

APEX

ALL ROADS LEAD HERE

5575, 5625, 5675 RUFFIN ROAD, SAN DIEGO, CA 92123



A PREMIER MULTI-TENANT OFFICE CAMPUS LOCATED IN KEARNY MESA

CBRE

HIGHLIGHTS



Substantial common area improvements under way:
+ exterior upgrades
+ brand New Spec Suites Including some with high/exposed ceiling



Immediate access from Interstate 15 and Highways 163 and 52



New monument and way-finding signage



A generous parking ratio of 4/1,000



Connectivity and speed via network of fiber optics for internet, cable and telephone services





On-site deli with indoor & outdoor seating



Conference center for tenant use



Access to nearby public transportation



New tile flooring, lighting, paint, artwork and furniture in lobbies



New carpet, ceiling tiles and grid, light fixtures and new tenant entry door finishes in corridors





Updated interior and exterior signage



Updated landscaping



Outdoor amenity area will be added



A shade structure will be added to seating area in front of the café



On-site professional car detailing service



AVAILABILITY

5675 RUFFIN ROAD

Three stories
57,336 SF
Various suite sizes

Suite	RSF	Rate	Available	Click to View
110*	2,040	Negotiable	Now	FLOOR PLAN
130*	3,495	Negotiable	2/1/2020	FLOOR PLAN
150*	3,262	Negotiable	Now	FLOOR PLAN
315	1,286	Negotiable	Now	FLOOR PLAN
345*	1,674	Negotiable	Now	FLOOR PLAN
350*	1,871	Negotiable	Now	FLOOR PLAN
355*	1,220	Negotiable	Now	FLOOR PLAN

*Suites 110, 100, 130, and 150 are contiguous and total 12,497 SF

[FLOOR PLAN](#)

*Suites 340, 345, 350 and 355 are contiguous and total 6,358 SF

[FLOOR PLAN](#)

5625 RUFFIN ROAD

Two stories
34,342 SF

Suite	RSF	Rate	Available	Click to View
210*	4,192	Negotiable	Now	FLOOR PLAN
230*	1,619	Negotiable	Now	FLOOR PLAN

*Suites 210 and 230 are contiguous and total 5,811 SF

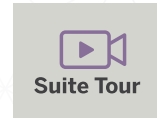
[FLOOR PLAN](#)

