

**PROFESSIONAL OFFICE SPACE AVAILABLE FOR LEASE**

**COMMERCIAL  
ASSET  
ADVISORS**



**\$1.50/SF YEAR 1  
LEASE SPECIAL**

**1,035 - 4,644 SF OFFICE SUITES AVAILABLE**

**RUFFIN BUSINESS CENTER**  
**3625-3675 RUFFIN ROAD • SAN DIEGO CA 92123**



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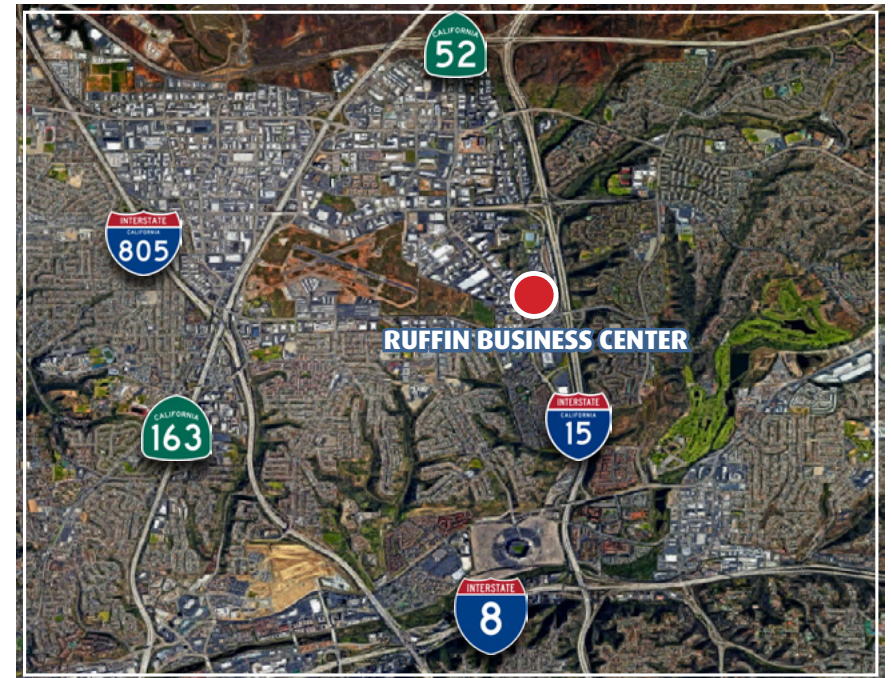
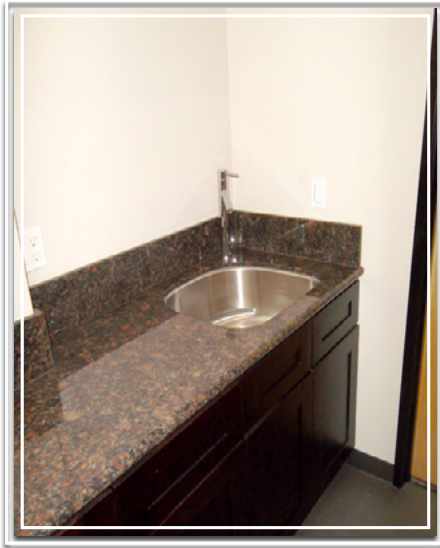
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## PROFESSIONAL OFFICE SPACE AVAILABLE FOR LEASE



## 1,305 - 4,644 SF OFFICE SUITES AVAILABLE

- Contemporary Bathrooms and Common Areas
- Ample Parking
- Great Window Line with Amazing Views and Operable Windows
- Common Area Kitchenettes!
- Desirable Central Location with Excellent Freeway Access to I-15, Hwy 163, Hwy 52, I-8 and Public Transportation Stops Nearby
- T-1, Cable, & Fiber Internet Available



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**SHOPS, RESTAURANTS, RETAILERS LEGEND**

