

\$1/SF BROKER BONUS

& \$75 GIFT CARD

For a qualified tenant with a
3 year term or longer

Ideal Location.

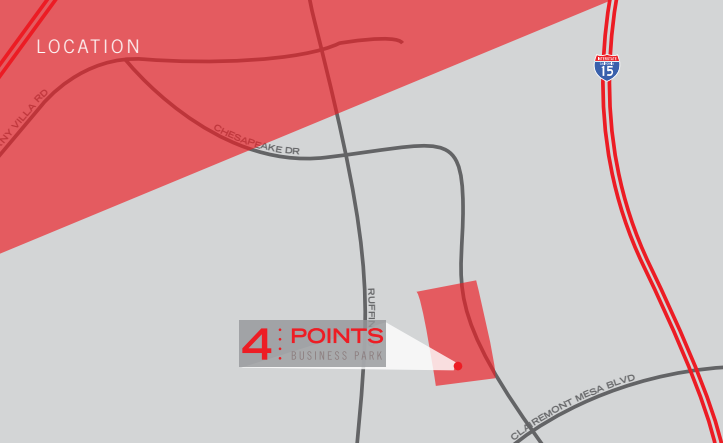
Rare Opportunity.

4 : POINTS
: BUSINESS PARK

OFFICE / MEDICAL SUITES FOR LEASE
FROM 1,274 - 6,198 SQ. FT.



CBRE



Highlights

- › **Common area improvements now complete: exterior upgrades and spec suite improvements**
 - › New monument and way-finding signage
 - › Show-ready spec suites
- › Ruffin Road frontage with signage opportunities
- › A generous parking ratio of 4/1,000
- › Immediate access from Interstate 15 and Highways 163 and 52
- › Showers and lockers
- › Proximity to Interstates 5 and 805
- › Connectivity and speed via network of fiber optics for internet, cable and telephone services
- › Recent capital improvements, including:
 - › Upgraded common areas (restrooms, lobbies, corridors)
 - › Upgraded building facades
 - › Upgraded landscaping
 - › Conference center for tenant use
 - › On-site deli with indoor & outdoor seating
 - › Access to nearby public transportation

4 : POINTS : BUSINESS PARK

A premier multi-tenant office/medical campus located in Kearny Mesa, with immediate access to multiple freeways Four Points Business Park provides tenants with a number of business advantages.

Brookwood Financial Partners - Owner

Since 1993, Brookwood has acquired 119 properties totaling more than 11 million square feet of office, retail, flex/research and development space, as well as hospitality and multi-family assets.



www.bfplp.com

Year Built 1987; Renovated 2013 - 2015

Zoning IL-2-1

Core Factor 15.5%

Construction Concrete tilt-up

Ceiling Height 9'-10'

Electrical 2,000 amp, 277/480 volt power

HVAC Variable air volume system & roof-mounted packaged heating and air conditioning units

Fire Protection Fully sprinklered

5675 RUFFIN ROAD



BUILDING SIGNAGE OPPORTUNITY



Building Facts & Stats

Four Points Business Park is a three-building campus totaling 126,649 SF.

5625 RUFFIN ROAD

5675 Ruffin Road

Three stories
56,069 SF
Various suite sizes
New lobby, bathrooms and corridors complete!

Suite	RSF	Rate	Available
205	1,274	\$2.40 FSG	Now
250	12,674	\$2.40 FSG	8/31/17
340	1,584	\$2.40 FSG	Now
300	6,198	\$2.40 FSG	Now

5625 Ruffin Road

Two stories
34,076 SF

Suite	RSF	Rate	Available
230	1,942	\$2.40 FSG	Now

5575 Ruffin Road

Two stories
34,567 SF
Medical office building with monument placement available

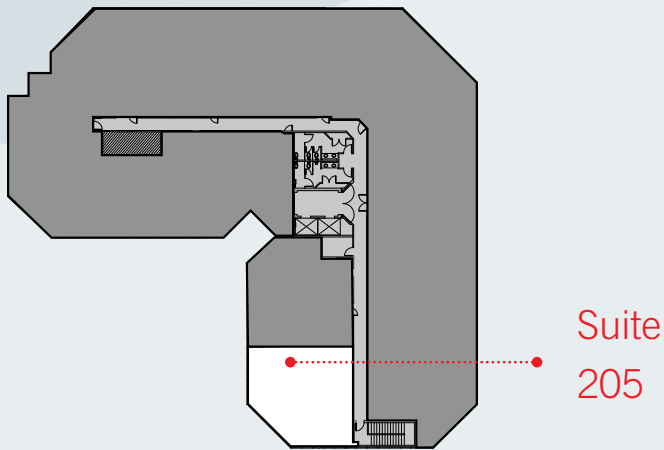
Suite	RSF	Rate	Available
200	3,720	\$2.40 FSG \$2.60 + E **	Now

