

PACIFIC CENTER

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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  
Platinum



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

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



**DOWNTOWN SAN  
DIEGO**

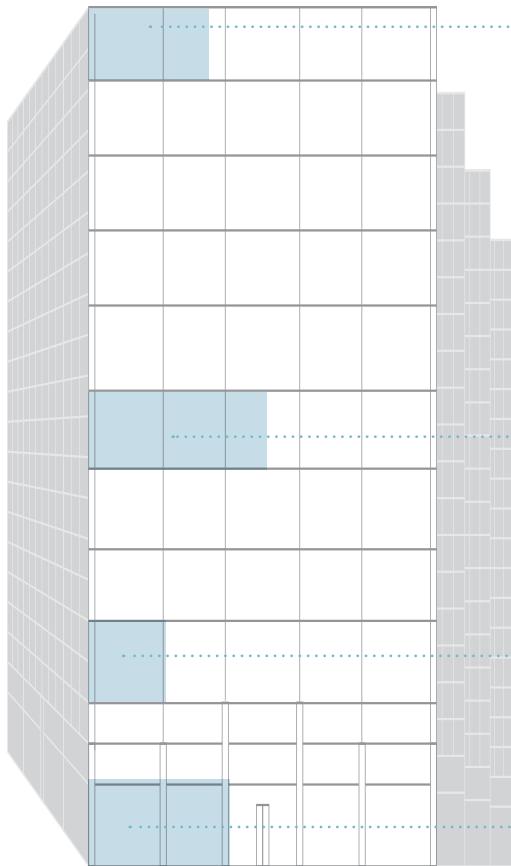
10 MINUTE DRIVE



**SAN DIEGO  
INTERNATIONAL  
AIRPORT**

# AVAILABILITIES

## Pacific Center I 1455 Frazee Road



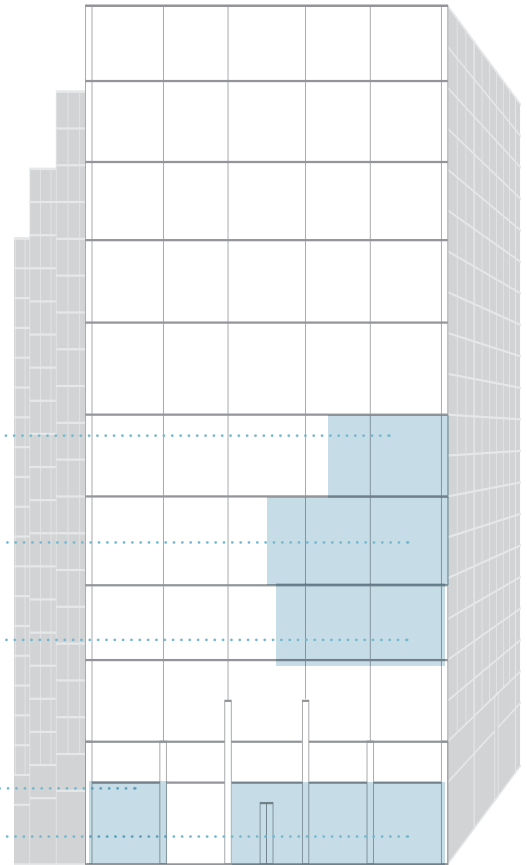
**SUITE 1050**  
4,595 SF  
Available Now

