

RUFFIN ROAD
BUSINESS PARK



OFFICE SUITE
AVAILABLE FOR LEASE

CBRE

PROPERTY FEATURES



Office suite available for lease



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



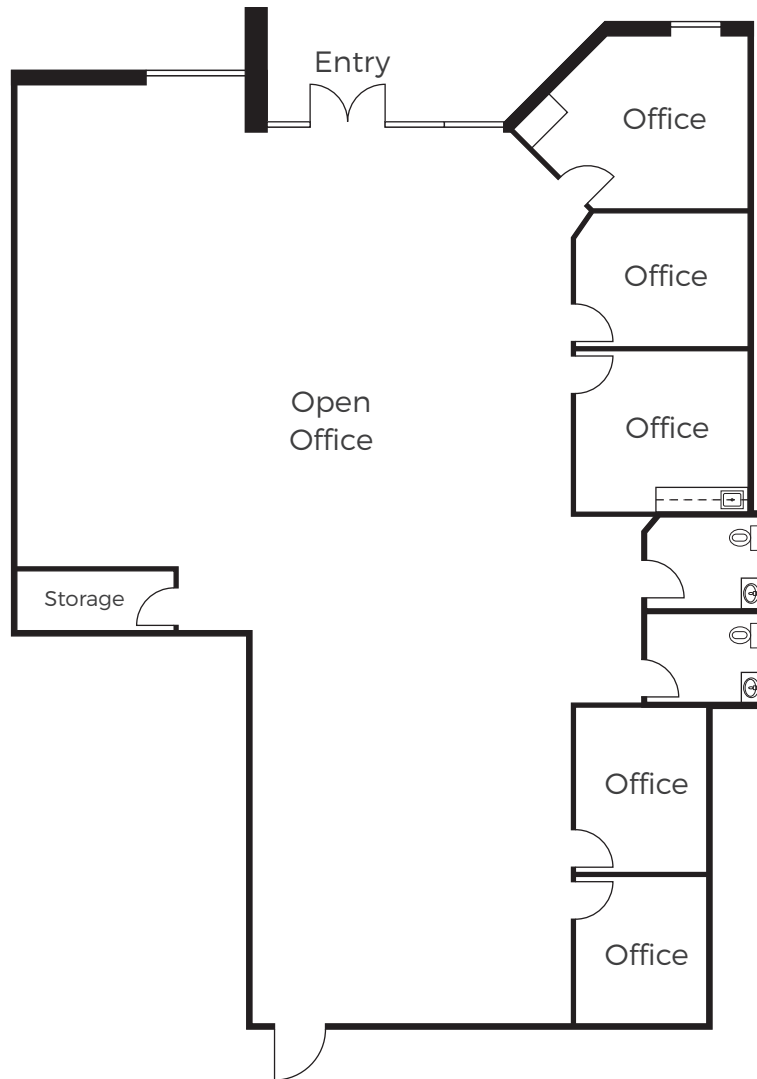
Zoned IL-2-1

SITE PLAN



FLOOR PLAN

3949 RUFFIN ROAD, SUITE D



±3,839 SF office suite
available for lease



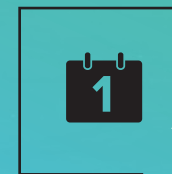
±100% office with mixture of
open office and private offices



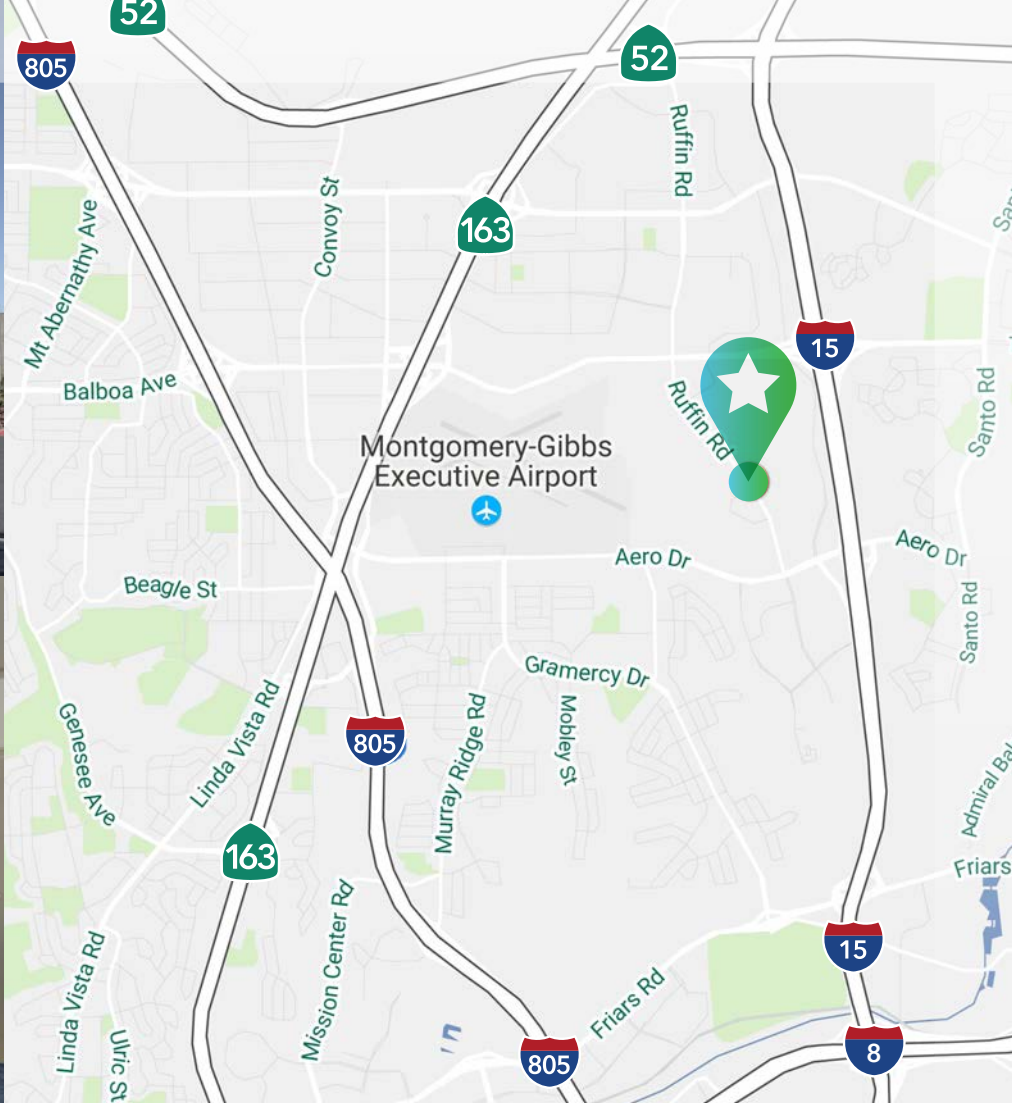
3.3/1,000 SF parking ratio



Lease Rate: \$1.85/SF NNN
(NNNs = \$0.47/SF)



Available Immediately



CBRE

CBRE, INC.

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