

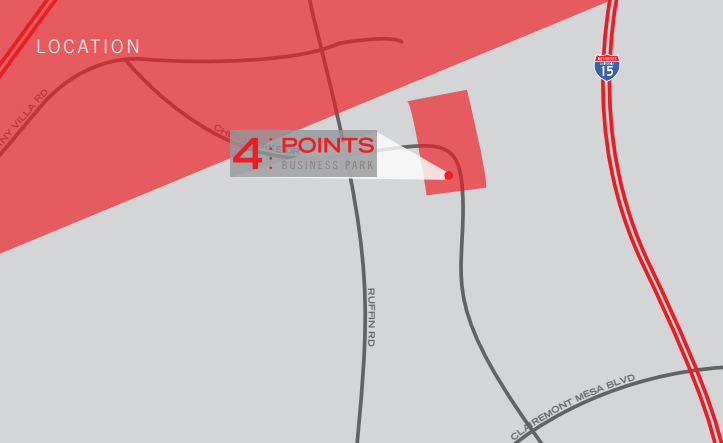
# 4 : POINTS : BUSINESS PARK

OFFICE / MEDICAL SUITES FOR LEASE

Ideal Location.

Rare Opportunity.





## Highlights

- › **Common area improvements now complete: exterior upgrades and spec suite improvements**
- › Immediate access from Interstate 15 and Highways 163 and 52
- › Proximity to Interstates 5 and 805
- › Recent capital improvements, including:
  - Upgraded common areas (restrooms, lobbies, corridors)
  - Upgraded building facades
  - Upgraded landscaping
  - New monument and way-finding signage
  - Show-ready spec suites
- › A generous parking ratio of 4/1,000
- › Showers and lockers
- › 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
- › On-site professional car detailing service
- › Access to nearby public transportation
- › Located in the California New Employment Credit Designated Geographic Area.

# 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.



**Year Built** 1987; Renovated 2013 - 2015

**Zoning** IL-2-1

**Core Factor** 15.6%

**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** Systems in place

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
315	1,291	\$2.55 FSG	Now
350	1,764	\$2.55 FSG	Now

## 5625 Ruffin Road

Two stories  
34,076 SF  
New lobby, bathrooms and corridors complete!

Suite	RSF	Rate	Available
210	3,880	\$2.55 FSG	Now

## 5575 Ruffin Road

Two stories  
34,567 SF  
New lobby, bathrooms and corridors complete!  
Medical office building with monument placement available