5575 RUFFIN ROAD

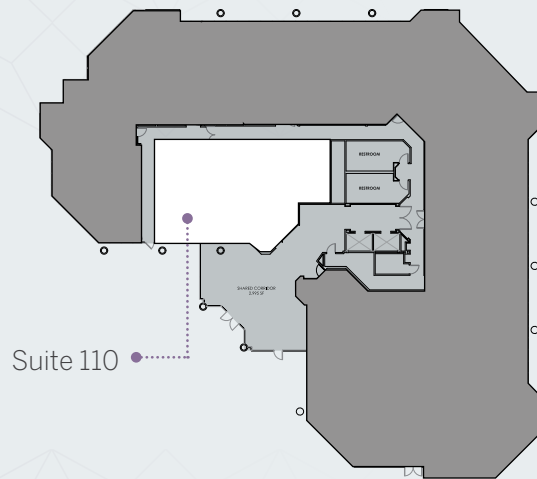
Two stories
34,076 SF

FULLY LEASED

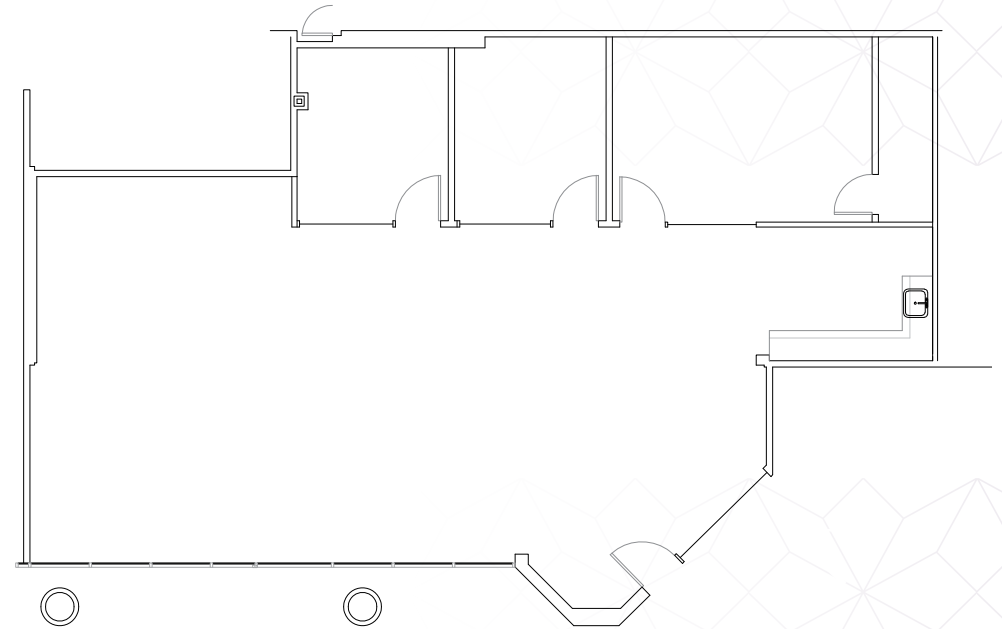
FLOOR PLAN



5675 RUFFIN ROAD 1st Floor



As-built



Rentable SF	Rate	Available
2,040	Negotiable	Now

Newly renovated ground floor double door entry off lobby with high ceilings.



[Return to Availability Summary](#)

