

Haidinger Plaza

±1,219 SF - ±5,154 SF FOR LEASE

5095 MURPHY CANYON ROAD
SAN DIEGO, CA 92123

5095

Voit
REAL ESTATE SERVICES
AVAILABLE
OFFICE SPACE
858-458-3355
Ryan Bracker

TOW AWAY
PUBLIC PARKING
IS PROHIBITED
UNAUTHORIZED
VEHICLES WILL BE
TOWED AWAY AT
OWNER'S EXPENSE
C.V.C. 2011.2.26

**DISABLED
PARKING**

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

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REAL ESTATE SERVICES

Haidinger Plaza



PROPERTY DETAILS

±40,804 SF
TOTAL BUILDING SIZE

±1,219 SF - ±5,154 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
*125	±1,428 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

*Suites 120, 125 and 127 are contiguous for approx. 5,154 SF

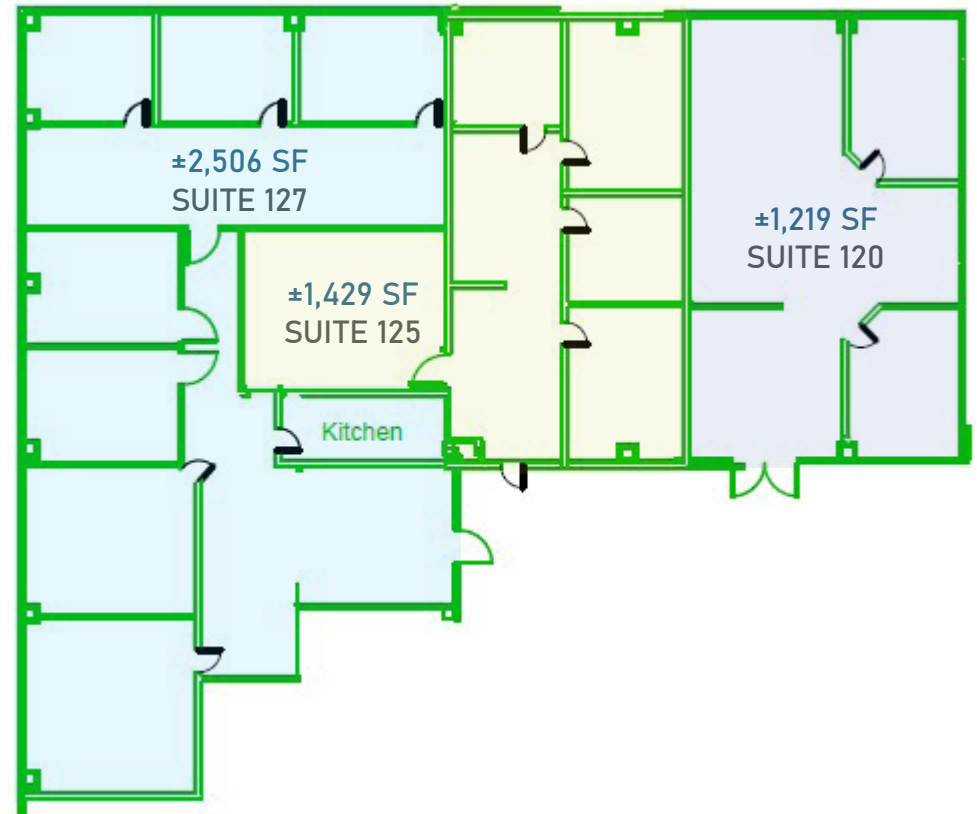


Haidinger Plaza



FLOOR PLANS: 1ST FLOOR

SUITE	PREMISE SIZE	AVAILABLE	LEASE RATE PSF
120	±1,219 RSF	Now	Months 1-6: \$0.99 + Electric
125	±1,428 RSF	Now	Months 1-6: \$0.99 + Electric
127	±2,506 RSF	Now	Months 1-6: \$0.99 + Electric



*SUITES 120, 125 AND 127 ARE CONTIGUOUS FOR APPROX. 5,154 SF

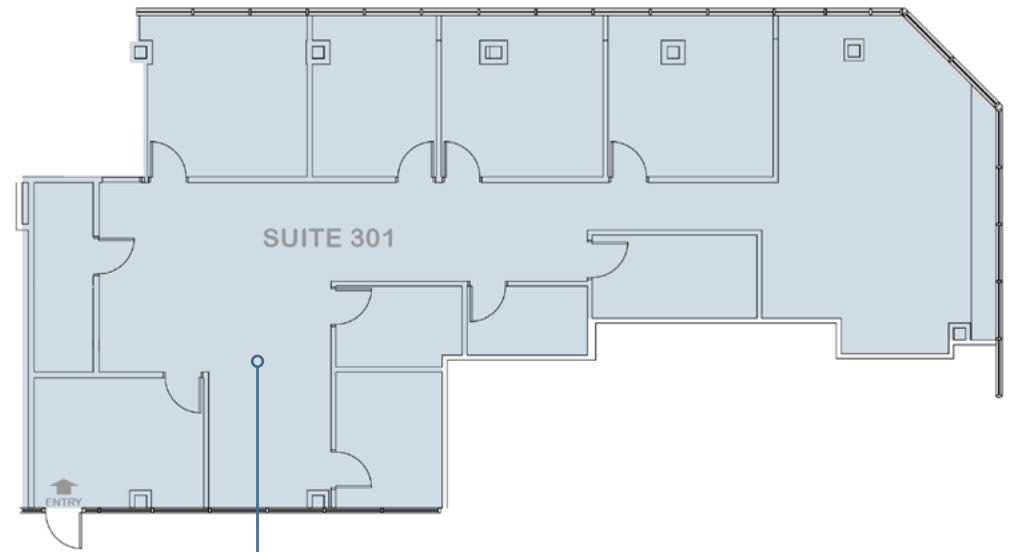
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FLOOR PLANS: 3RD FLOOR

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

PROPOSED DEMISING FLOOR PLAN



±2,890 SF
SUITE 301



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4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 858.453.0505 | 858.408.3976 F | Lic #01991785 | www.voidco.com

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