AXIS 1450

1450 FRAZEE RD, SAN DIEGO, CA



www.axis1450.com

Jones Lang LaSalle Brokerage, Inc. RE License #01856260

JLL



The intersection of access & opportunity

Axis 1450 stands at the heart of Mission Valley's dynamic business and retail corridor. Conveniently positioned on Friars and Frazee Road, with immediate access to I-8, I-5, and SR-163, **Axis 1450** offers the ultimate connectivity for businesses that understand the value of location.

Every direction leads to success

Positioned at San Diego's geographic core, **Axis 1450** offers strategic proximity to the entire region. Downtown's business district and international airport lie just minutes south, while Kearny Mesa's commercial hub sits directly north. To the west, the Pacific shores of Mission Beach beckon for sunset after-work relaxation.



The academic innovation hubs of UCSD to the northwest and SDSU to the east provide easy access to top talent and collaboration opportunities. Venture up north to experience La Jolla's pristine shores and upscale coastal community, Westfield UTC's luxury retail and dining destination, or North County's expanding business corridor. At **Axis 1450**, having a central location becomes your competitive advantage.

1. **Downtown San Diego**
   13 minutes - 5.7 miles
2. **Mission Beach**
   16 minutes - 8.0 miles
3. **Kearny Mesa**
   11 minutes - 6.2 miles
4. **San Diego International Airport**
   20 minutes - 9.1 miles
5. **La Jolla Shores**
   22 minutes - 12.7 miles
6. **Westfield UTC**
   14 minutes - 9.8 miles
7. **USCD**
   20 minutes - 11.3 miles
8. **SDSU**
   14 minutes - 10.2 miles
9. **Fashion Valley Regional Mall**
   4 minutes - 0.7 miles



Central. Connected. Convenient.

The Mission Valley Advantage

Axis 1450 puts you at the center of Mission Valley's business ecosystem—a location that elevates your company profile while providing employees with the perfect work-life integration.

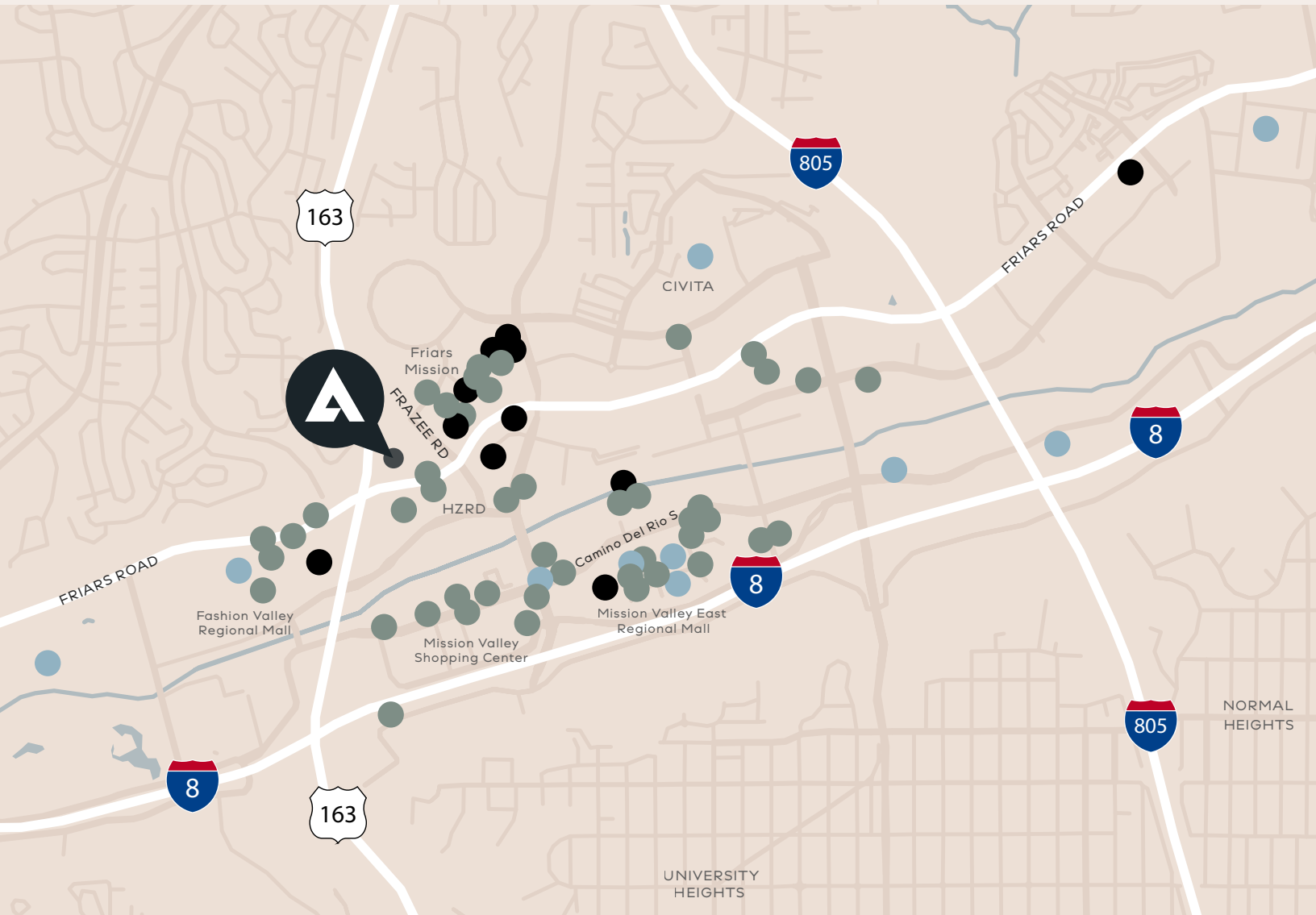
Directly across the street, the historic Hazard Center is undergoing a multimillion-dollar transformation into "The Landing at HZRD," introducing upscale dining, luxury retail, and vibrant community spaces within walking distance of **Axis 1450**. Scheduled for completion in 2026, this development will deliver premium amenities, enhancing your workplace environment and helping attract and retain top talent.