① Hilton Garden Inn	⑤ Arco	⑨ McDonald's	⑬ El Costeño Mexican	⑰ Vons
② Jack in the Box	⑥ Papa John's Pizza	⑩ Starbuck's	⑭ Happy Car Wash	⑱ PetSmart
③ Jersey Mike's Subs	⑦ Pick Up Stix	⑪ AT&T Store	⑮ Taco Bell	⑲ Dollar Tree
④ Rolbertos	⑧ Randy's Donunts	⑫ Einstein Bro's Bagels	⑯ Chevron	⑳ Walmart

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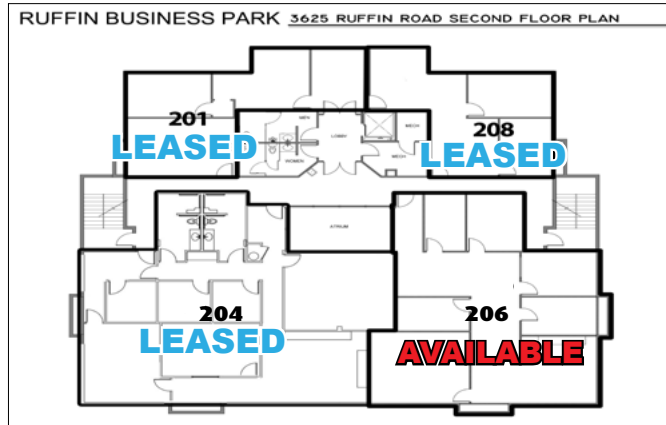
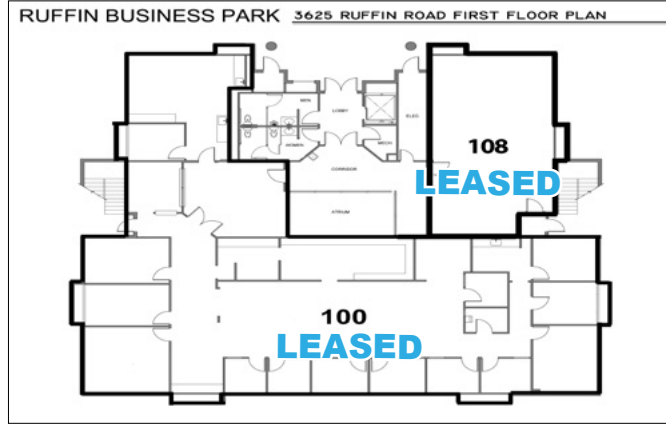
# 3625 RUFFIN RD

FLOOR	SUITE	± SQ FT	DESCRIPTION
2ND	206	2,088	• Available Now!
3RD	300	4,644	• Available Now!

- See floorplan and details on following pages...

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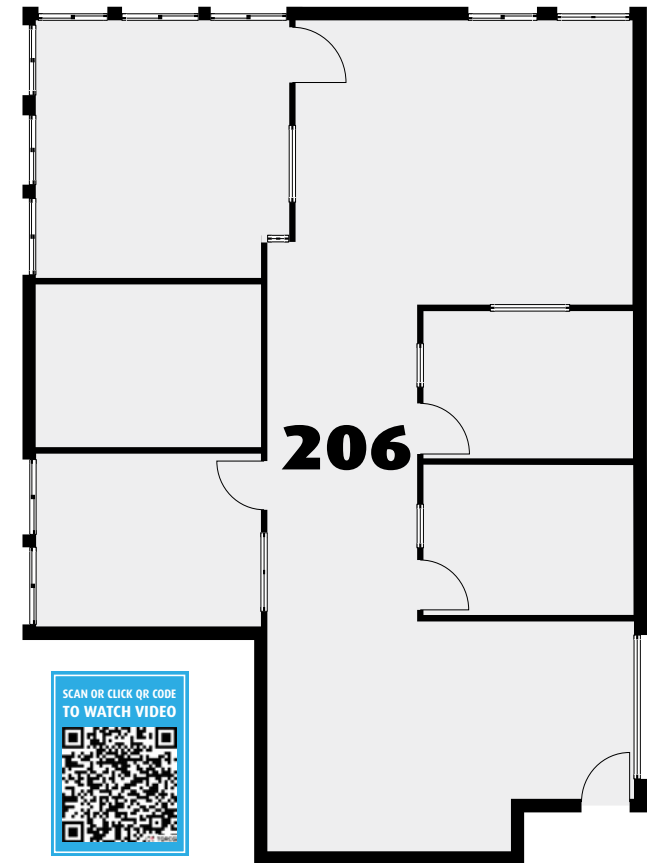