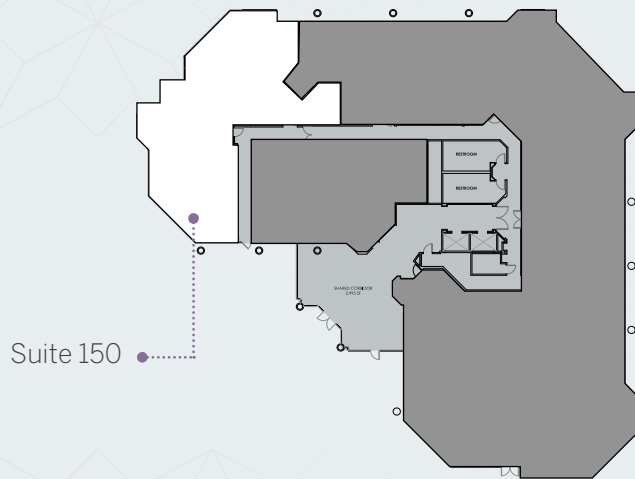


FLOOR PLAN



5675 RUFFIN ROAD

1st Floor



Suite 150

Rentable SF

3,262

Rate

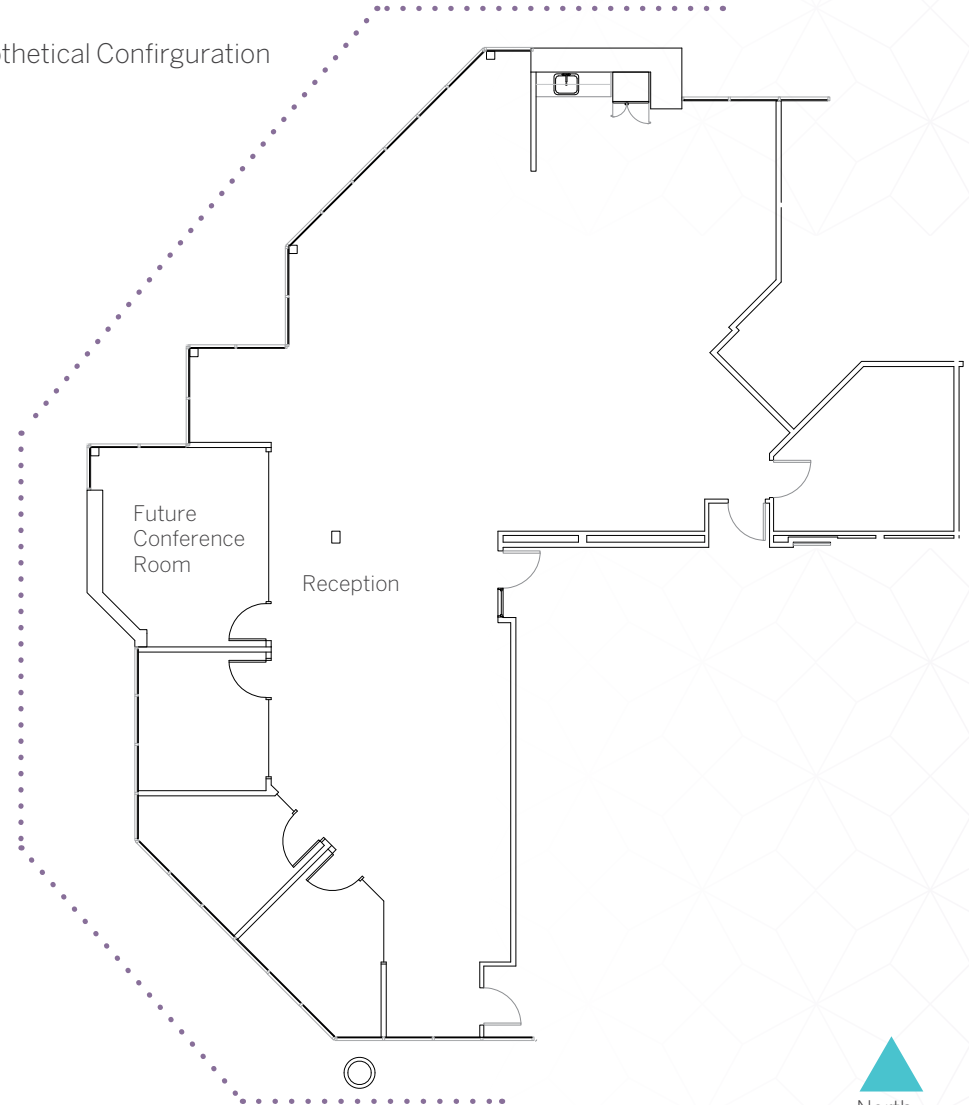
Negotiable

Available

Now

Brand new spec suite with high 12' dropped ceilings

Hypothetical Configuration



Future
Conference
Room

Reception

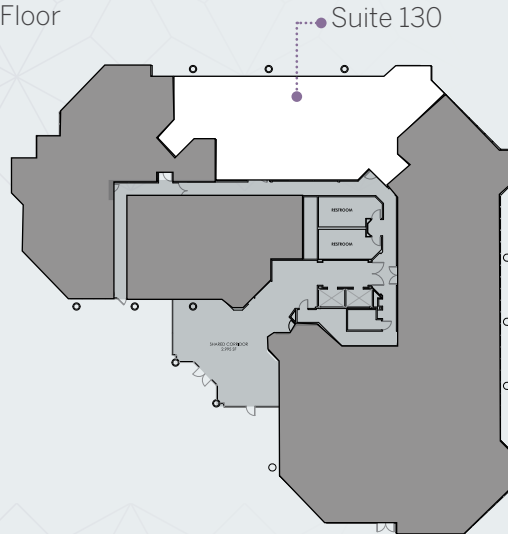
North

FLOOR PLAN

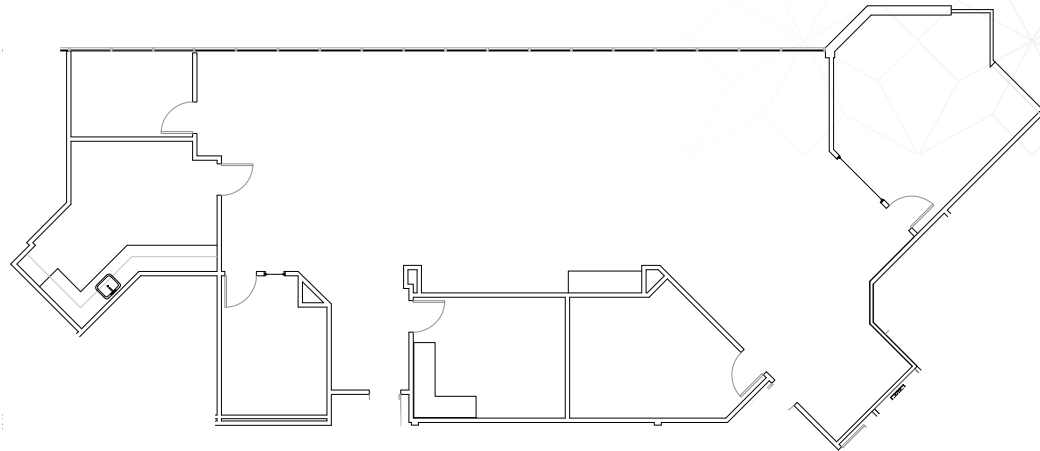


5675 RUFFIN ROAD

1st Floor



As-built



Rentable SF	Rate	Available
3,495	Negotiable	2/1/2020

Ground floor double door entry off lobby with high ceilings.

*Suite 100 is 3,698 RSF, Suite 110 is 2,040 RSF, Suite 130 is 3,495 RSF, Suite 150 is 3,264 RSF

*Suite 100 is available only when combined with other suites

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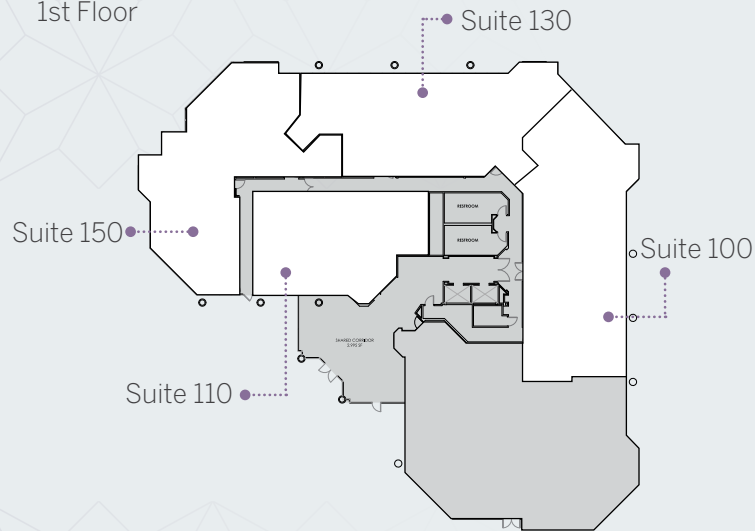


