

**5050 MURPHY
CANYON ROAD**
SAN DIEGO, CA 92123



FOR MORE INFORMATION, PLEASE CONTACT:

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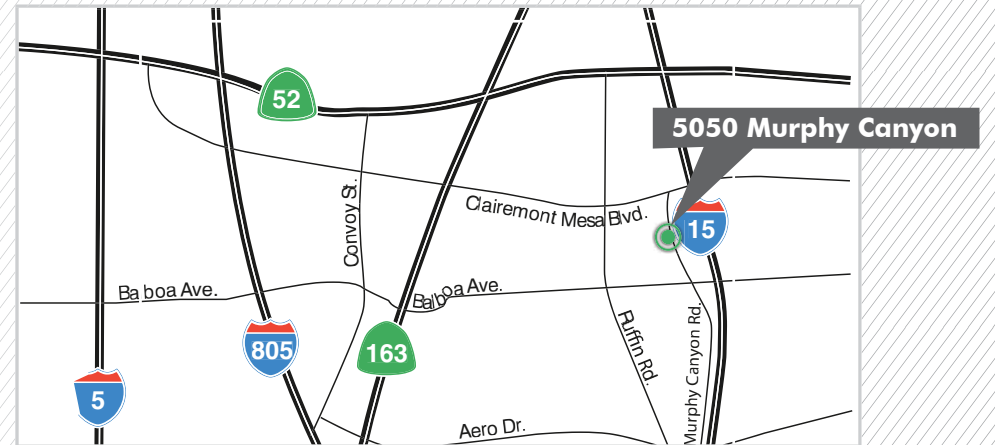
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BUILDING FEATURES

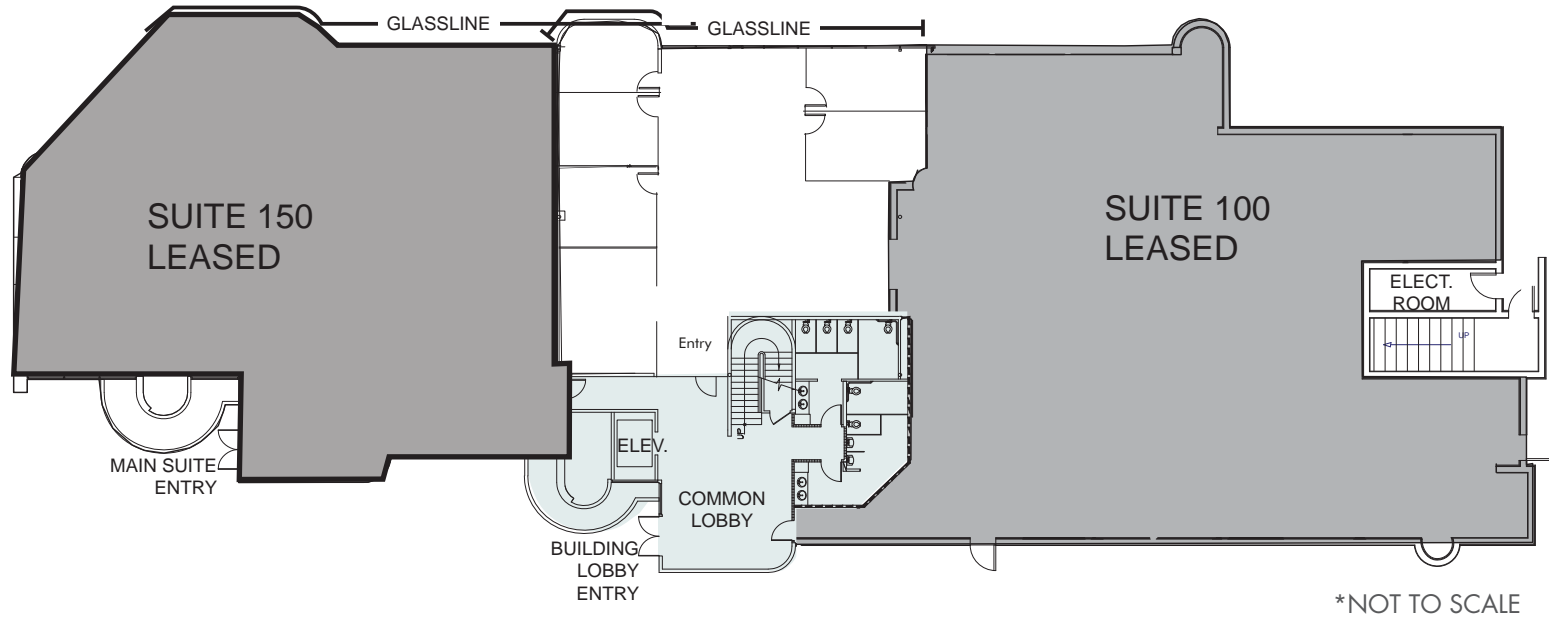
- Available for Lease 2,559 SF of office on the ground floor
- Spec Suite with New Tenant Improvements features- reception, conference room with glass, 5 offices with glass sidelights, open kitchen and open area for cubicles.
- High image, 2-story, elevator served office building
- Walking distance to retail amenities
- 3.75/1,000 USF parking ratio plus additional street parking
- On-site shower on second floor
- Entire building is approximately 29,246 SF
- Lease Rate: \$1.85/SF/Mo. + Electric & Janitorial
- Available Immediately