** medical office rate

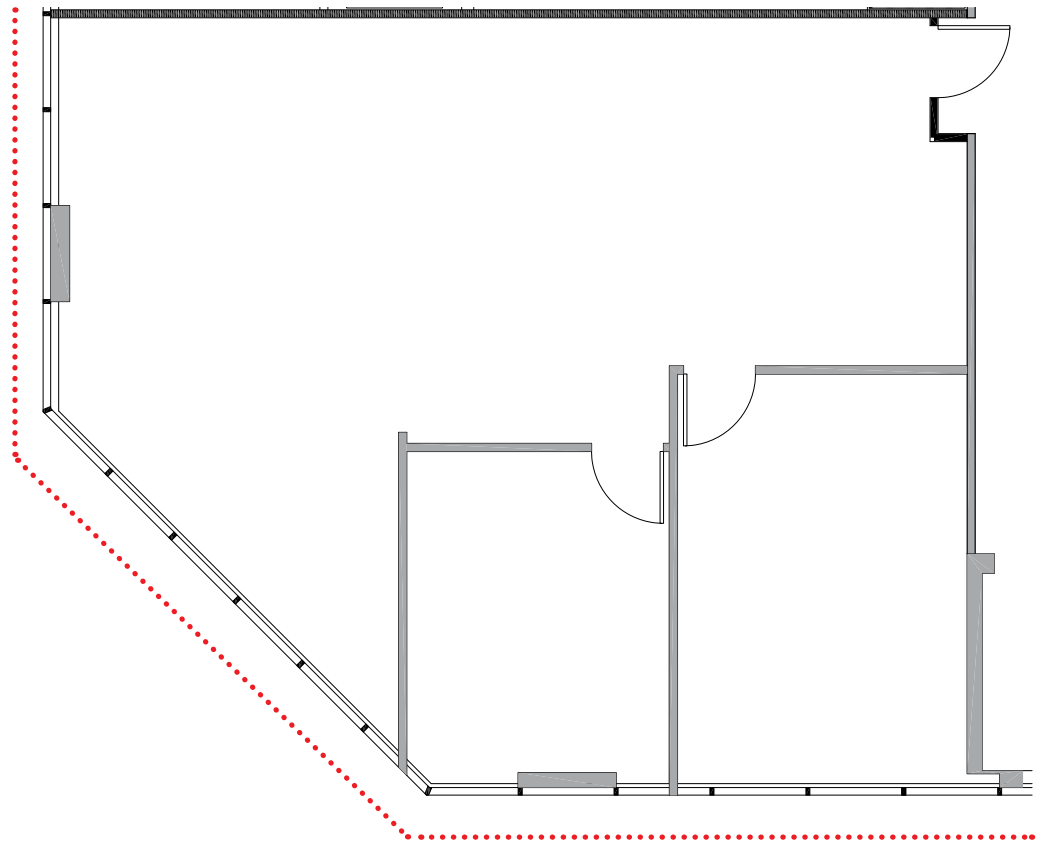


5675 Ruffin Road

2nd Floor



- > 1 large executive office
- > Open area
- > Conference room



Rentable SF

1,274

Rate

\$2.40 FSG

Available

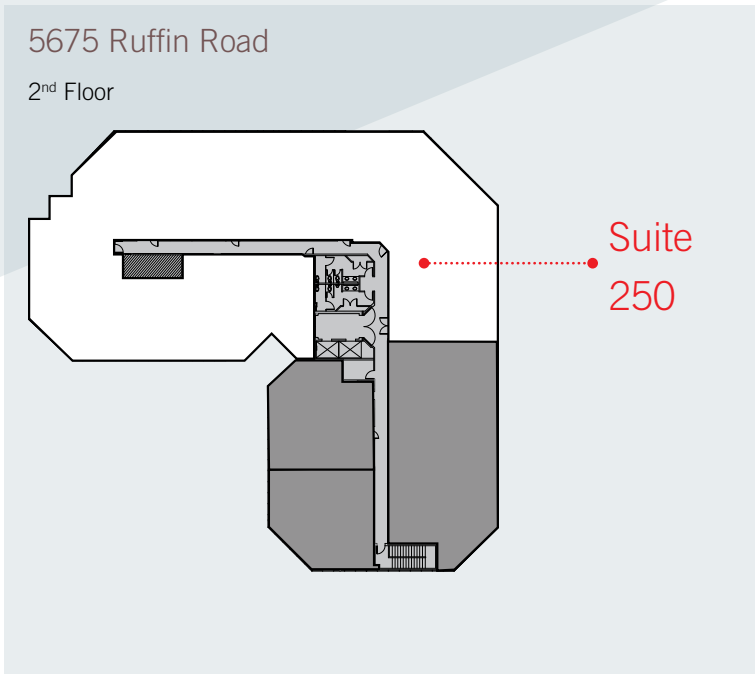
Now

SPEC SUITE!

