

FOR LEASE

SQUARE ONE OFFICE PLAZA ±1,177 to ±9,683 RSF Available

4542 RUFFNER STREET & 7675 DAGGET STREET, SAN DIEGO, CA 92111



LEASE RATE:

\$1.75 + Utilities PSF/Month

PROPERTY DETAILS

- Two, 3-story office buildings totaling ±112,159 SF
- Excellent access to I-805, I-5, I-15, Hwy 163 & Hwy 52
- Building signage opportunities
- Central Kearny Mesa location
- Recently updated common areas
- On-site ownership & management
- Sky lit balconies
- Fiber optic available



- Excellent corporate identity
- Expansion opportunities within the project
- Freeway visibility
- Close to many retail amenities
- Lush landscaped courtyard
- Parking Ratio: ±4/1,000 USF

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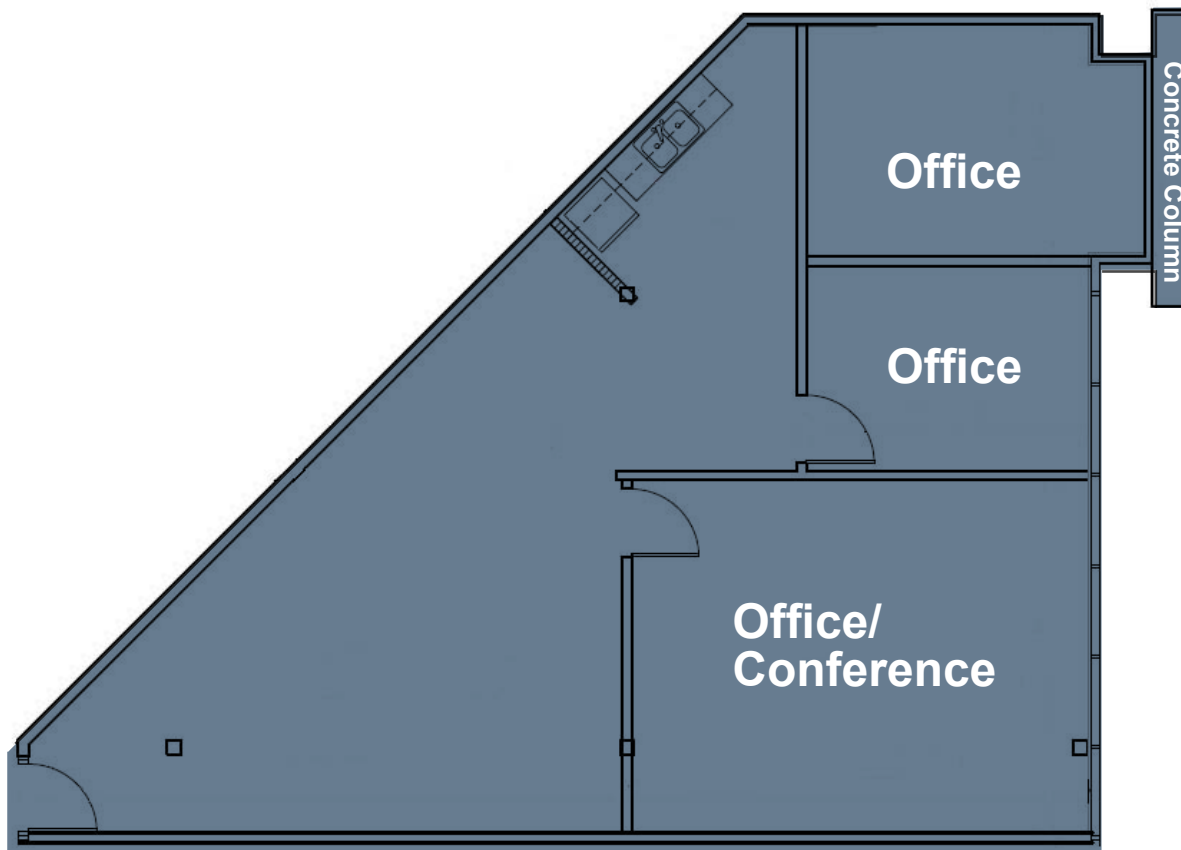
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SQUARE ONE OFFICE PLAZA

