



Fidelity  
INVESTMENTS

# HAZARD CENTER

7676 Hazard Center Drive, San Diego, California 92108

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**CUSHMAN &  
WAKEFIELD**



## BUILDING FEATURES

- 15-story, Class “A” office tower
- 278,230 rentable square feet
- Hazard Center Office Tower has been Energy Star rated for the last 18 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
- Advanced sprinkler and life safety 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



On-site food, beverage, and retail



Direct access to public transit and trolley station



Men’s and women’s locker rooms and a workout facility located on-site



**DIRECT ACCESS TO HAZARD CENTER  
TROLLEY STOP**



**ON-SITE FITNESS CENTER**



**SHOWERS & LOCKERS**



**24/7 SECURITY ON-SITE**



**COVERED PARKING WITH EV  
CHARGING AND CAR DETAILING**





## ON-SITE 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 SoCal 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:



## ON-SITE AMENITIES MAP

### EAT

- 1 Which Wich
- 2 BJ's Restaurant & Brewhouse
- 3 Wood Ranch BBQ & Grill
- 4 Negihama Sushi (Coming Soon)
- 5 Which Which

### ENTERTAINMENT/DRINK

- 5 Ultrastar Cinemas
- 6 Barnes & Noble Cafe
- 7 Barnes & Noble Booksellers

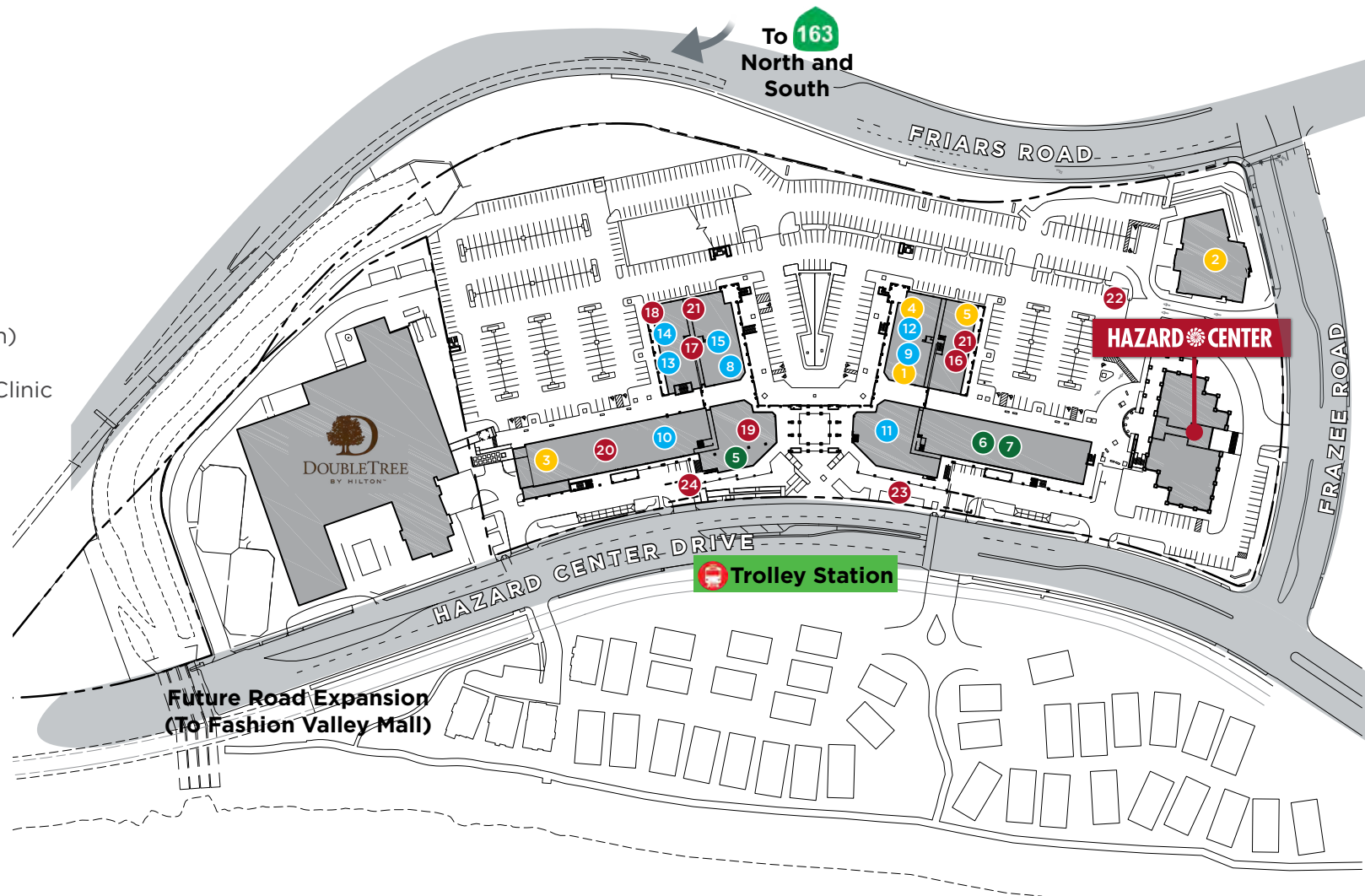
### FITNESS/HEALTH

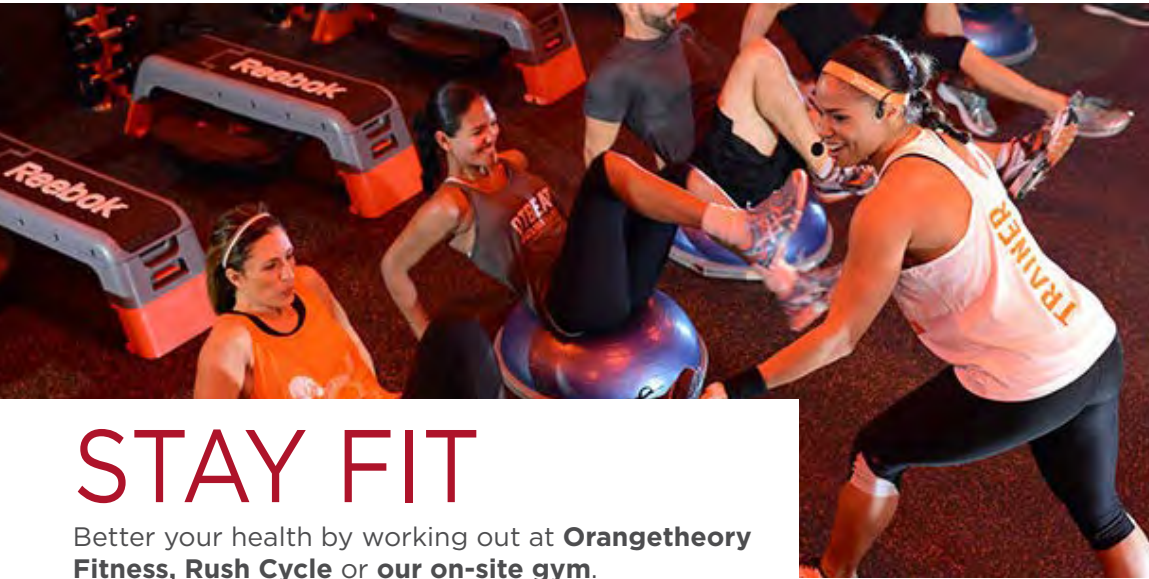
- 8 Orangetheory Fitness
- 9 Lavish Nails
- 10 Rush Cycle
- 11 Massage Envy
- 12 My Salon Suite (Coming Soon)
- 13 Jenny Craig
- 14 Timeless Age Defying Laser Clinic
- 15 Arthur Murray Dance Studios

### BUSINESS SERVICES

- 16 Stuart Benjamin Jewelry
- 17 Charles Schwab
- 18 Apadana Cleaners
- 19 Lakeshore
- 20 FedEx Office
- 21 DoubleTree Hilton
- 22 JP Morgan Chase ATM
- 23 SoCal Auto Detail Center
- 24 EV Charge Stations

 GREEN LINE





## STAY FIT

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

## UNWIND

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



## RELAX

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

## DINE

Grab a bite to eat with friends or family at one of the many restaurants offering different cuisines such as **Negihama Sushi Bar & Grill, BJ's Restaurant and Brewhouse** or **Wood Ranch BBQ & Grill**.



## NEARBY AMENITIES

### FASHION VALLEY CENTER

Nordstrom  
Macy's  
Bloomingdale's  
Blanco Cocina & Cantina  
California Pizza Kitchen  
The Cheesecake Factory  
Craft House  
North Italia  
P.F. Changs  
Silverlake Ramen  
Tommy Bahama Marlin Bar  
True Food Kitchen  
59th & Lex Cafe  
Starbucks  
Better Buzz Coffee  
Pinkberry

### MISSION VALLEY CENTER WEST

BevMo!  
Trader Joe's  
ULTA  
West Elm  
Old Navy  
DSW Shoes  
Golf Galaxy  
Lazy Dog  
The Habit Burger  
King's Fish House  
Shake Shack  
The Coffee Bean  
Panini Kabob Grill  
Puesto

### PARK IN THE VALLEY

Best Buy  
The Kebab Shop  
PetSmart  
Saks Off 5th  
Staples  
Breakfast Republic  
California Fish Grill  
Sammy's Woodfire Pizza  
QDOBA

Ralphs  
CVS  
Einstein Bros. Bagels  
Food 4 Less  
Jack in the Box  
Chick-fil-A

### WESTFIELD MISSION VALLEY

24 Hour Fitness  
Target  
Nordstrom Rack  
Michaels  
360 Degrees Korean BBQ  
Buffalo Wild Wings  
Cava  
Corner Bakery Cafe  
Mendocino Farms  
Outback Steakhouse  
Panda Express  
Panera Bread  
Pesto Italian Kitchen  
Tender Greens  
Broken Yolk Cafe  
Yard House  
Starbucks

### RIO VISTA PLAZA

TJ Maxx  
HomeGoods  
Party City  
Wendy's  
Sombrero Mexican  
Mission Valley Breakfast Co.  
Total Wine & More  
Jersey Mikes