WINDOW LINE



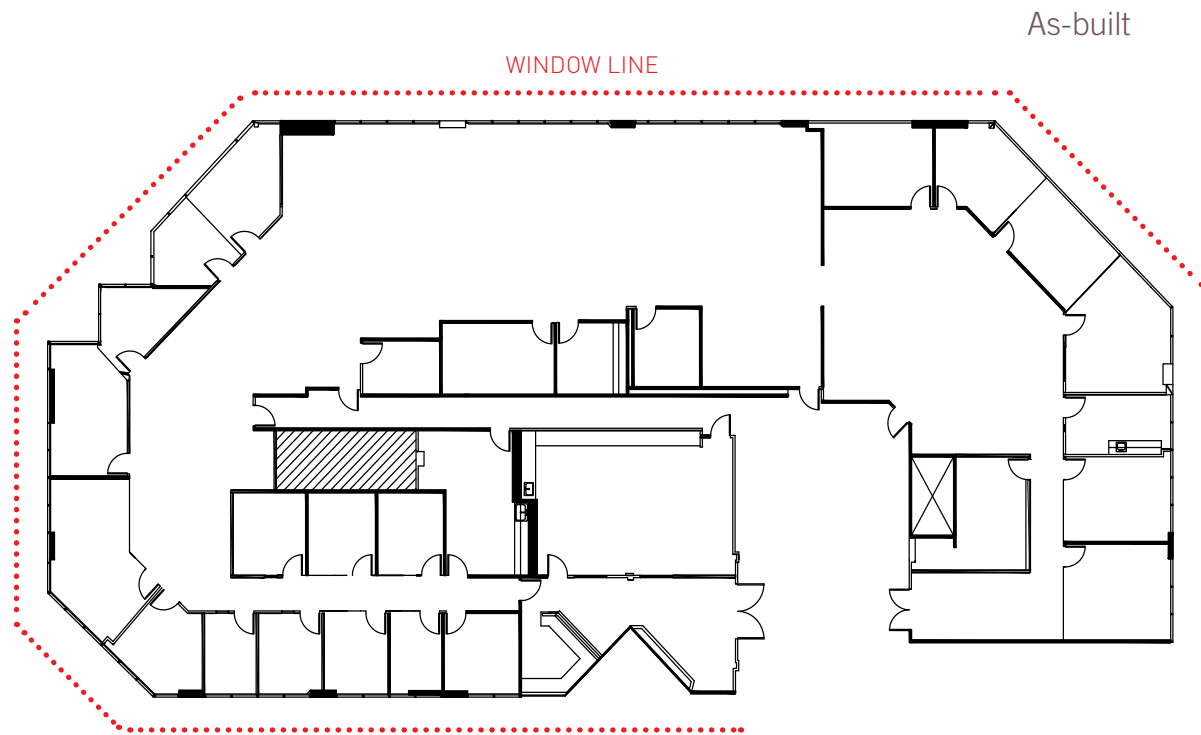
5675 Ruffin Road



5675 Ruffin Road

2nd Floor

Suite
250



As-built