FLOOR PLAN



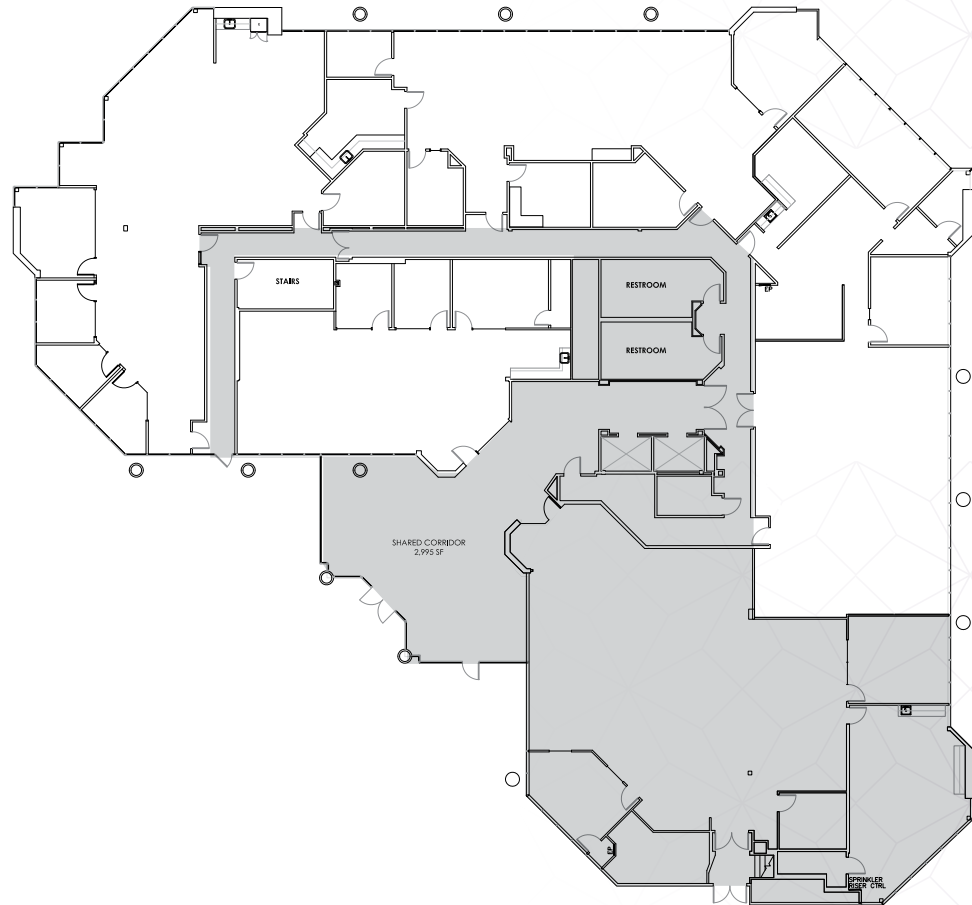
5675 RUFFIN ROAD

1st Floor



Hypothetical Configuration Combined Suites 100,110,115, 130, 150

As-built



Rentable SF

12,497

Rate

Negotiable

Available

Now

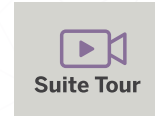
[Return to Availability Summary](#)



