

4 : POINTS : BUSINESS PARK

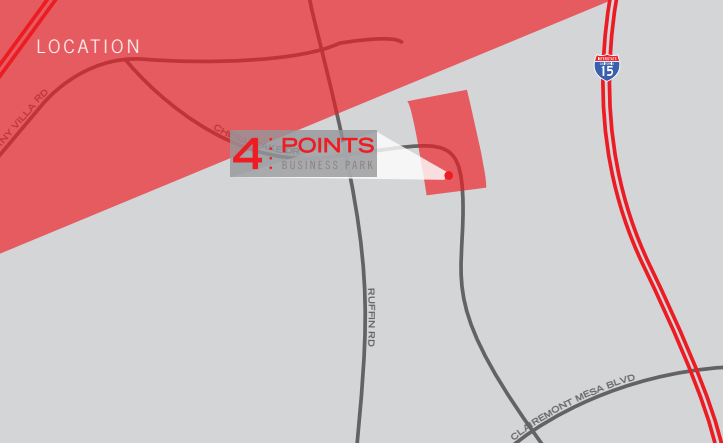
OFFICE / MEDICAL SUITES FOR LEASE

Ideal Location.

Rare Opportunity.



CBRE



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 123,794 SF.

5625 RUFFIN ROAD

5675 Ruffin Road

Three stories
 57,336 SF
 Various suite sizes
 New lobby, bathrooms and corridors complete!

Suite	RSF	Rate	Available
110	2,106	\$2.65 FSG	Now
150	3,262	\$2.65 FSG	5/1/2019
315	1,291	\$2.65 FSG	Now
350*	1,764	\$2.65 FSG	Now
355*	1,196	\$2.65 FSG	Now

*Suites 350 and 355 are contiguous and total 2,960 SF

5625 Ruffin Road

Two stories
 34,342 SF
 New lobby, bathrooms and corridors complete!

Suite	RSF	Rate	Available
210	3,880	\$2.65 FSG	Now

5575 Ruffin Road

Two stories
 34,076 SF
 New lobby, bathrooms and corridors complete! Medical office building with monument placement available.

