

4400

RUFFIN ROAD

131,000 SF • OFFICE + R&D • PRIME CENTRAL LOCATION



L|B|A
REALTY

CBRE

4400

RUFFIN ROAD



PROJECT FEATURES



▶ **OFFICE + R&D**



▶ **131,000 SF** - 2-story office building efficiently designed to accommodate a variety of users and provide maximum function, flexibility and prominent corporate identity.



▶ **SUPERIOR LOCATION** - Kearny Mesa, with immediate access to Interstate 15, Highway 163, Interstate 805, and Highway 52, and central to all San Diego locations and business services – hotels, restaurants, airports, and retail; Located in the San Diego Regional Enterprise Zone and the Foreign Trade Zone.



▶ **ACCESS** - Multiple ingress and egress options.

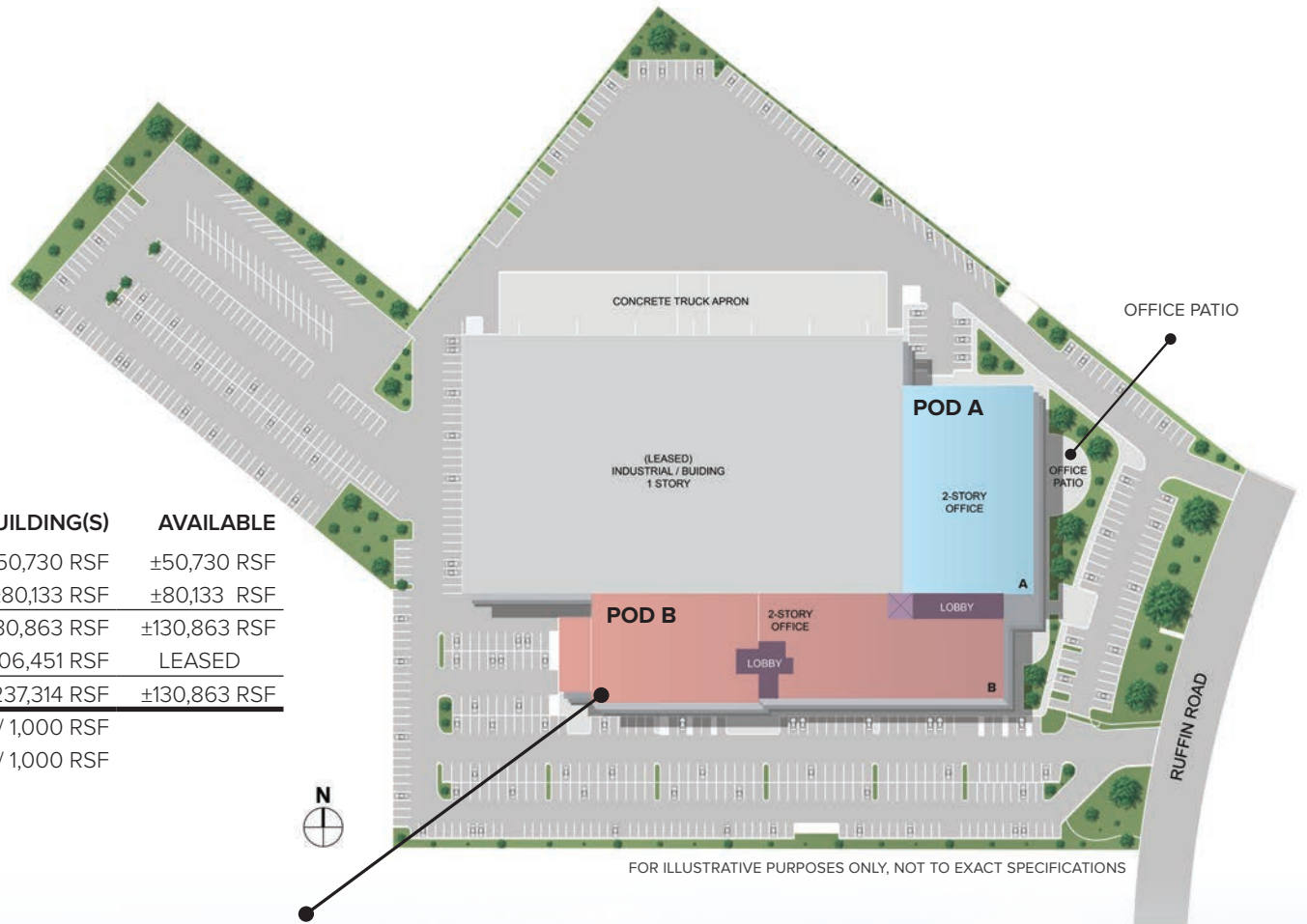


▶ **PARKING** - 4.2/1,000 RSF + parking for the office buildings.



SITE PLAN

	TOTAL BUILDING(S)	AVAILABLE
POD A	±50,730 RSF	±50,730 RSF
POD B	±80,133 RSF	±80,133 RSF
Total Office Area	±130,863 RSF	±130,863 RSF
Industrial Building	±106,451 RSF	LEASED
Office + Industrial	±237,314 RSF	±130,863 RSF
Office Parking	4.2 spaces / 1,000 RSF	
Industrial Parking	1.0 spaces / 1,000 RSF	