Where you want to be

Experience the unrivaled convenience of Mission Valley at your doorstep. From your office at **Axis 1450**, a diverse collection of dining and shopping destinations awaits just steps away. The Green Line trolley station, positioned directly across the street, offers commuters seamless connections to downtown San Diego and beyond.



ENTERTAINMENT CONVENIENCES DINING



AXIS 1450











*Images for representation only

140,997 RSF

7 stories

Typical floor plate
- 20,100 RSF

Parking ratio
3.8/1,000 USF

A workplace transformed

Axis 1450 will be undergoing a sophisticated transformation featuring:

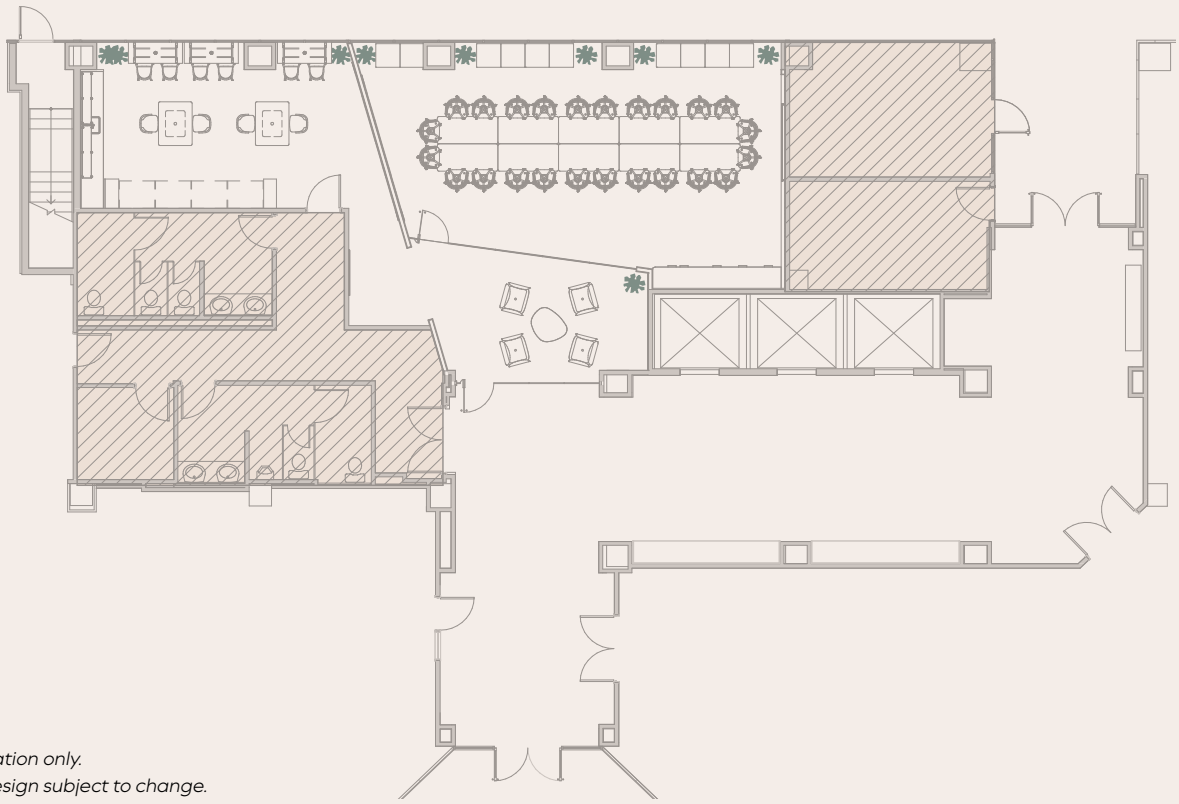
An elegantly redesigned first-floor lobby with contemporary finishes