**SUITE 550**  
7,590 SF  
Available March 2020

**SUITE 325**  
2,340 SF  
Available Now

**SUITE 150**  
5,104 SF  
Available Now

## Pacific Center II 1615 Murray Canyon Road



**SUITE 555**  
5,413 SF  
Available Now

**SUITE 450**  
9,883 SF  
Available Now

**SUITE 350**  
7,941 SF  
Available Now

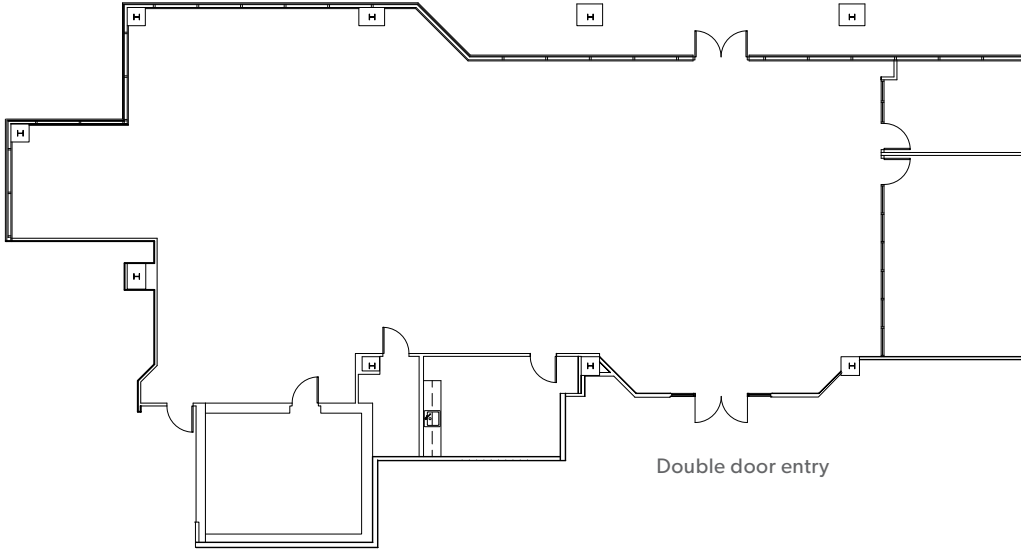
**SUITE 140**  
3,890 SF  
Available Now