FLOOR PLAN



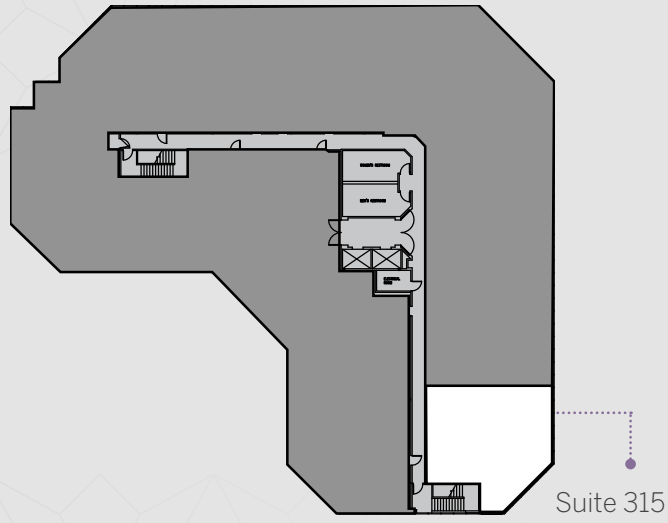
5675 Ruffin Road



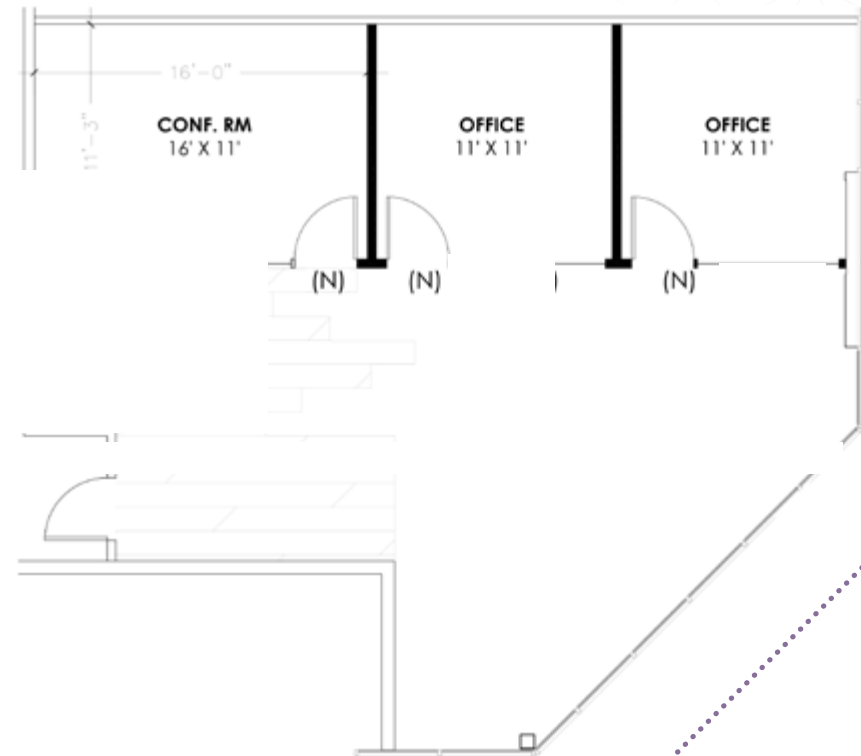
Suite Tour

5675 RUFFIN ROAD

3rd Floor



As-built



Window Line

Rentable SF	Rate	Available
1,286	Negotiable	Now

Brand new spec suite with lots of natural light

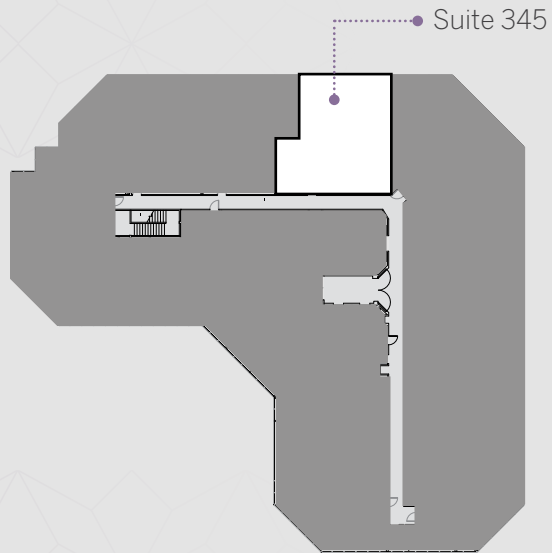


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FLOOR PLAN



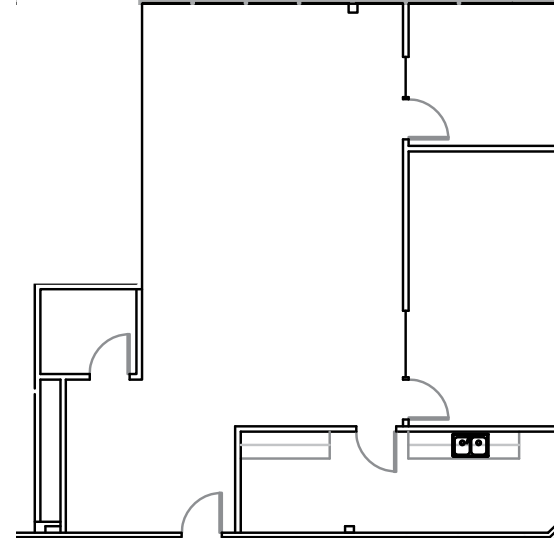
5675 RUFFIN ROAD
3rd Floor



Rentable SF	Rate	Available
