

PACIFIC CENTER

CBRE



ASSET HIGHLIGHTS



Parking – 4/1,000
Over 80% covered



Outdoor seating and
collaboration spaces



Immediate access to public
transit via trolley and bus



Car charging
station



Car
Wash



24/7 on
site security



LEED Certified
Gold



The Kings Craft
Coffee Co.



On-Site
Property Management



On-Site Gym
(showers and lockers)



Complimentary
conference center



Bike
Storage



- The Kings Craft Coffee Co.
- Outdoor Gathering & Recreational Space
- Bocce Court

- ATM
- Gym
- Car Detailing

- Visitor Parking
- Volleyball Court



RECENT IMPROVEMENTS



THE NEIGHBORHOOD





Over **300** retail amenities within a
5-minute walk... **27** within **30** yards



CONNECTING FASTER... SAVES TIME

Multiple transit connections nearby...



PACIFIC CENTER



163



DOWNTOWN SAN
DIEGO
10 MINUTE DRIVE



163

163 Freeway Ramp
1,243 ft



Public Transportation
Bus - 2 Minute Walk
Trolley - 6 Minute Walk



San Diego International Airport
16 Minute Drive



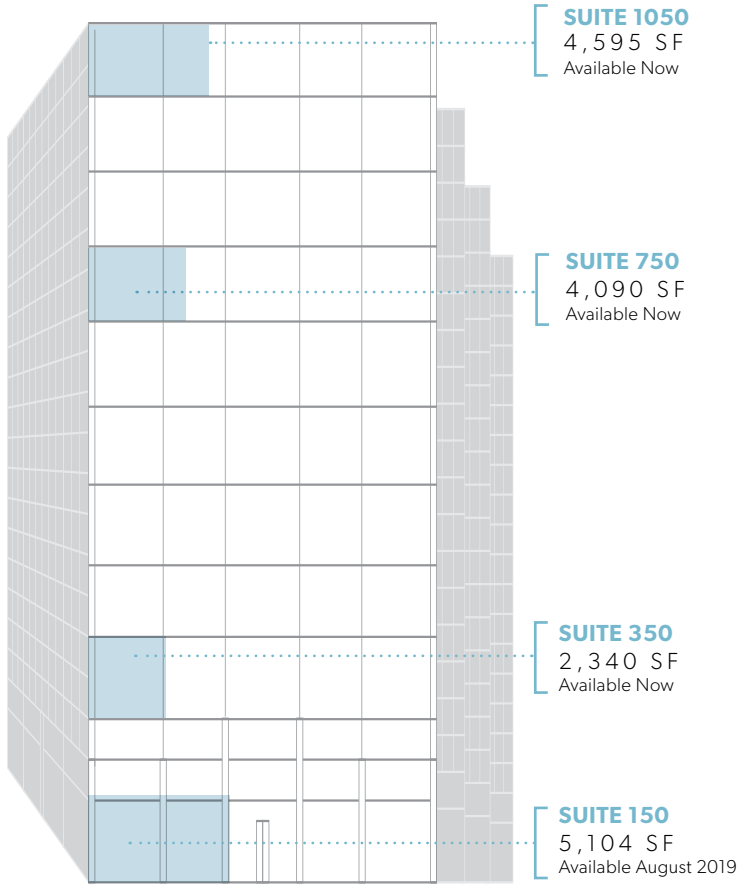
Balboa Park
4 Miles



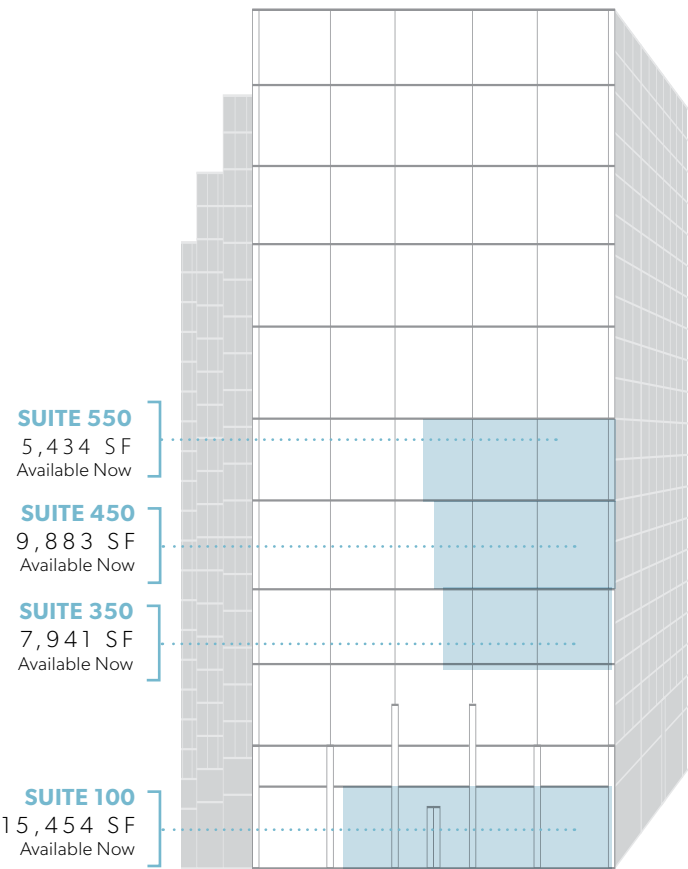
**SAN DIEGO
INTERNATIONAL
AIRPORT**

AVAILABILITIES

Pacific Center I
1455 Frazee Road



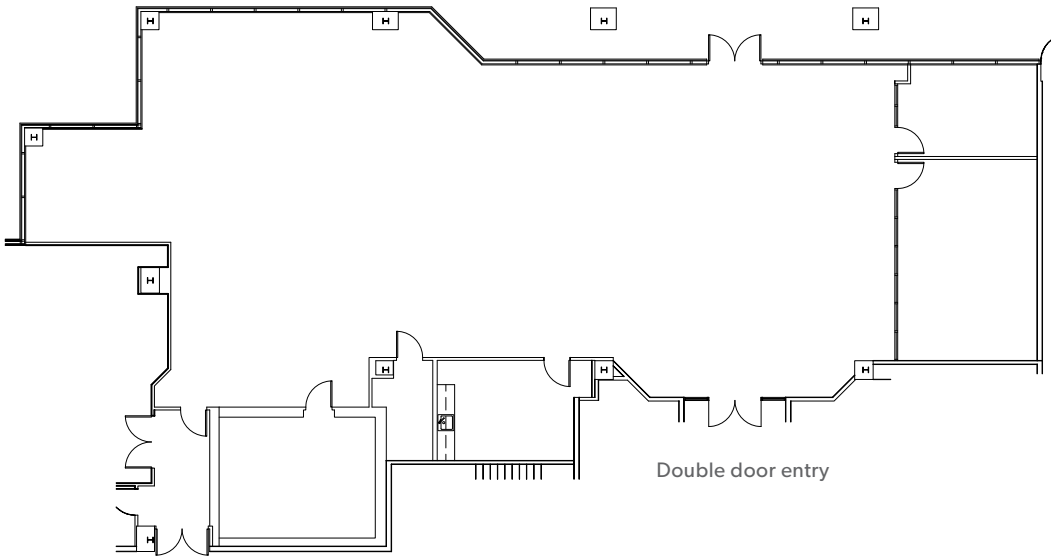
Pacific Center II
1615 Murray Canyon Road



