

RUFFIN ROAD
BUSINESS PARK



AVAILABLE FOR LEASE

3949-3959 RUFFIN ROAD, SAN DIEGO, CA 92123

CBRE

PROPERTY FEATURES



3,839 square feet Office/
R&D suite available



Part of an approximately
45,842 SF project



Project includes numerous
fiber optic connections



Located within San
Diego's premier business
environment



Central to all
San Diego locations



Excellent freeway access:
Interstate 15,
Highways 163 and 52

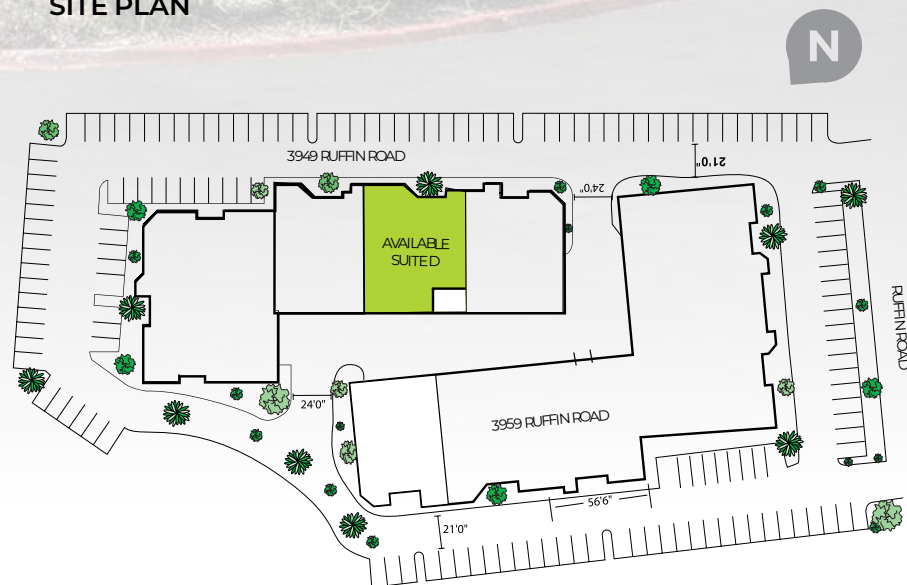


Approximately 3.3/1,000 SF