A state-of-the-art conference center equipped with advanced technology

A premium tenant lounge creating the perfect environment for a quick bite, to recharge, or a place to step away from the office







For representation only.
Layout and design subject to change.

Tailored space solutions

Axis 1450 features a diverse selection of suite configurations across various square footages. These turn-key spaces are thoughtfully designed to accommodate your business requirements, including suites with immediate occupancy options.

Available Suites

Suite 210 - 2,646 SF
Available now

Suite 306 - 2,634 SF
Available April 2027

Suite 406 - 2,755 SF
Available now

Suite 410 - 2,420 SF
Available now

Suite 750 - 9,798 SF
Available now



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+1 (858) 410 1245
bess.wakeman@jll.com
RE license #01177659

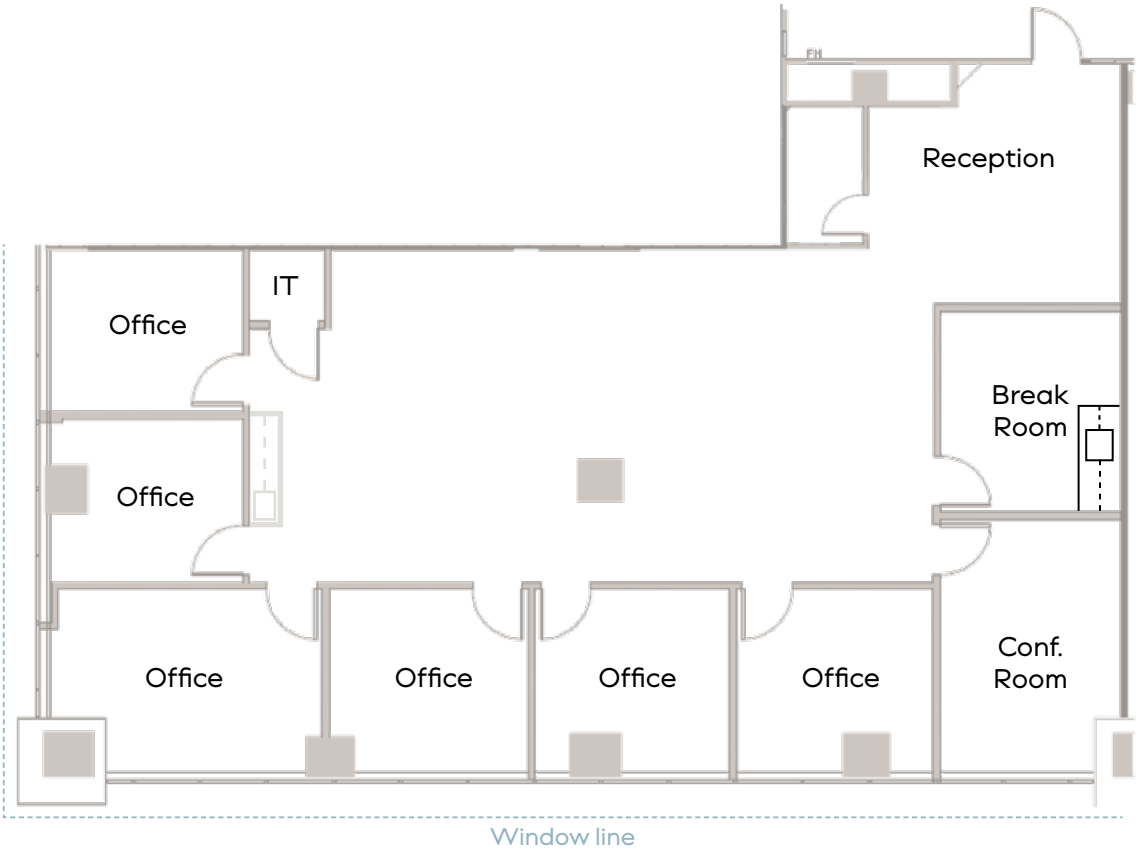
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+1 (858) 410 1253
tim.olson@jll.com
RE License #01364117