**SUITE 100**  
11,026 SF  
Available Now

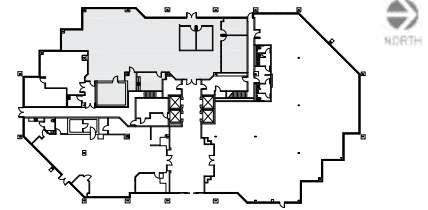
# 1455 FRAZEE ROAD

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

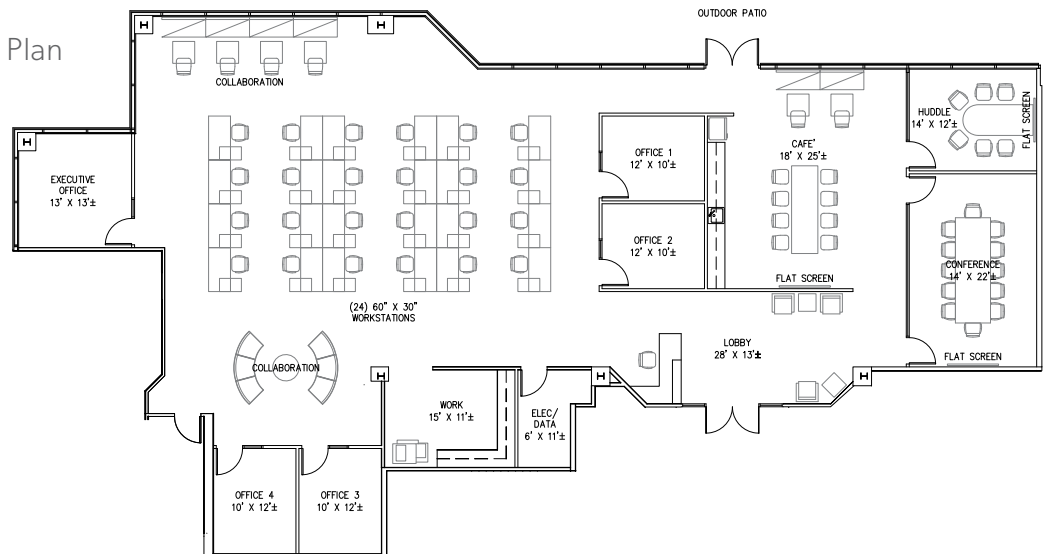
As-Built



First Floor



Hypothetical Plan

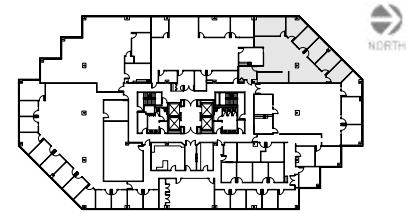




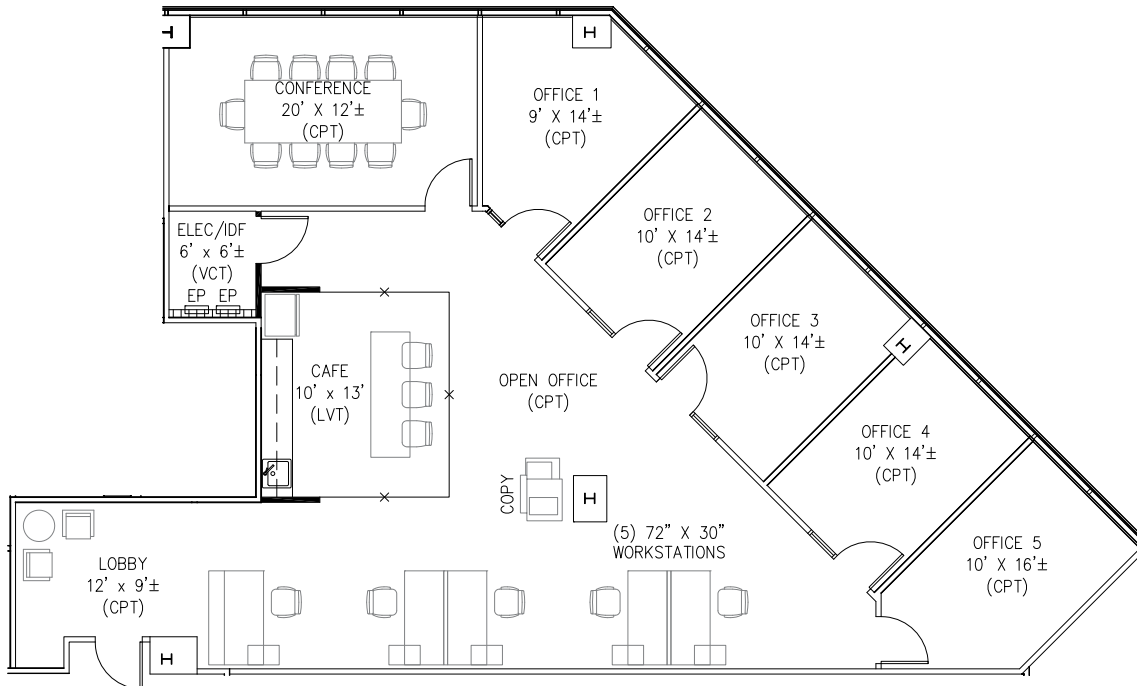
# 1455 FRAZEE ROAD

Suite 325 | As-Built  
2,340 RSF **(Available Now)**

Third Floor



Brand New Spec Suite

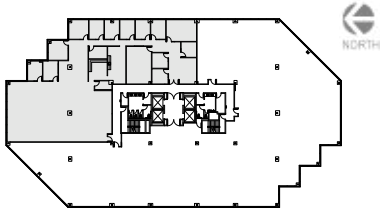


\*Furniture is not included.

# 1455 FRAZEE ROAD


Suite 550 | As-Built  
7,590 RSF (**Available March 2020**)

Fifth Floor



As-Built



 [Back to availabilities page](#)



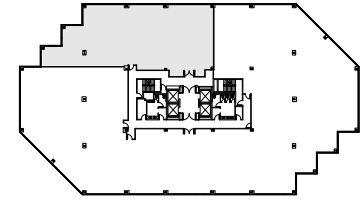
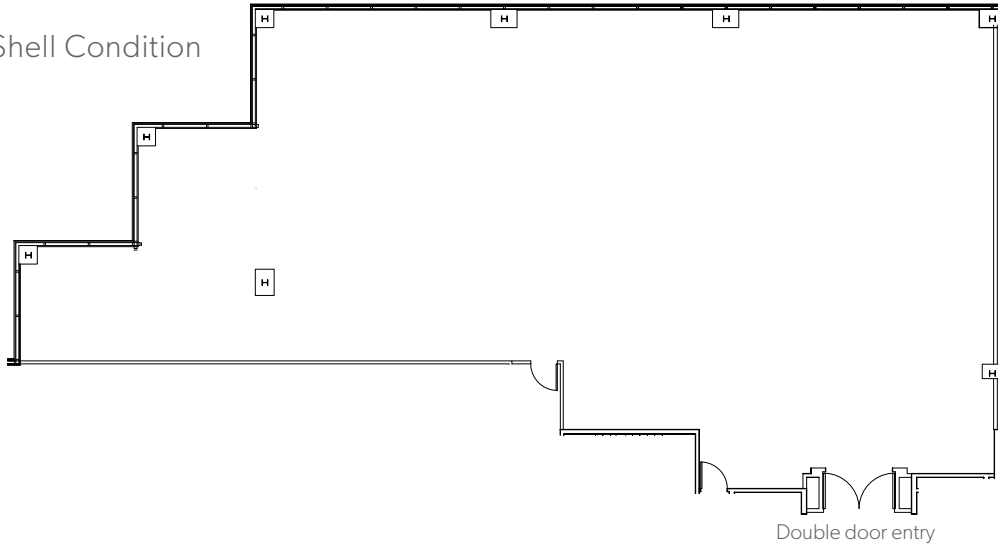
# 1455 FRAZEE ROAD

