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RUFFIN ROAD, SAN DIEGO, CALIFORNIA

MODERN OFFICE/R&D/FLEX BUILDING



RENDERING OF PROPOSED FACADE RENOVATION

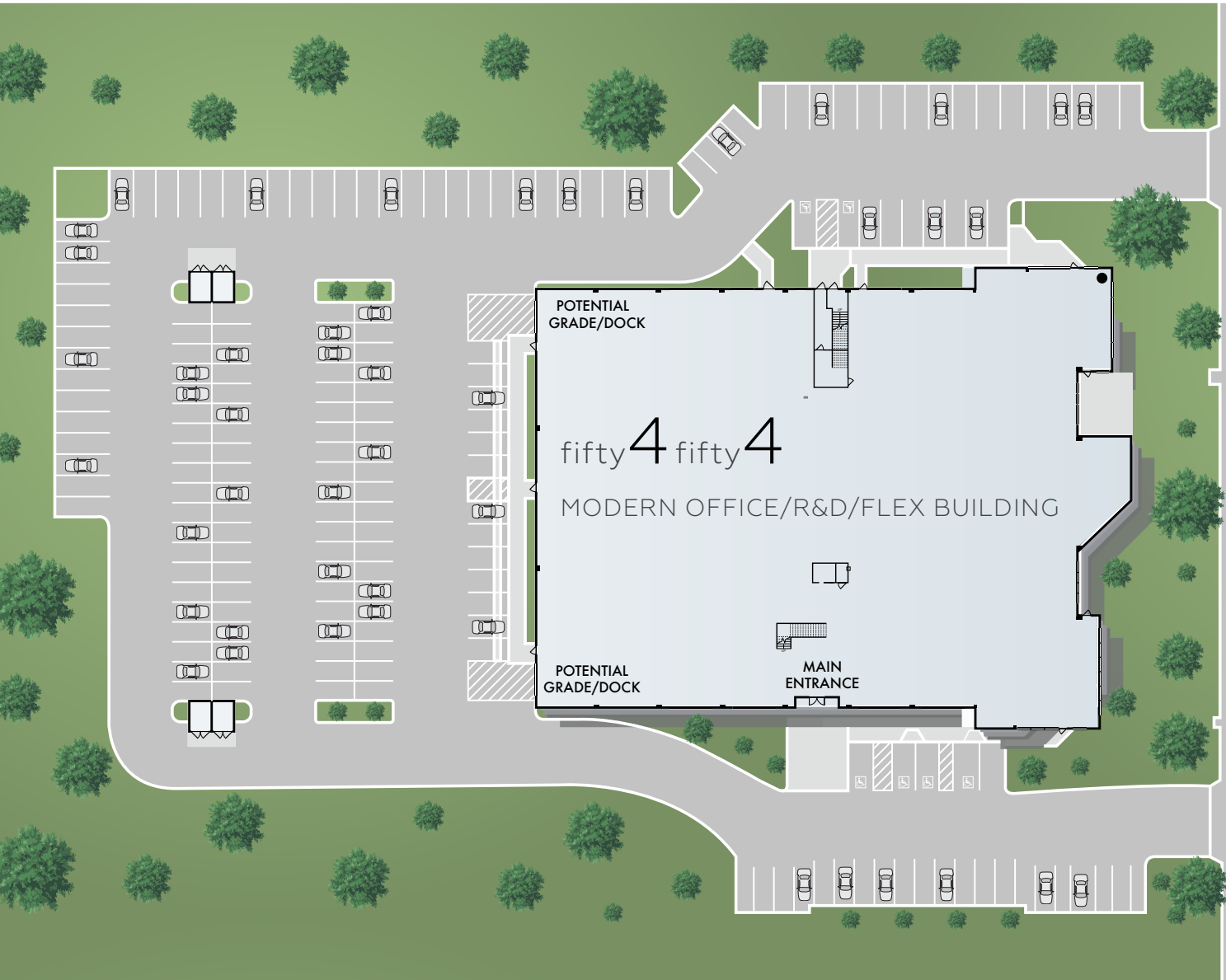


# FEATURES

- Approximately 54,437 SF on 3.45 acres
- Completely renovated property
- High identity with building and monument signage
- Close proximity to convenient business services - restaurants, banking, retail, and hotels
- Designed to accommodate Office/R&D/Flex uses
- Outdoor amenity/lunch area
- Abundant parking (Expandable)
- Immediate access to I-15, SR-163, I-805 and SR-52 - multiple ingress and egress options
- Ability to secure and fence entire site
- Available Spring 2018



# SITE PLAN



## LAND AREA:

3.45 ACRES

## BUILDING AREA:

1ST FLOOR: 35,359 SF

2ND FLOOR: 19,078 SF

TOTAL: 54,437 SF

## PARKING (EXPANDABLE):

4/1,000 SF OFFICE AREA

2/1,000 SF FLEX AREA

## OFFICE AREA CLEAR HEIGHT:

13' (2 STORY, 38,156 SF)

## FLEX AREA CLEAR HEIGHT:

22' - 24' (16,281 SF)

## POWER:

1,000 AMP, 277/480 VOLT SERVICE  
(EXPANDABLE TO 2,000 AMPS)