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO EXACT SPECIFICATIONS

POTENTIAL OFFICE PATIO/GLASSED IN ROLL-UP TRUCK DOORS



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CONCEPTUAL PATIO PLAN



OFFICE SPACE



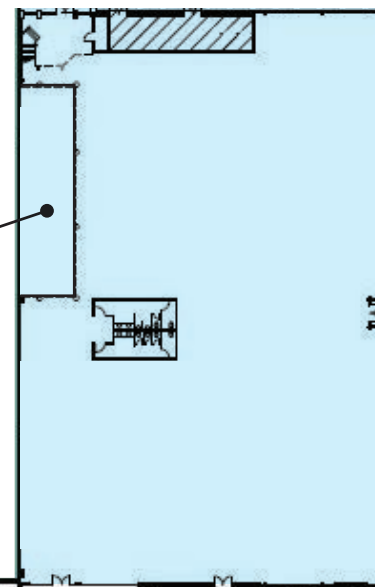
ATRIUM

TOTAL FIRST FLOOR

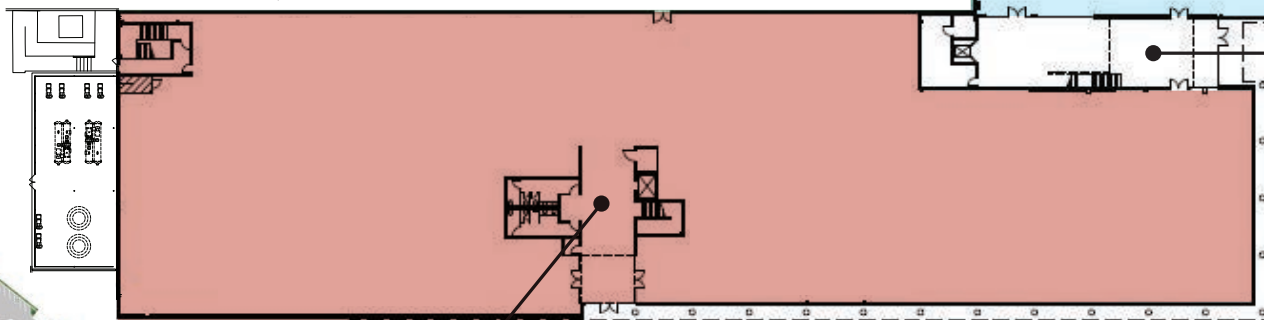
POD A - 25,173 RSF

POD B - 37,956 RSF

POD A 25,173 RSF AVAILABLE

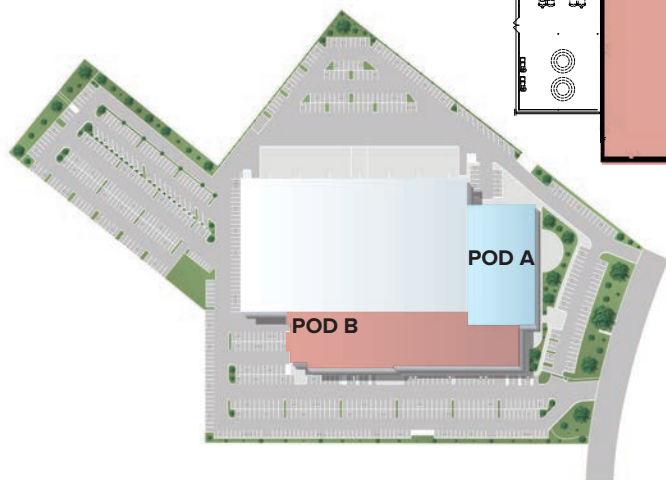


POD B - 37,956 RSF AVAILABLE



Main Lobby

South Lobby



OFFICE SPACE

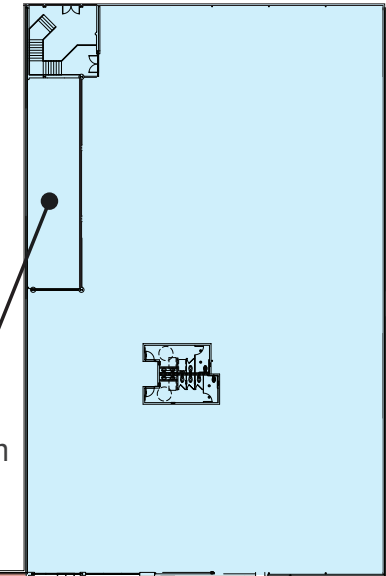


TOTAL SECOND FLOOR

POD A - 25,557 RSF

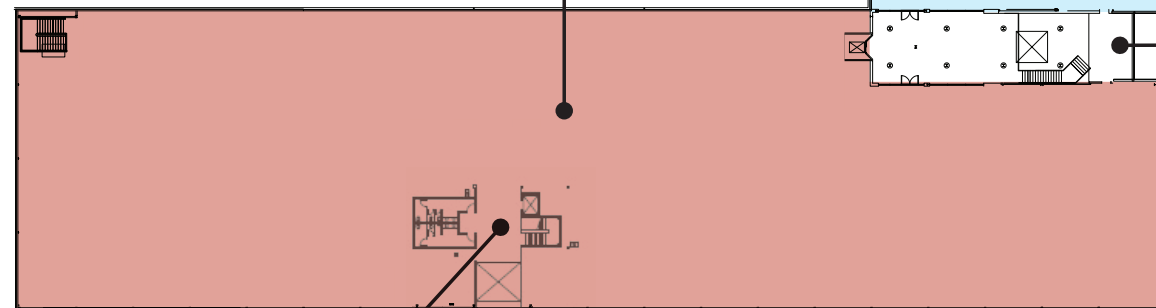
POD B - 42,177 RSF

POD A 25,557 RSF AVAILABLE



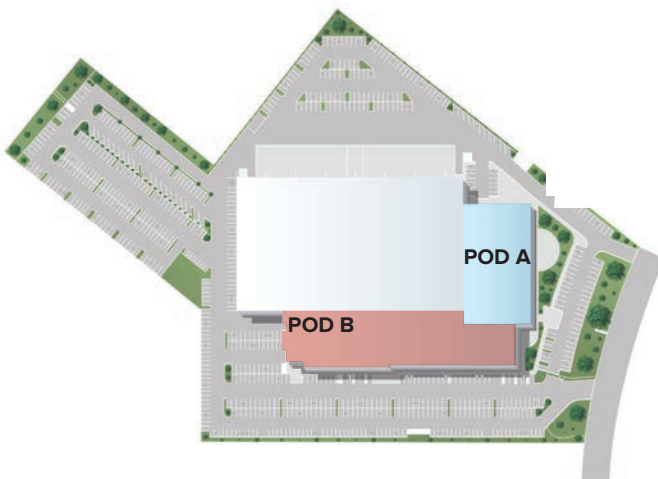
Atrium

POD B - 42,177 RSF AVAILABLE



Main Lobby

South Lobby



OFFICE SPACE SPECIFICATIONS

	POD A	POD B
BUILDING SIZE	±50,730 RSF	±80,133 RSF
Total Stories	2	2
First Floor	±25,173 RSF	±37,956 RSF
Second Floor	±25,557 RSF	±42,177 RSF
Total Project Size	±237,000 RSF	
Building Condition	Warm Shell	Warm Shell
Floor-to-Floor Height	1st- ±12' 6" 2nd- ±13'	1st- ±12' 6" 2nd- ±13'
Bay Spacing	20' x 25'	20' x 26'
Zoning	IL-2-1	
Parking	4.2 spaces/1,000 RSF	
Skylights	Yes	
Power	8-9 watts per SF (Expandable)	