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

Tenth Floor

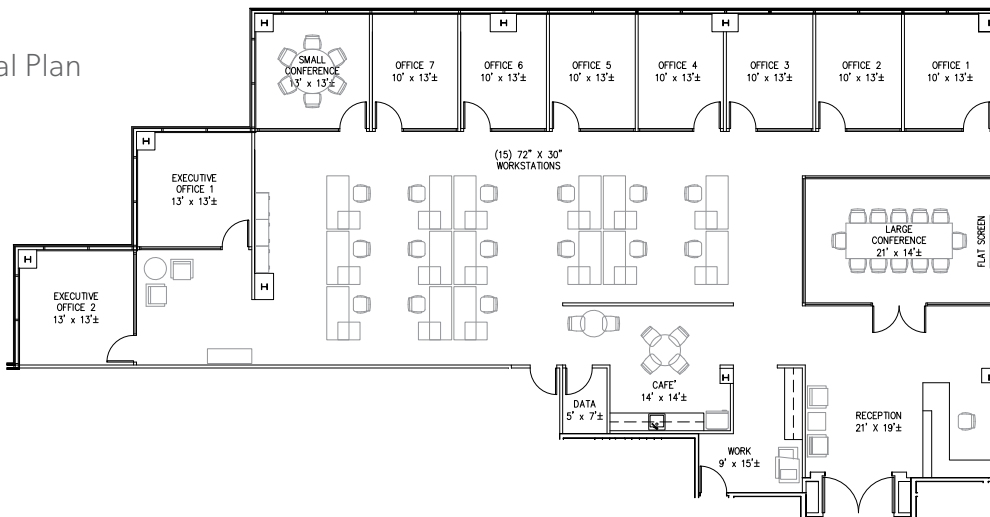



Shell Condition



Double door entry

Hypothetical Plan

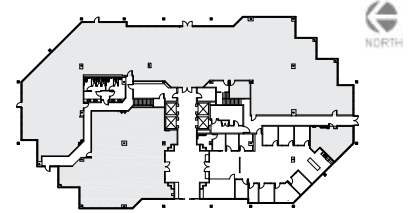


 [Back to availabilities page](#)