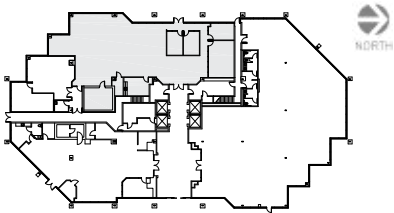
1455 FRAZEE ROAD

Suite 150 | As-Built
5,104 RSF **(Available August 2019)**

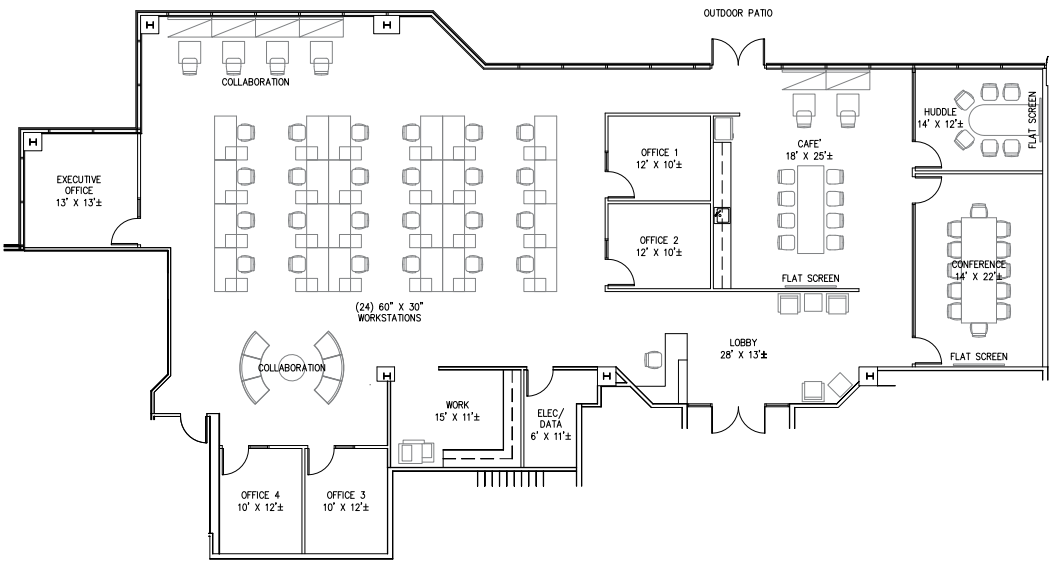
As-Built



First Floor



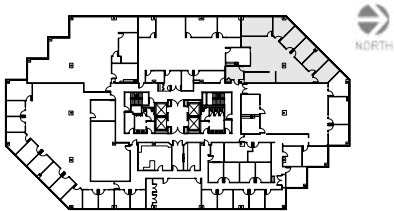
Hypothetical



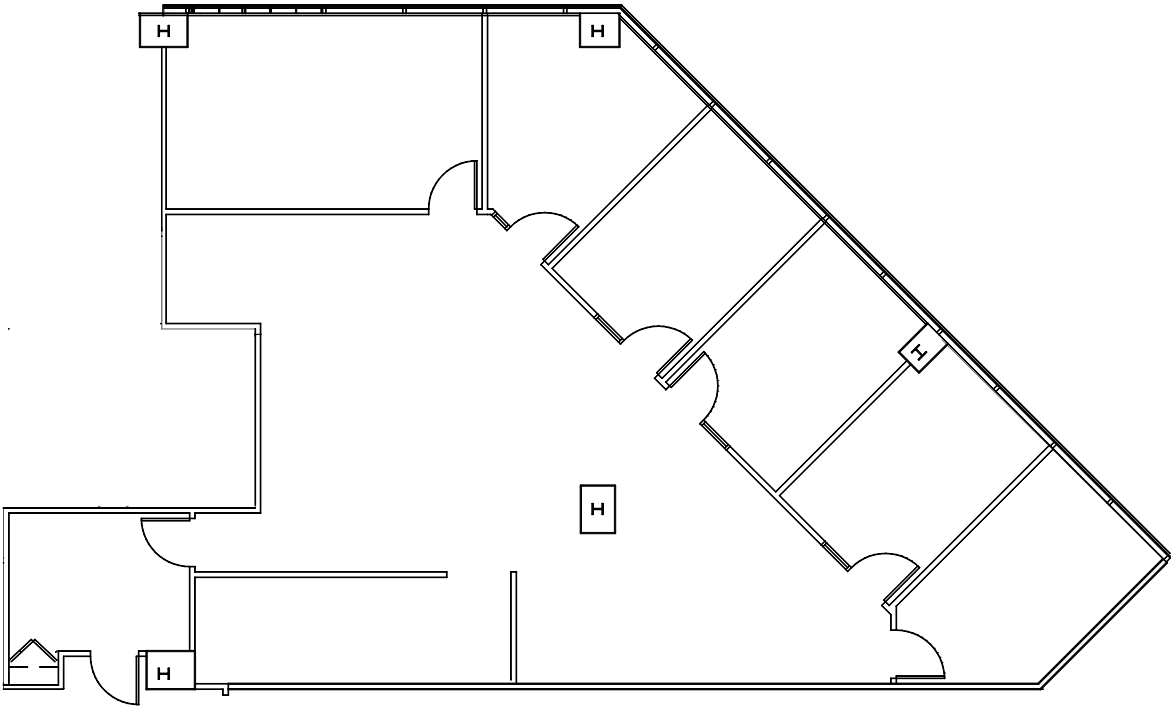
1455 FRAZEE ROAD

Suite 350 | As-Built
2,340 RSF **(Available Now)**