### MISSION VALLEY CENTER EAST

Wag Hotels  
In-N-Out  
El Pollo Loco  
Taco Bell  
Rubio's  
Pick Up Stix



## 1,000 - 5,000 SF

SUITE	SQUARE FOOTAGE	STATUS	CONDITION	PRICE	VIRTUAL TOUR
1525	1,936	Vacant	2nd Gen	\$3.75/SF FSG	
860	2,036	Vacant	2nd Gen	\$3.75/SF FSG	
810	3,627	Vacant	2nd Gen	\$3.75/SF FSG	<a href="#">▶</a>
750	3,813	12/1/2024	2nd Gen	\$3.75/SF FSG	
725	3,958	Vacant	2nd Gen	\$3.75/SF FSG	<a href="#">▶</a>

## 5,000 - 10,000 SF

SUITE	SQUARE FOOTAGE	STATUS	CONDITION	PRICE	VIRTUAL TOUR
650	5,114	Vacant	2nd Gen (Planned Spec)	\$3.75/SF FSG	<a href="#">▶</a>
210	5,182	Vacant	Spec	\$3.75/SF FSG	<a href="#">▶</a>
1500	7,023	Vacant	2nd Gen	\$3.75/SF FSG	<a href="#">▶</a>
725/750	7,771	12/1/2024	2nd Gen	\$3.75/SF FSG	
1300	8,245	Vacant	2nd Gen	\$3.75/SF FSG	<a href="#">▶</a>
1360	8,325	Vacant	2nd Gen	\$3.75/SF FSG	<a href="#">▶</a>
1500/1525	8,959	Vacant	2nd Gen	\$3.75/SF FSG	



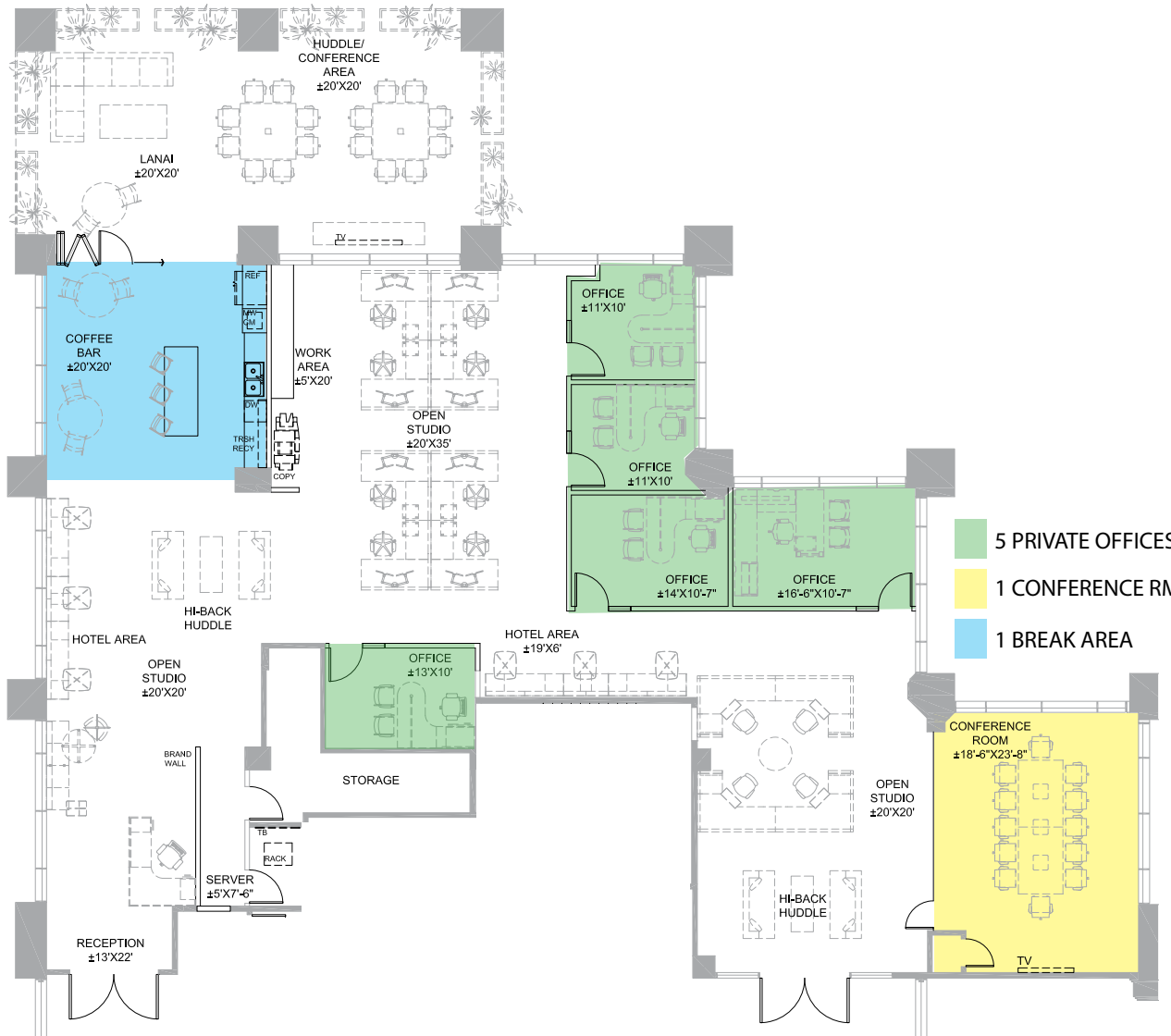
## 10,000 - 20,000 SF

SUITE	SQUARE FOOTAGE	STATUS	CONDITION	PRICE
600	10,640	Vacant	2nd Gen	\$3.75/SF FSG
600/650	15,754	Vacant	2nd Gen	\$3.75/SF FSG
1300/1360	16,570	Vacant	2nd Gen	\$3.75/SF FSG

CLICK ON SUITE NUMBER TO VIEW FLOORPLAN AND SUITE SPECIFICATIONS



## SPEC SUITE SUITE 210

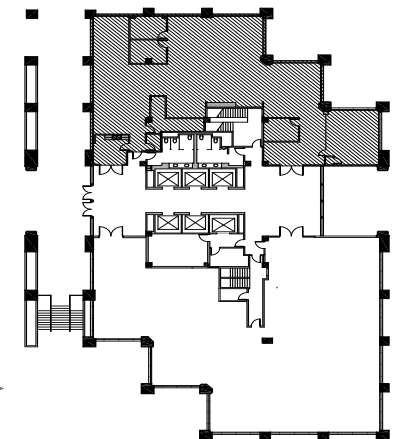


SUITE	210
RSF	5,182
VIEW	North
STATUS	Vacant

VIRTUAL TOUR



New spec suite with modern improvements including double-door glass entry off of the plaza level lobby, multiple window-line offices, abundant open space and open break room leading out to an expansive private outdoor patio via sliding glass doors.

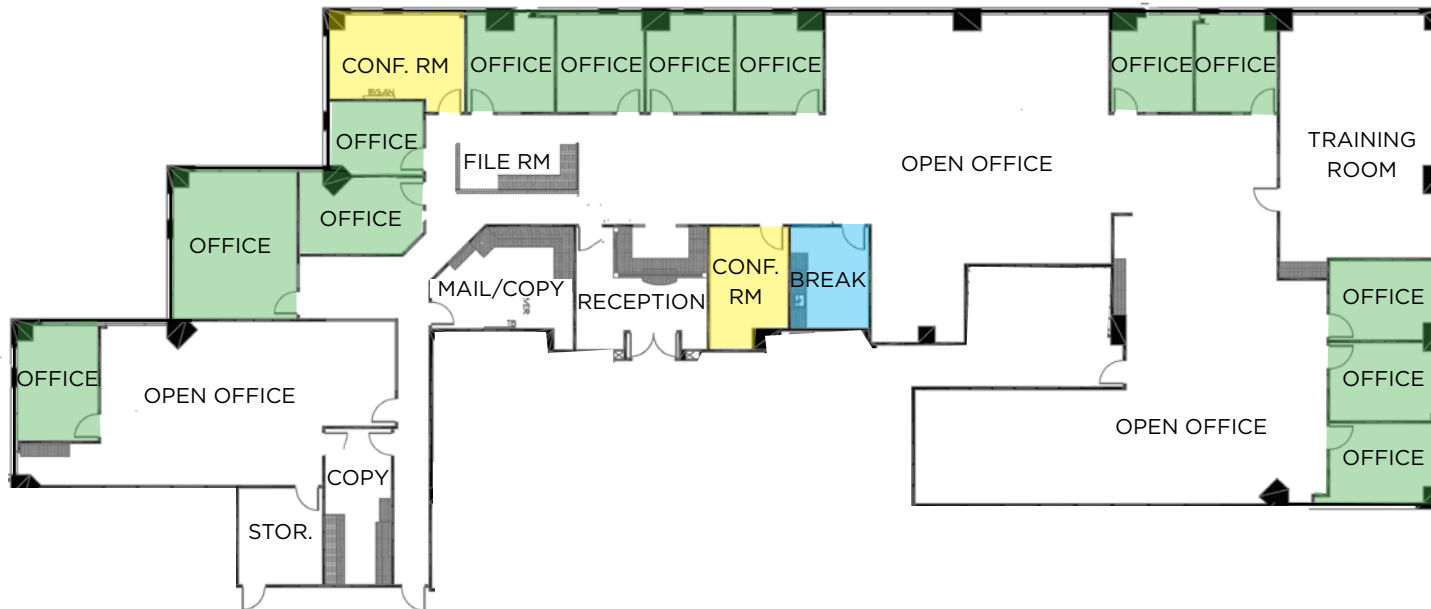


[RETURN TO AVAILABILITIES PAGE](#)