Rentable SF

12,674

Rate

\$2.40 FSG

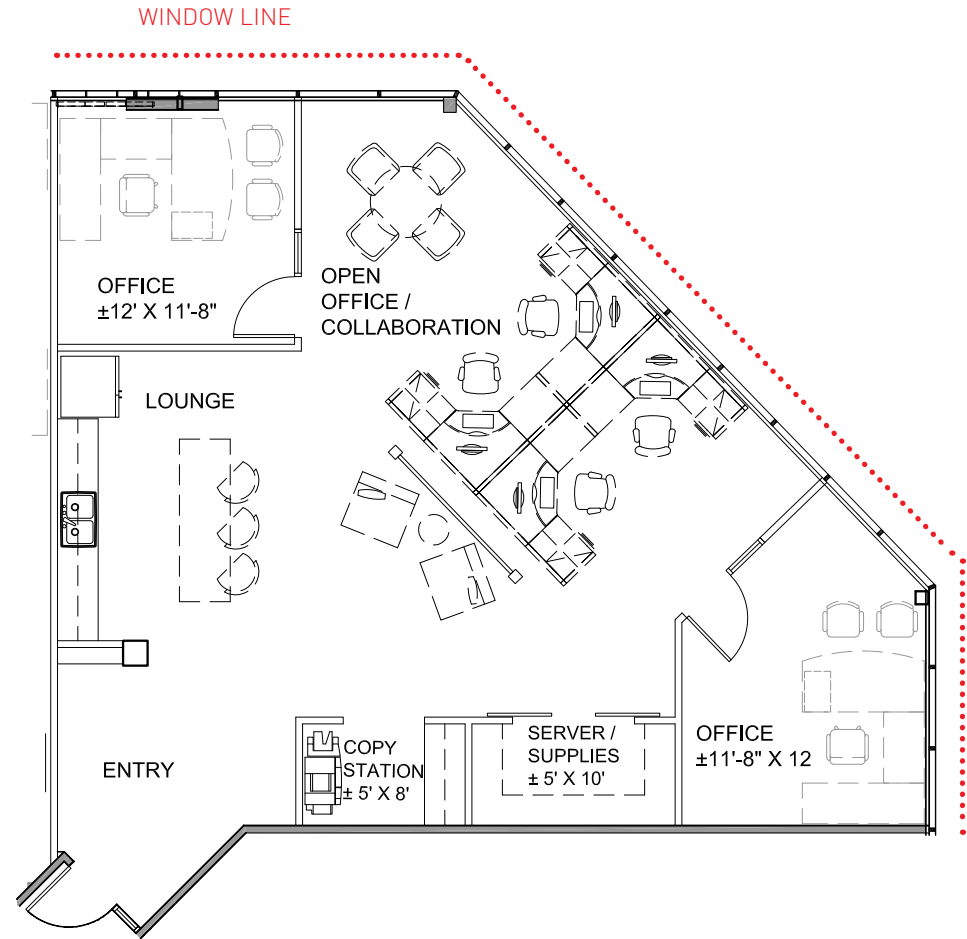
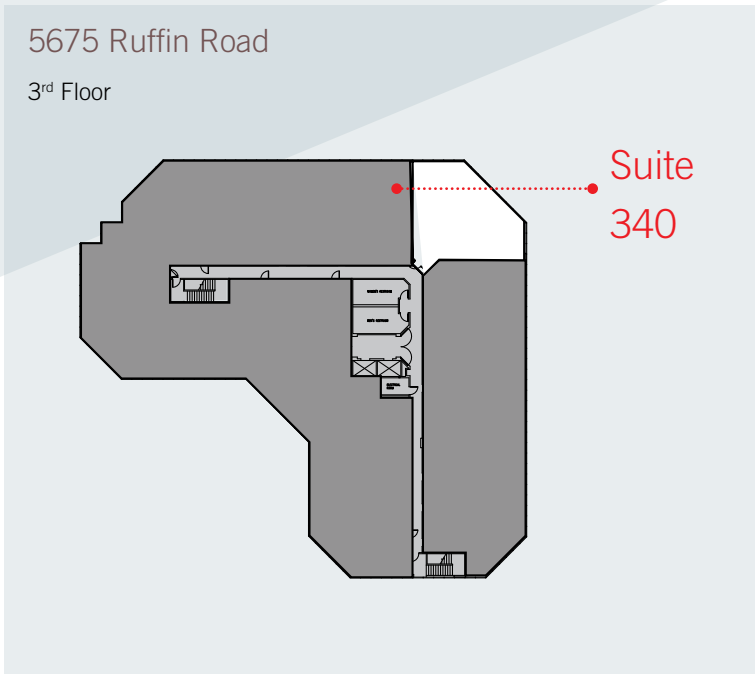
Available