Third Floor



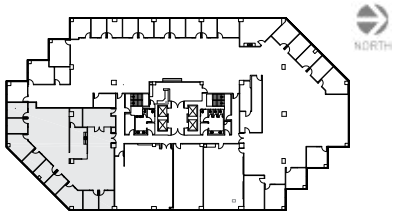
As-Built



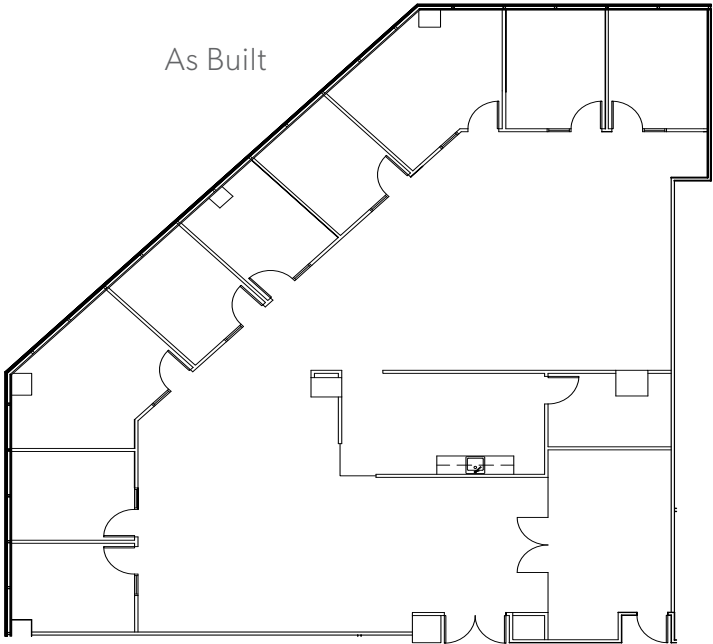
1455 FRAZEE ROAD

Suite 750 | 2nd Generation
4,090 RSF **(Available Now)**

Seventh Floor



As Built



Hypothetical
Furniture Plan



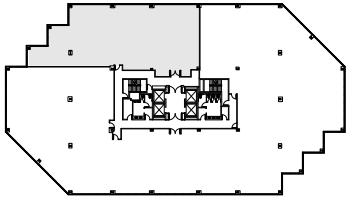
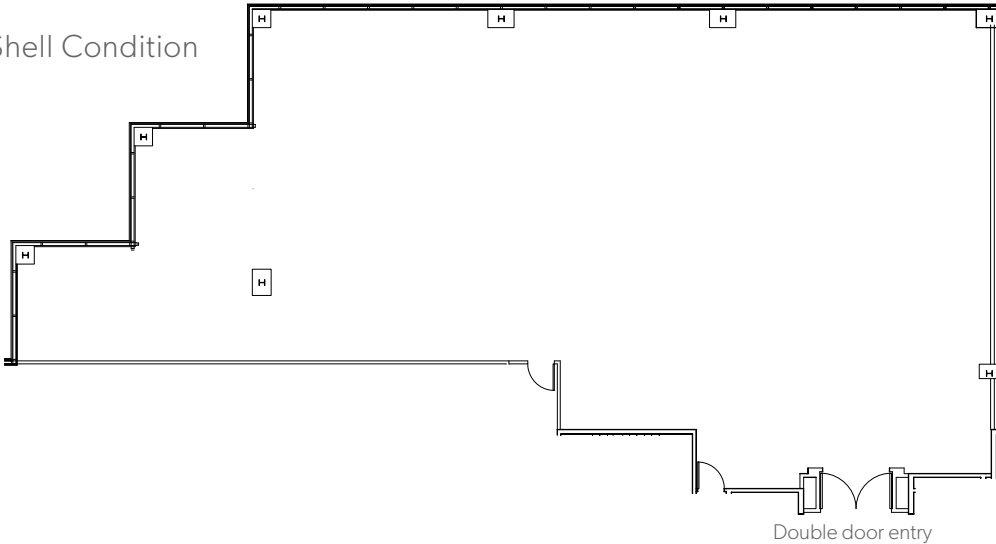
1455 FRAZEE ROAD