Suite	RSF	Rate	Available
240	1,919	\$2.65 FSG	Now

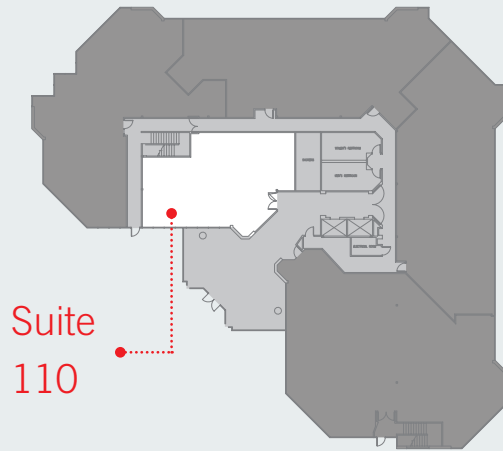
5675 Ruffin Road



4:POINTS
BUSINESS PARK

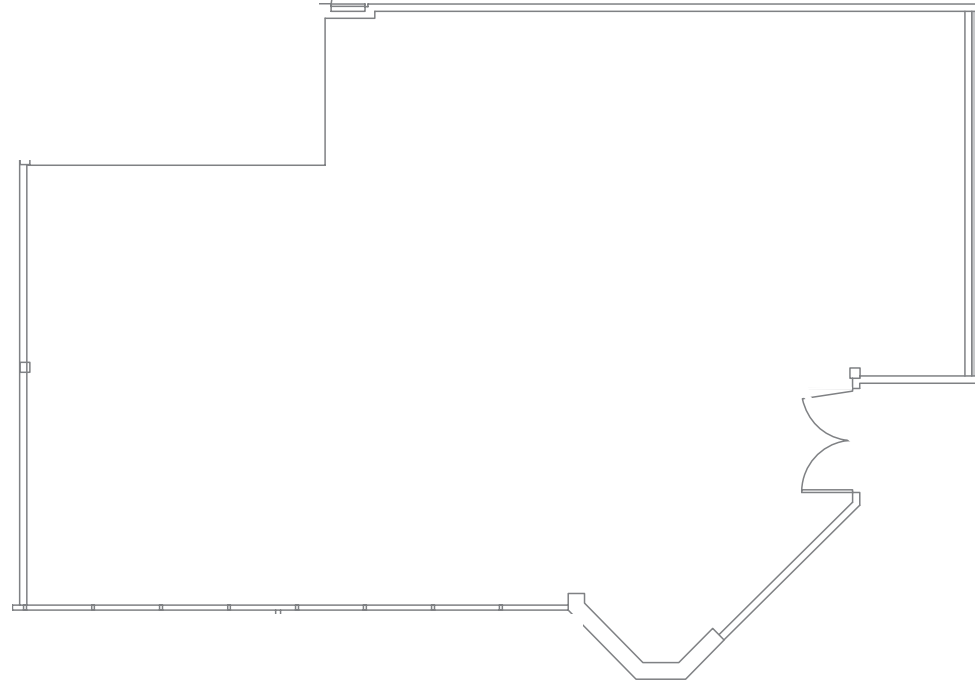
5675 Ruffin Road

1st Floor



Suite
110

As-built



Rentable SF

2,106

Rate

\$2.65 FSG

Available

Now