8/31/17

- > Reception
- > 15 window-lined private offices
- > 3 conference rooms
- > Kitchen, copy/ fax/ storage area
- > Open area



Creative office build-out



Rentable SF

1,584

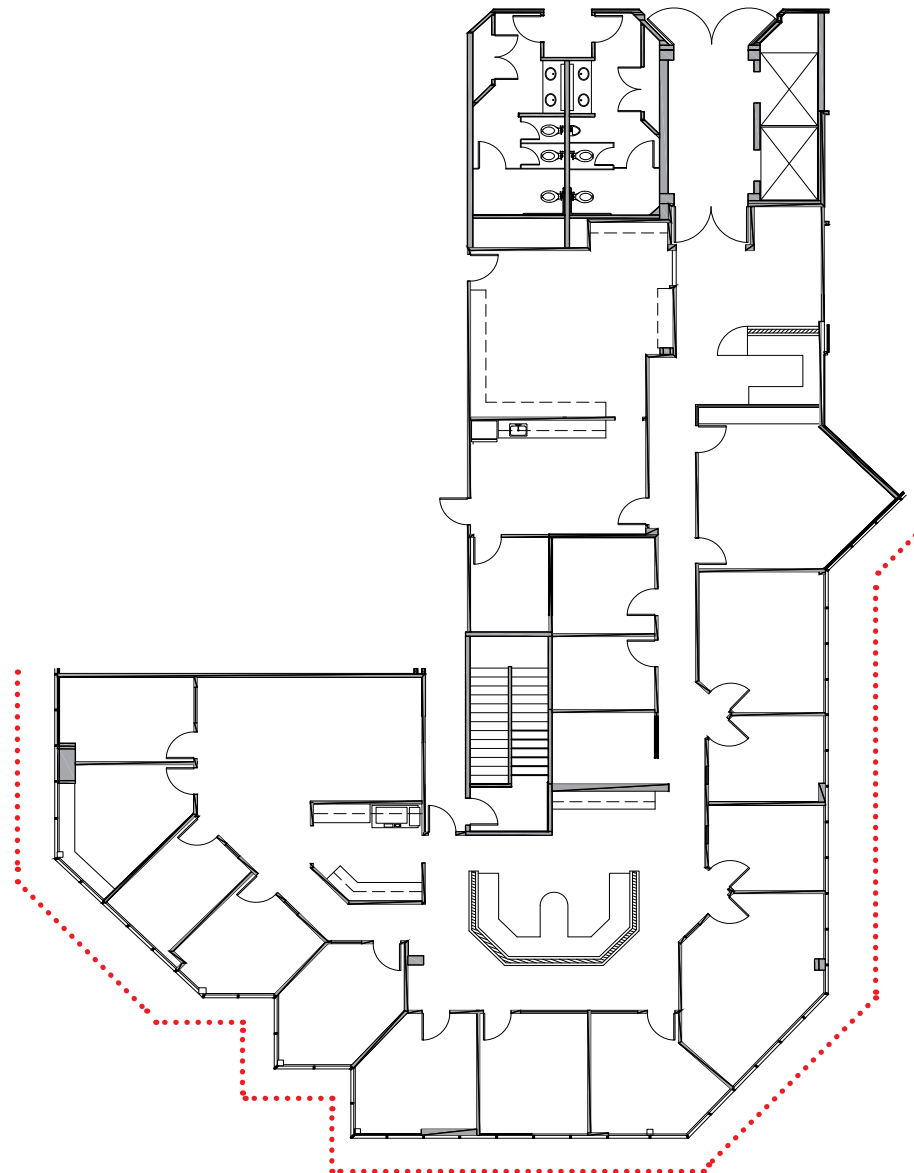
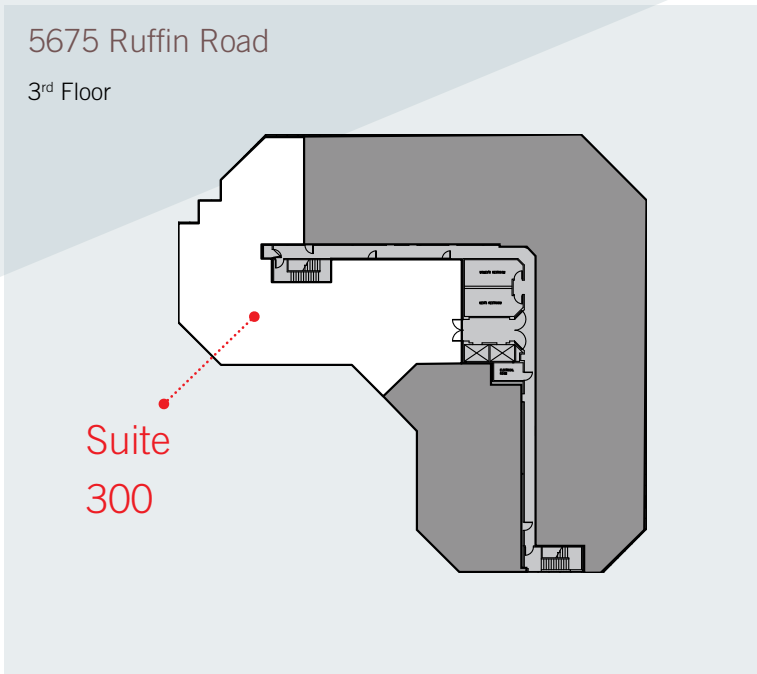
Rate