parking ratio



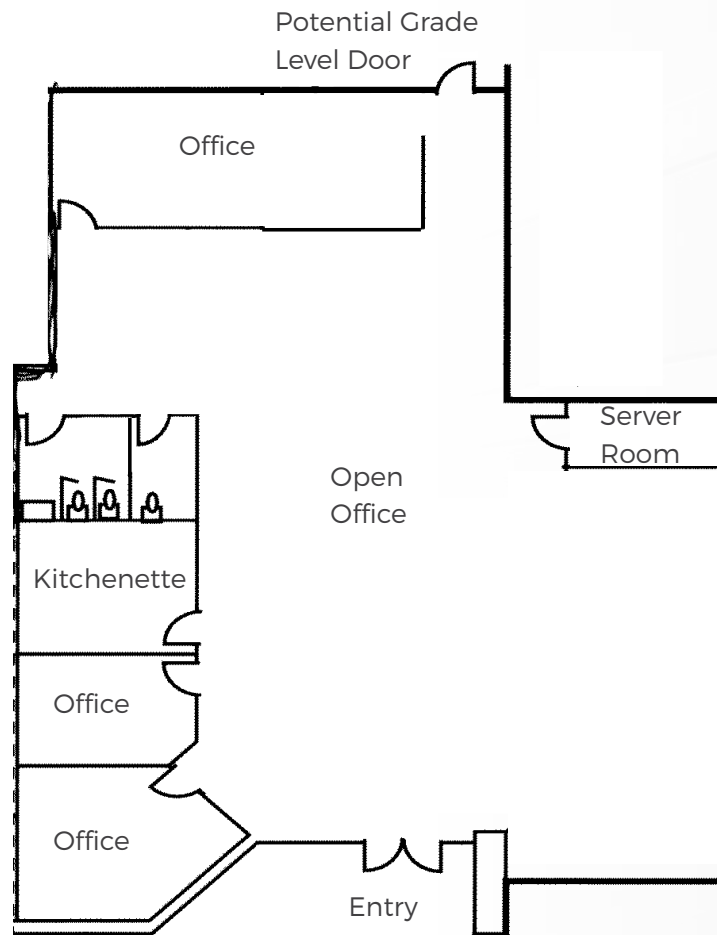
Zoned IL-2-1

SITE PLAN



FLOOR PLAN

3949 RUFFIN ROAD, SUITE D



Approximately 3,839 SF



100% office



Potential to have (1) grade level loading door



(7) private offices, open office area, kitchenette, and (2) restrooms



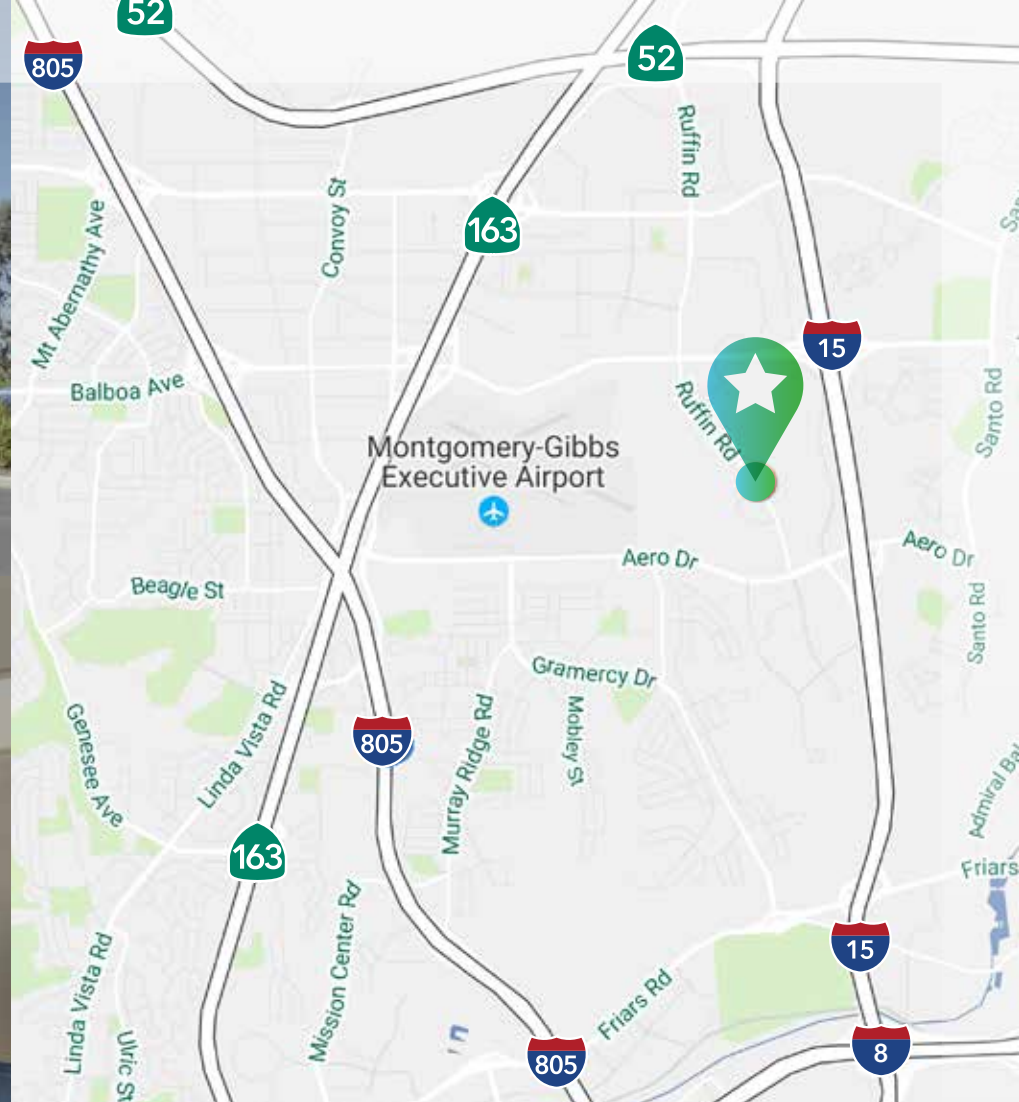
3.3/1,000 SF parking ratio



Lease Rate: \$1.50/SF/NNN
(NNN's=\$0.40/SF)



Available: Immediately



CBRE

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