## PROFESSIONAL OFFICE SPACE AVAILABLE FOR LEASE

# 3625 – SUITE 206



FLOOR	SUITE	± SQ FT	DESCRIPTION
2ND	206	2,088	<ul style="list-style-type: none"><li>• \$1.50/SF Gross for Year 1 → \$2.00/SF Gross + Utilities (3-year lease required)</li><li>• The suite features three offices, a large executive corner office, and ample bullpen space. Ten operable windows and an atrium view bring a lot of natural light into the suite. Convenient shared kitchenette with sink located immediately outside the suite.</li></ul>



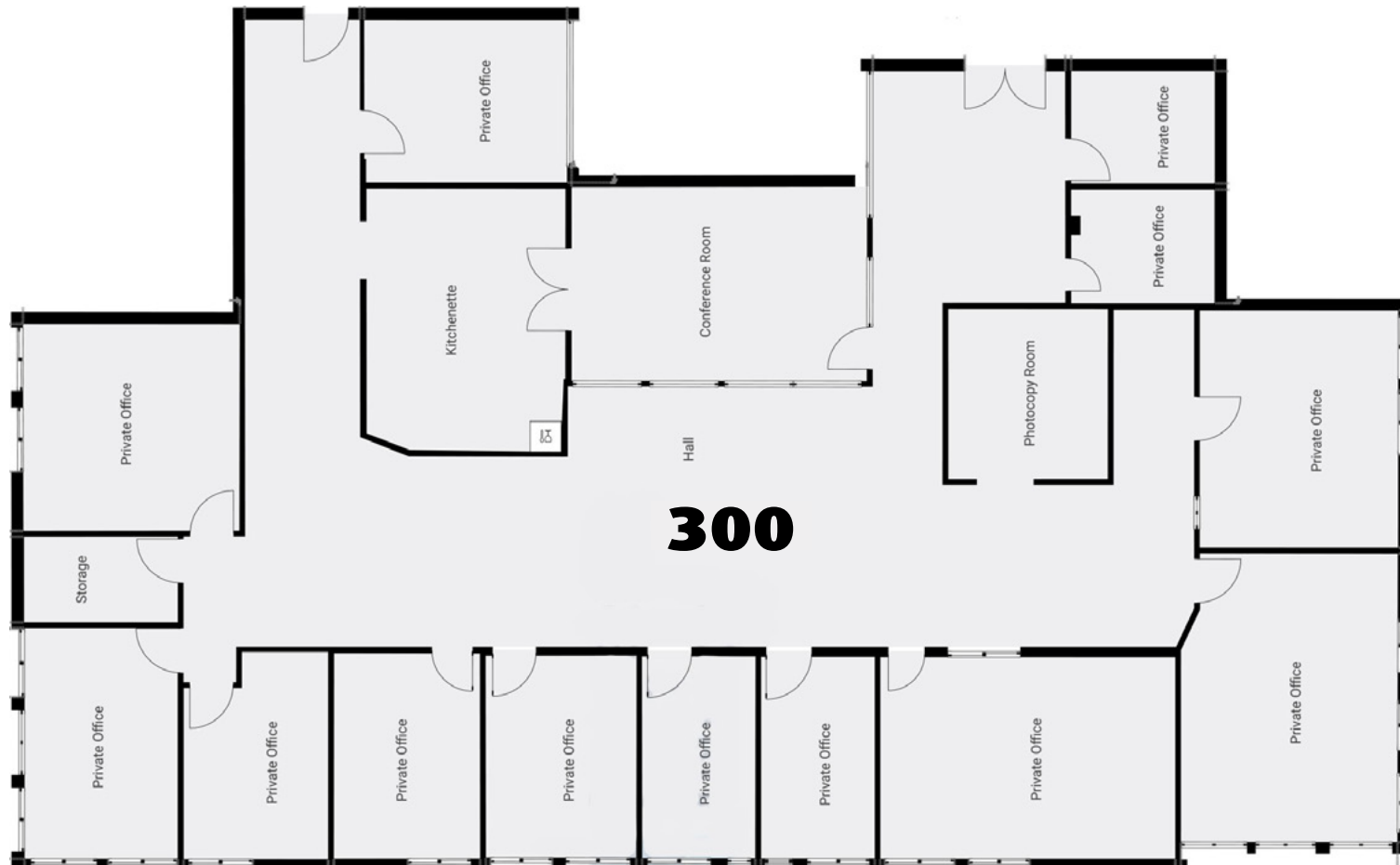
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FLOOR	SUITE	± SQ FT	DESCRIPTION
3RD	300	4,644	<ul style="list-style-type: none"> <li>• Rate: \$1.50/SF Gross for Year 1 → \$2.00/SF Gross + Utilities (3-year lease required)</li> <li>• Features thirteen (13) private offices with views and operable windows.</li> <li>• Kitchenette and break room with plumbing and bar top seating.</li> <li>• Photocopy room with storage.</li> <li>• Glass wall conference room with two entrances.</li> <li>• Large IT and storage room, and atrium views with natural light.</li> </ul>