Suite 1050 | Shell Condition
4,595 RSF **(Available Now)**

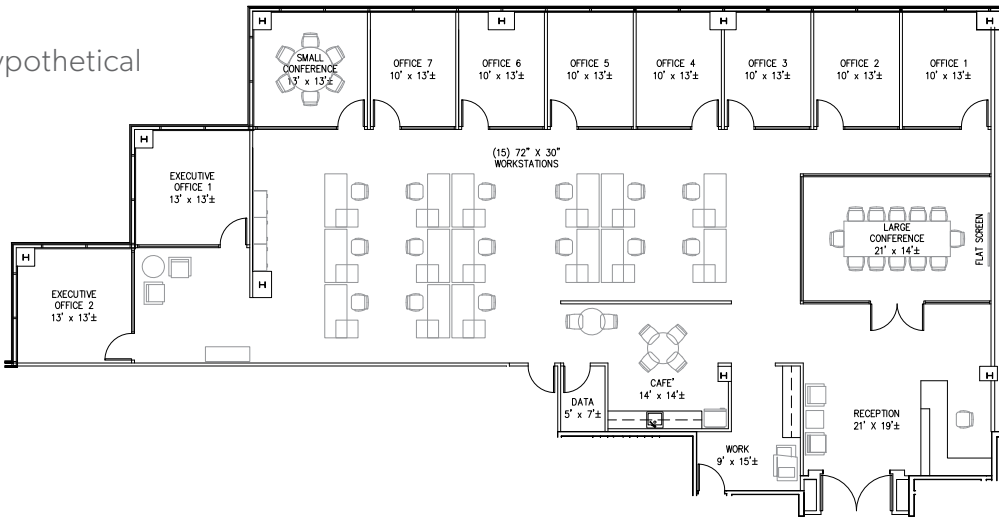
Tenth Floor



Shell Condition



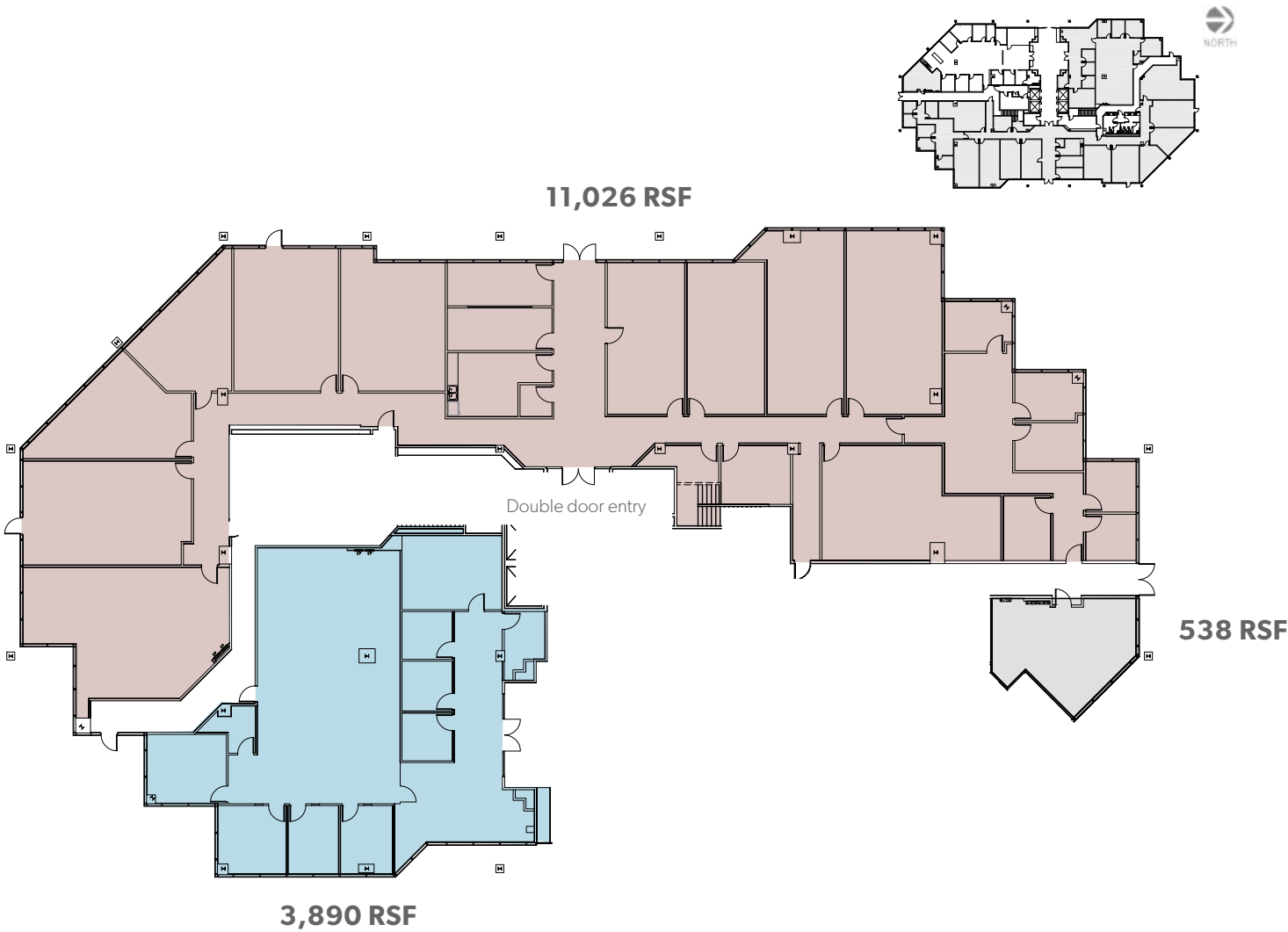
Hypothetical



1615 MURRAY CANYON ROAD

Suite 100 | As-Built
Total: 15,454 RSF (**Available Now**)