\$2.40 FSG

Available

Now

SPEC SUITE!



As-built

Rentable SF

6,198

Rate

\$2.40 FSG

Available

Now

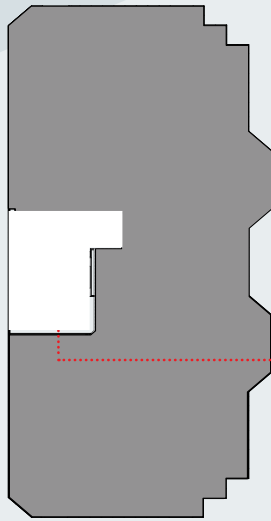
5625 Ruffin Road



4:POINTS
BUSINESS PARK

5625 Ruffin Road

2nd Floor



Suite
230

Rentable SF

1,942

Rate

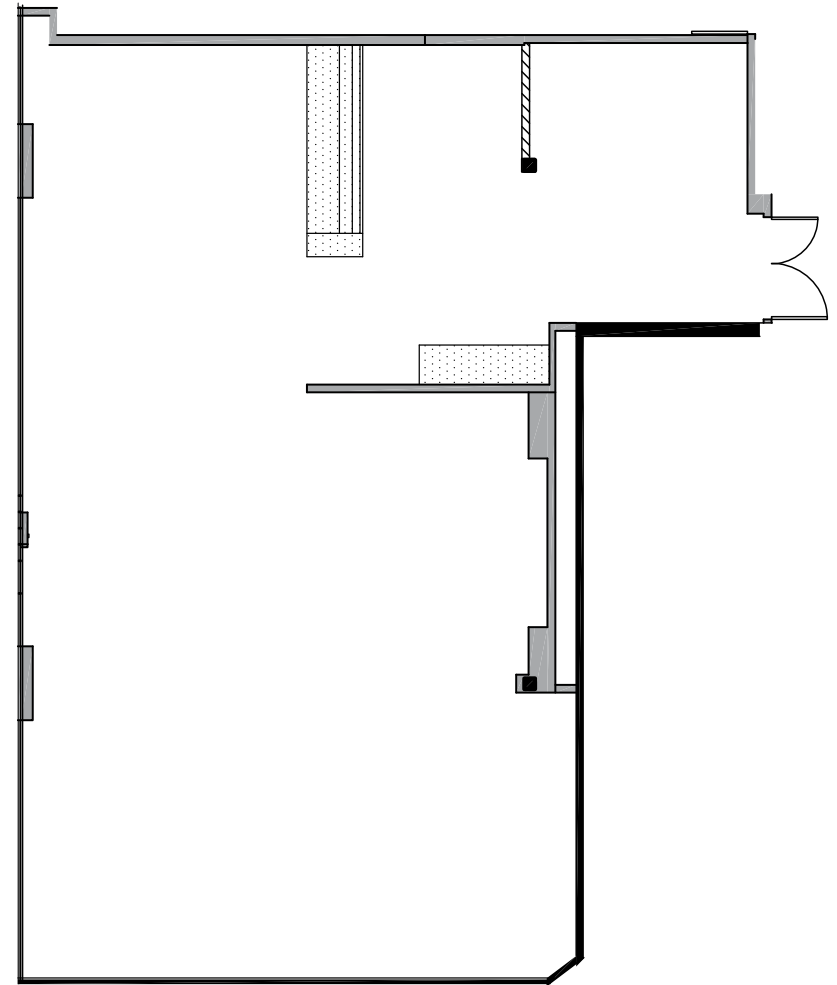