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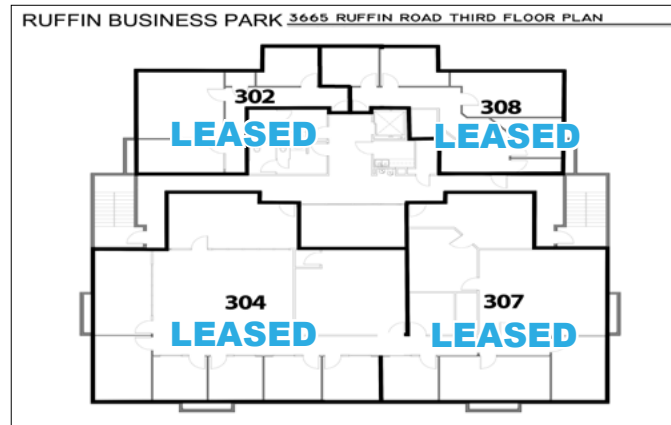
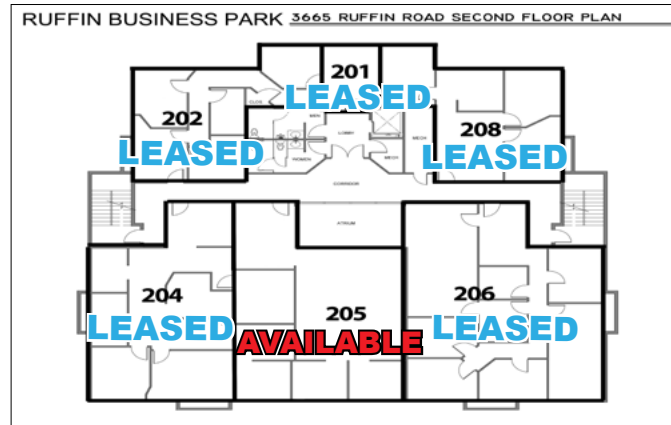
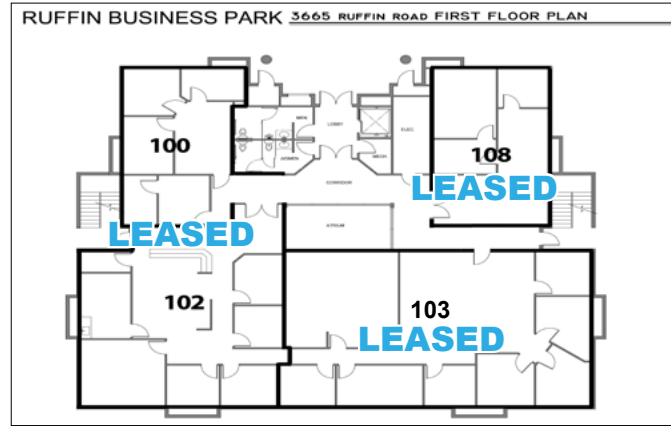
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# 3665 RUFFIN RD