# 1615 MURRAY CANYON ROAD

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

First Floor



Suite 100  
11,026 RSF



538 RSF

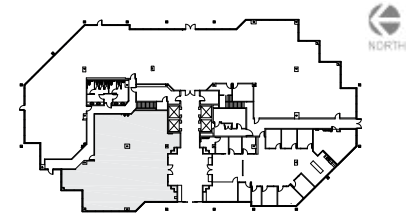
Suite 140  
3,890 RSF



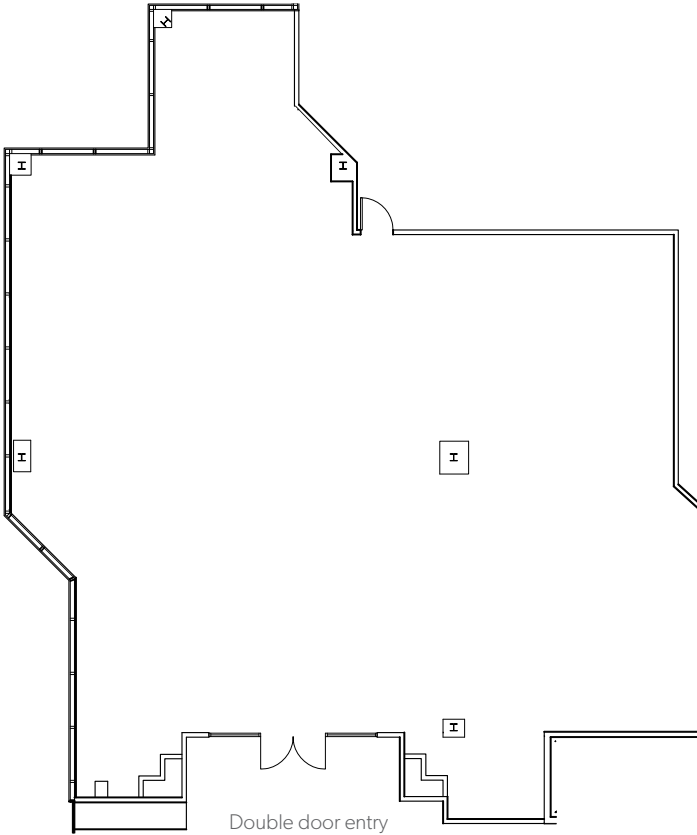
# 1615 MURRAY CANYON ROAD

Suite 140 | Shell Condition  
3,890 RSF **(Available Now)**

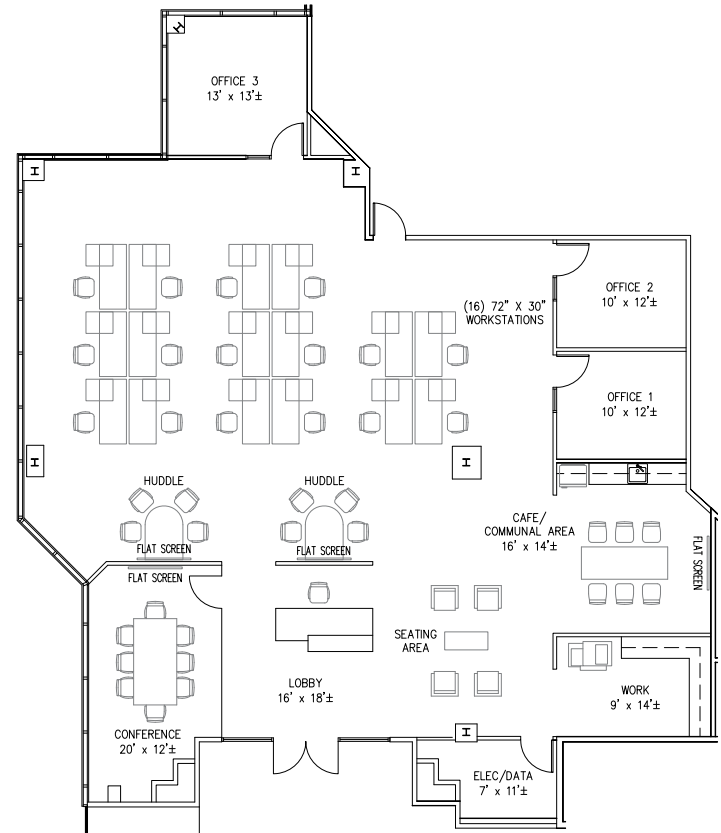
First Floor



Shell Condition



Hypothetical Plan

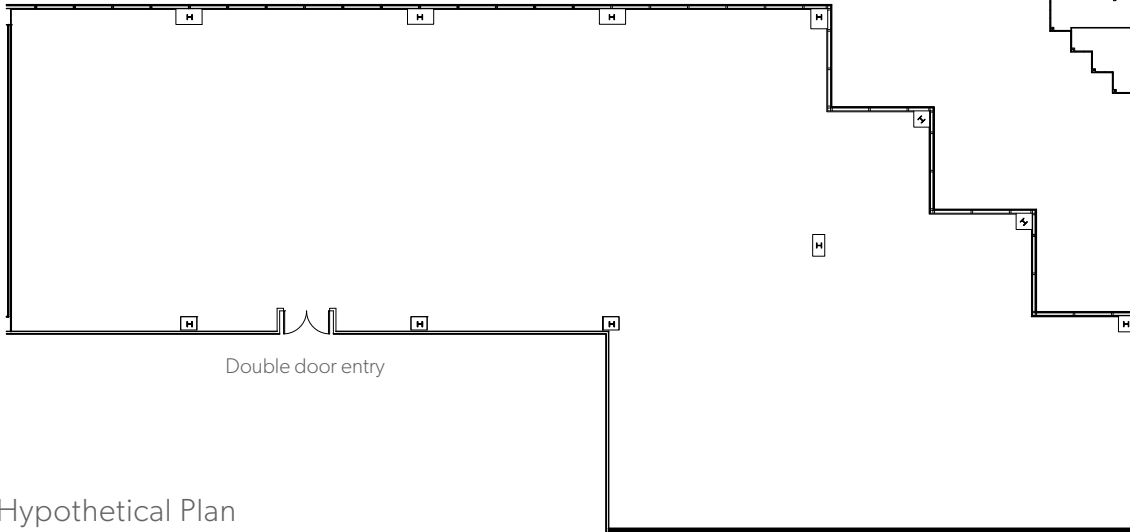
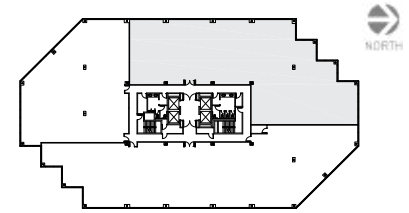