1,674	Negotiable	30 Days

Nearly spec suite condition

Window Line

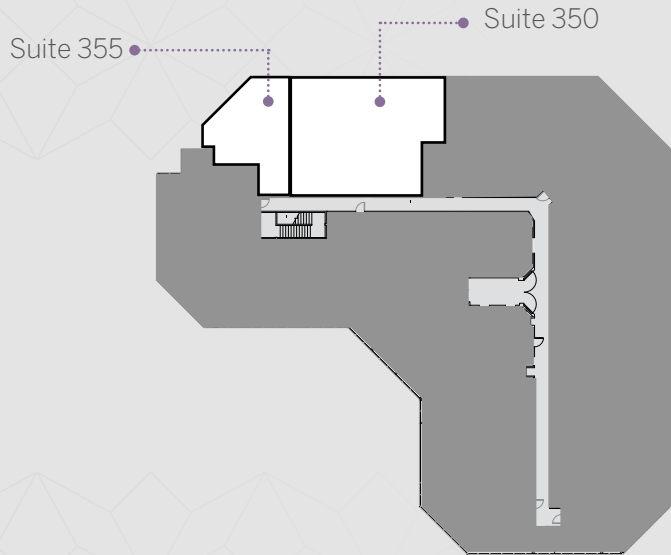


FLOOR PLAN

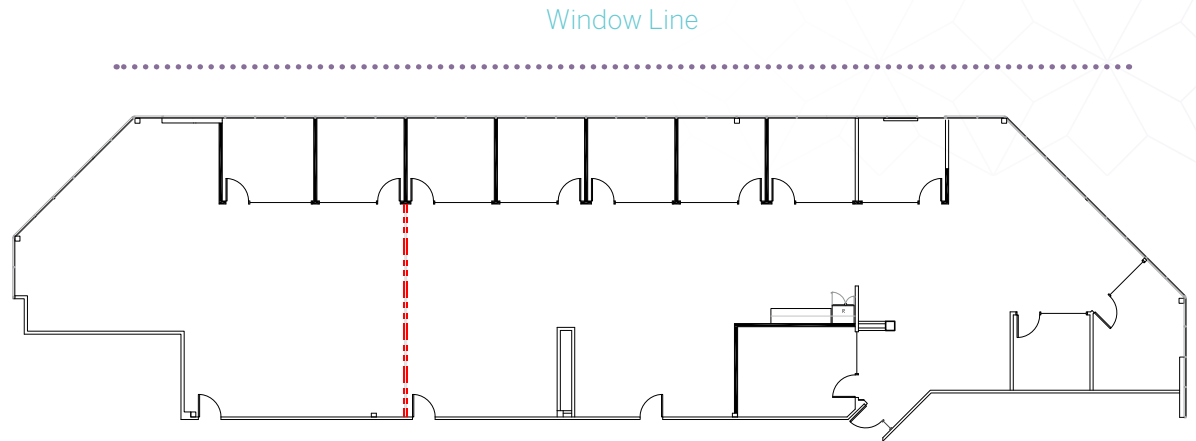


5675 RUFFIN ROAD

3rd Floor



As-built



Rentable SF	Rate	Available
3,091	Negotiable	Now

Can be demised to 1,220 rsf and 1,871 rsf respectively for suites 355 and 350

*Suite 350 is 1,871 RSF and Suite 355 is 1,220 RSF

[Return to Availability Summary](#)

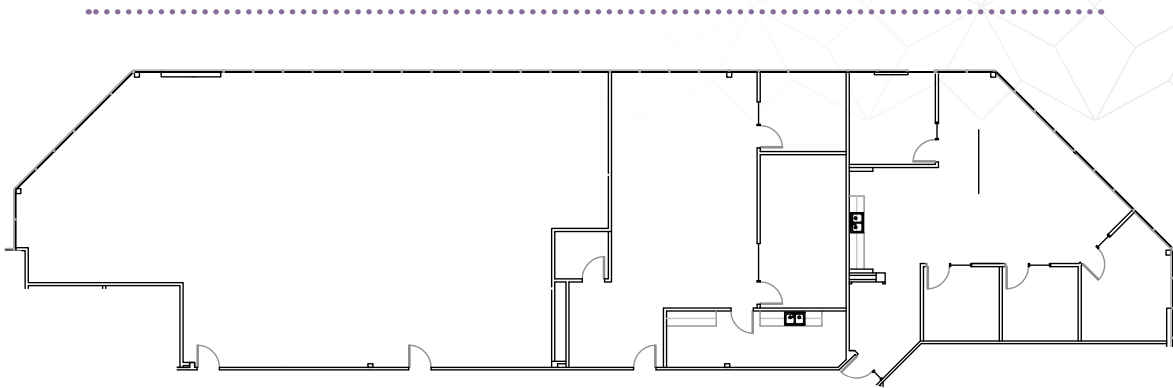
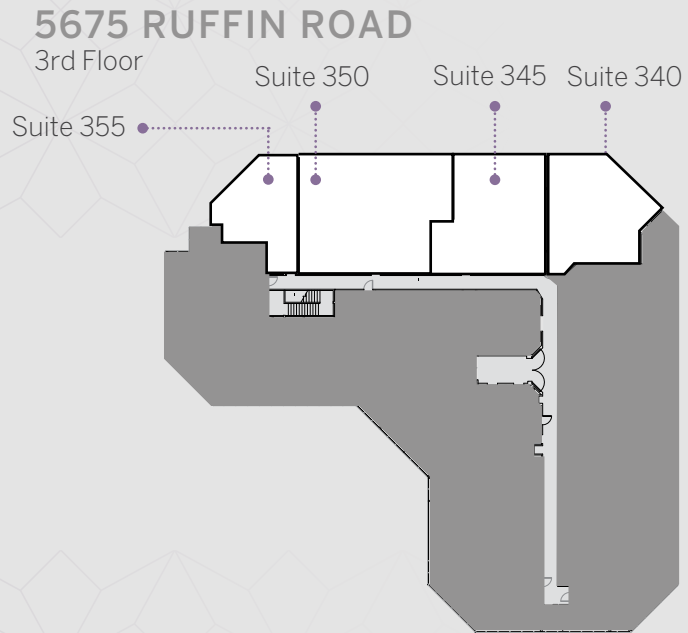


