

FOR LEASE

Ruffin Business Center

3625 – 3665 – 3675 Ruffin Road, San Diego, CA 92123

Build to Suit
Suites Available -
RATES AS LOW
AS \$1.00/SF!



- 631– 5,933 SF professional office suites available
- Major renovations include: remodeled bathrooms and common areas, ADA access*
- Great window line with amazing views and operable windows
- Common area kitchenette*
- Desirable central location with excellent freeway access to I-15, Hwy 163, Hwy 52, I-8 and public transportation stops nearby
- T-1 internet, cable & fiber available
- Onsite deli and many restaurants nearby
- Lease rates starting as low as \$1.00/SF - Gross + utilities*

* Renovations and pricing vary by building.



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SITE PLAN

Ruffin Business Center

3625 – 3665 – 3675 Ruffin Road, San Diego, CA 92123

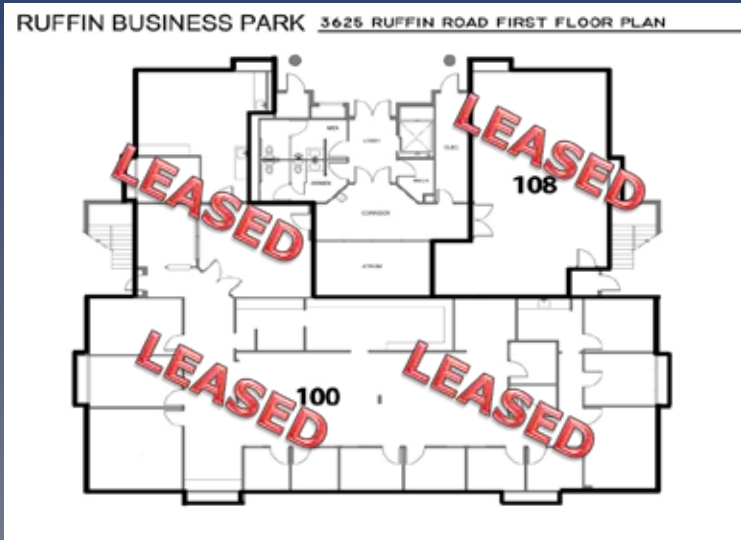


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FLOOR PLAN

Ruffin Business Center

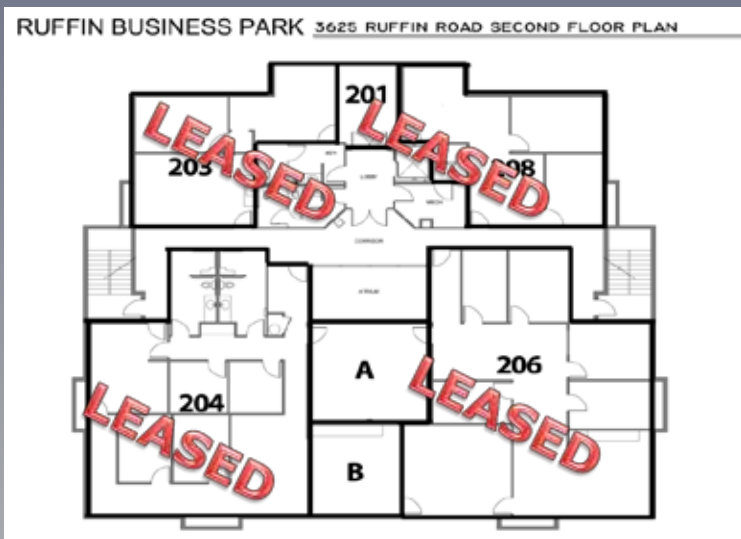
3625 Ruffin Road, San Diego, CA 92123



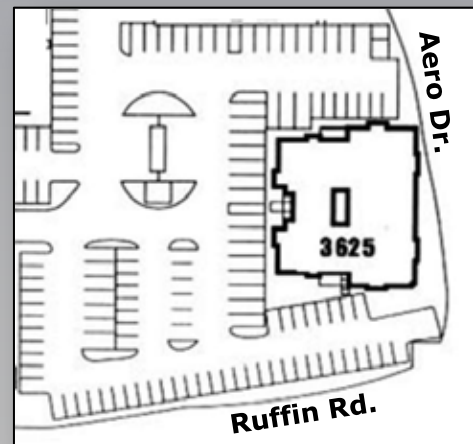
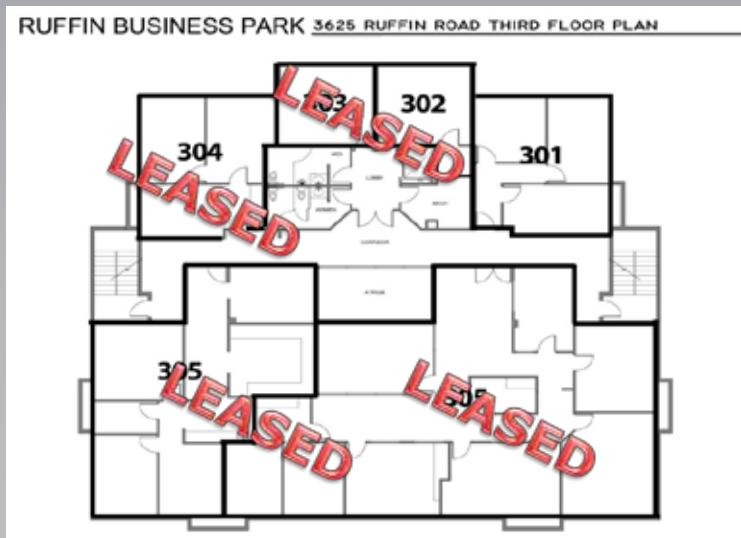
SUITE	SIZE	FIRST FLOOR
ALL	SPACES	LEASED!