# 1615 MURRAY CANYON ROAD

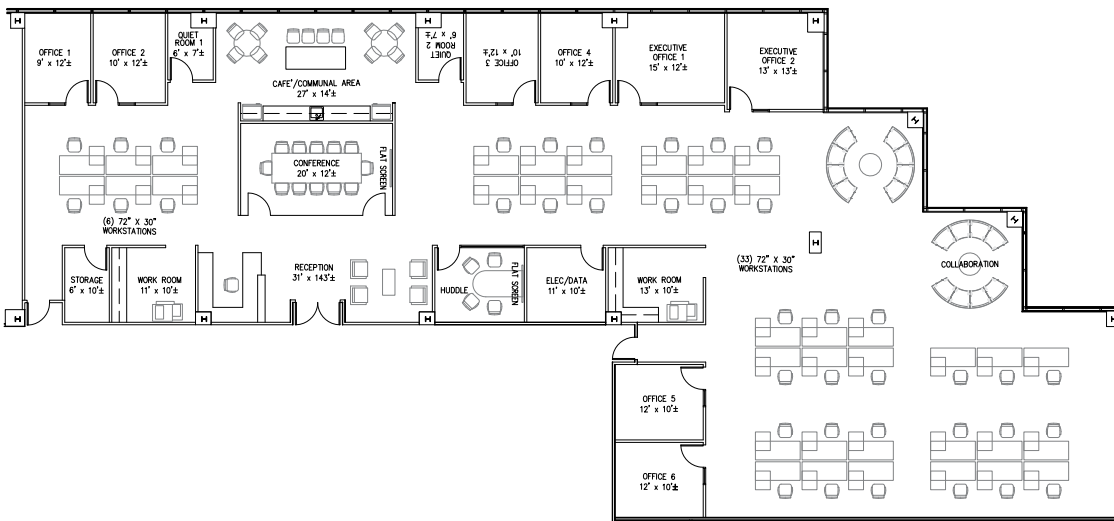
Suite 350 | Future Shell Space  
7,941 RSF **(Available Now)**

Third Floor

Shell Condition



Hypothetical Plan



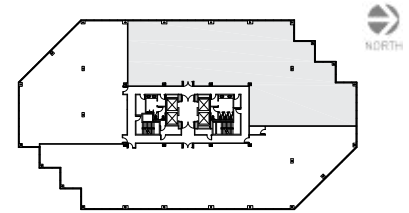
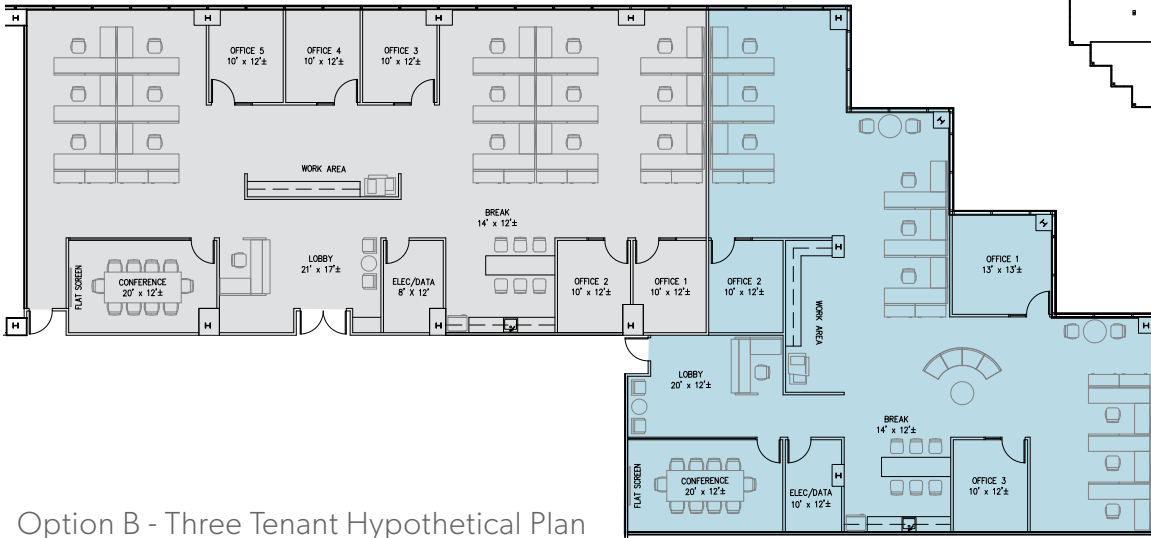


