



4180 RUFFIN ROAD
9370 SKY PARK COURT &

4180 RUFFIN ROAD & 9370 SKY PARK COURT



PROJECT FEATURES & SPECS

- **COMMON AREAS RECENTLY UPGRADED**
- **New showers, lockers and restrooms**
- **New lobby**
- **New common area corridors**
- **New signage**
- **New landscaping**
- Abundant parking (4/1,000)
- Excellent access to I-15 and Highway 163 via Aero Drive and Balboa Avenue
- Highly visible and accessible office location on corner of Ruffin Road and Sky Park Court
- Close to public transportation
- On-site property management

NUMBER OF STORIES	Two
FLOOR PLATE SIZES	4180 Ruffin Road: 17,768 SF 9370 Sky Park Court: 17,768 SF
ELEVATORS	One hydraulic elevator
HVAC	Cooling tower and boiler with multiple water source heat pumps. Delta controlled HVAC system gives tenants flexibility to control HVAC after-hours
HVAC HOURS	M-F: 8:00 am - 6:00 pm
HIGH-SPEED DATA	Fiber Optics, Cable and T-1
CORE FACTOR	15%
CONSTRUCTION TYPE	Brick, Steel and Glass
ZONING	IL-2-1
SITE & ACCESS	4180 Ruffin Road and 9370 Sky Park Court are situated on a 3.64 acre corner parcel



AVAILABILITY

4180 RUFFIN ROAD AVAILABILITY

SUITE	SF AVAILABLE	RATE	COMMENTS
295	4,060 SF	\$2.40 Full Service	Double door entry, reception, large open areas, 6 private offices, kitchen/break room and storage/IT