## SPRINKLERS:

FULLY SPRINKLERED

## BUILDING CONDITION:

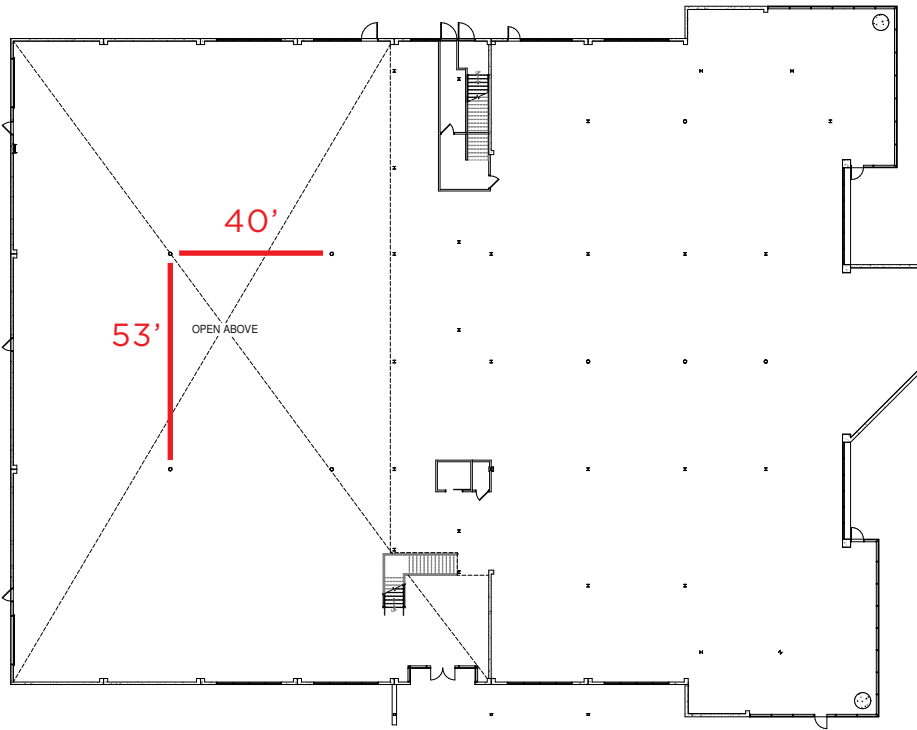
COMPLETELY RENOVATED  
ELEVATOR SERVED WARM SHELL

## LOADING:

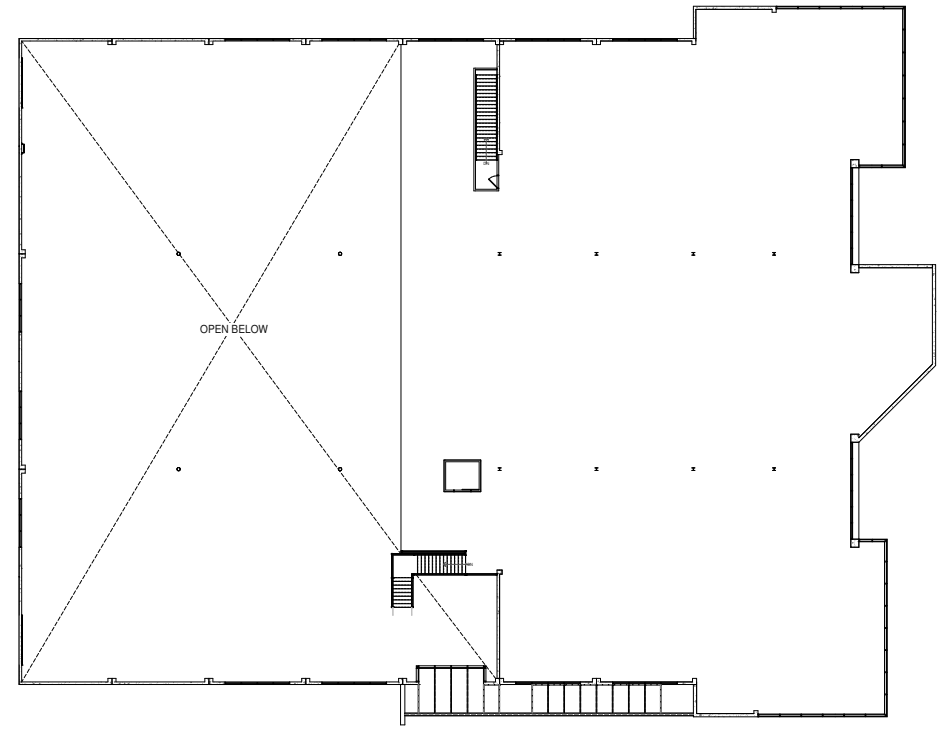
2 GRADE LOADING POSITIONS  
(EXPANDABLE)



# FLOOR PLANS



**1ST FLOOR**  
35,359 SF



**2ND FLOOR**  
19,078 SF

## BUILDING UPGRADES

- New Roof Membrane
- New HVAC Equipment
- New Drought Tolerant Landscaping
- New ADA Compliant Parking Lot
- New Exterior LED Lighting
- New Dual Pane, Energy Efficient Glazing
- New 2-Story Lobby
- New ADA Compliant Bathrooms
- New Outdoor Amenity / Lunch Area
- Generous TI Allowance



# NEIGHBORING 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

## SERVICES

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

## ACTIVE LIFESTYLE

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

## MULTI-FAMILY

- S** Existing Rental Units (1,080)
- T** Under Construction Rental Units (302) Planned Rental Units (248)
- U** Existing Condominiums (500+ Units)



**FOR MORE INFORMATION, CONTACT:**

**BRAD BLACK**

Lic. 00837099

+1 858 546 4687

brad.black@cbre.com

**CHRIS PASCALE**

Lic. 00890849

+1 858 546 4601

chris.pascale@cbre.com

4365 Executive Drive  
Suite 1600  
San Diego, CA 92121  
www.cbre.com

**CBRE**

CBRE, INC Broker  
Lic. 00409987