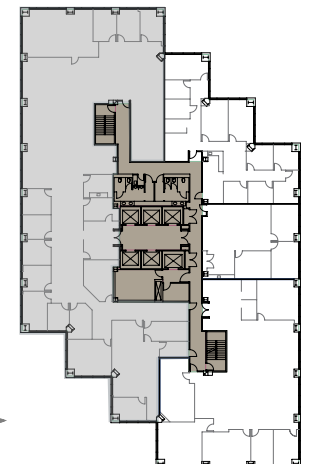
## AS-BUILT SUITE 600

SUITE	600
RSF	10,640
VIEW	West
STATUS	Vacant

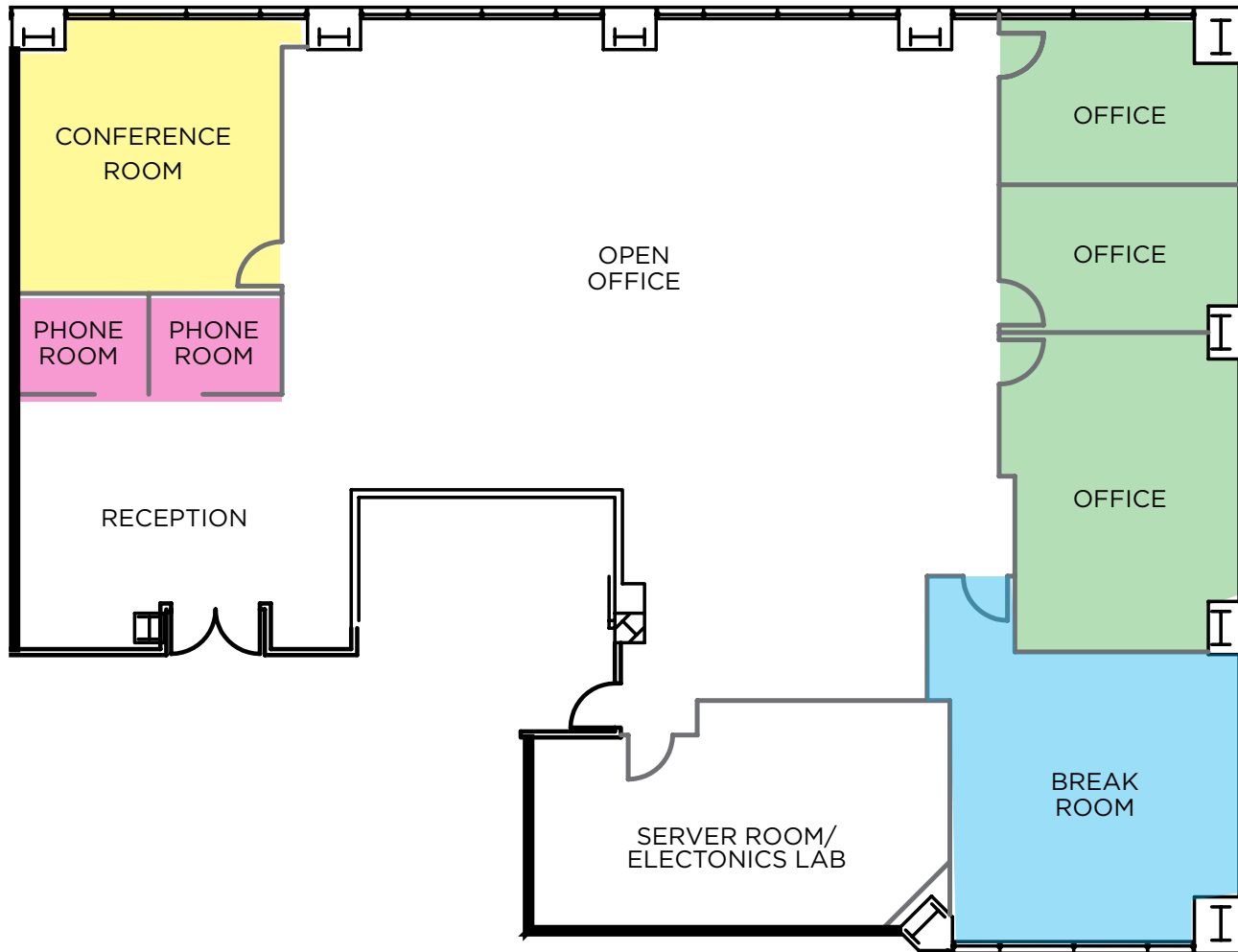
Direct western facing suite with a double-door entry off the elevator lobby consisting of dedicated reception, thirteen (13) private offices, two (2) conference rooms, break room, training room, print/copy room, storage and open office space. Contiguous with Suite 650.



- 13 PRIVATE OFFICES
- 2 CONFERENCE RMS
- 1 BREAK ROOM



## AS-BUILT SUITE 650



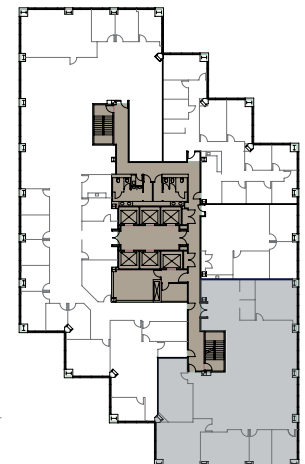
SUITE	650
RSF	5,114
VIEW	Southeast
STATUS	Vacant

### VIRTUAL TOUR



Double door entry with mix of window-line offices, bullpen area, break room and conference room. Contiguous with Suite 600.

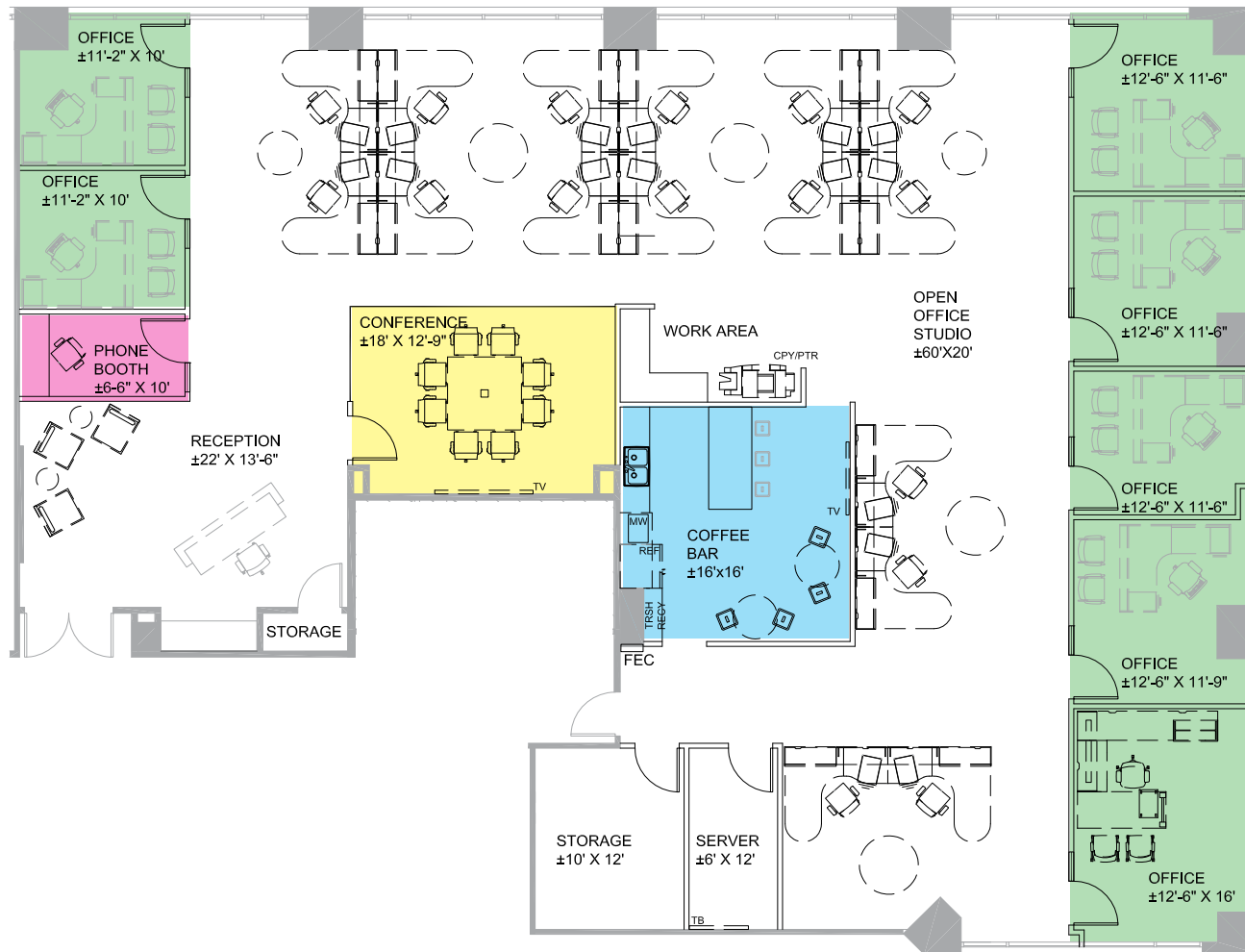
- 3 PRIVATE OFFICES
- 1 CONFERENCE RM
- 1 BREAK AREA
- 2 PHONE ROOMS



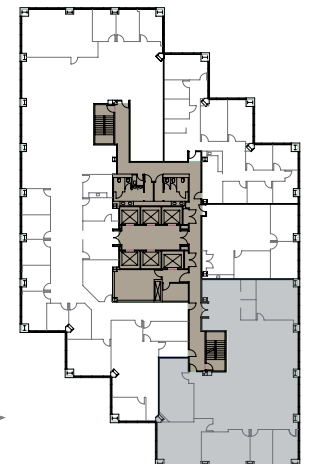
## PLANNED SPEC SUITE SUITE 650

SUITE	650
RSF	5,114
VIEW	Southeast
STATUS	Vacant

Planned Spec Suite with glass conference room, seven (7) private offices, break room, server and storage room and open area for cubicles. Contiguous with Suite 600.



- 7 PRIVATE OFFICES
- 1 CONFERENCE RM
- 1 BREAK AREA
- 1 PHONE ROOM



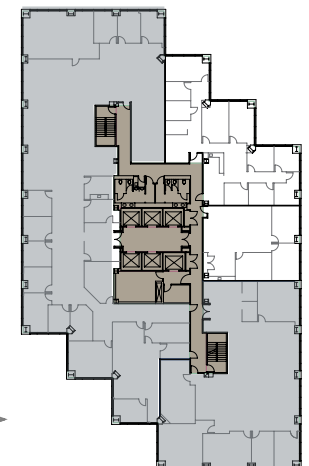
## AS-BUILT SUITE 600/650

SUITE	600/650
RSF	15,754
VIEW	West/Southeast
STATUS	Vacant

Prominent double-door entry off of the elevator lobby with dedicated reception, up to twenty (20) private offices, 3 conference rooms, break room, training room, print/copy room, storage room and abundant open areas.



