



# HAZARD CENTER

7676 Hazard Center Drive, San Diego, California 92108

## FRANK WRIGHT

+1 858 546 5404  
frank.wright@cushwake.com  
LIC #01478399

## MIKE NOVKOV

+1 858 546 5412  
mike.novkov@cushwake.com  
LIC #01890388





## BUILDING FEATURES

- 15-story, Class “A” office tower
- 268,645 rentable square feet
- Hazard Center Office Tower has been Energy Star rated for the last 15 years and has received LEED EB O+M (Leadership in Energy, Environmental Design, Building Operations and Maintenance) Gold certification by the U.S. Green Building Council (USGBC)



- Central location at the junction of Highway 163 and Friars Road, with immediate access to and from five major freeways
- State-of-the-art computerized energy management systems
- Experienced, award-winning property management on-site staff
- 24/7 on-site security
- Generous 4 per 1,000 usable square feet parking ratio, plus ample visitor parking
- 20,000 square-foot floors which can provide up to 10 corner offices per floor
- Advanced sprinkler and life safety systems
- Five high-speed passenger elevators modernized with destination dispatch and a separate freight elevator
- Men’s and women’s locker rooms and a workout facility located on-site





## WHAT'S NEW | RENOVATED



### INTERIOR IMPROVEMENTS

1st and 2nd floor elevator lobbies, common areas, fitness room and restrooms have all been upgraded.

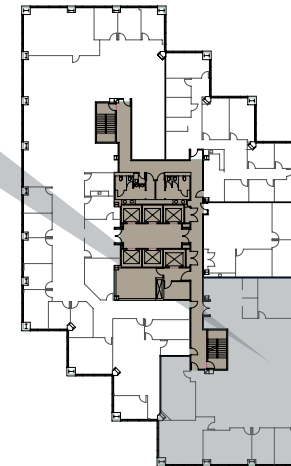
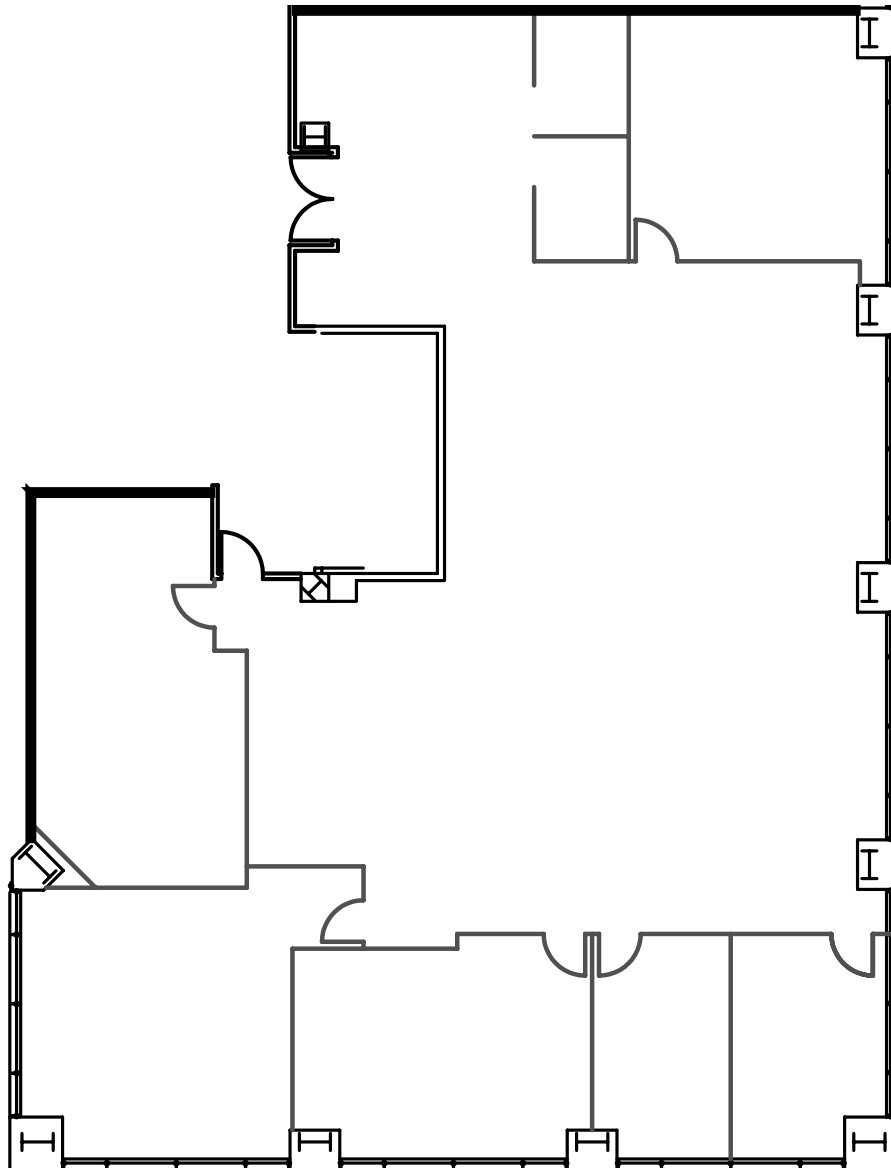
## SPACE AVAILABLE