\$2.40 FSG

Available

Now

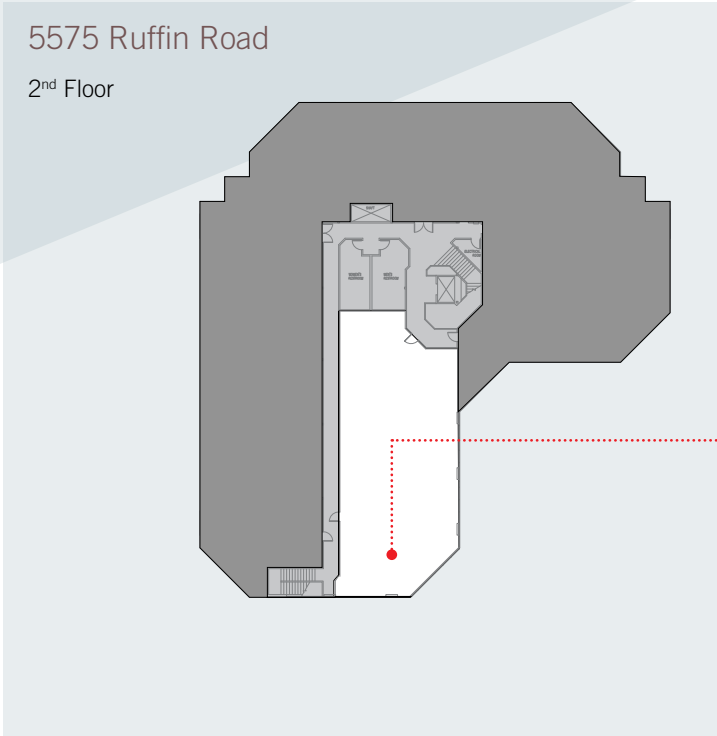
WINDOW LINE

As-built





5575 Ruffin Road



5575 Ruffin Road

2nd Floor

Suite
200

- > Reception
- > 7 window-lined private offices
- > 2 conference rooms
- > Kitchen, copy/fax/storage area
- > Open area