SUITE	SIZE	SECOND FLOOR
ALL	SPACES	LEASED!

SUITE	SIZE	THIRD FLOOR
301	697 SF	3 Private offices



Free Shared Kitchenette*



* Renovations vary by building.

FLOOR PLAN

Ruffin Business Center

3665 Ruffin Road, San Diego, CA 92123

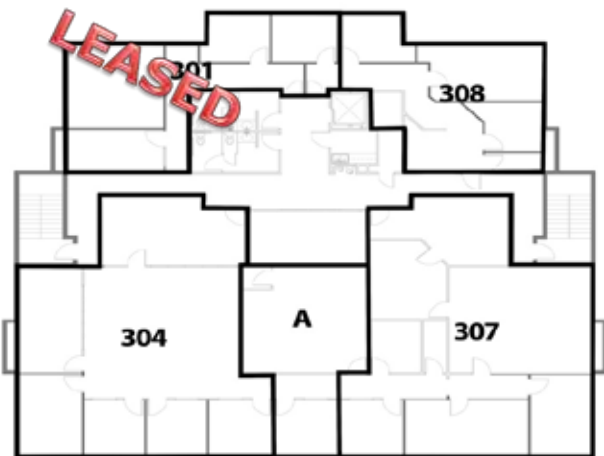
RUFFIN BUSINESS PARK 3665 RUFFIN ROAD FIRST FLOOR PLAN



RUFFIN BUSINESS PARK 3665 RUFFIN ROAD SECOND FLOOR PLAN



RUFFIN BUSINESS PARK 3665 RUFFIN ROAD THIRD FLOOR PLAN

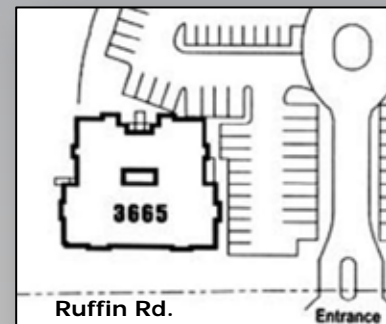


SUITE	SIZE	FIRST FLOOR
ALL	SPACES	LEASED!

SUITE	SIZE	THIRD FLOOR
304	2,062 SF	Available with Option "A"
A	742 SF	Add to suite 304 or 307
307	2,008 SF	Available with Option "A"
308	1,121 SF	Bonus closet space

All contiguous suites can be combined.

Beautiful
Renovated
Restrooms*



* Renovations vary by building.

FLOOR PLAN

Ruffin Business Center

3675 Ruffin Road, San Diego, CA 92123

RUFFIN BUSINESS PARK 3675 RUFFIN FIRST FLOOR PLAN



SUITE	SIZE	FIRST FLOOR
115	1,035 SF	Reception, 3 private offices and bullpen
135	985 SF	Reception, 2 private offices

SUITE	SIZE	SECOND FLOOR
225	631 SF	Perfect small suite

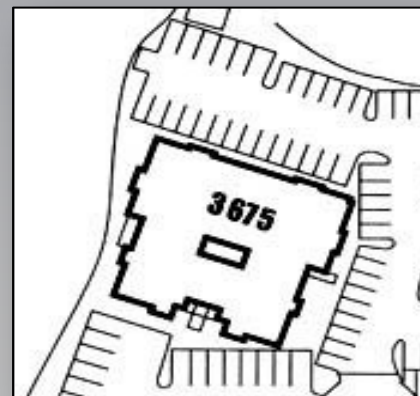
SUITE	SIZE	THIRD FLOOR
310	1,636 SF	Great views

All contiguous suites can be combined.

RUFFIN BUSINESS PARK 3675 RUFFIN SECOND FLOOR PLAN



RUFFIN BUSINESS PARK 3675 RUFFIN THIRD FLOOR PLAN



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