AVAILABILITIES: 4542 RUFFNER STREET

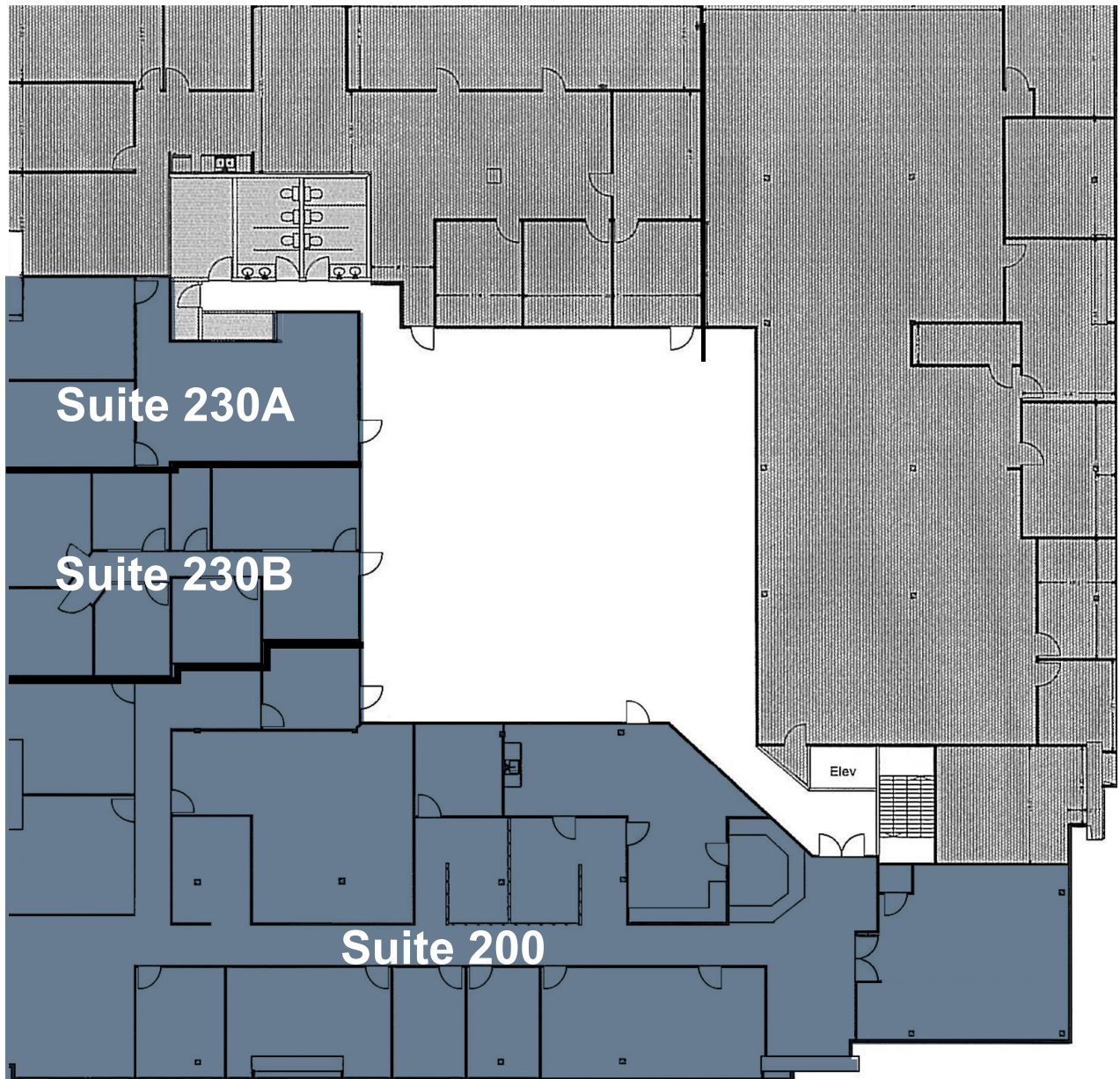
SUITE #	SIZE (RSF)	RENT/RSF/MO	COMMENTS
110	± 1,377 RSF	\$1.75 + Util.	Available Now. 3 Offices, 1 Large Conference Room, Break Area