**FULLY LEASED**

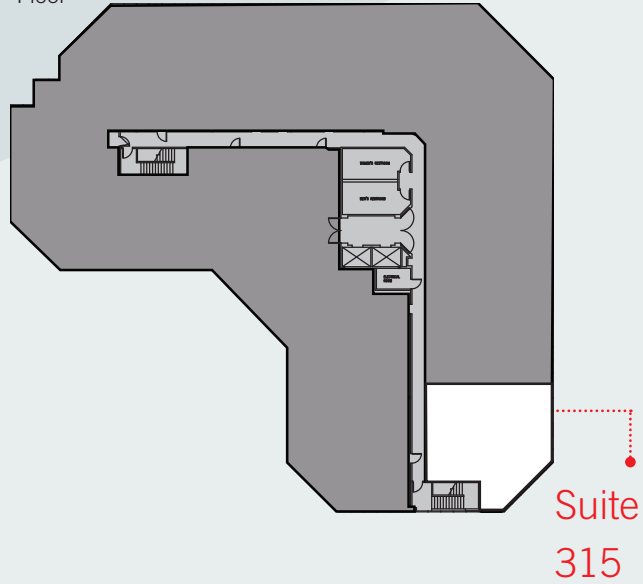
5675 Ruffin Road



**4:POINTS**  
BUSINESS PARK

5675 Ruffin Road

3<sup>rd</sup> Floor



As-built



**Rentable SF**

1,291

**Rate**

\$2.55 FSG

**Available**

Now

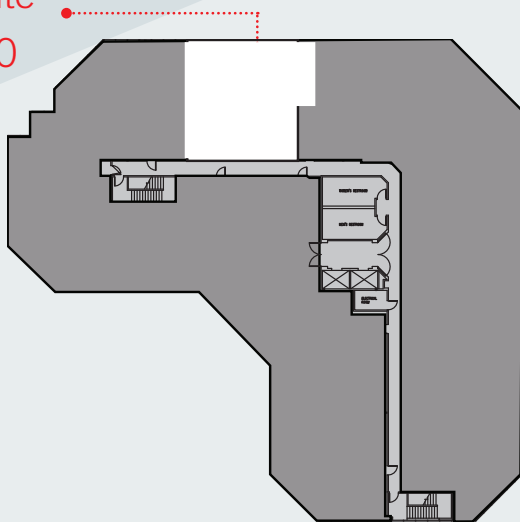
5675 Ruffin Road



5675 Ruffin Road

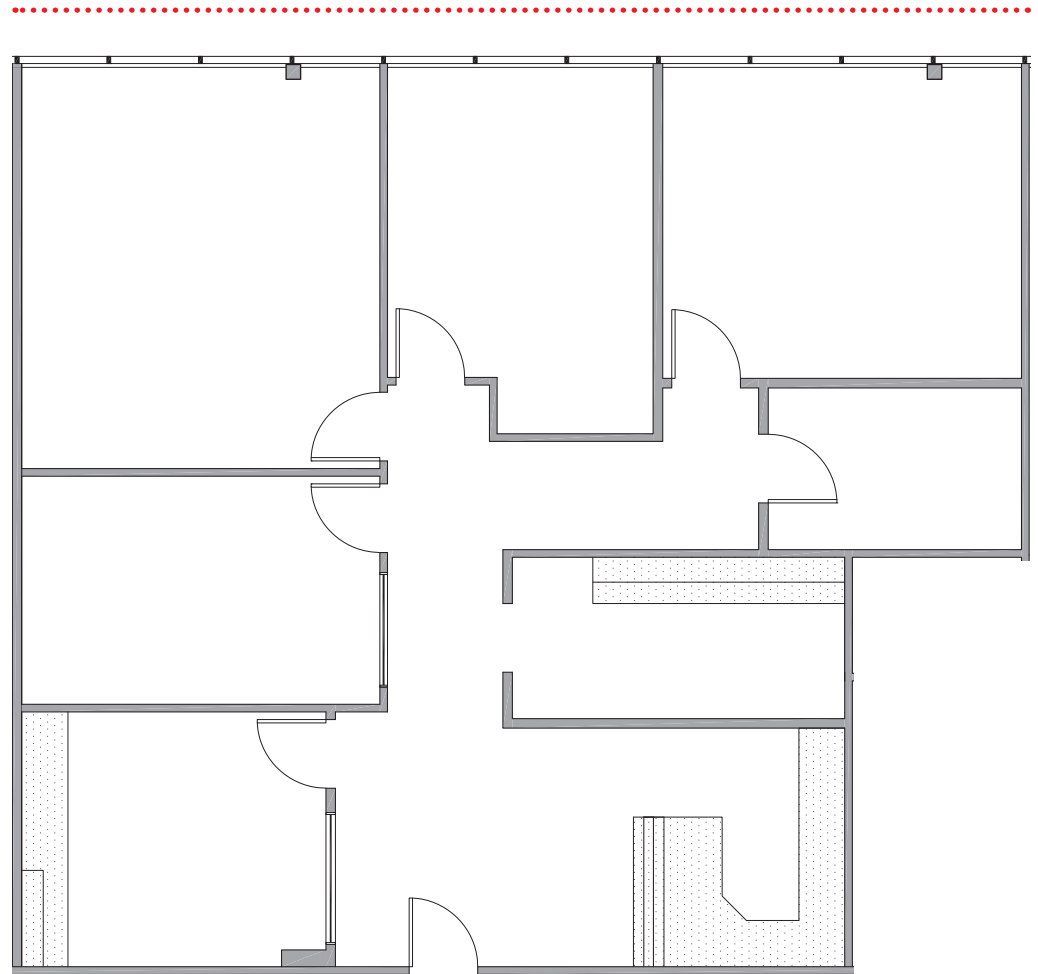
3<sup>rd</sup> Floor

Suite  
350



As-built

WINDOW LINE



**Rentable SF**

1,764

**Rate**

\$2.55 FSG

**Available**

Now

5625 Ruffin Road

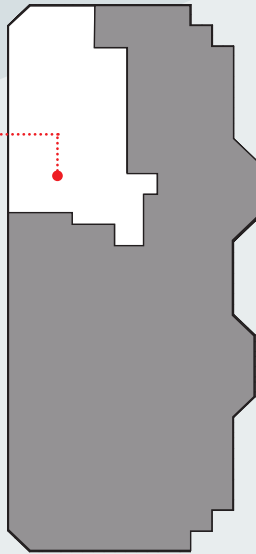


**4:POINTS**  
BUSINESS PARK

5625 Ruffin Road

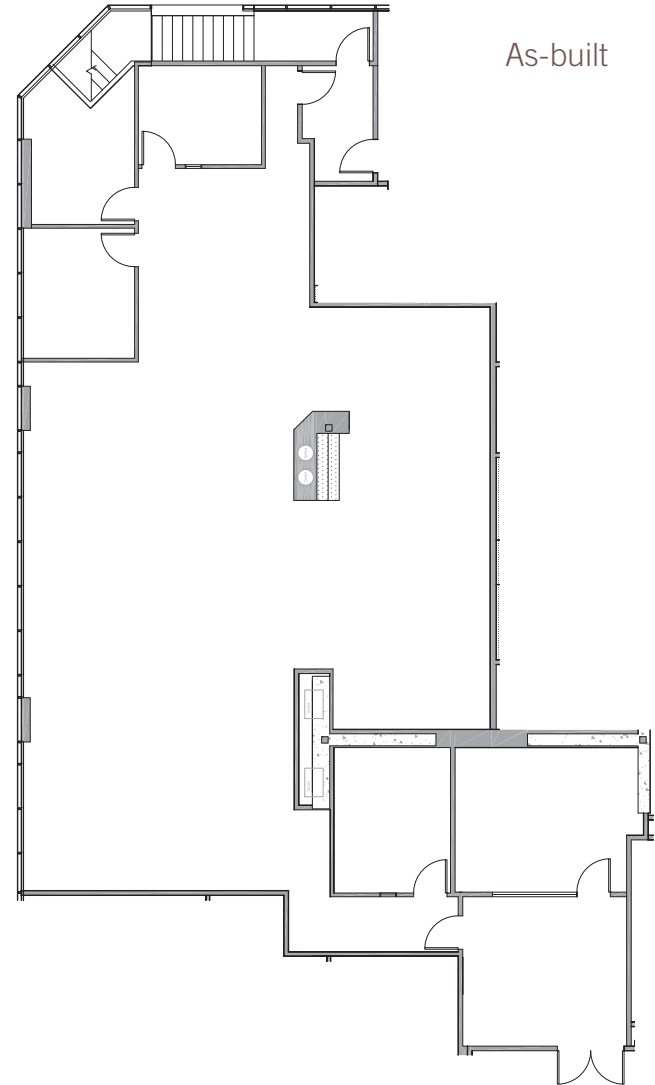
2<sup>nd</sup> Floor

Suite  
210



WINDOW LINE

As-built



**Rentable SF**

3,880

**Rate**

\$2.55 FSG

**Available**

Now



- |  |  |   |  |   |  |   |
|--|--|---|--|---|--|---|
| <p><b>1</b> Khan's Cave Grill &amp; Tavern<br/>Boll Weevil Restaurants<br/>Haruya Sake &amp; Sushi<br/>Harvest Taco Shop<br/>Taco Bell<br/>Wells Fargo<br/>Wendy's</p> | <p><b>2</b> Abbey's Real Bar-B-Q<br/>Carl's Jr.<br/>Giovanni's Italian Restaurant<br/>Indigo Café<br/>Jack in the Box<br/>Palominos Mexican &amp; Seafood<br/>Panda Express<br/>Starbucks<br/>Subway<br/>The Coffee Bean &amp; Tea Leaf<br/>Togo's</p> | <p><b>3</b> Bangkok West Thai Café<br/>Lit'l Pepper