- 20 PRIVATE OFFICES
- 3 CONFERENCE RM
- 2 BREAK AREA
- 2 PHONE ROOM



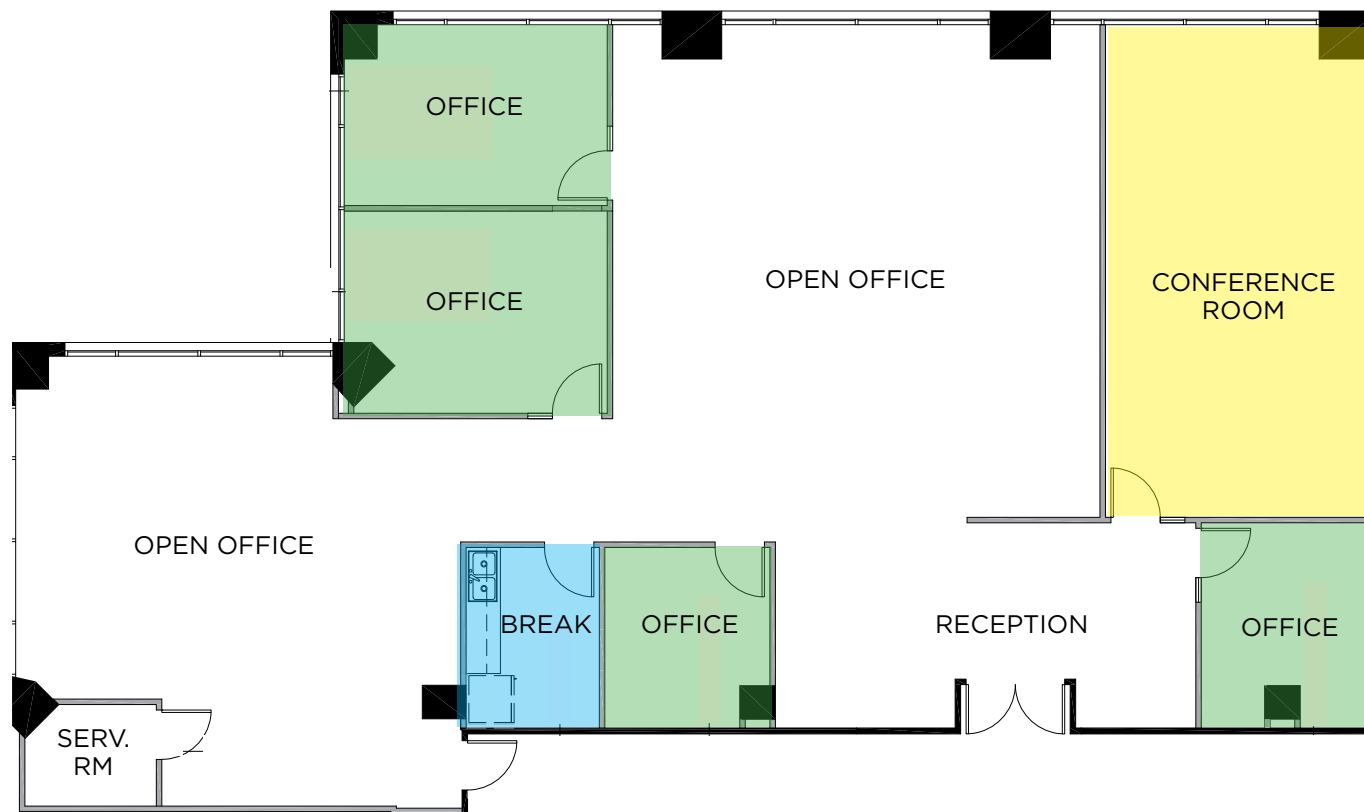
## AS-BUILT SUITE 725

SUITE	725
RSF	3,958
VIEW	East
STATUS	Vacant

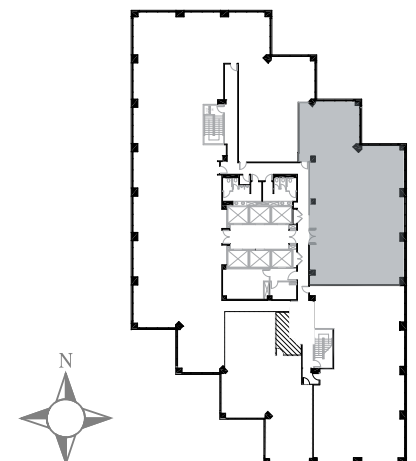
### VIRTUAL TOUR



Double door entry off the elevator lobby with four (4) private offices, conference room, break room, server room and open office area.



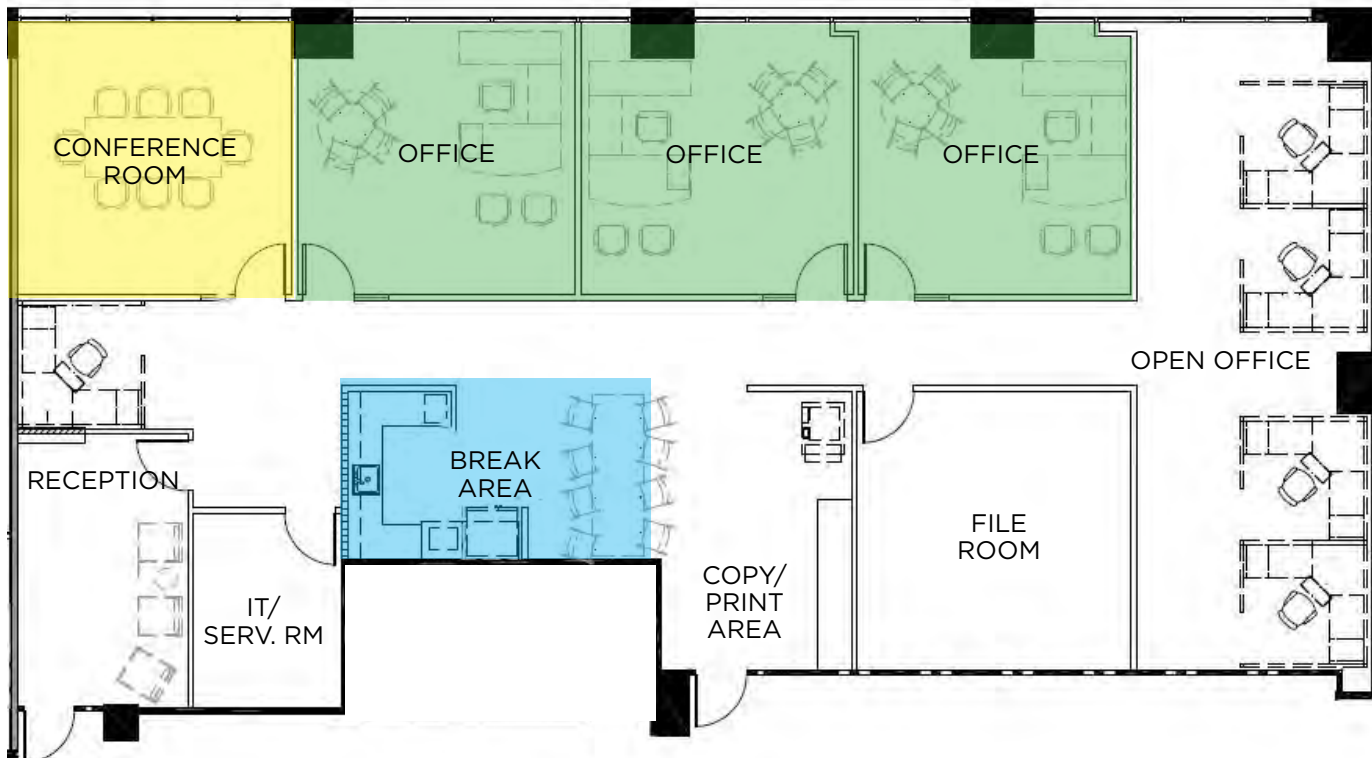
- 4 PRIVATE OFFICES
- 1 CONFERENCE RM
- 1 BREAK AREA



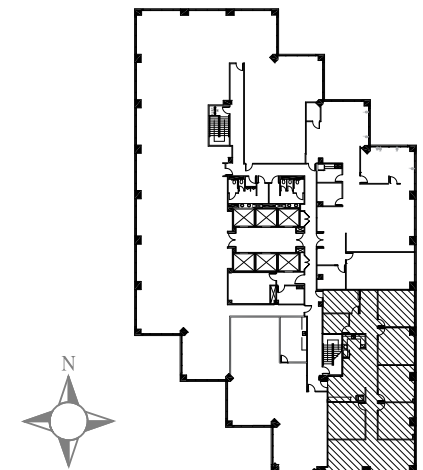
## AS-BUILT SUITE 750

SUITE	750
RSF	3,813
VIEW	East
STATUS	12/1/2024

Three (3) private offices, conference room, break room, it/server room, file room and open office area.



- 3 PRIVATE OFFICES
- 1 CONFERENCE RM
- 1 BREAK AREA

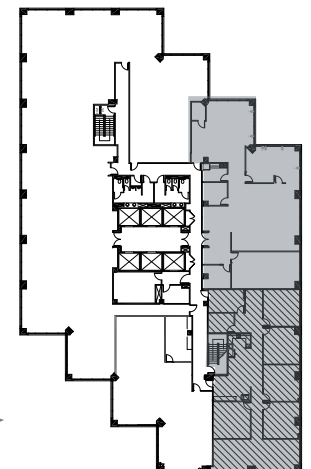
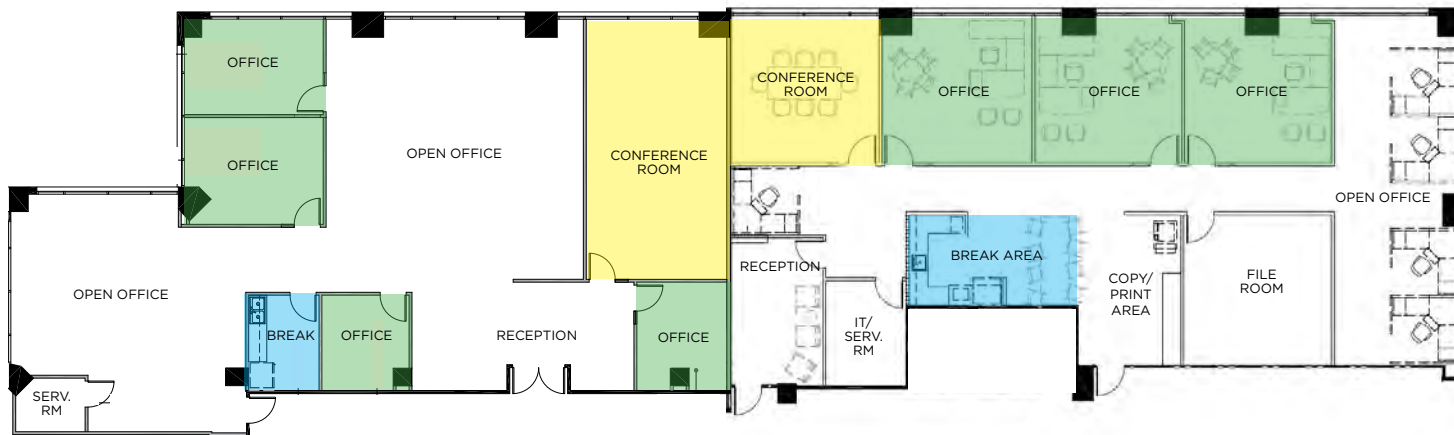


## AS-BUILT SUITE 725/750

SUITE	700/750
RSF	7,771
VIEW	East
STATUS	12/1/2024

Seven (7) private offices, two (2) conference rooms, two (2) break areas, it/server room, file room and open office area.