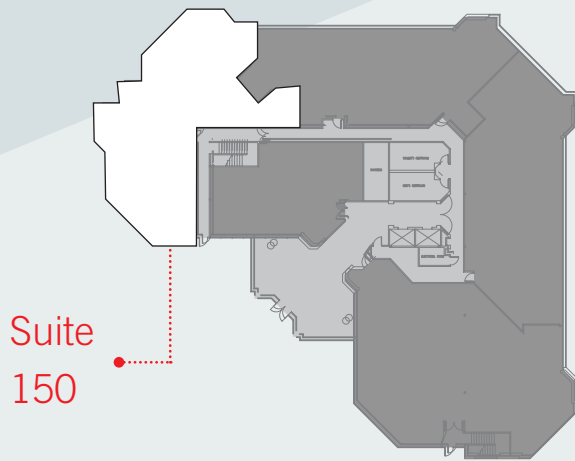
5675 Ruffin Road



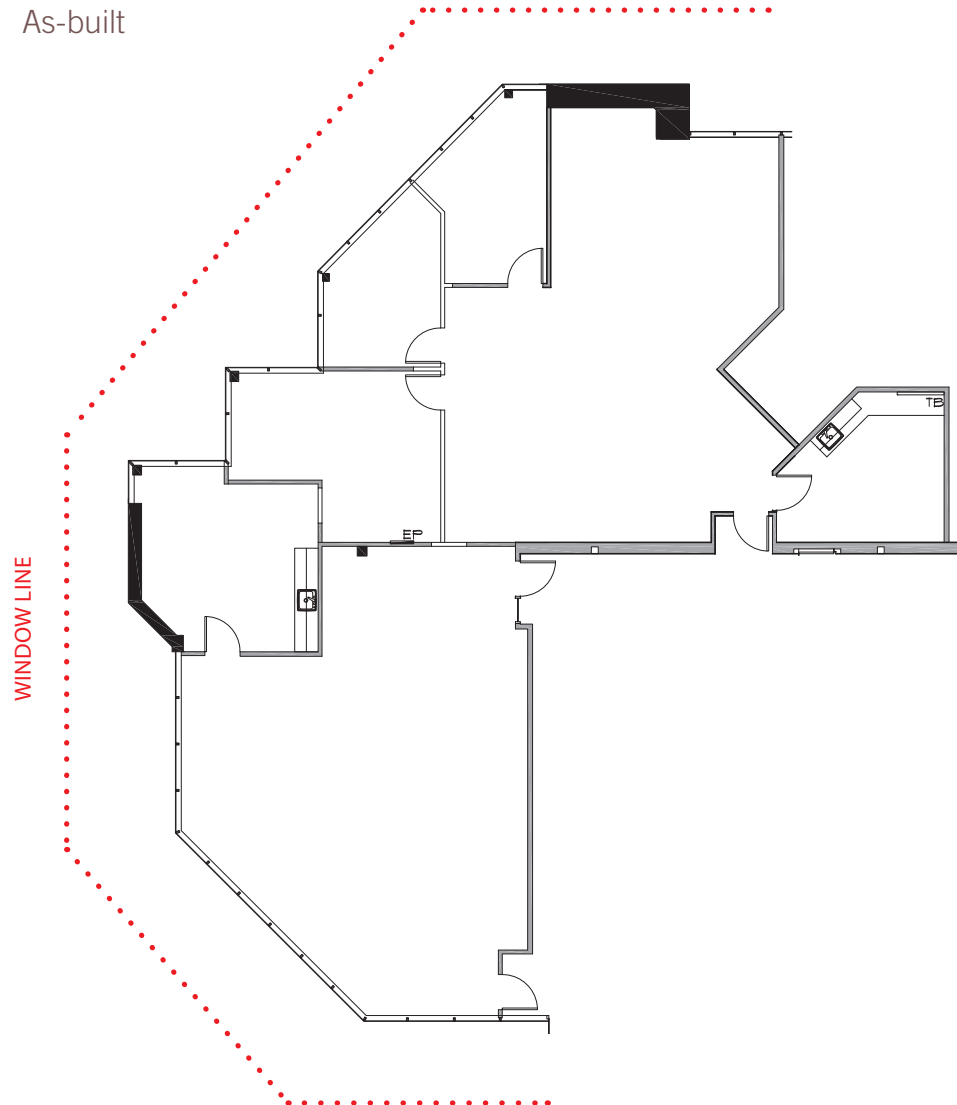
4:POINTS
BUSINESS PARK

5675 Ruffin Road

1st Floor



As-built



Rentable SF

3,262

Rate

\$2.65 FSG

Available

5/1/2019

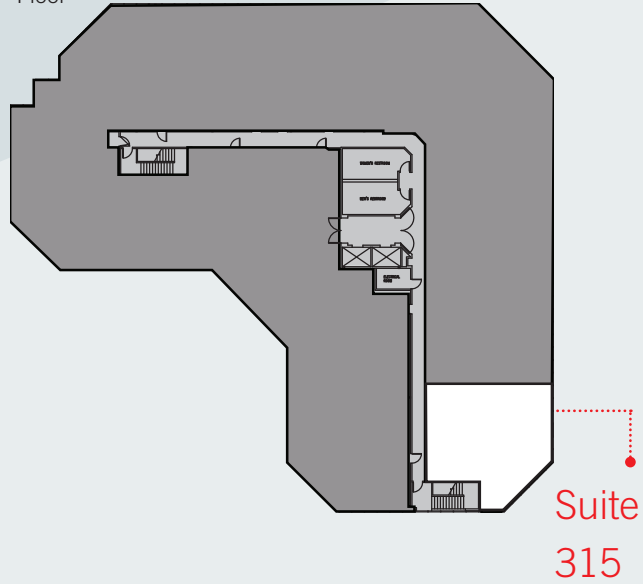
5675 Ruffin Road