Fiber Providers	CenturyLink (In building) AT&T (TWC capable + others)	
Sprinkler System	Type V	
Building Flexibility	Office or Technology	
Elevators	2 passenger	
Site Area	13.01 Acres	
HVAC/Mechanical	Central Plant with roof package units	
Core Factor Range	3.5%-9.5%	
EV Charging Capability	Yes	



CORPORATE NEIGHBORS

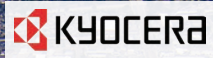
DOWNTOWN
SAN DIEGO

MISSION BAY

LA JOLLA



MONTGOMERY-GIBBS
EXECUTIVE AIRPORT



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RUFFIN ROAD

SPECTRUM CENTER BLVD.

BALBOA AVE

AREA AMENITIES

RESTAURANTS

- A** Elbow Room Restaurant, Sonic Burgers, The Butcher Shop Steakhouse
- B** Filippi's Pizza, Subway
- C** Greek Palace
- D** Village Indian Cuisine, Rubio's Fresh Mexican Grill, Bangkok West Thai Café
- E** Starbucks, Los Primos Mexican Food, Panda Express, Jack in the Box, Tigris Mediterranean Grille
- F** The Coffee Bean & Tea Leaf, Palomino's Mexican Seafood, Carl's Junior, Giovanni's Italian Restaurant, Domo Kitchen, Abbey's Real Bar-B-Q

- G** The Spice Cafe
- H** Lil' Pepper Gourmet
- I** Boll Weevil Restaurant
- J** Studio Diner
- K** Bud's Louisiana Café

SERVICES

- K** California Coast Credit Union
- L** Courthouse
- M** Bank of America, US Bank
- N** Wells Fargo