- 7 PRIVATE OFFICES
- 2 CONFERENCE RMS
- 2 BREAK AREAS



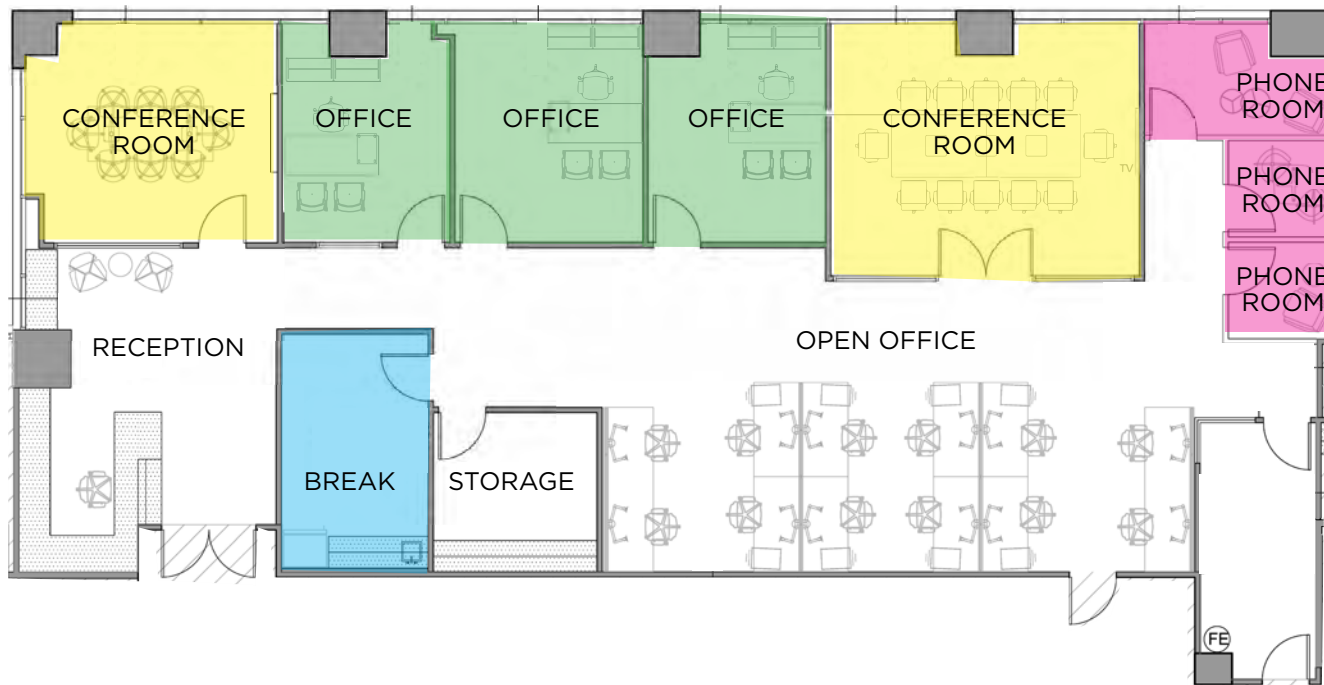


## AS-BUILT SUITE 810

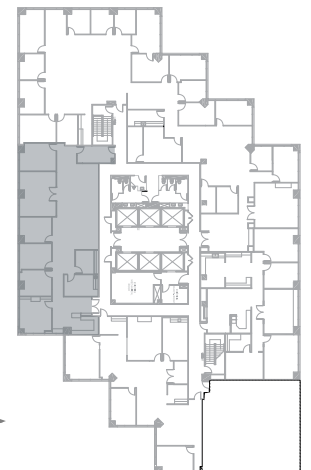
SUITE	810
RSF	3,627
VIEW	West
STATUS	Vacant

VIRTUAL TOUR 

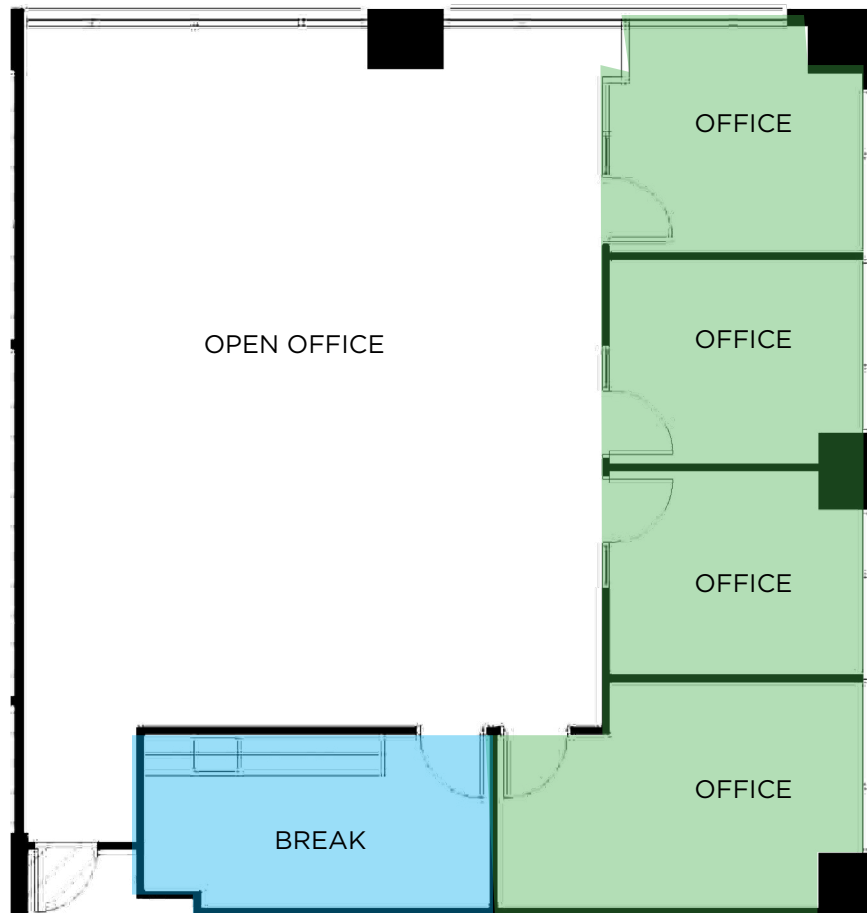
Three (3) private offices, two (2) conference rooms, three (3) phone rooms, a storage room and open area for cubicles.



- 3 PRIVATE OFFICES
- 2 CONFERENCE RMS
- 1 BREAK AREA
- 3 PHONE ROOMS



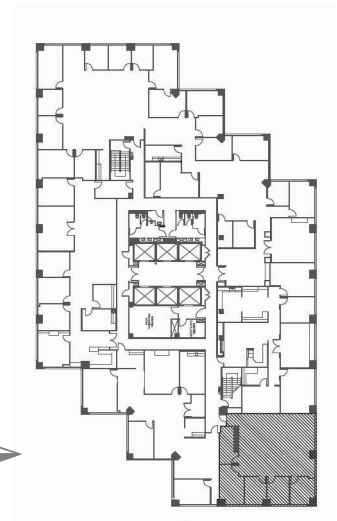
## AS-BUILT SUITE 860



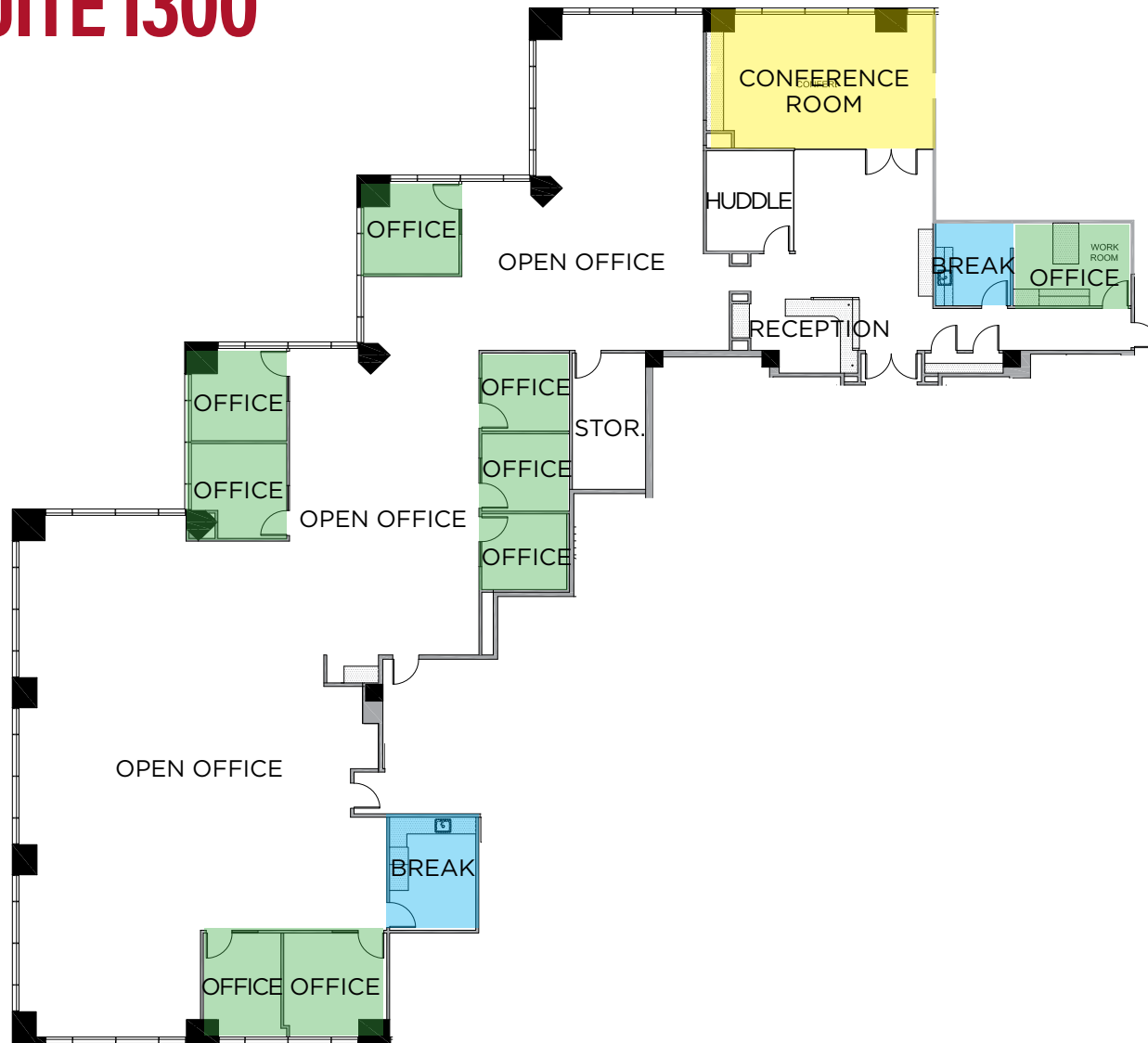
SUITE	860
RSF	2,036
VIEW	East
STATUS	Vacant

