

Renovations
complete...
check out the
new Spec Suite!

4181 RUFFIN ROAD



OFFICE/FLEX SPACE FOR LEASE

Approximately 37,800 s.f.



PROPERTY FEATURES

- Recently completed exterior upgrades
- Major interior renovations include brand new lobby on North side of the building
- Central Kearny Mesa location provides excellent freeway access to I-805, I-15 and highways 163 and 52
- Two (2) San Diego metropolitan transit systems bus stops located directly in front of the building
- Abundant window line adds significant natural light to open office environment
- Surrounded by Kearny Mesa's abundant retail amenities



PROPERTY OVERVIEW

- Approximately 37,800 s.f. available
- 100% HVAC office/flex space
- Located in San Diego Regional Enterprise Zone and Foreign Trade Zone
- Outstanding power service: 11,000 Amps, 3-phase expandable
- Dynamic 2-story component
- Parking ratio of 3.4/1,000 (potential for expansion)
- Shipping/receiving area with two (2) dock-high loading doors
- Dramatic second floor views of the adjacent San Diego Chargers practice facilities

LEASE RATE: \$1.85 plus utilities & janitorial



For more information, please contact:

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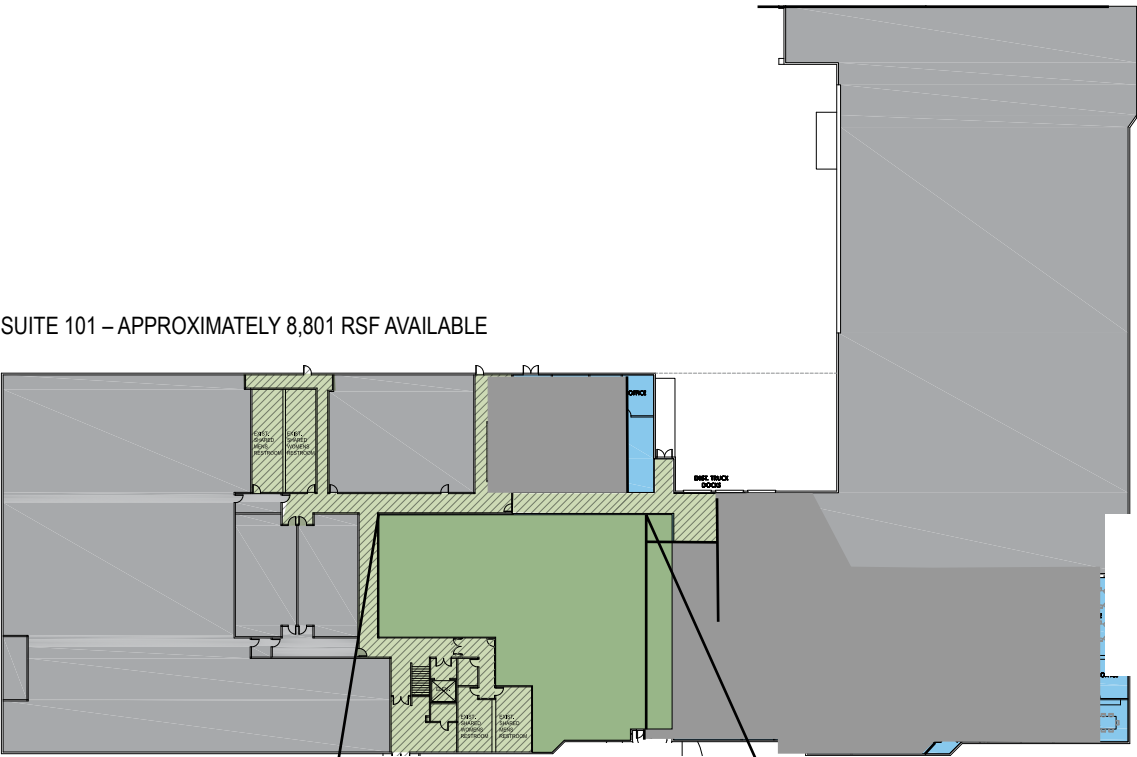
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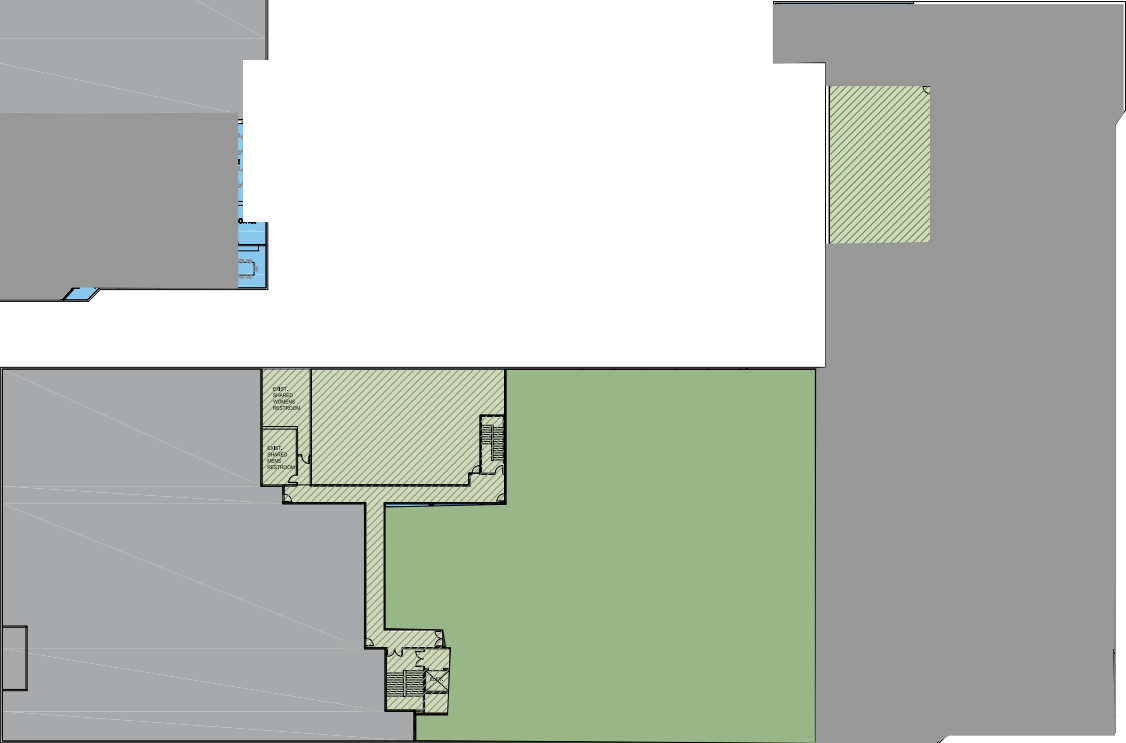
EXISTING LAYOUT