FLOOR PLAN



As-built Configuration Combined Suites 340, 345, 350 and 355

Window Line



Rentable SF	Rate	Available
6,358	Negotiable	Now

*Suite 340 is 1,593 RSF, Suite 345 is 1,674 RSF and Suites 350/355 are 3,091 RSF

[Return to Availability Summary](#)

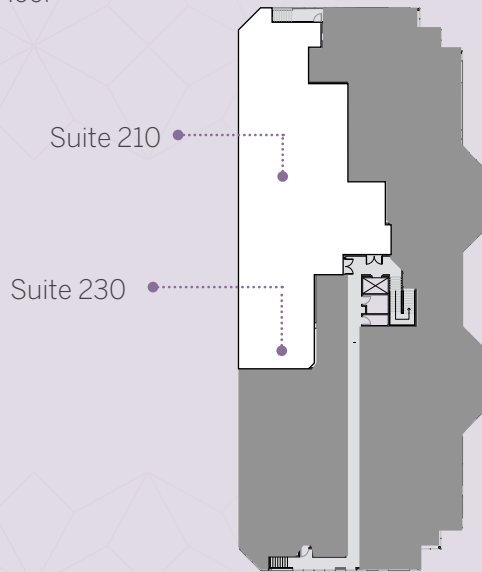


FLOOR PLAN



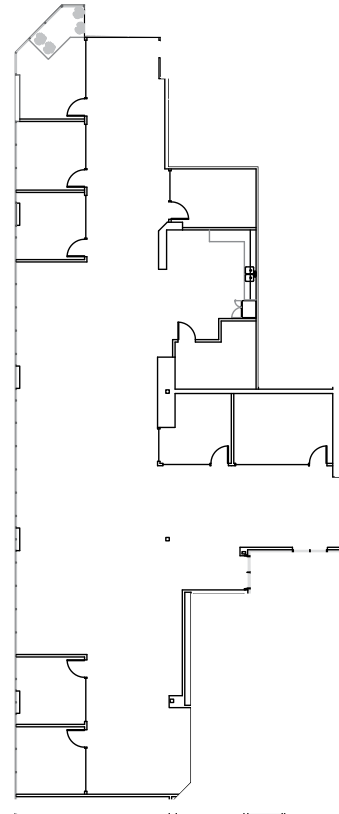
5625 RUFFIN ROAD

2nd Floor



Rentable SF	Rate	Available
5,811	Negotiable	Now

As-built



Brand new creative office spec suite with high exposed ceilings, an extensive windowline with views, and full glass fronts on the offices and conference rooms.