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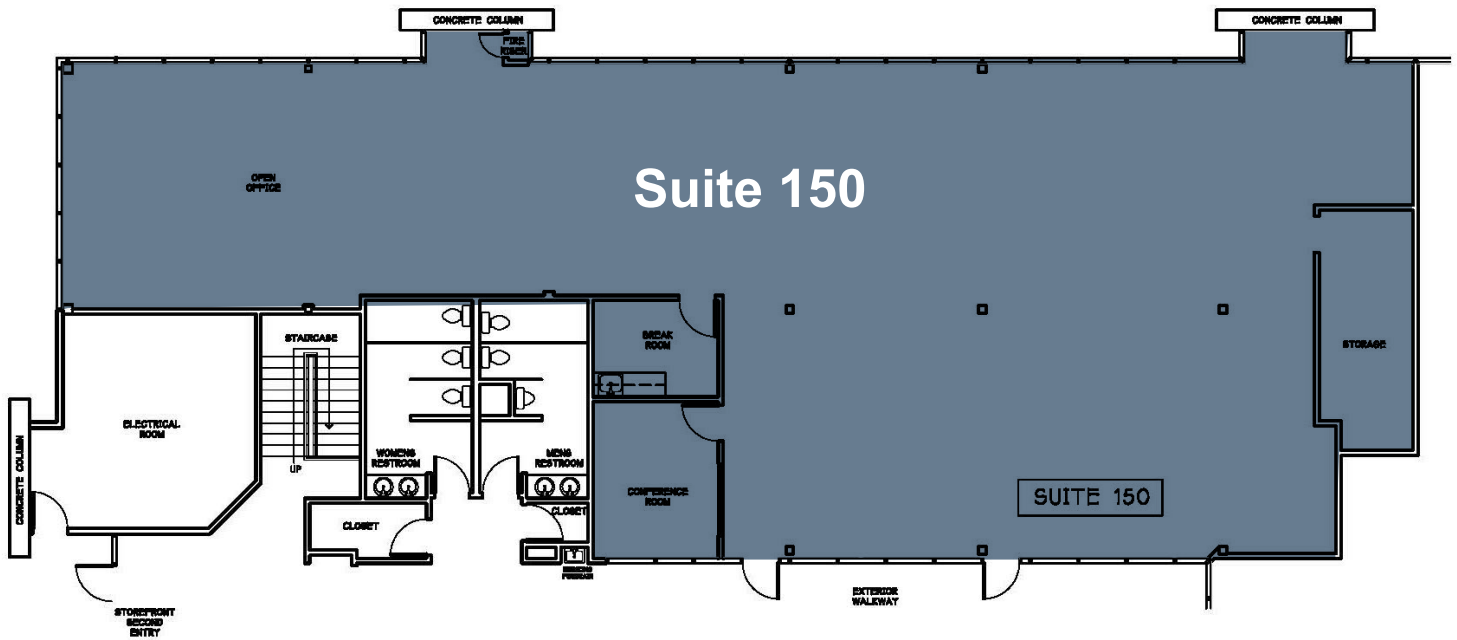
SUITE #	SIZE (RSF)	RENT/RSF/MO	COMMENTS
200*	±7,091 RSF	\$1.75 + Util.	Available Now. Reception, 2 Large Conference or Training Rooms, Multiple Private Offices, Kitchen, Bullpen. (*Divisible to 2,000 RSF).
230A*	±1,177 RSF	\$1.75 + Util.	Available Now. Reception, 2 Private Offices.
230B*	±1,415 RSF	\$1.75 + Util.	Available Now. Reception, 7 Private Offices.

* Suites 200 & 230A-B are contiguous for ±9,683 RSF. | * Suite 230A and 230B are contiguous for ±2,592 RSF.



