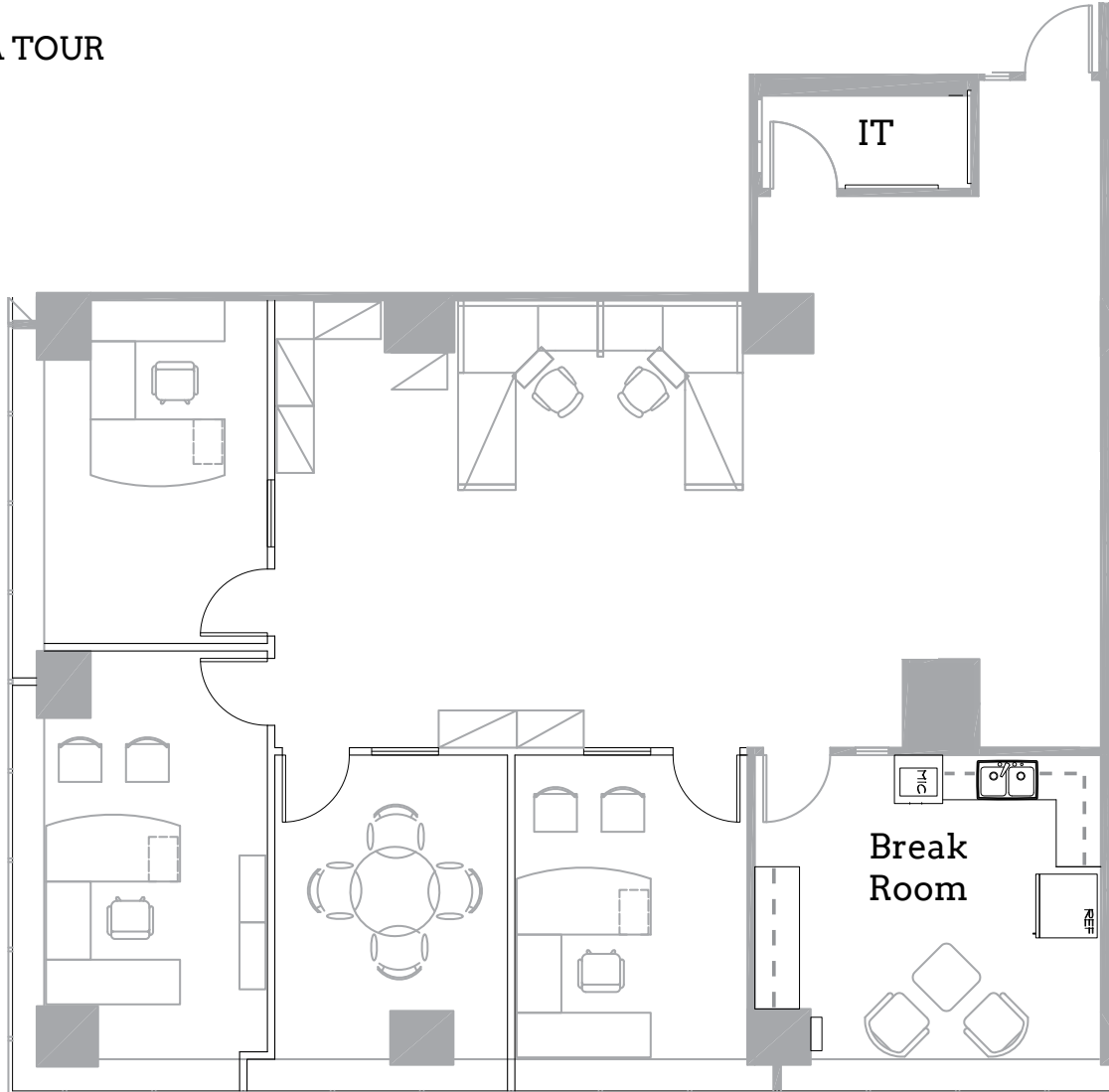
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SUITE 405

2,179 s.f.