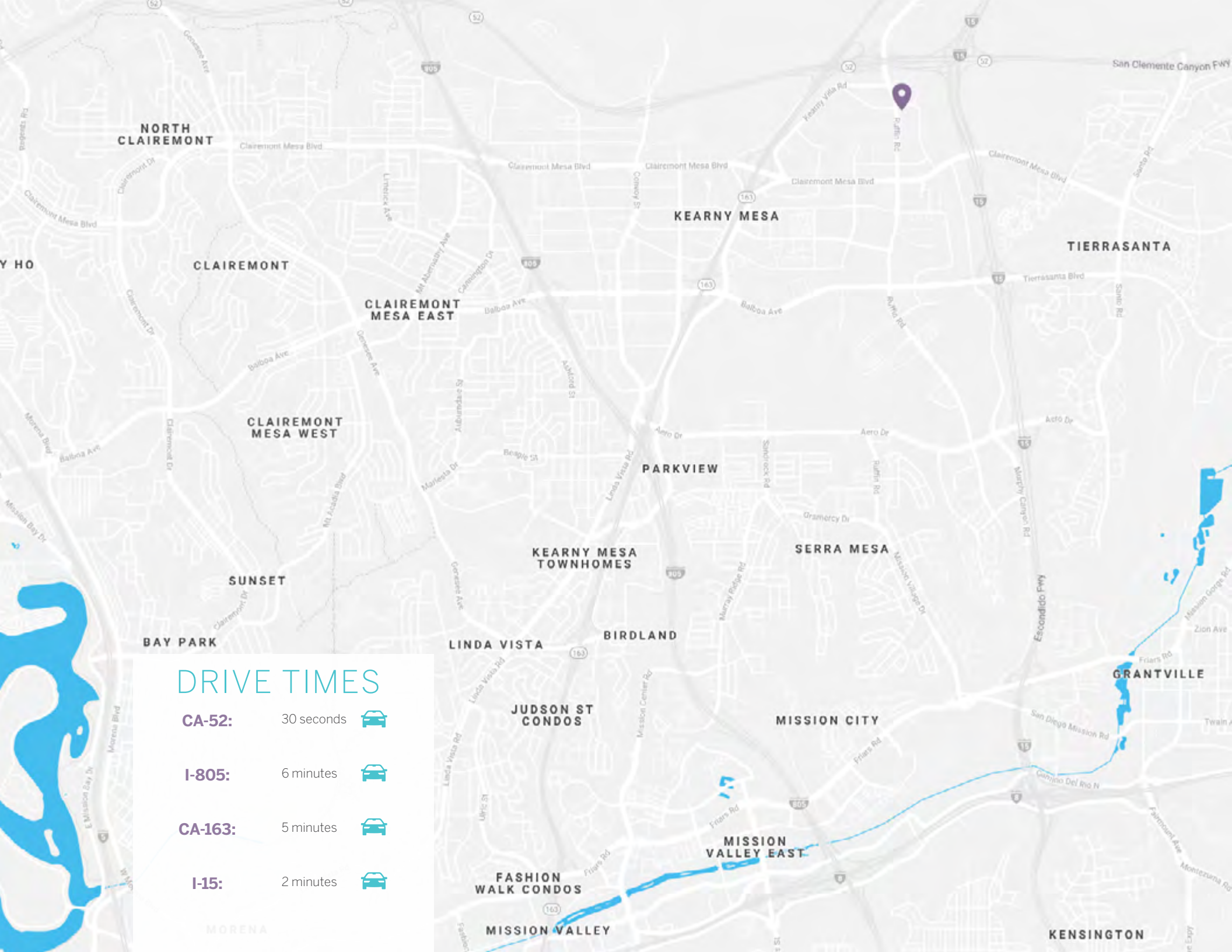
Can be demised to 1,619 rsf and 4,192 rsf for suites 230 and 210 respectively

*Suite 210 is 4,192 RSF and Suite 230 is 1,619 RSF


[Return to Availability Summary](#)







DRIVE TIMES

- CA-52:** 30 seconds 
- I-805:** 6 minutes 
- CA-163:** 5 minutes 
- I-15:** 2 minutes 

AREA OVERVIEW

- 1 Khan's Cave Grill & Tavern
Boll Weevil Restaurants
Haruya Sake & Sushi
Harvest Taco Shop
Taco Bell
Wells Fargo
Wendy's
- 2 Abbey's Real Bar-B-Q
Carl's Jr.
Giovanni's Italian Restaurant
Indigo Café
Jack in the Box
Palominos Mexican & Seafood
Panda Express
Starbucks
Subway
The Coffee Bean & Tea Leaf
Togo's

- 3 Bangkok West Thai Café
Lit'l Pepper Gourmet
North Island Credit Union
Quiznos
Rubio's Fresh Mexican Grill
Spice House Café
The UPS Store
US Bank
Village Indian Cuisine

- 4 Butcher Shop
Elbow Room SD
Filippi's Pizza Restaurant & Bar
Golden City Restaurant
McDonald's
Subway

- 5 amp
Denny's
Greek Palace
Green Shallots Thai Gourmet Express
Shogun Kobe Restaurant
Suzuya BBQ
- 6 El Roberto's Taco Shop
Grab & Go Subs
Long Island Mike Pizza

- 7 Bud's Louisiana Café
- 8 Gourmet Island
- 9 Point Loma Credit Union
- 10 Studio Diner
- 11 Yummy Deli
- 12 Chase Bank
- 13 Dinky Deli



BUILDING SPECS

Year Built	1987; Renovated 2013-2016
Zoning	IL-2-1
Core Factor	15.6%
Construction	Concrete tilt-up
Ceiling Height	12'
Electrical	2,000 amp, 277/480 volt power
HVAC	Variable air volume system & roof-mounted packaged heating and air conditioning units
Fire Protection	Systems in place



FENWAY CAPITAL ADVISORS - OWNER

Fenway Capital Advisors is a real estate investment firm focused on the acquisition, development and management of assets across the Western U.S. Fenway Capital Advisors has over 50 years of collective principal industry experience across multiple disciplines including acquisitions, asset management, development, and leasing.

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