4:POINTS
BUSINESS PARK

5675 Ruffin Road

3rd Floor



As-built



Rentable SF

1,291

Rate

\$2.65 FSG

Available

Now

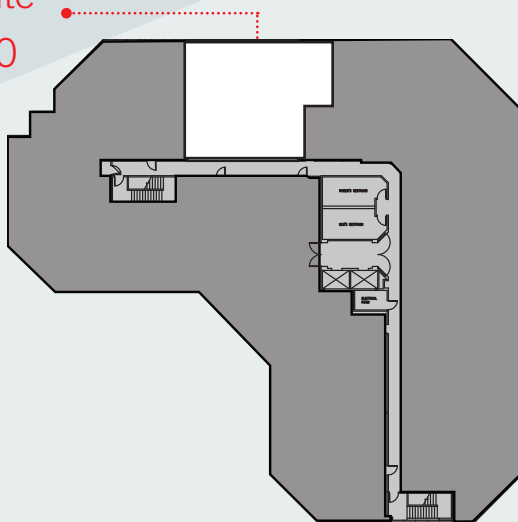
5675 Ruffin Road



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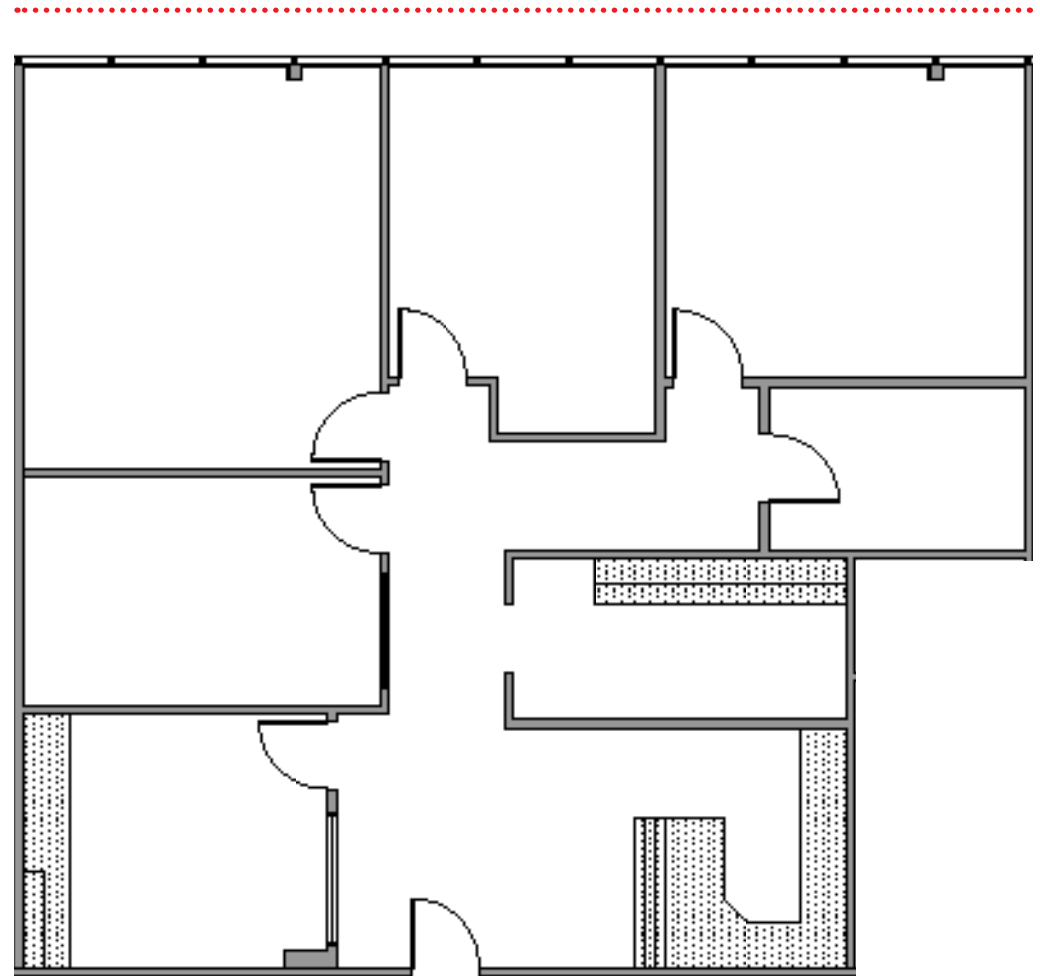
3rd Floor