# 1615 MURRAY CANYON ROAD

Suite 350 | Hypothetical Demising Plans  
7,941 RSF **(Available Now)**

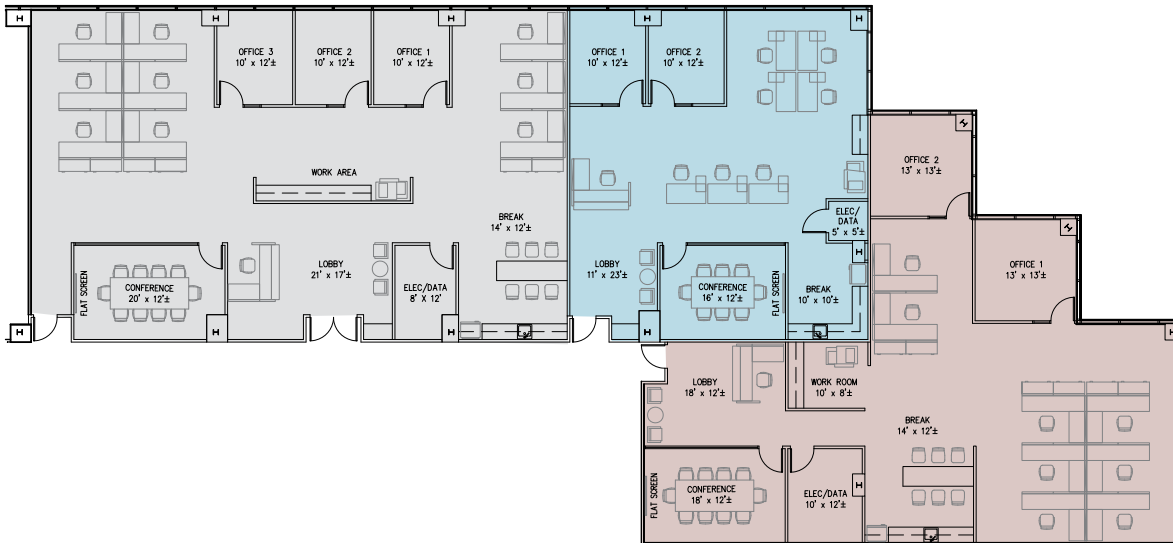
Third Floor

## Option A - Two Tenant Hypothetical Plan



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

## Option B - Three Tenant Hypothetical Plan



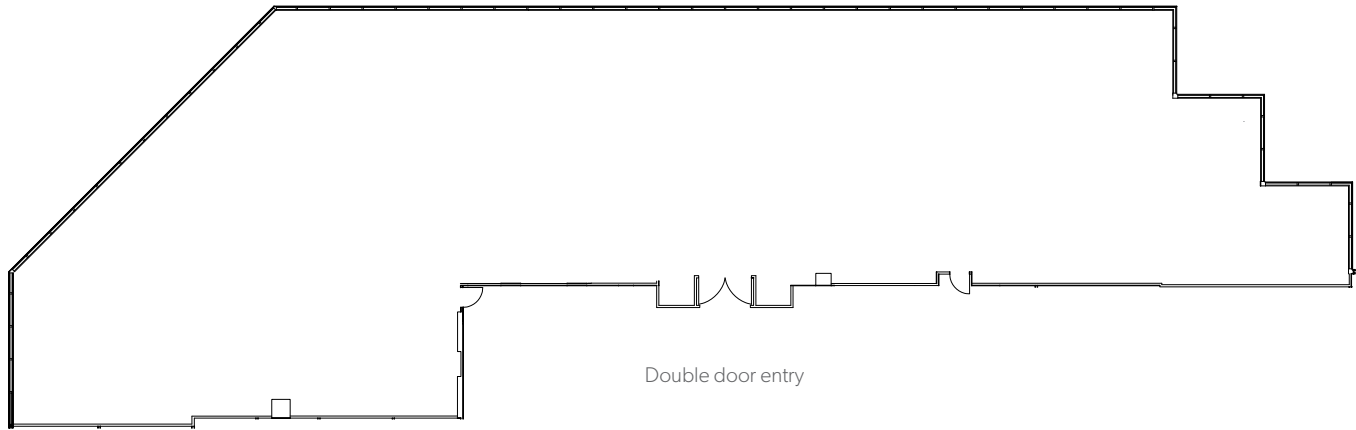
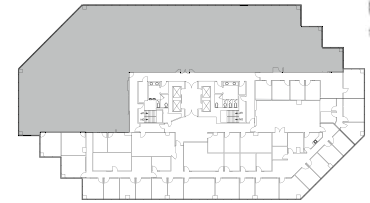
TENANT 1: 3,316 SF  
TENANT 2: 1,867 SF  
TENANT 3: 2,758 SF