AVAILABILITIES: 7675 DAGGET STREET

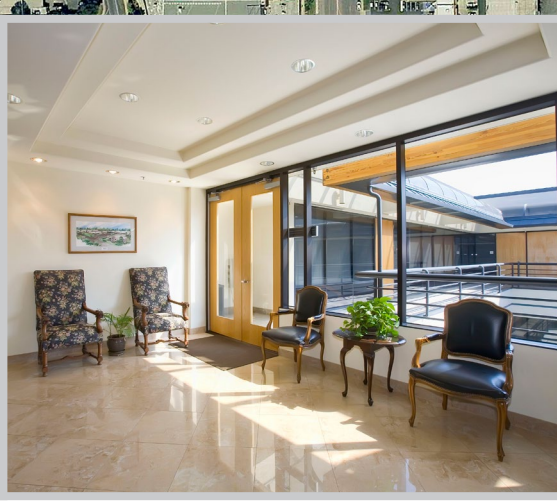
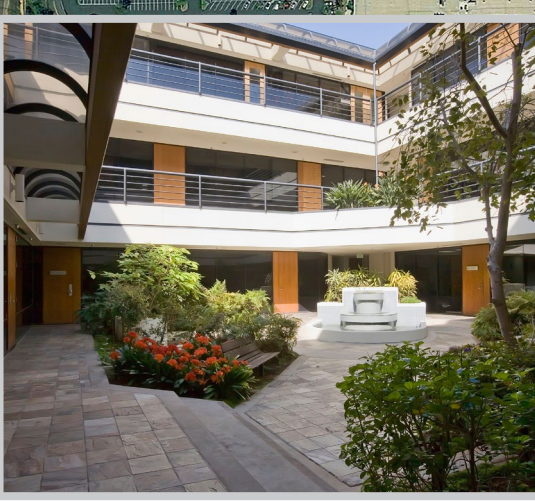
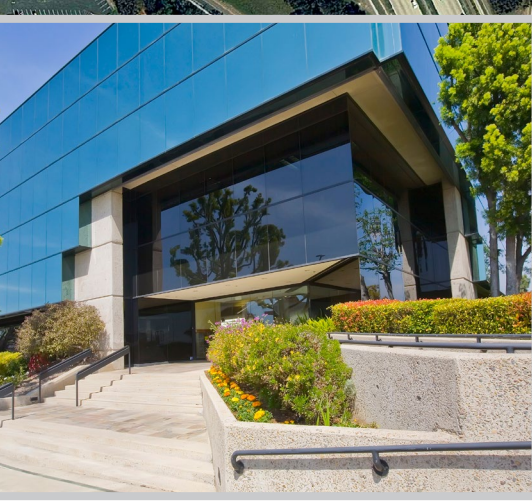
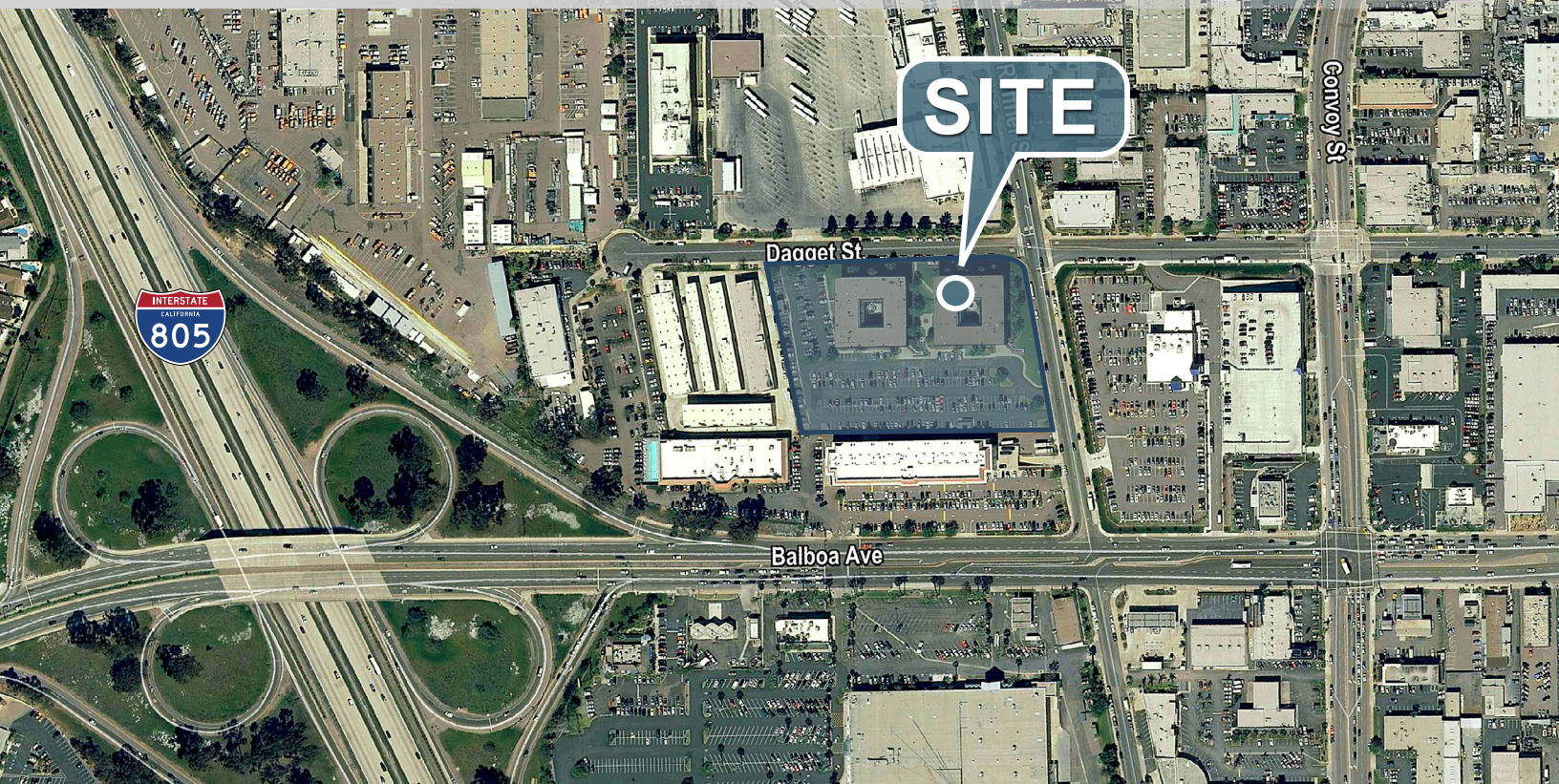
SUITE #	SIZE (RSF)	RENT/RSF/MO	COMMENTS
150	±4,209 RSF	\$1.75 + Util.	Available Now. Reception, Conference Room, Break Room, Open Bull Pen and Storage/IT Room.



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