Suite
350



As-built

WINDOW LINE



Rentable SF

Rate

Available

1,764

\$2.65 FSG

Now

*Suites 350 and 355 are contiguous and total 2,960 SF

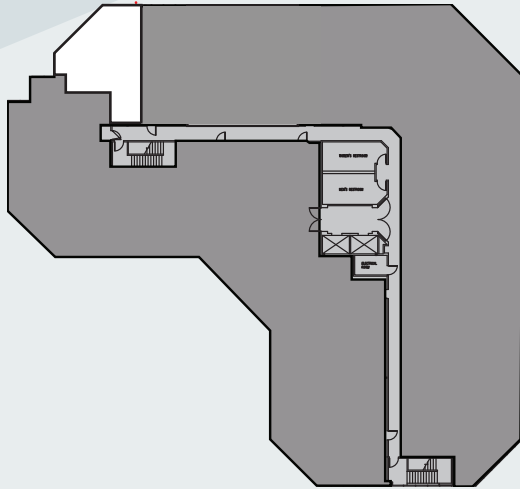
5675 Ruffin Road



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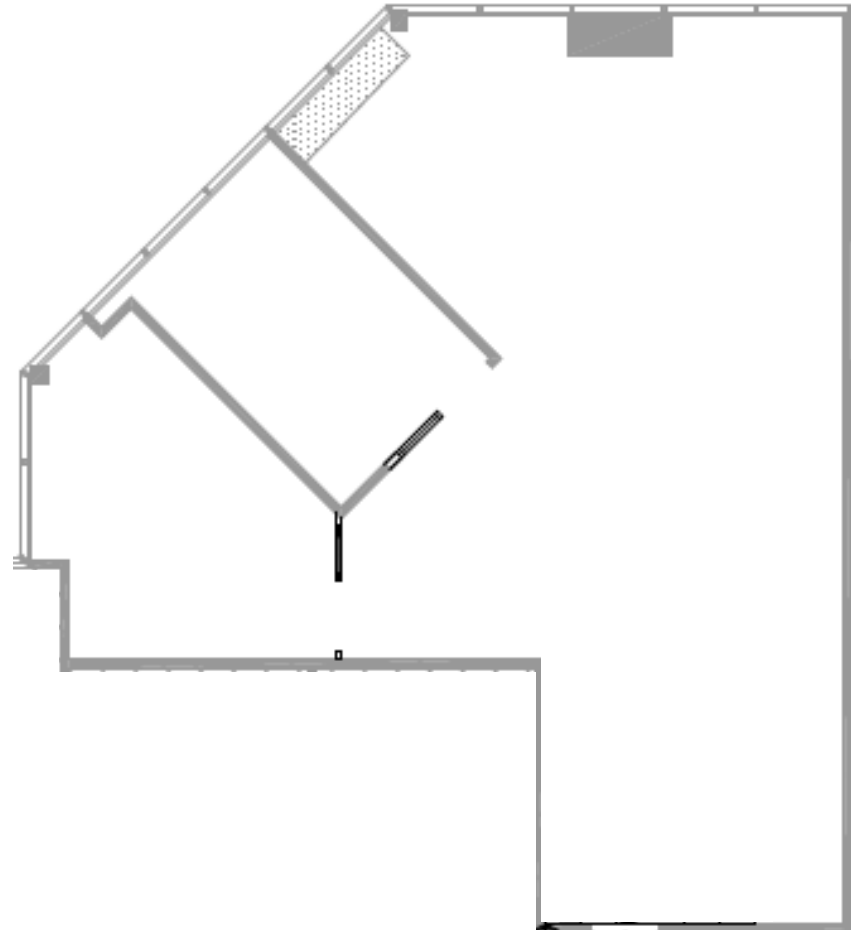
3rd Floor

Suite
355



As-built

WINDOW LINE



Rentable SF

Rate

Available

1,196

\$2.65 FSG

Now

*Suites 350 and 355 are contiguous and total 2,960 SF

5625 Ruffin Road

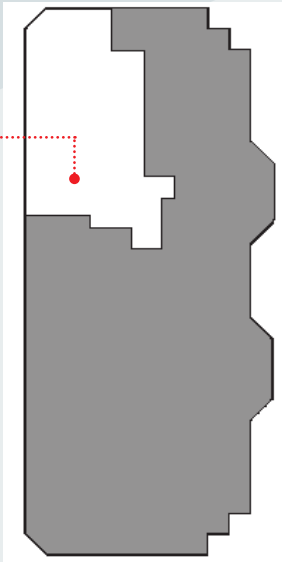


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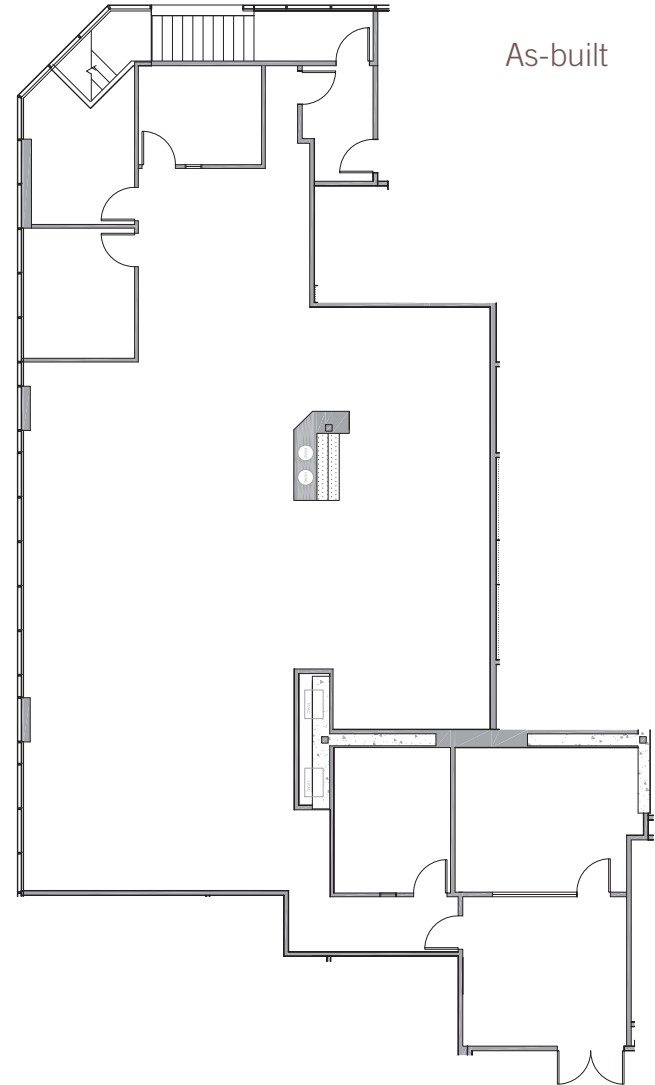
2nd Floor