# 1615 MURRAY CANYON ROAD

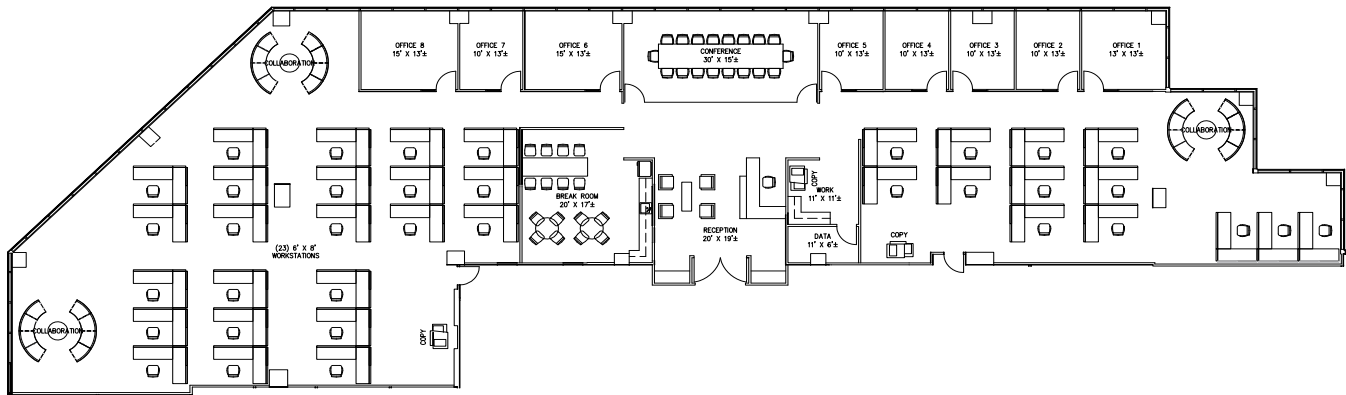
Suite 450 | Shell Condition  
9,883 RSF **(Available Now)**


Fourth Floor

Shell Condition



Hypothetical Plan



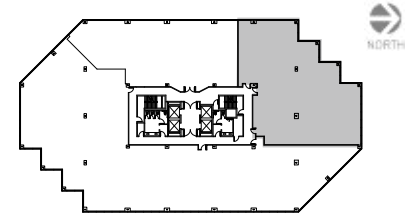
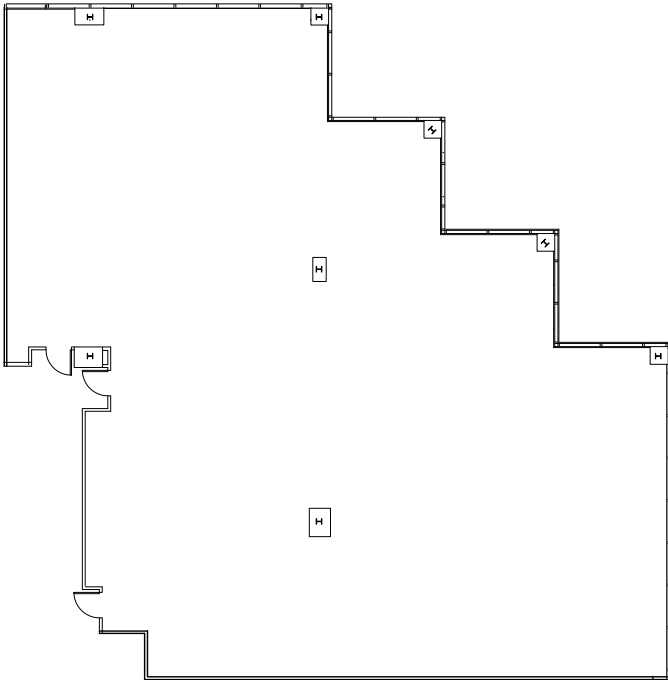
 [Back to availabilities page](#)

# 1615 MURRAY CANYON ROAD

Suite 555 | Future Shell Space  
5,434 RSF **(Available Now)**

Fifth Floor

Shell Condition



Hypothetical Plan



# PACIFIC CENTER

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CommonWealth  
*partners*

**CBRE**

FOR MORE LEASING INFORMATION, PLEASE CONTACT:

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