First Floor

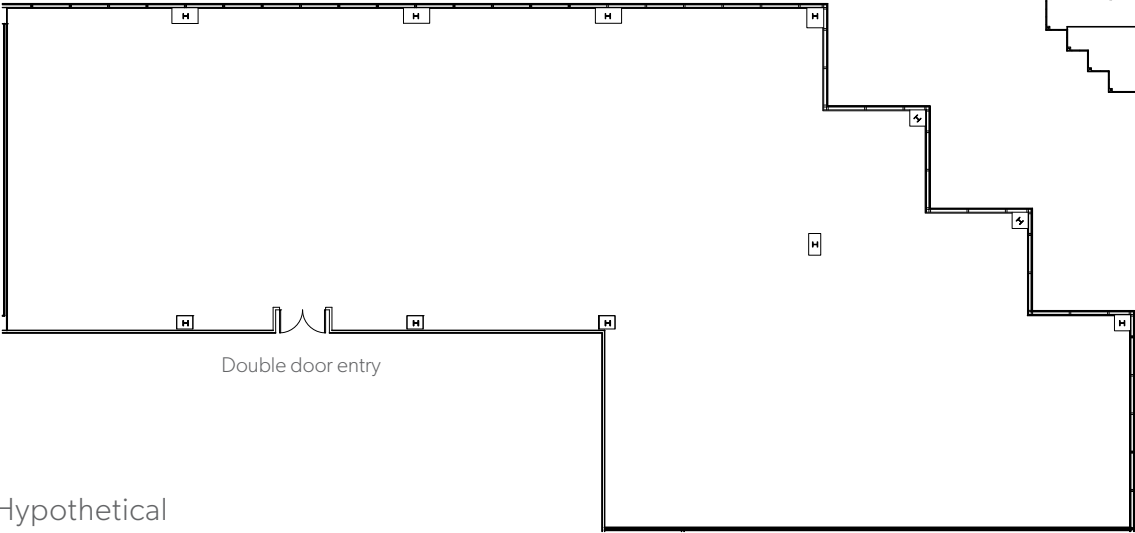


1615 MURRAY CANYON ROAD

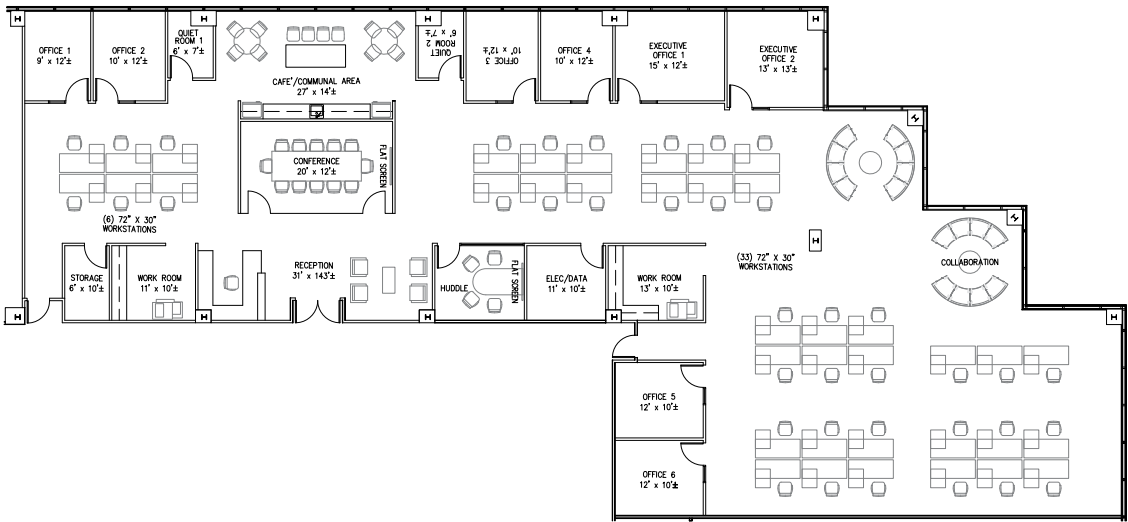
Suite 350 | Future Shell Space
7,941 RSF **(Available Now)**