Suite
210



WINDOW LINE

As-built



Rentable SF

3,880

Rate

\$2.65 FSG

Available

Now

5575 Ruffin Road

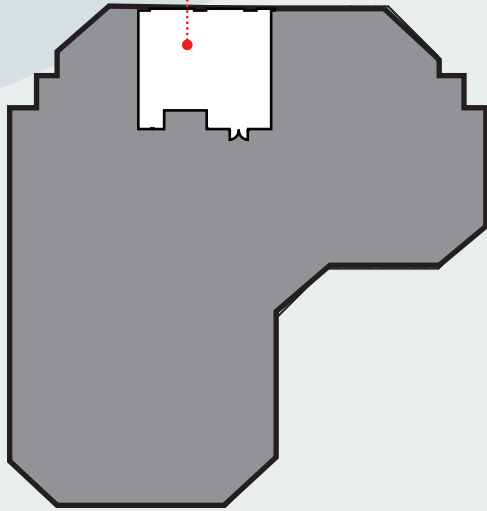


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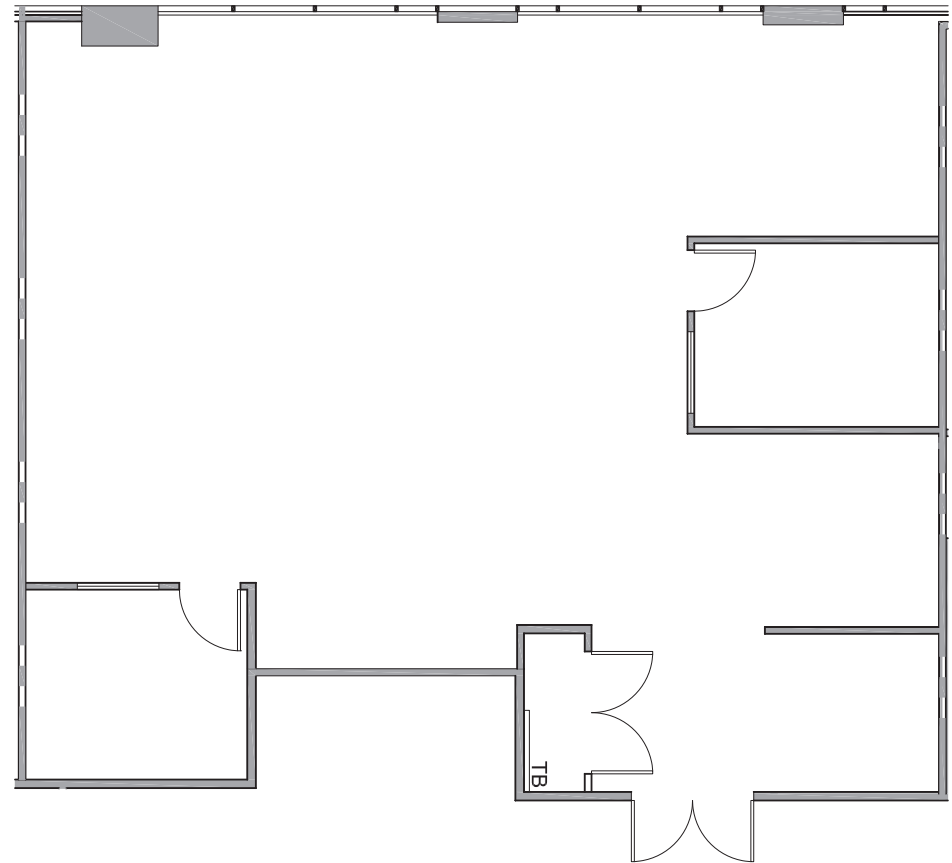
2nd Floor