Four (4) private offices, break room and open area.

- 4 PRIVATE OFFICES
- 1 BREAK AREA



## AS-BUILT SUITE 1300



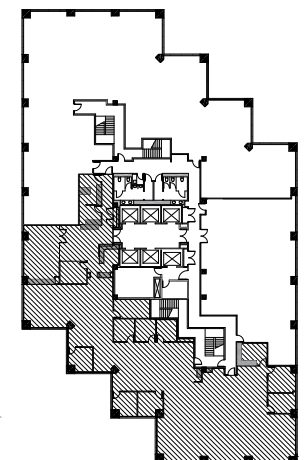
SUITE	1300
RSF	8,245
VIEW	West
STATUS	Vacant

VIRTUAL TOUR



Prominent double-door entry off of elevator lobby, sweeping views of Mission Bay and Pacific Ocean, reception area, nine (9) private offices, conference room, two (2) break areas and abundant open area for cubicles. Suite is contiguous with Suite 1360.

- 9 PRIVATE OFFICES
- 1 CONFERENCE RM
- 2 BREAK ROOMS



[RETURN TO AVAILABILITIES PAGE](#)

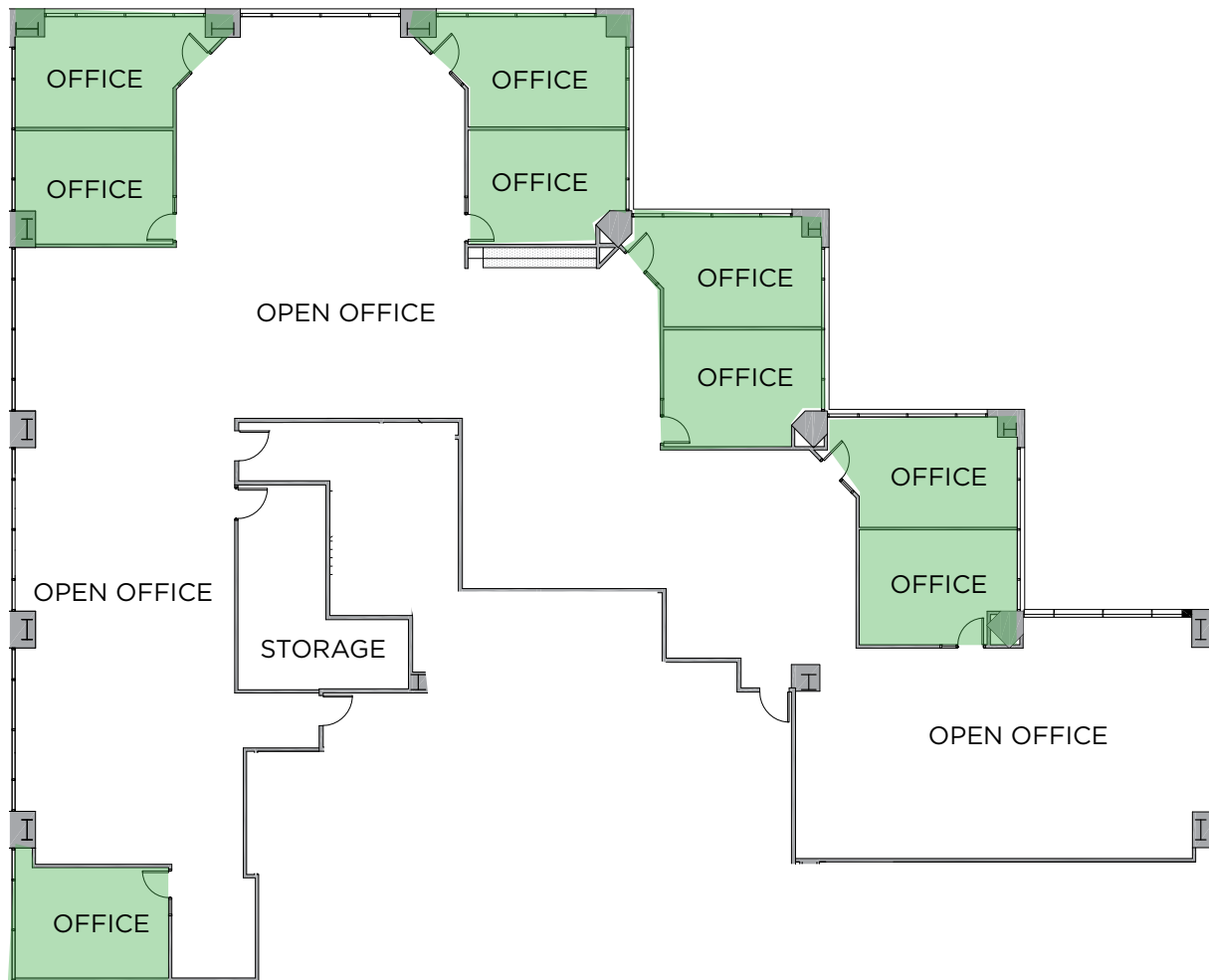
## AS-BUILT SUITE 1360

SUITE	1360
RSF	8,325
VIEW	North
STATUS	Vacant

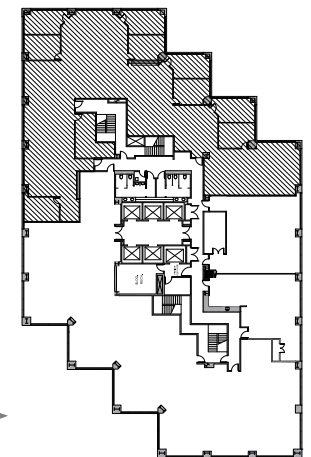
### VIRTUAL TOUR



Existing layout includes 9 offices, storage area, and open office area. Contiguous with Suite 1300.



