

HAIDINGER

±1,219 SF - ±2,890 SF FOR LEASE

5095 MURPHY CANYON ROAD
SAN DIEGO, CA 92123

5095

A blue and white sign for Voith Real Estate Services. The sign features the company name 'Voit' in a large, stylized font, with 'REAL ESTATE SERVICES' in smaller text below it. A large white arrow points to the right. Below the arrow, the text 'AVAILABLE OFFICE SPACE' is displayed. At the bottom, the phone number '858-458-3355' and the name 'Ryan Bracker' are listed, with 'CALL 219-1138' in smaller text underneath.

TOW AWAY
PUBLIC PARKING IS PROHIBITED
UNAUTHORIZED VEHICLES WILL BE
TOWED AWAY AT
OWNERS EXPENSE
C.V.C. #226814
S&P# 537-0000

DISABLED PARKING
DISPLAYING INDICATOR
PLATE REQUIRED ON LICENSE PLATE
VEHICLE MUST BE TOWED AWAY AT
OWNERS EXPENSE
C.V.C. #221118(4)



PROMO LEASE RATE

**MONTHS 1-6: \$0.99 + ELECTRIC PSF/MO. AND MONTHS 7-12: \$1.95 + ELECTRIC PSF/MO.
WITH 4% ANNUAL INCREASES IN "AS-IS" CONDITION.*MINIMUM 3-YEAR LEASE**

RYAN BRACKER, SENIOR VICE PRESIDENT, PARTNER
License #01353870 | 858.458.3355 | rbracker@voitco.com

PATRICK BLACK, OFFICE SPECIALIST
License #02206670 | 619.993.3605 | pblack@voitco.com



Voit
REAL ESTATE SERVICES



PROPERTY DETAILS

±40,804 SF
TOTAL BUILDING SIZE

±1,219 SF - ±2,890 SF
AVAILABLE SF RANGE

±4.00/1,000 USF
PARKING RATIO

YES
ELEVATOR SERVED

MULTI-TENANT
TENANCY

±3.10 AC
LAND SIZE

IL-2-1
ZONING

NONE
SPRINKLERES

THREE
STORIES

HAIDINGER Plaza

This courtyard style building features lush landscaping and water feature, building top signage available facing the I-15 freeway, private balconies, on-site shower facilities (3rd floor), and outdoor plaza with seating.

AT&T, Cox and Spectrum provide internet and fiber service to the building.

There are retail and food services within walking distance. The property has direct freeway access to Interstate 15 and regional access via Highways 52 & 163 and Interstate 805.

*There are no operating expense pass-through.

PROMO LEASE RATE

**Months 1-6: \$0.99 + Electric PSF/Mo. AND
Months 7-12: \$1.95 + Electric PSF/Mo.**

With 4% annual increases in "As-Is" Condition.*Minimum 3-Year Lease*

SUITE	PREMISE SIZE	AVAILABLE	LEASE RATE PSF
*120	±1,219 RSF	Now	Months 1-6: \$0.99 + Electric
*127	±2,506 RSF	Now	Months 1-6: \$0.99 + Electric
301	±2,890 RSF	Now	Months 1-6: \$0.99 + Electric