WINDOW LINE

Rentable SF

3,720

Rate

\$2.40 FSG Or \$2.60 + E**

**medical office rate

Available

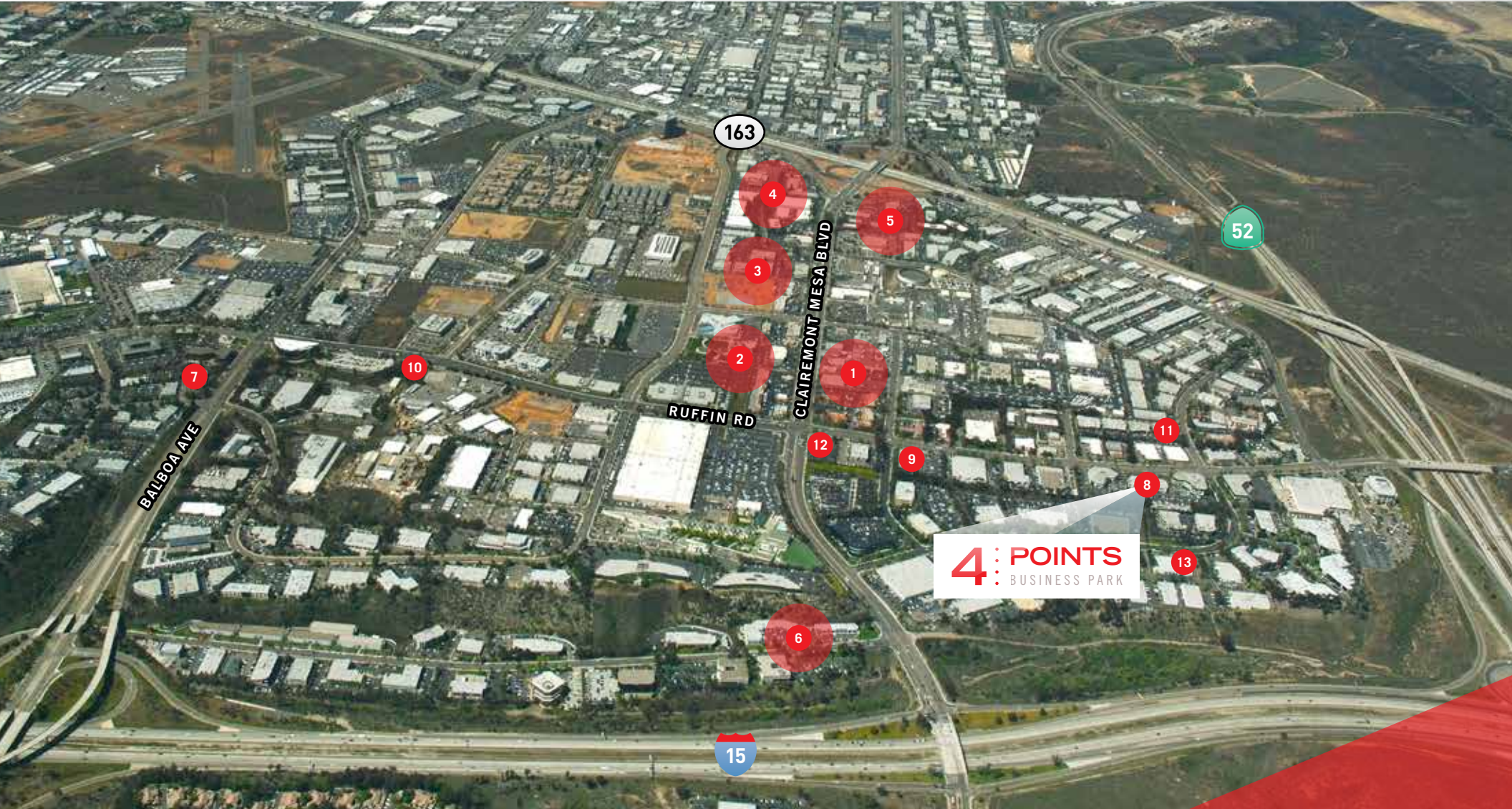
Now

PARTIAL SPEC SUITE!

As-built

- | | | | | | | |
|--|--|---|--|---|--|---|
| <p>1 Khan's Cave Grill & Tavern
Boll Weevil Restaurants
Haruya Sake & Sushi
Harvest Taco Shop
Taco Bell
Wells Fargo
Wendy's</p> | <p>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</p> | <p>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</p> | <p>4 Butcher Shop
Elbow Room SD
Filippi's Pizza
Restaurant & Bar
Golden City Restaurant
McDonald's
Subway</p> | <p>5 ampm
Denny's
Greek Palace
Green Shallots Thai
Gourmet Express
Shogun Kobe Restaurant
Suzuya BBQ</p> | <p>6 El Roberto's Taco Shop
Grab & Go Subs
Long Island Mike Pizza</p> | <p>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</p> |
|--|--|---|--|---|--|---|

Area Amenities





For more information, contact the Leasing Team.

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4 : POINTS : BUSINESS PARK

KEARNY MESA SAN DIEGO

www.cbre.com/sandiego

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