SUITE NUMBER	SQUARE FOOTAGE	STATUS	ORIENTATION	PRICE	NOTES
650	5,114	11/1/2020	Southeast	\$3.65/SF FSG	Double-door entry. Mix of window-lined office & bullpen area.
760	2,639	Vacant	Southeast	\$3.65/SF FSG	Ready for new build out.



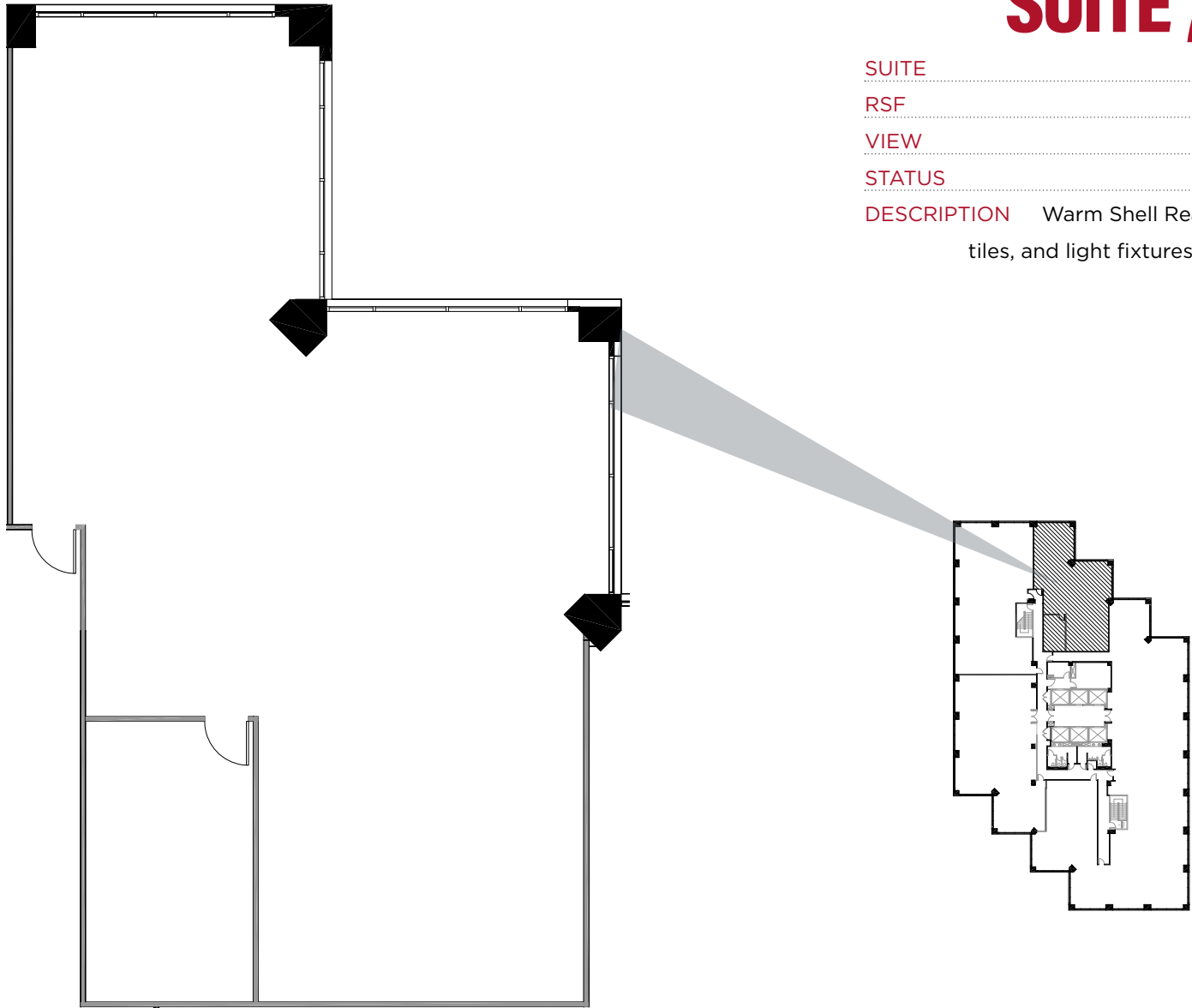
# SUITE 650

SUITE	650
RSF	5,114
VIEW	Southeast
STATUS	Available 11/1/2020
DESCRIPTION	Double-door entry. Mix of window-lined office & bullpen area.



# SUITE 760

SUITE	760
RSF	2,639
VIEW	Southeast
STATUS	Vacant
DESCRIPTION	Warm Shell Ready with a new ceiling grid, tiles, and light fixtures. Ready for a new build-out





## AMENITIES

The DoubleTree Hotel features fine dining, conference and banquet facilities, a state-of-the-art private health club, both indoor and outdoor pools, and tennis courts.

At Hazard Center, we're always working to lower our environmental impact. With our EV Charging Stations, your electric vehicle gets preferred parking in these spots, and can charge-up to quickly get you back on the road.

Let So Cal Auto Detail Center handwash, wax and dry your ride in the most environmentally friendly ways possible.

San Diego River Park provides walking, biking, and jogging paths, picnic areas, and a wildlife sanctuary.

137,000 square-foot retail center offers numerous on-site restaurants encompassing fine dining establishments and a wide variety of specialty shops including:



**WOOD RANCH**  
BBQ & GRILL

**BARNES & NOBLE**  
BOOKSELLERS



**Orangetheory**  
FITNESS



## EVERYTHING YOU NEED, ON AND OFF THE CLOCK

### EAT

- 1 Which Wich
- 2 Yogurtland
- 3 Smashburger
- 4 BJ's
- 5 Wood Ranch BBQ & Grill