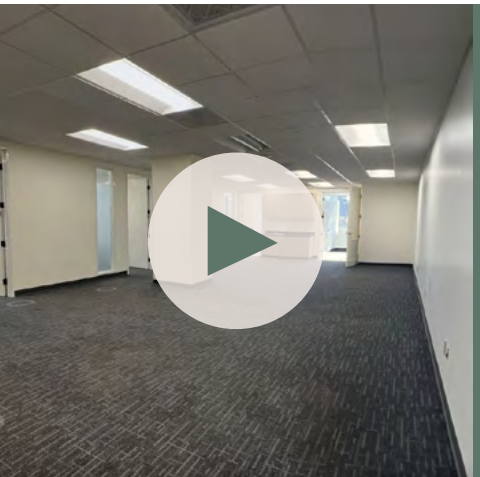
Suite 210

2,646 SF

Available now







6 private offices

1 conference room

Break room

Storage, and open area

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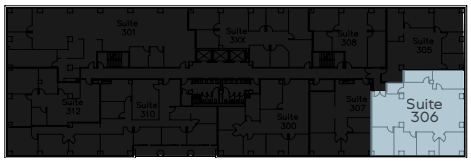
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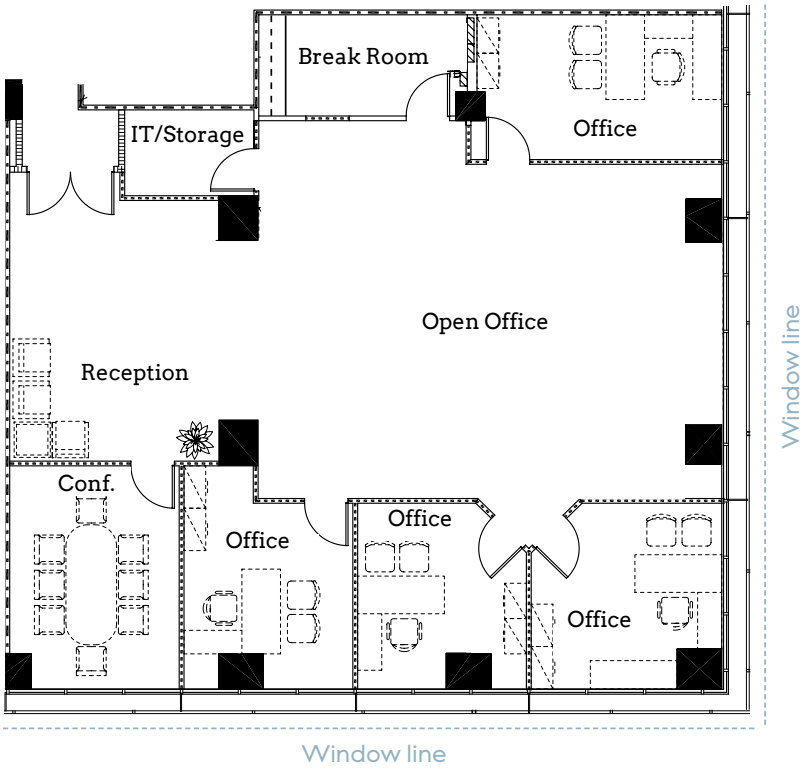
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Suite 306