Suite
240



WINDOW LINE

As-built



Rentable SF

1,919

Rate

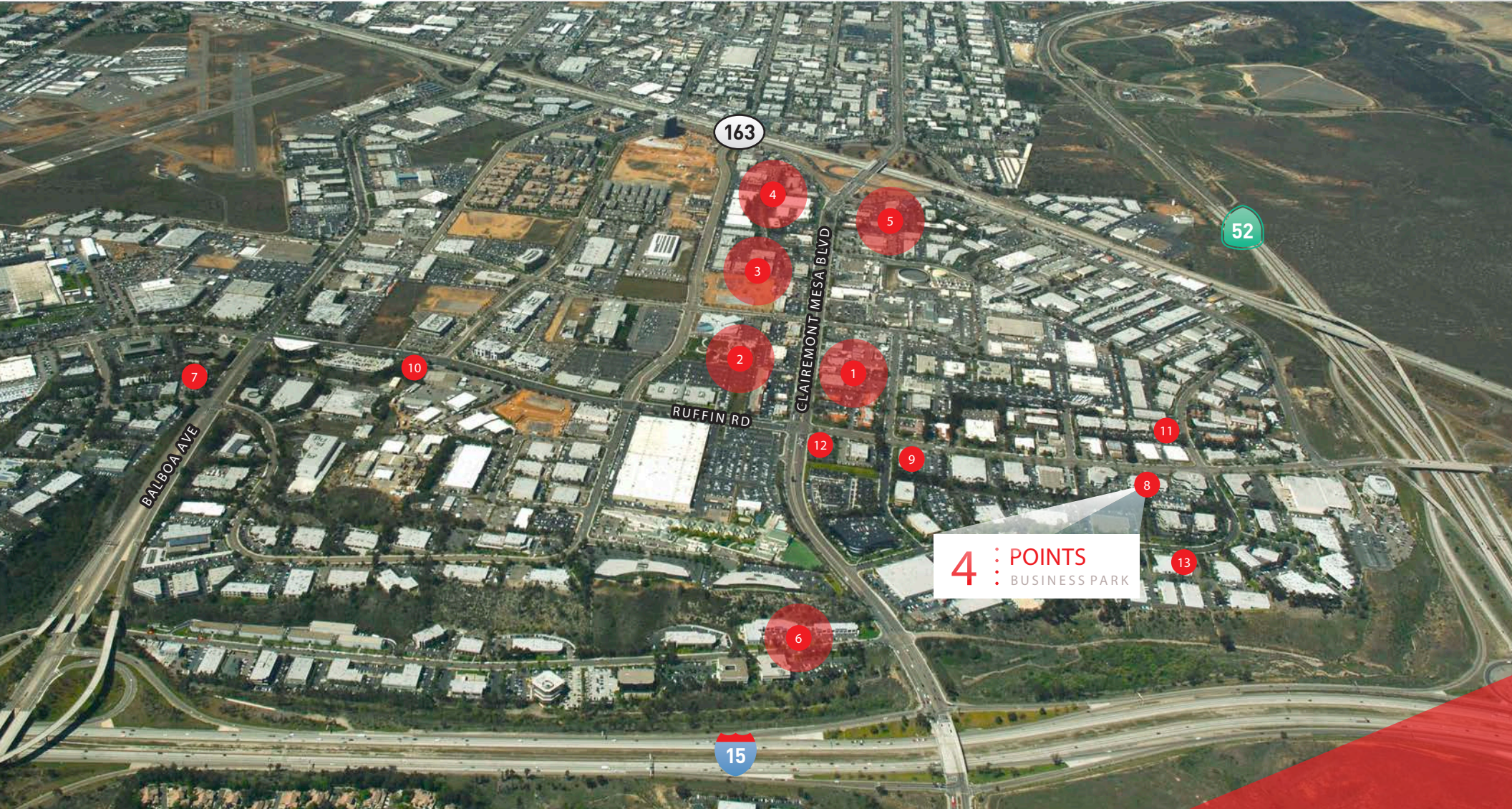
\$2.65 FSG

Available

Now

- | | | | | | | |
|--|--|---|--|---|--|---|
| <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.

Nick Bonner

+1 858 646 4777

nick.bonner@cbre.com

Lic. 01482997

Ryan Grant

+1 619 696 8354

ryan.grant@cbre.com

Lic. 01813531

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KEARNY MESA SAN DIEGO

www.cbre.com/sandiego

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