### ENTERTAINMENT/DRINK

- 6 Starbucks
- 7 Intermezzo Espresso Cafe
- 8 Barnes & Noble Booksellers

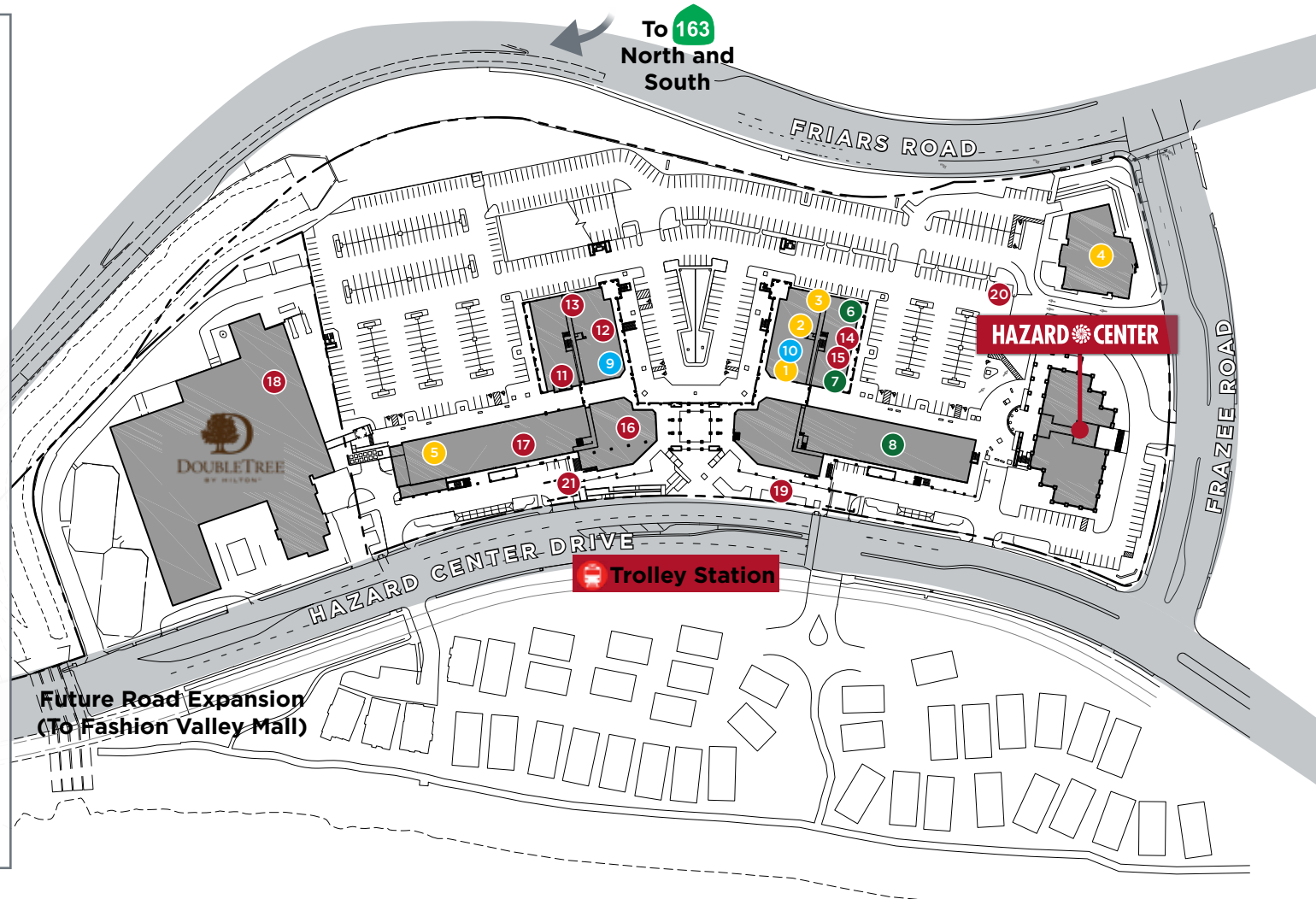
### FITNESS/HEALTH

- 9 Orangetheory Fitness
- 10 Lavish Nails

### BUSINESS SERVICES

- 11 First Financial Credit Union
- 12 Stuart Benjamin Jewellery
- 13 Charles Schwab
- 14 Apadana Cleaners
- 15 Dr. Walter Thomas
- 16 Lakeshore
- 17 FedEx Office
- 18 DoubleTree Hilton
- 19 JP Morgan Chase ATM
- 20 SoCal Auto Detail Center
- 21 EV Charge Stations

 GREEN LINE





# STAY FIT



## WORK IT OUT

Better your health by working out at **Orangetheory Fitness** or our on-site gym.

# RELAX



## GRAB A DRINK

Relax from the busy workday and indulge in a cocktail at **BJ's** and **Wood Ranch BBQ & Grill**.

# UNWIND



## ENTERTAINMENT

Take time off to read a book at **Barnes and Noble** and catch the latest movie at **UltraStar Cinemas**.

# DINE



## EAT UP

Grab a bite to eat with friends or family at one of the many restaurants offering different cuisines such as **Which Wich** or **Smashburger**.



## LOCATION