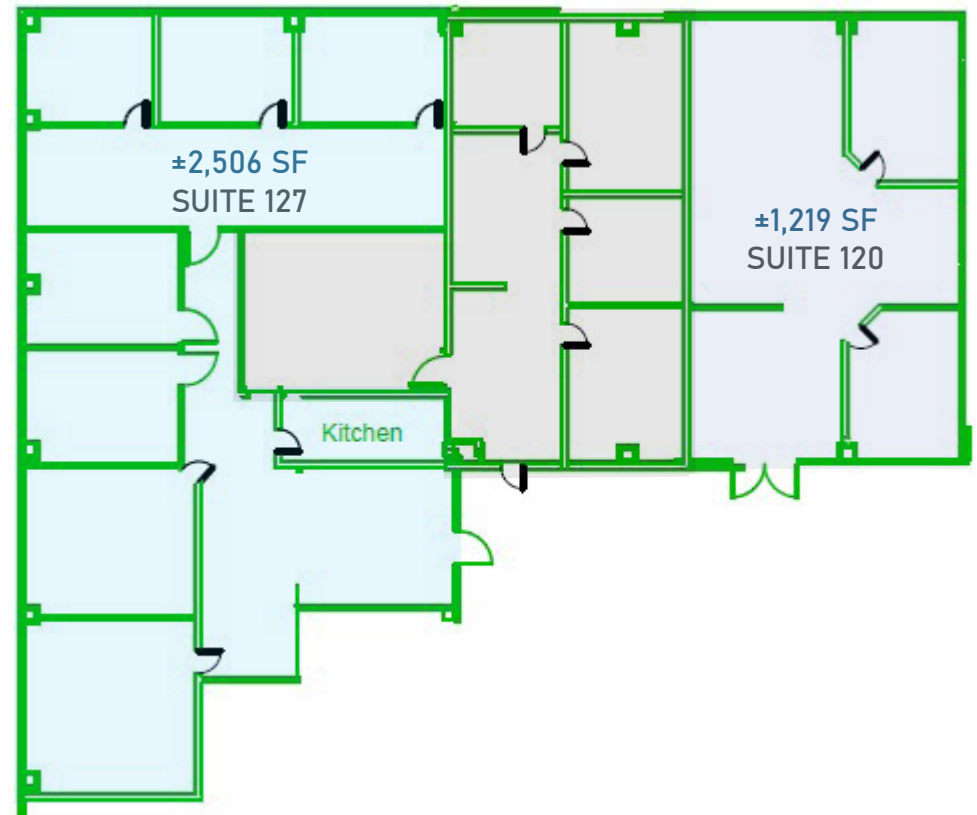


HAIDINGER Plaza



FLOOR PLANS: 1ST FLOOR

SUITE	PREMISE SIZE	AVAILABLE	LEASE RATE PSF
120	±1,219 RSF	Now	Months 1-6: \$0.99 + Electric
127	±2,506 RSF	Now	Months 1-6: \$0.99 + Electric



HAIDINGER

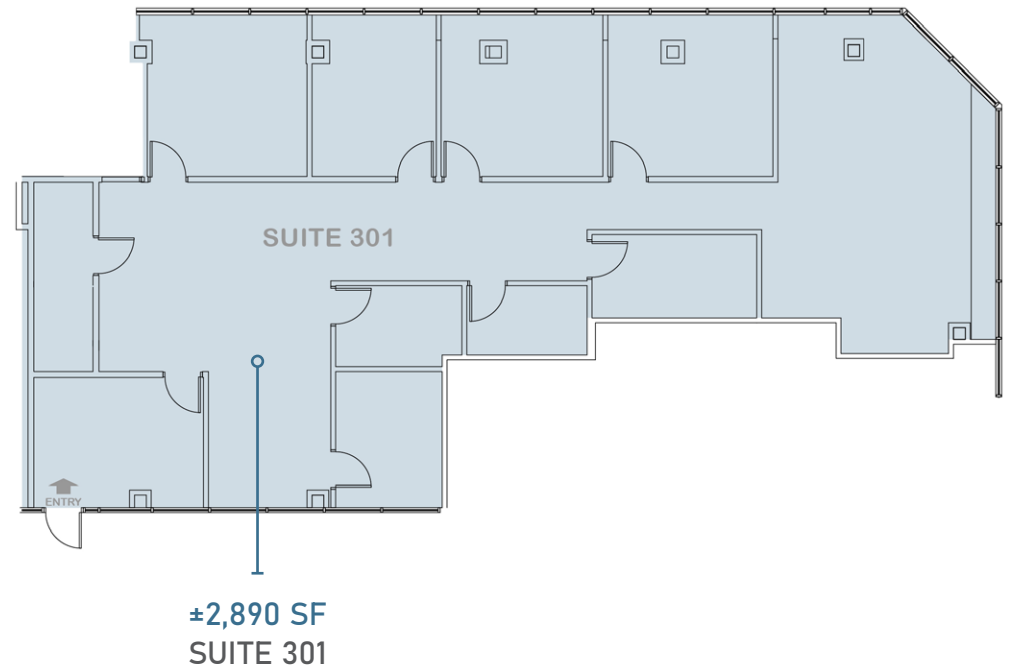
Plaza



FLOOR PLANS: 3RD FLOOR

SUITE	PREMISE SIZE	AVAILABLE	MO. LEASE RATE PSF
301	±2,890 RSF	Now	Months 1-6: \$0.99 + Electric

PROPOSED DEMISING FLOOR PLAN





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REAL ESTATE SERVICES

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