- Leased
- Common area
- Available

SUITE 101 – APPROXIMATELY 8,801 RSF AVAILABLE



2ND FLOOR – APPROXIMATELY 28,962 RSF AVAILABLE



↑
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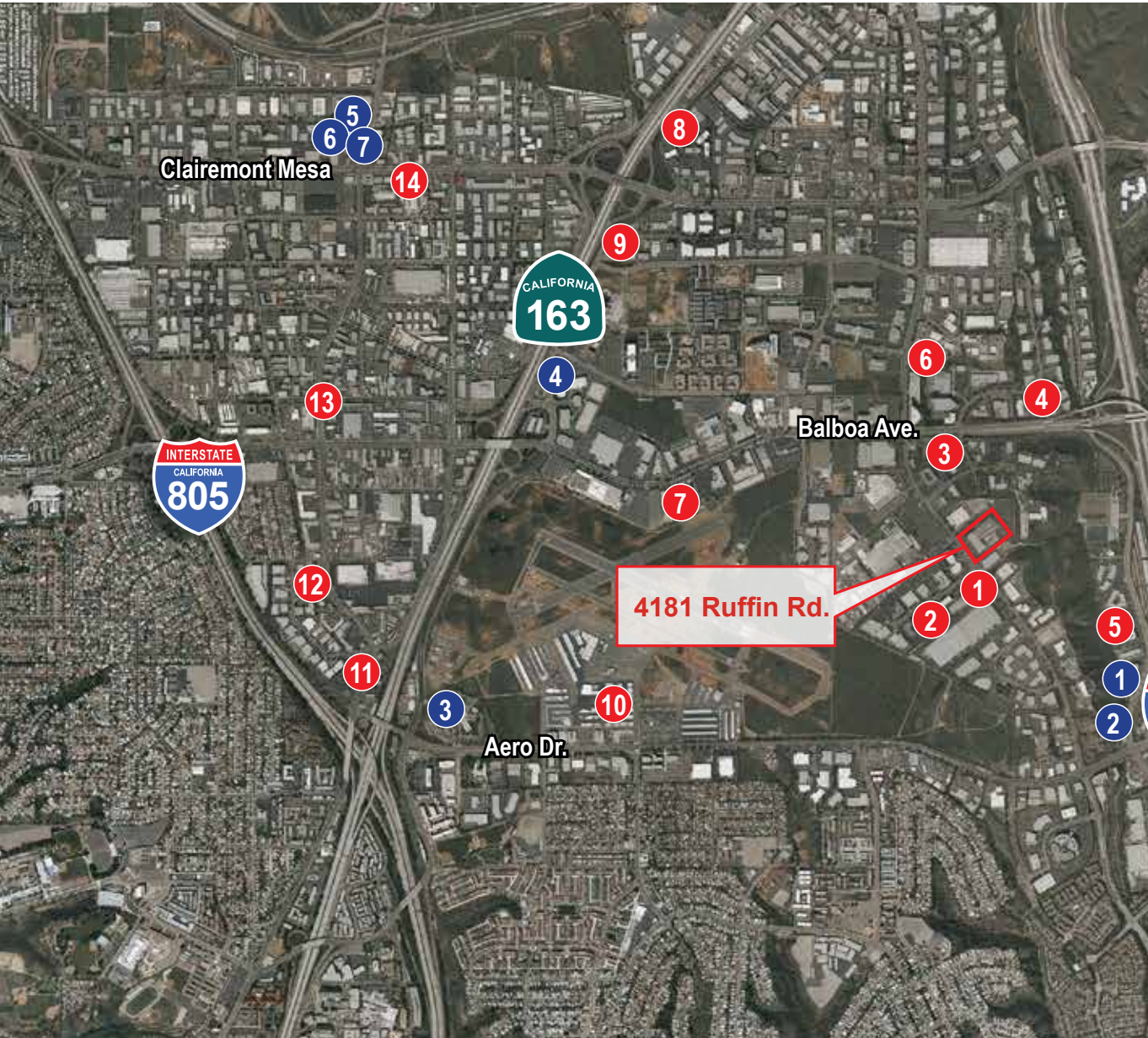
LEGEND

RESTAURANTS

- 1 Good On Ya Diner
- 2 Sky Park Cafe
- 3 Bud's Louisiana Cafe
- 4 Corner Deli and Cafe
- 5 Deli Mart
- 6 Studio Diner
- 7 94th Aero Squadron Restaurant
- 8 Shogun Kobe Restaurant
- 9 Butcher Shop Restaurant
- 10 Pampa's Argentine Grill
- 11 Emerald Restaurant
- 12 Original Pancake House
- 13 Jasmine Seafood Restaurant
- 14 The Godfather Restaurant

HOTELS

- 1 Holiday Inn
- 2 Extended Stay America
- 3 Four Points Sheraton
- 4 Courtyard Marriott
- 5 Hampton Inn
- 6 Residence Inn Marriott
- 7 Ramada Inn



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