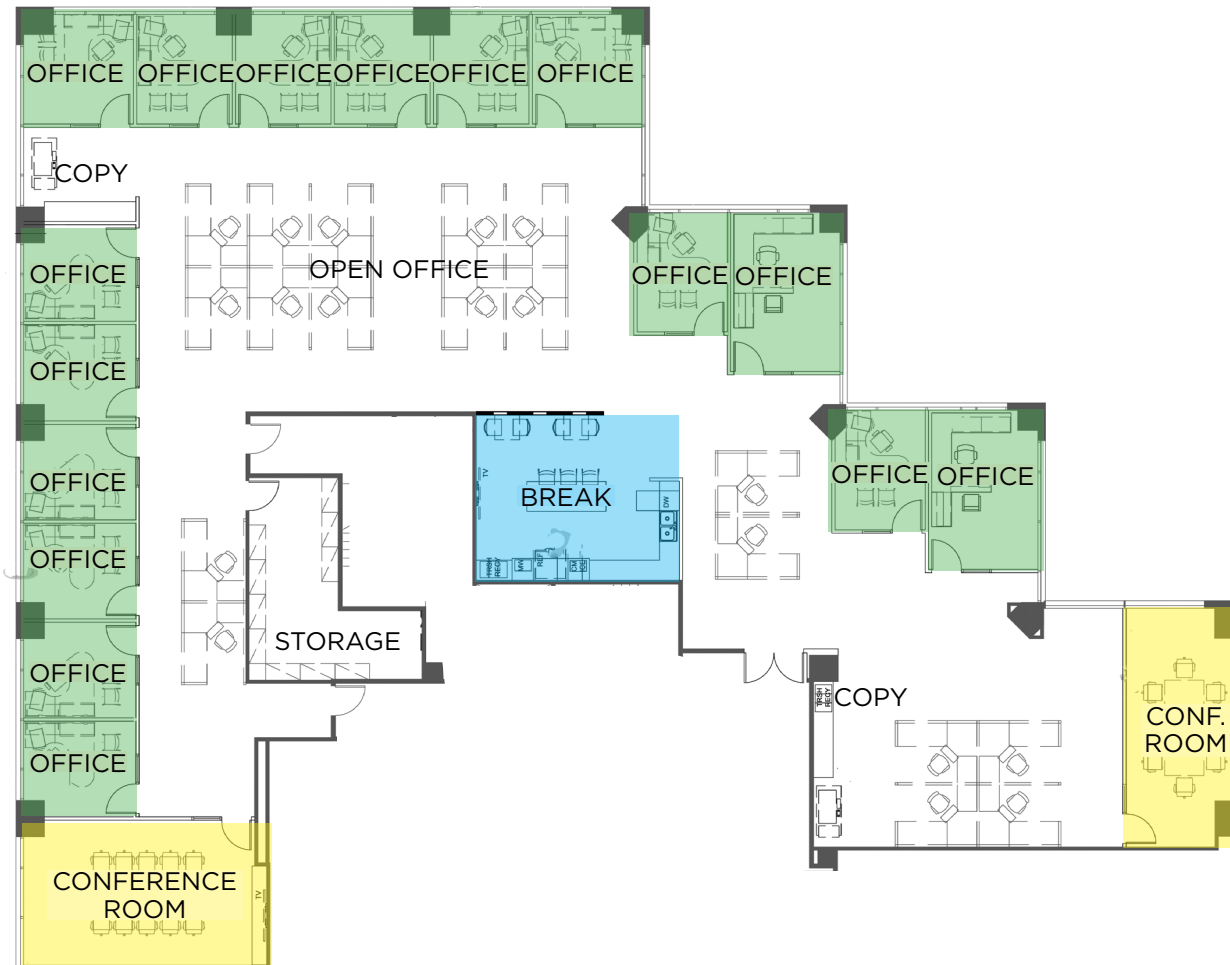
 9 PRIVATE OFFICES



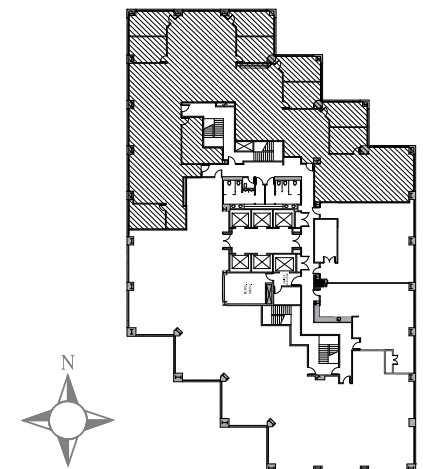
## HYPOTHETICAL LAYOUT SUITE 1360

SUITE	1360
RSF	8,325
VIEW	North
STATUS	Vacant

Hypothetical plan provides for sixteen (16) private offices, two (2) conference rooms, storage, file/copy area and abundant open area for cubicles. Suite is contiguous with Suite 1300.

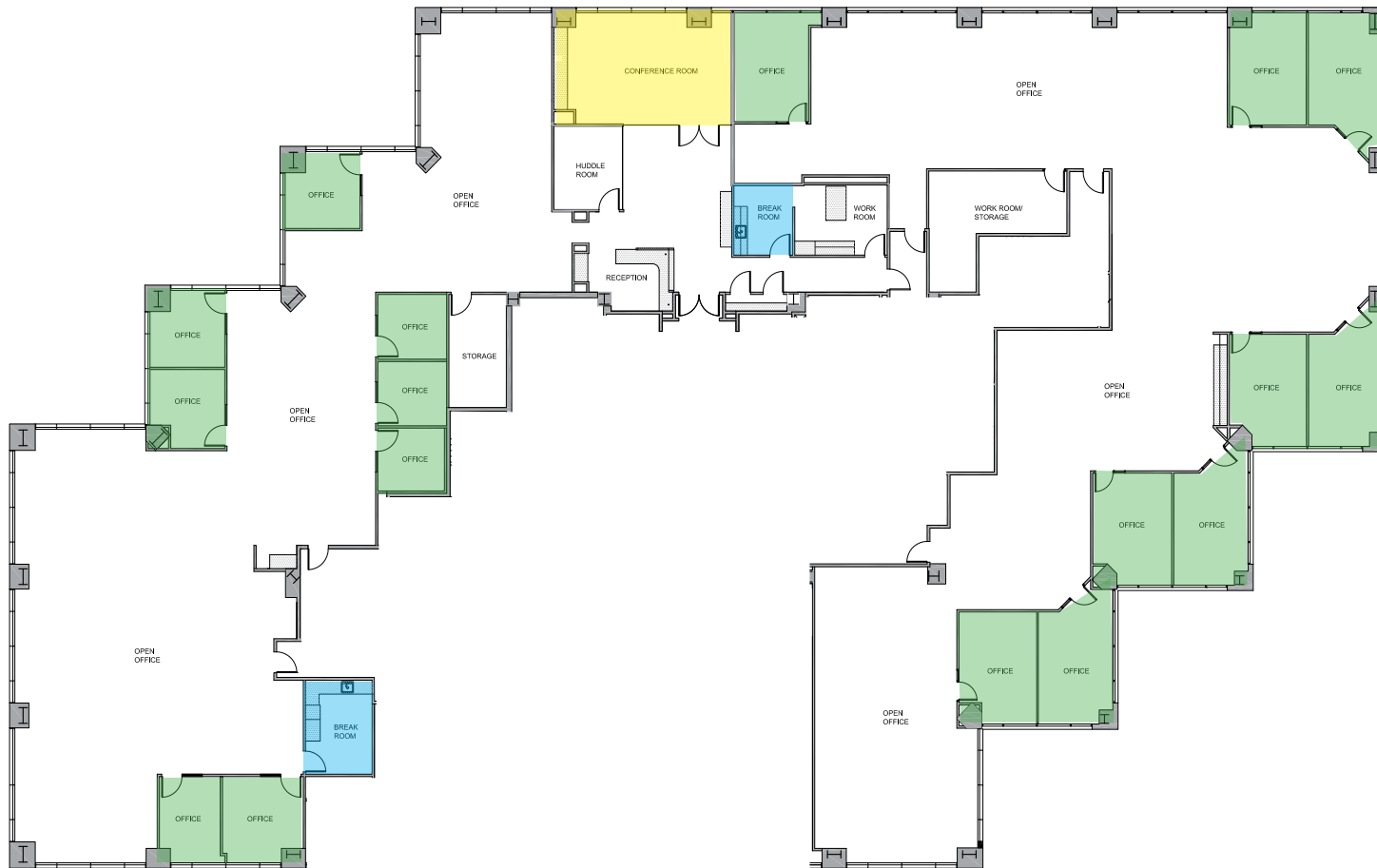


- 16 PRIVATE OFFICES
- 2 CONFERENCE RMS
- 1 BREAK ROOM

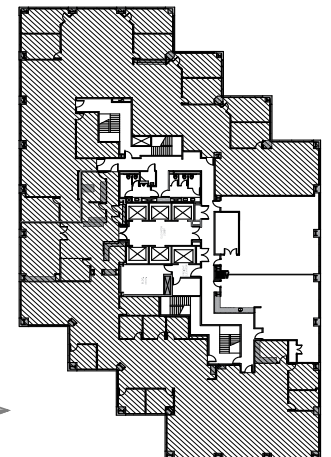


# AS-BUILT SUITE 1300/1360

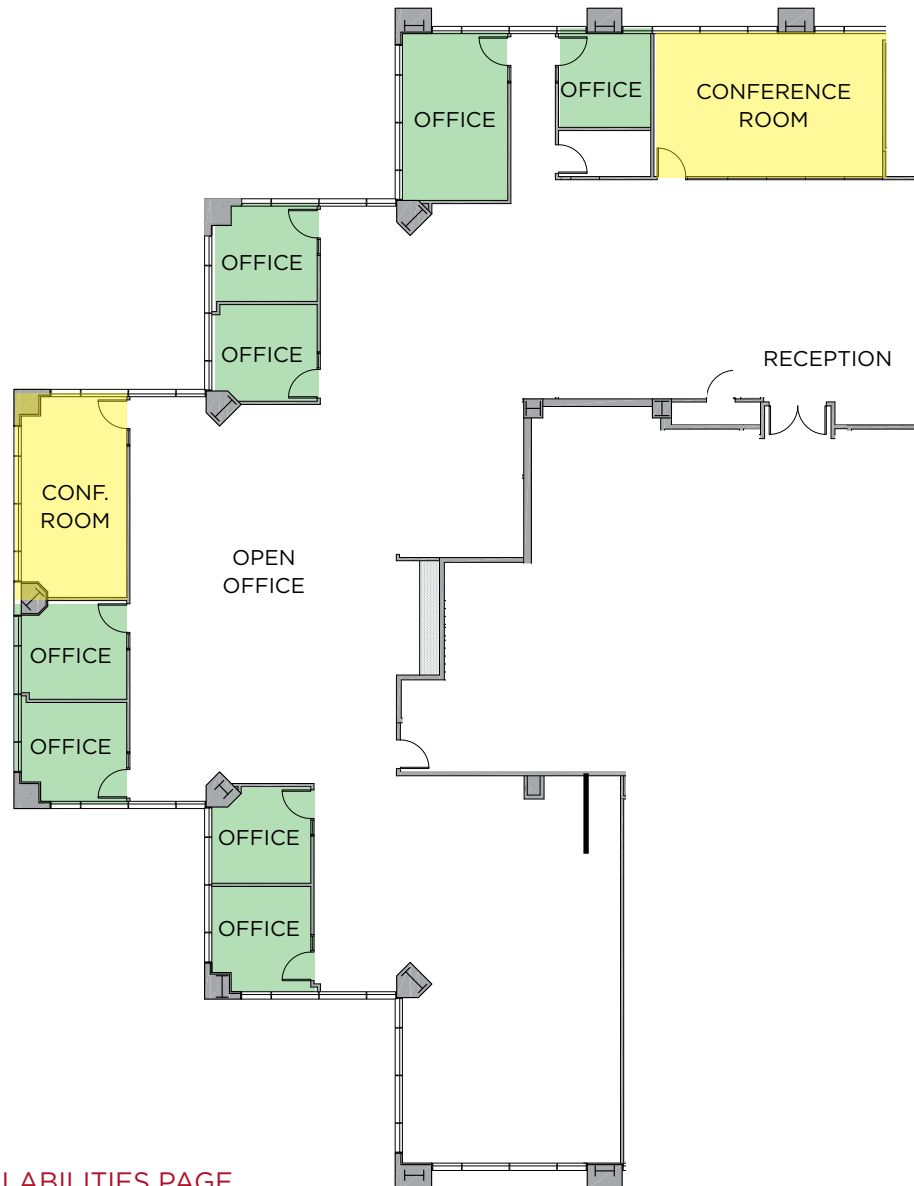
SUITE	1300/1360
RSF	16,570
VIEW	West
STATUS	Vacant