Third Floor

Shell Condition



Hypothetical



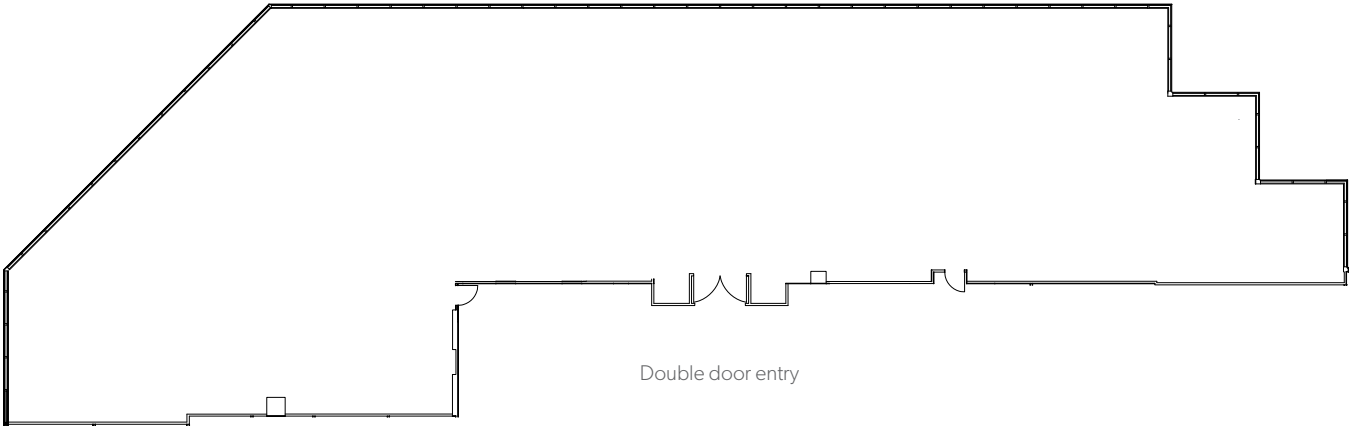
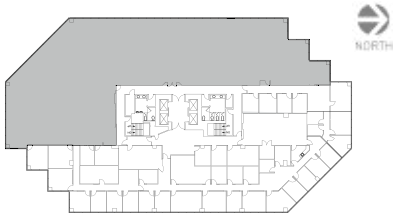
TENANT 1: 4,288 SF
TENANT 2: 3,653 SF