2,634 SF

Available April 2027





- 1 conference room
- 4 offices
- Large open area
- IT/Storage room
- Break room

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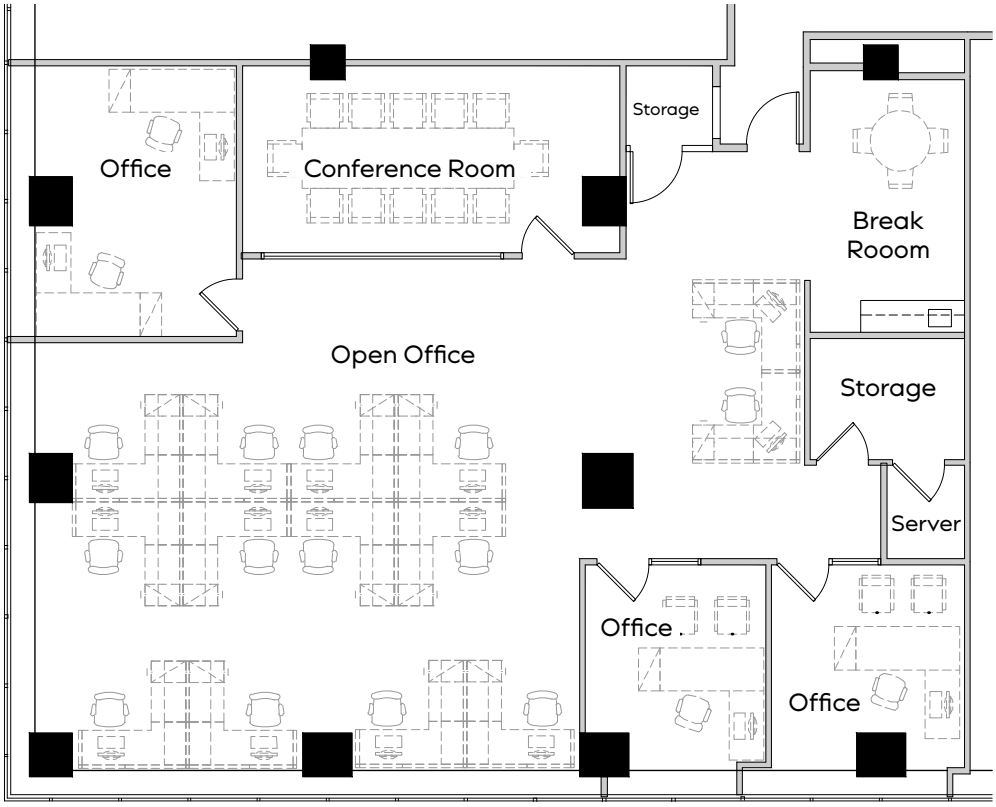
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Suite 406

2,755 SF

Available now





- 1 conference room
- 3 offices
- Large open area
- 2 Storage rooms
- Break Room

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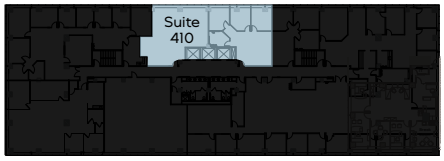
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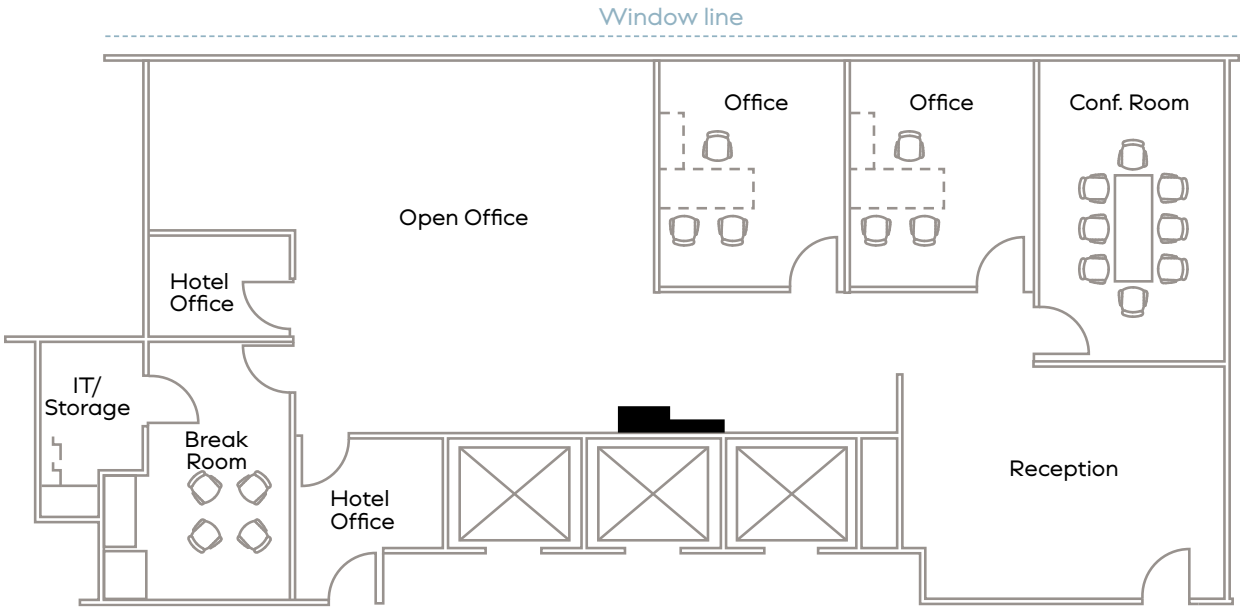
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Suite 410