FLOOR	SUITE	± SQ FT	DESCRIPTION
2ND	205	1,513	<ul style="list-style-type: none"> <li>• Available Now!</li> <li>• See floorplan and details on following page...</li> </ul>



## RUFFIN BUSINESS CENTER

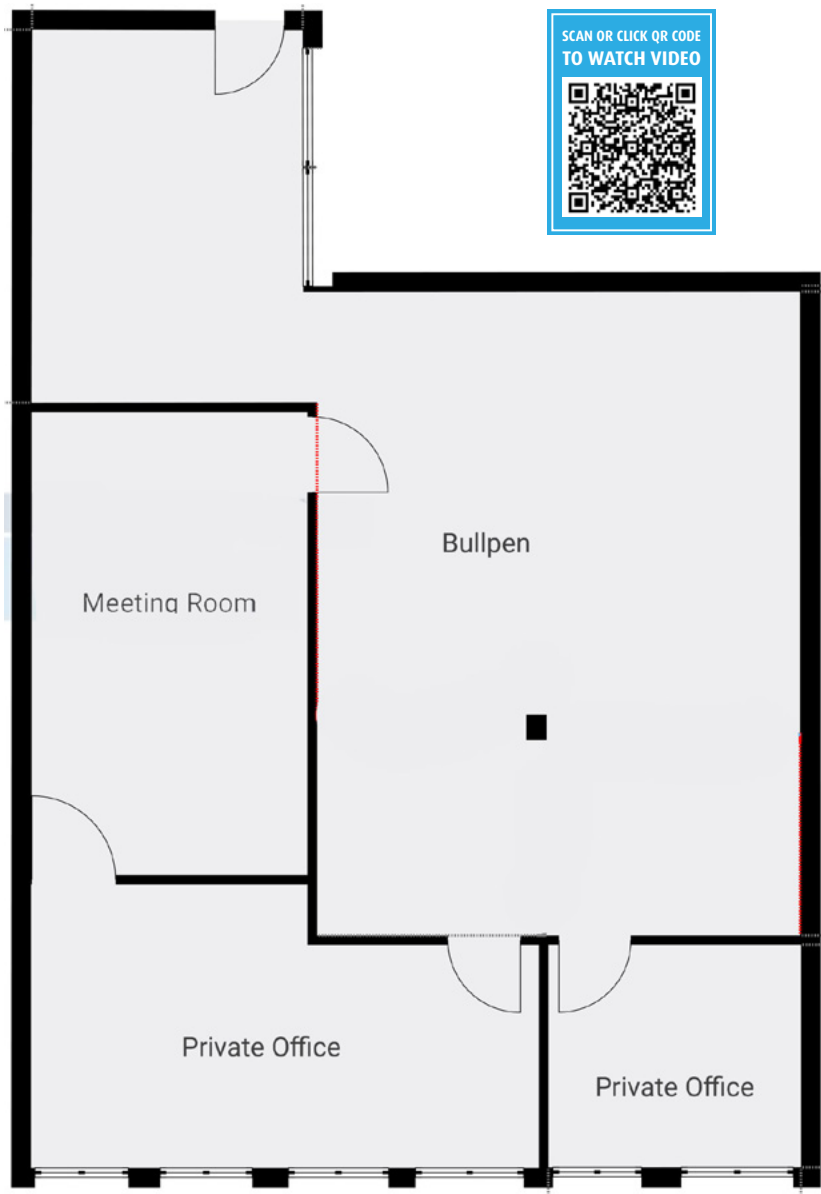
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# 3665 – SUITE 205