1615 MURRAY CANYON ROAD

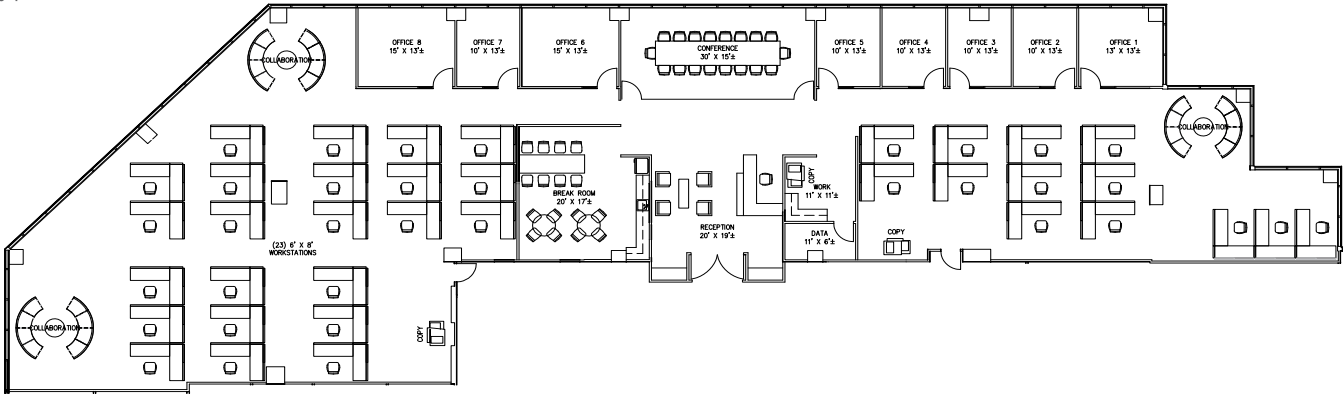
Suite 450 | Shell Condition
9,883 RSF **(Available Now)**

Fourth Floor

Shell Condition



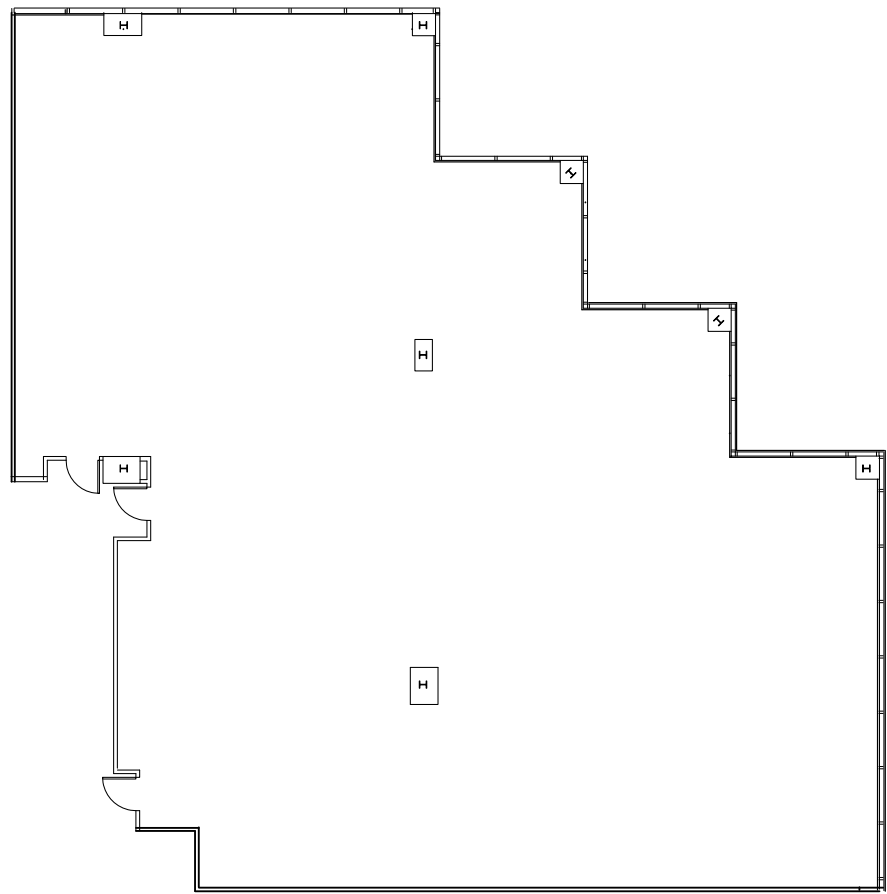
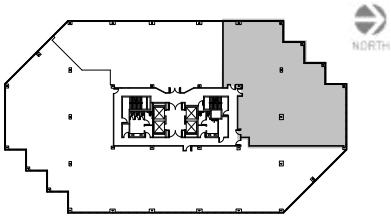
Hypothetical



1615 MURRAY CANYON ROAD

Suite 550 | Shell Condition
5,434 RSF **(Available Now)**

Fifth Floor



PACIFIC CENTER

CommonWealth
partners

CBRE

FOR MORE LEASING INFORMATION, PLEASE CONTACT:

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