2,420 SF

Available now







- Large reception area
- Conference room
- 2 Hotel offices
- 2 Private window offices
- Break room
- Server room
- Open area

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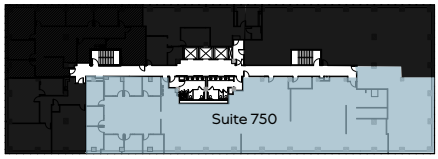
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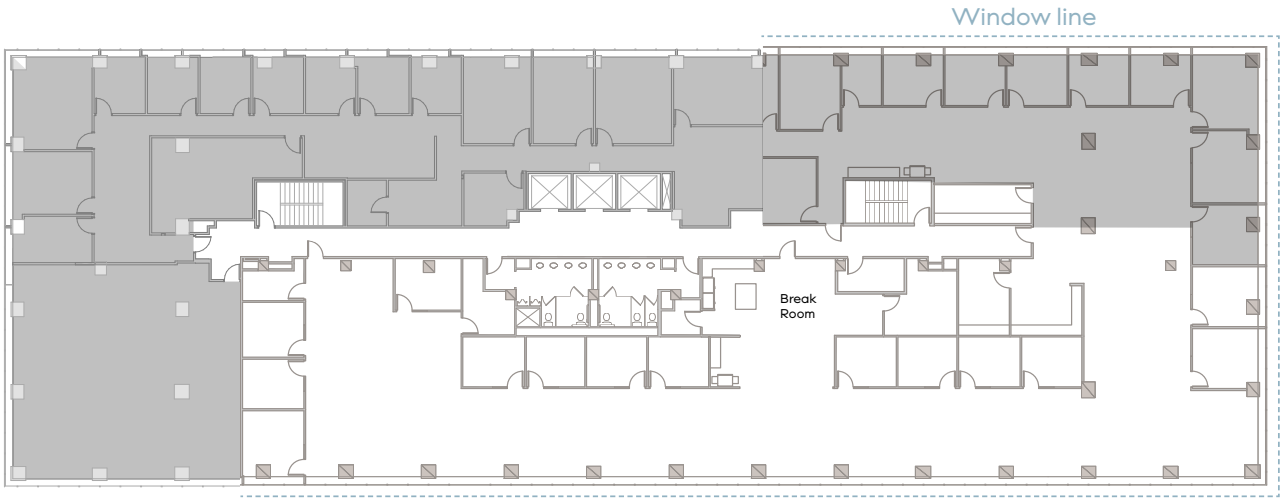
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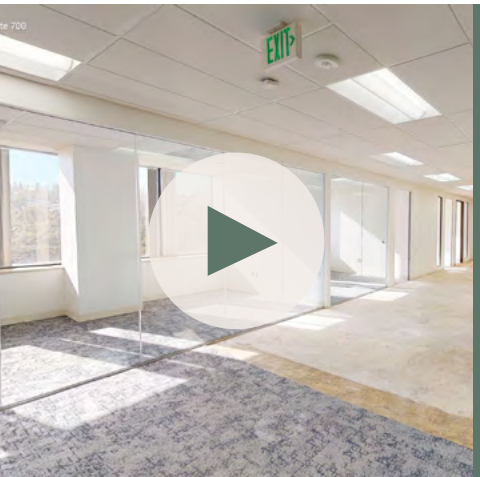
Suite 750

9,798 SF

Available now







Penthouse location with Western and Northern views

Efficient combination of private offices and open space

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For leasing information, contact:

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RE license #01177659

Tim Olson
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