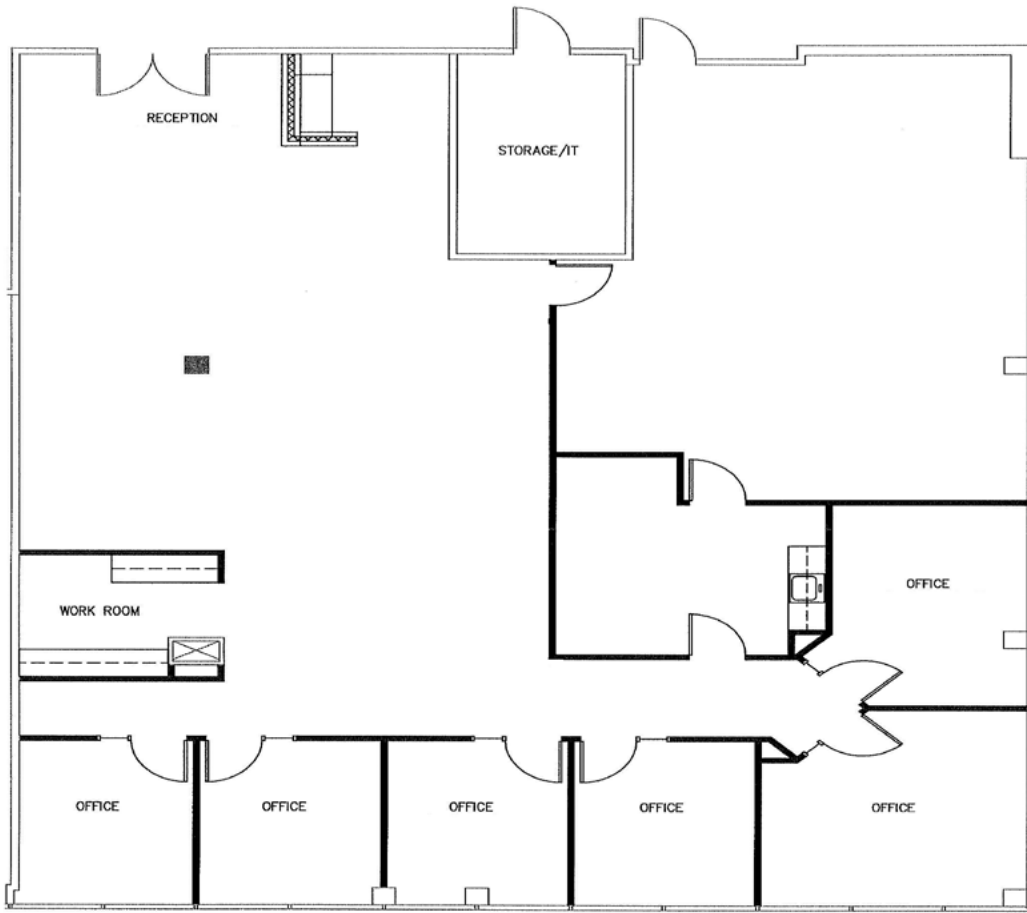
9370 SKY PARK AVAILABILITY

SUITE	SF AVAILABLE	RATE	COMMENTS
210	5,093	\$2.40 Full Service	Clean white-box condition with excellent window-line



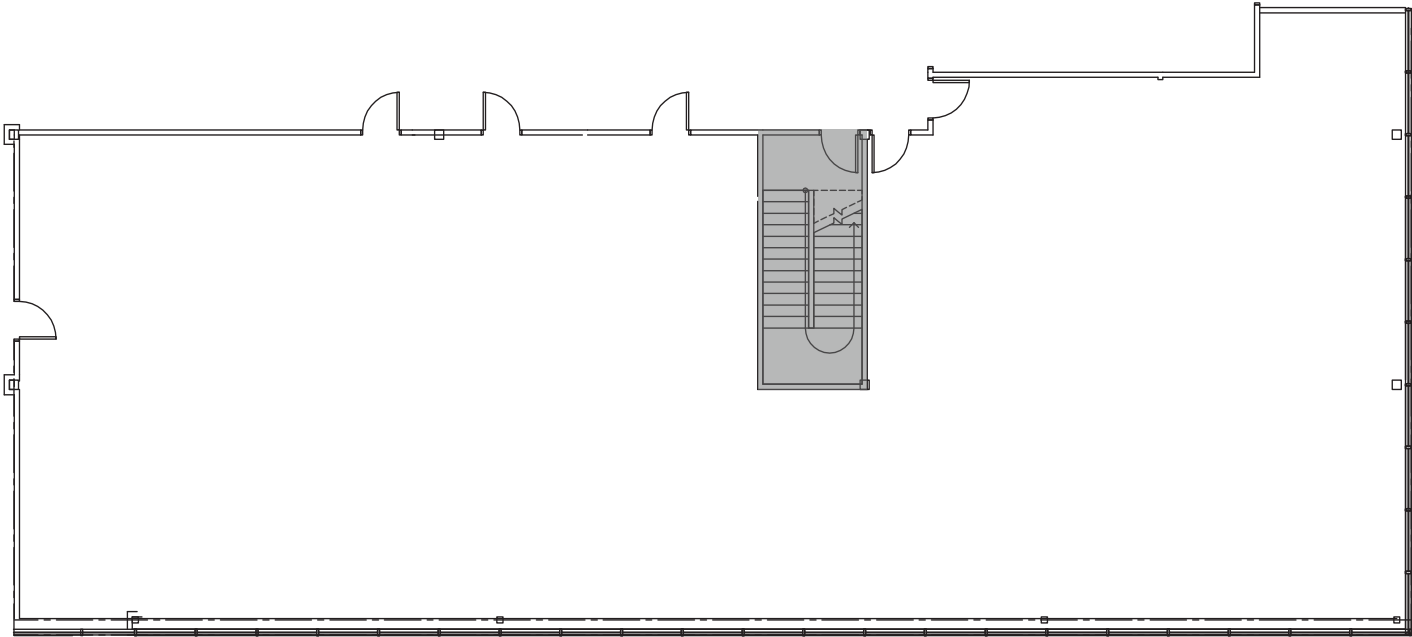
4180 RUFFIN RD.
SUITE 295 | 4,067 SF

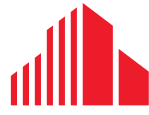
Double door entry, reception, large open areas, 6 private offices, kitchen/break room and storage/IT.



9370 SKY PARK CT.
SUITE 210 | 5,093 SF

White-box condition





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WAKEFIELD**

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4180 RUFFIN ROAD &
9370 SKY PARK COURT