**\$.99/SF For First  
6 MONTHS -  
Available on Suite  
3665-205 only.**

### DESCRIPTION

- **1,513 SF - Suite 3665-205 - 2nd Floor**
- Rate: \$.99/SF for first 6 Months structured step-up to \$1.50/SF Gross for Year 1 → \$2.00/SF Gross + Utilities (3-year lease required) - Available on this suite only.
- Reception area with atrium views and abundant natural light, six operable windows, and a layout that naturally divides the waiting area from the main workspace without full walls.
- Includes two spacious private offices large enough to accommodate multiple team members or small departments
- Conference room
- Large open bullpen at the center. A structural column is located within the bullpen area.
- Convenient shared kitchenette with sink located immediately outside the suite.

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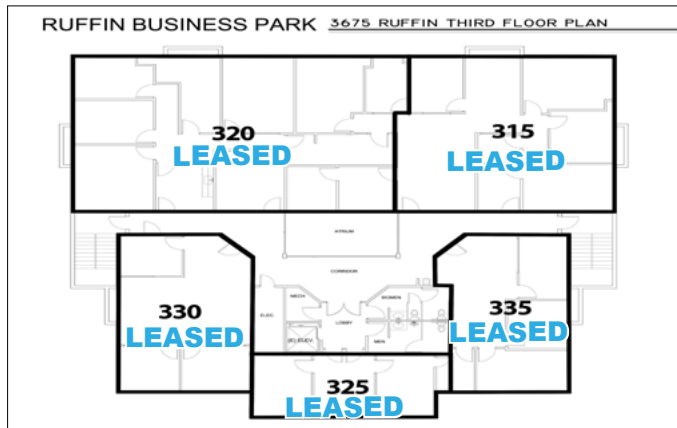
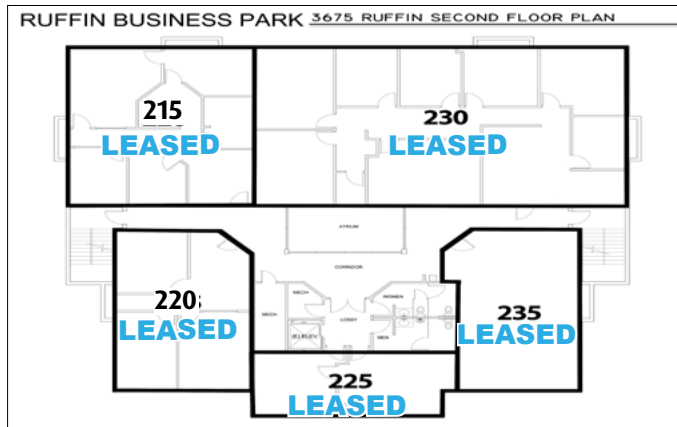
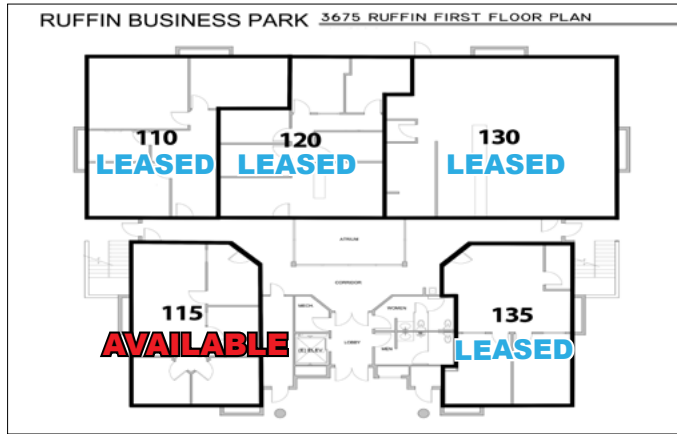
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**3675 RUFFIN RD**