- O** Marriott Hotel
- R** Bus Transportation

MULTI-FAMILY

- T** Existing Rental Units (1,382)
- U** Under Construction Rental Units (248)
- V** Existing Condominiums (500+ Units)

ACTIVE LIFESTYLE

- P** YMCA (Toby Wells)
- Q** Art of Light Fitness & Training
- R** ACE Fitness



FEATURES:

- ▶ Wellness Center
- ▶ Indoor Pool
- ▶ Fitness Center
- ▶ Childcare/Kids Club
- ▶ Gymnastics Center
- ▶ Preschool
- ▶ Kid's Playground
- ▶ Outdoor Grass Area
- ▶ Soccer Arena




KAISER PERMANENTE



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CONTACTS

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CBRE

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CENTRAL CONVENIENCE

DRIVE TIMES:

< 5 MIN



Hwy 52 & I-15
Hwy 163 & I-805

< 15 MIN



Hwy 56 & Hwy 8
UCSD, La Jolla, UTC,
Rancho Bernardo

< 25 MIN



Downtown San Diego
San Diego Int'l Airport, Escondido,
Del Mar, Solana Beach

CARLSBAD

SAN MARCOS



ENCINITAS

RANCHO
BERNARDO

RANCHO
SANTA FE

SOLANA
BEACH

FAIRBANKS
RANCH

SABRE
SPRINGS

CARMEL
VALLEY

DEL MAR



SCRIPPS
RANCH



SORRENTO
MESA

UTC



LA JOLLA

KEARNY
MESA



PACIFIC
BEACH

3 miles

MISSION
VALLEY



6 miles

POINT LOMA

DOWNTOWN
SAN DIEGO



CORONADO

9 miles

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