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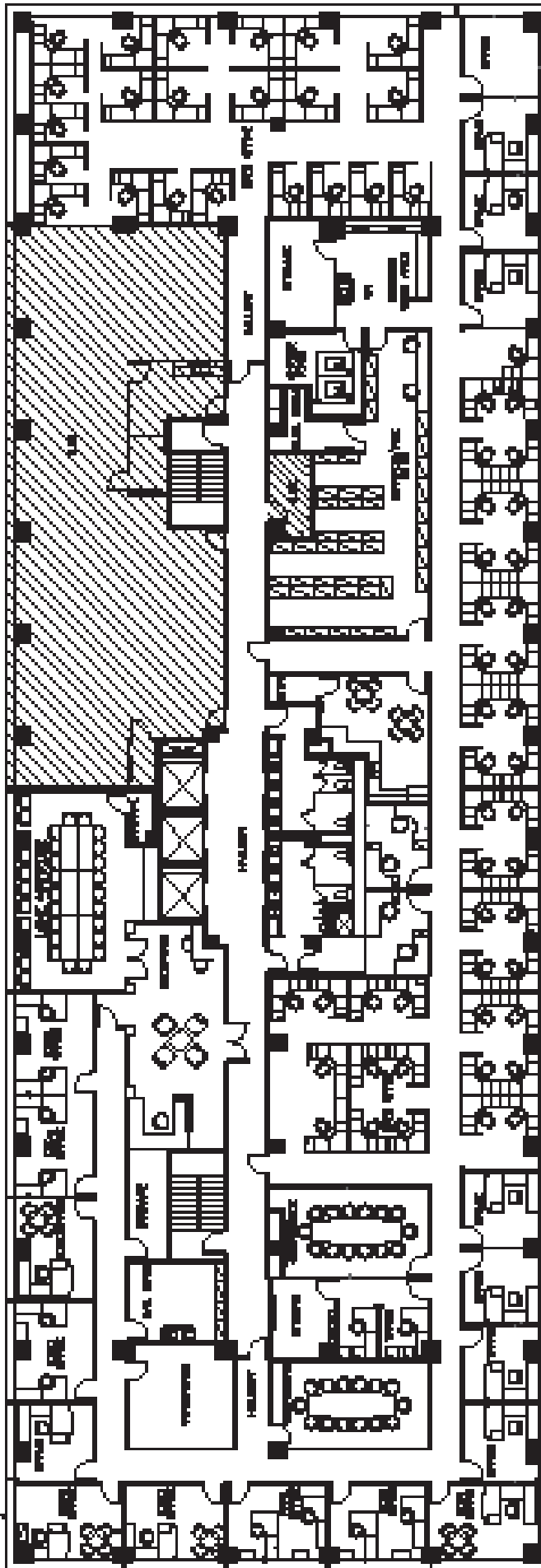
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SUITE 500

±17,586 s.f.



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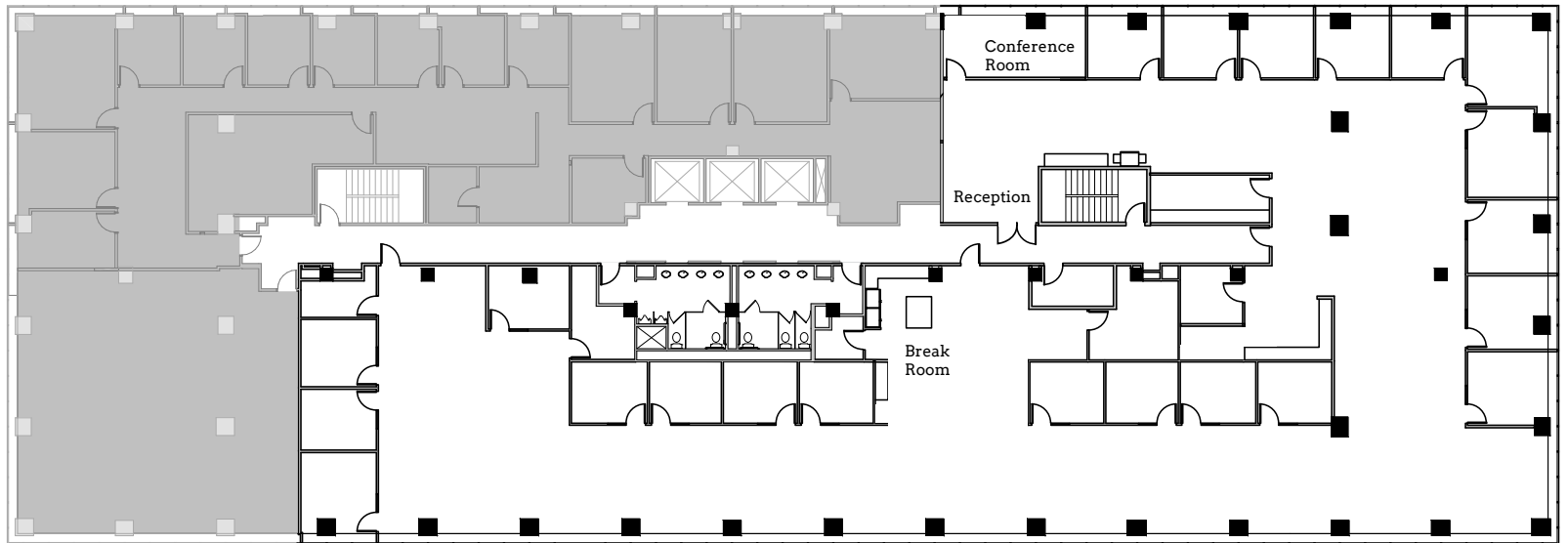
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SUITE 700

±13,085 s.f.

 TAKE A TOUR

AS-BUILT



SUITE 700



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