- 17 PRIVATE OFFICES
- 1 CONFERENCE RM
- 2 BREAK ROOMS



## AS-BUILT SUITE 1500



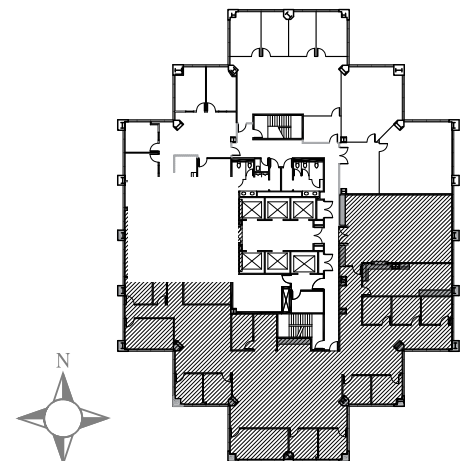
SUITE	1500
RSF	7,023
VIEW	Southwest
STATUS	Vacant

[VIRTUAL TOUR](#)



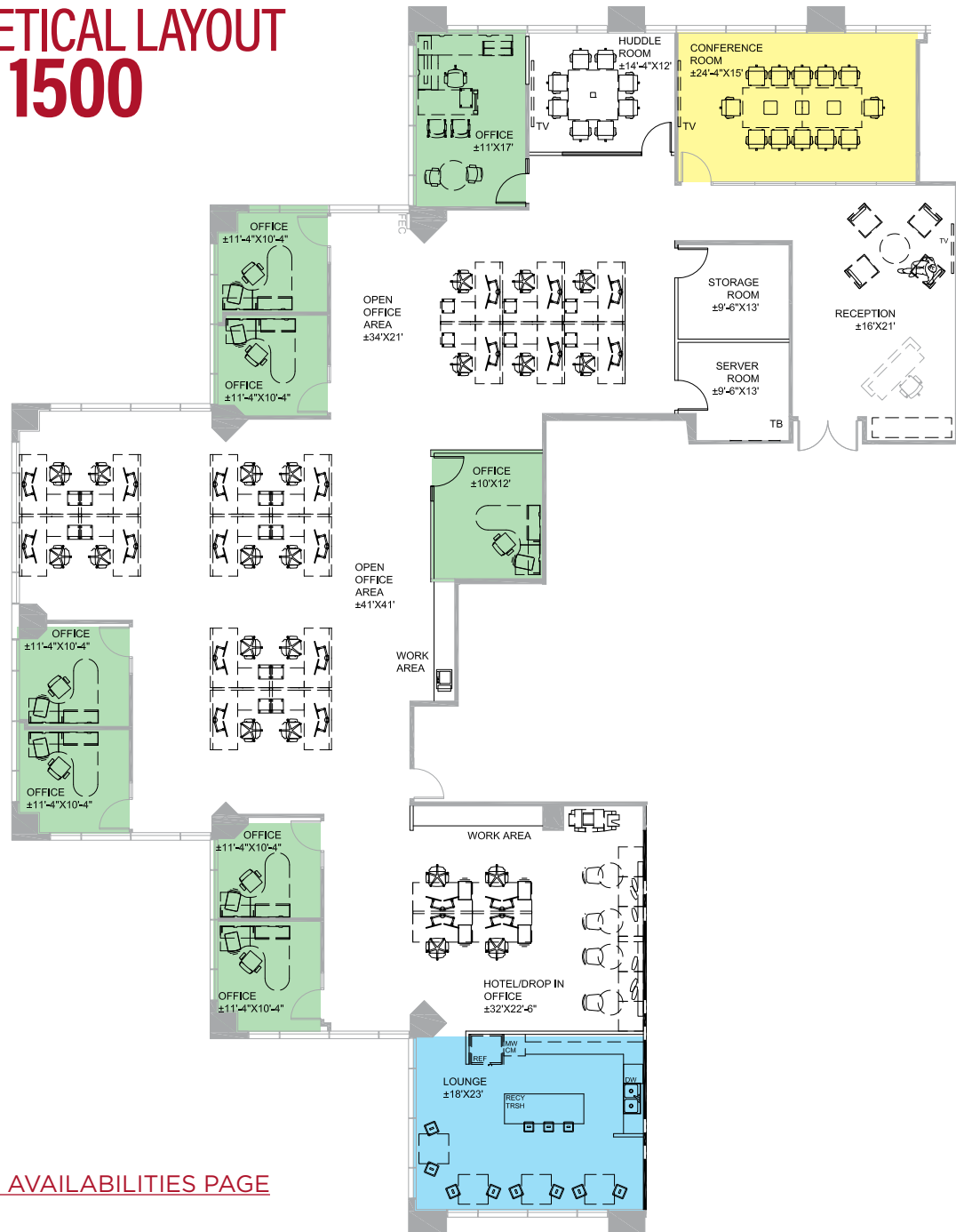
Penthouse suite with sweeping views of Mission Valley and the Pacific Ocean consisting of eight (8) private offices, two (2) conference rooms and open space for cubicles.

- 8 PRIVATE OFFICES
- 2 CONFERENCE RMS



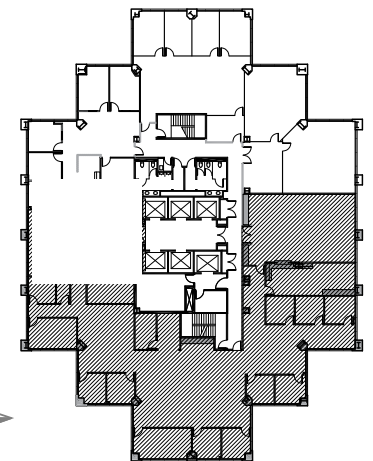
[RETURN TO AVAILABILITIES PAGE](#)

## HYPOTHETICAL LAYOUT SUITE 1500



SUITE	1500
RSF	7,023
VIEW	Southwest
STATUS	Vacant

- 8 PRIVATE OFFICES
- 1 CONFERENCE RM
- 1 BREAK AREA



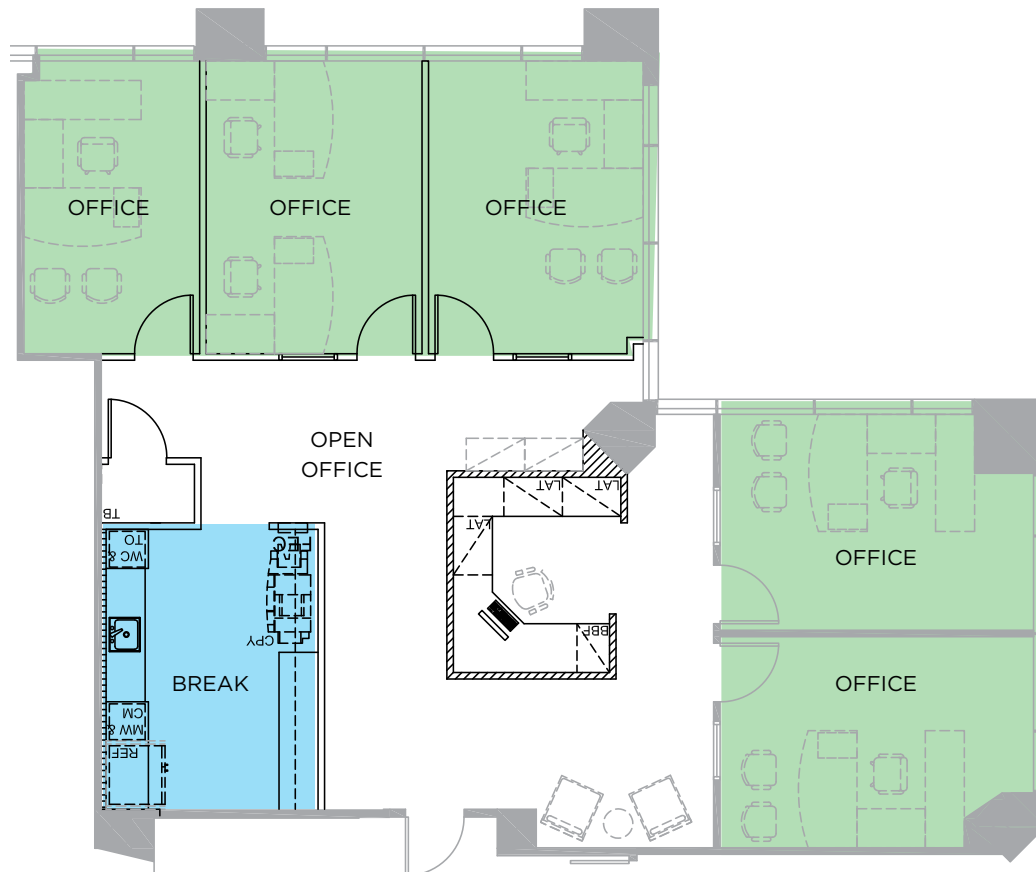
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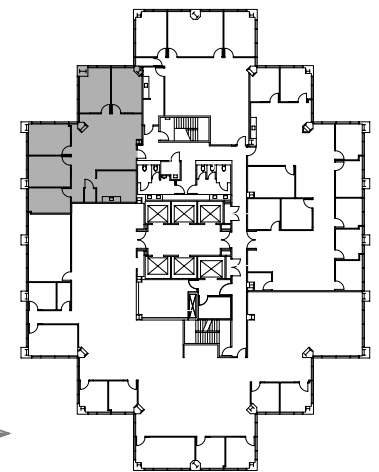
## AS-BUILT SUITE 1525

SUITE	1525
RSF	1,936
VIEW	Northwest
STATUS	Vacant

Penthouse suite with views of Mission Valley. Five (5) private offices, break room, server room and open office area for cubes.



- 5 PRIVATE OFFICES
- 1 BREAK AREA






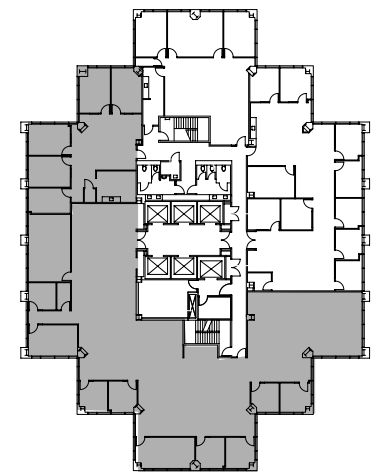
## AS-BUILT SUITE 1500/1525

SUITE	1500/1525
RSF	8,959
VIEW	Northwest/Southwest
STATUS	Vacant

Penthouse suite with views of Mission Valley and the Pacific Ocean. Thirteen (13) private offices, two (2) conference rooms break room, server room and open office area for cubes.



-  13 PRIVATE OFFICES
-  2 CONFERENCE RMS
-  1 BREAK AREA





# HAZARD CENTER

7676 Hazard Center Drive, San Diego, California 92108



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WAKEFIELD**

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