Gourmet<br/>North Island Credit Union<br/>Quiznos<br/>Rubio's Fresh Mexican Grill<br/>Spice House Café<br/>The UPS Store<br/>US Bank<br/>Village Indian Cuisine</p> | <p><b>4</b> Butcher Shop<br/>Elbow Room SD<br/>Filippi's Pizza<br/>Restaurant &amp; Bar<br/>Golden City Restaurant<br/>McDonald's<br/>Subway</p> | <p><b>5</b> ampm<br/>Denny's<br/>Greek Palace<br/>Green Shallots Thai<br/>Gourmet Express<br/>Shogun Kobe Restaurant<br/>Suzuya BBQ</p> | <p><b>6</b> El Roberto's Taco Shop<br/>Grab &amp; Go Subs<br/>Long Island Mike Pizza</p> | <p><b>7</b> Bud's Louisiana Café<br/><b>8</b> Gourmet Island<br/><b>9</b> Point Loma Credit Union<br/><b>10</b> Studio Diner<br/><b>11</b> Yummy Deli<br/><b>12</b> Chase Bank<br/><b>13</b> Dinky Deli</p> |
|--|--|---|--|---|--|---|

## Area Amenities







For more information, contact the Leasing Team.

Nick Bonner

+1 858 646 4777

[nick.bonner@cbre.com](mailto:nick.bonner@cbre.com)

Lic. 01482997

Ryan Grant

+1 619 696 8354

[ryan.grant@cbre.com](mailto:ryan.grant@cbre.com)

Lic. 01813531

# 4 : POINTS : BUSINESS PARK

KEARNY MESA SAN DIEGO

[www.cbre.com/sandiego](http://www.cbre.com/sandiego)

© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. All marks displayed on this document are the property of their respective owners.

**CBRE**