FLOOR	SUITE	± SQ FT	DESCRIPTION
1ST	115	1,035	• Available Now

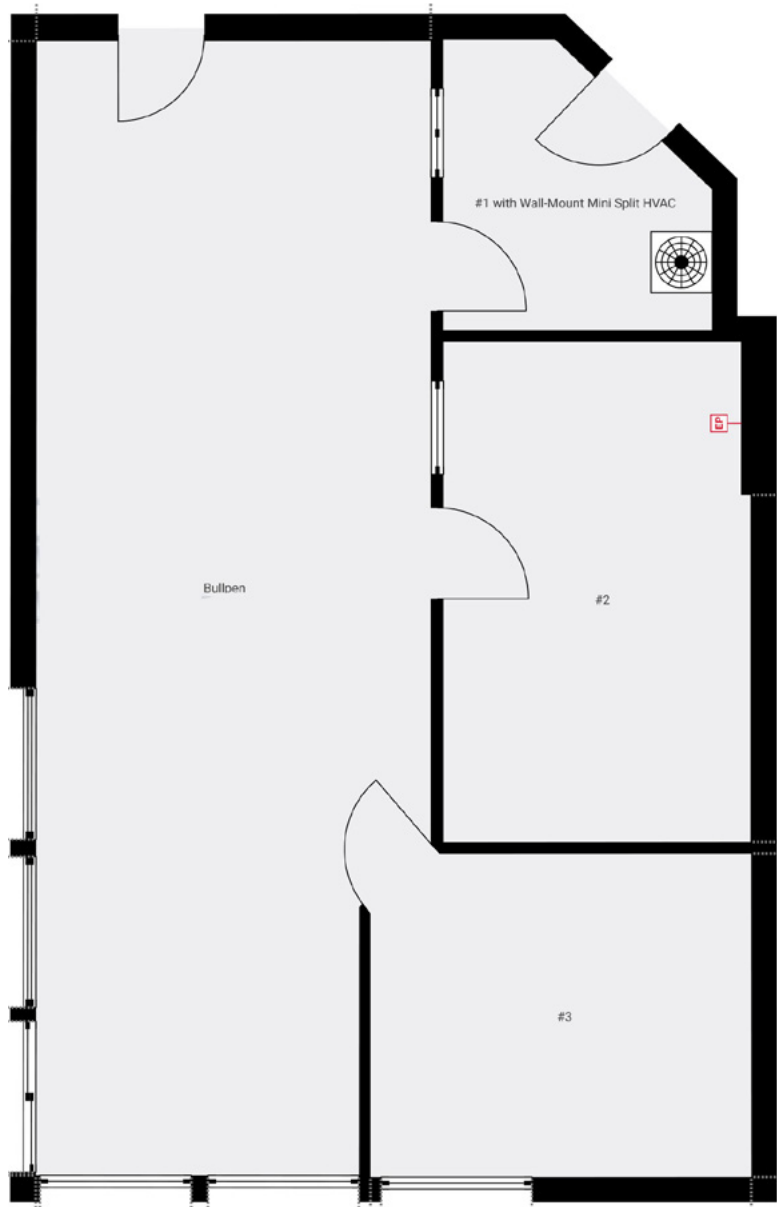
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FLOOR	SUITE	± SQ FT	DESCRIPTION
1ST	115	1,035	<ul style="list-style-type: none"> <li>• Rate: \$1.50/SF Gross for Year 1 → \$2.00/SF Gross + Utilities (3-year lease required)</li> <li>• Ground-floor office suite featuring two private offices</li> <li>• Open bullpen area, and two separate entrances.</li> <li>• The suite includes a reception area (previously used as IT/storage) with its own dedicated HVAC mini-split system for independent climate control.</li> <li>• Offers immediate lobby visibility and convenient, direct access for employees and visitors.</li> <li>• Convenient shared kitchenette with sink located outside the suite.</li> </ul>

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