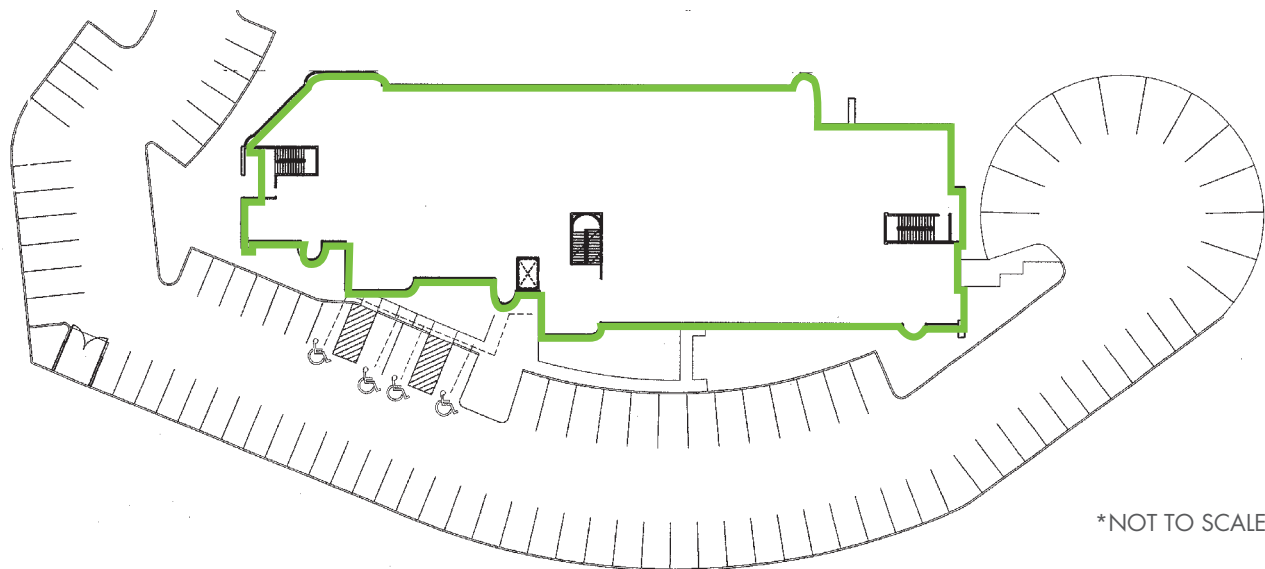
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FIRST FLOOR



SITE PLAN



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SPEC SUITE WITH NEW TENANT IMPROVEMENTS

Suite 120 (2,559 SF)

Suite features reception, conference room with glass, 5 offices with glass sidelights, open kitchen and open area for cubicles.





1 INTERSTATE RETAIL CENTER

Grab&Go Subs · Taco Shop · Dentist
Long Islands Mike Pizza · Nail Salon

2 CHASE BANK

3 KAISER HOSPITAL

4 SAN DIEGO SPECTUM

ARCO · Boll Weevil · Butcher Shop
California Coast Credit Union · Carl's Jr.
Cort Furniture Rental · County Assessor's Office
Denny's · Dlux Cleaners · Filippi's · H & R Block
Jack in the Box · La Salsa · Marriott · McDonald's
North Island Credit Union · Panda Express
Red Brick Pizza · Robeks · Ruby's Cafe
San Diego Municipal Courthouse · Starbucks
Subway · Taco Bell · The Spice Cafe · Togo's
US Bank · Wells Fargo · Wendy's · YMCA

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