

# 4400

RUFFIN ROAD

131,000 RSF • OFFICE + R&D • PRIME CENTRAL LOCATION





# 4400

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# PROJECT FEATURES



► **OFFICE + R&D**



► **131,000 RSF** - 2-story office building efficiently designed to accommodate a variety of users and provide maximum function, flexibility and prominent corporate identity.



► **SUPERIOR LOCATION** - Kearny Mesa, with immediate access to Interstate 15, Highway 163, Interstate 805, and Highway 52, and central to all San Diego locations and business services – hotels, restaurants, airports, and retail; Located in the San Diego Regional Enterprise Zone and the Foreign Trade Zone.



► **ACCESS** - Multiple ingress and egress options.



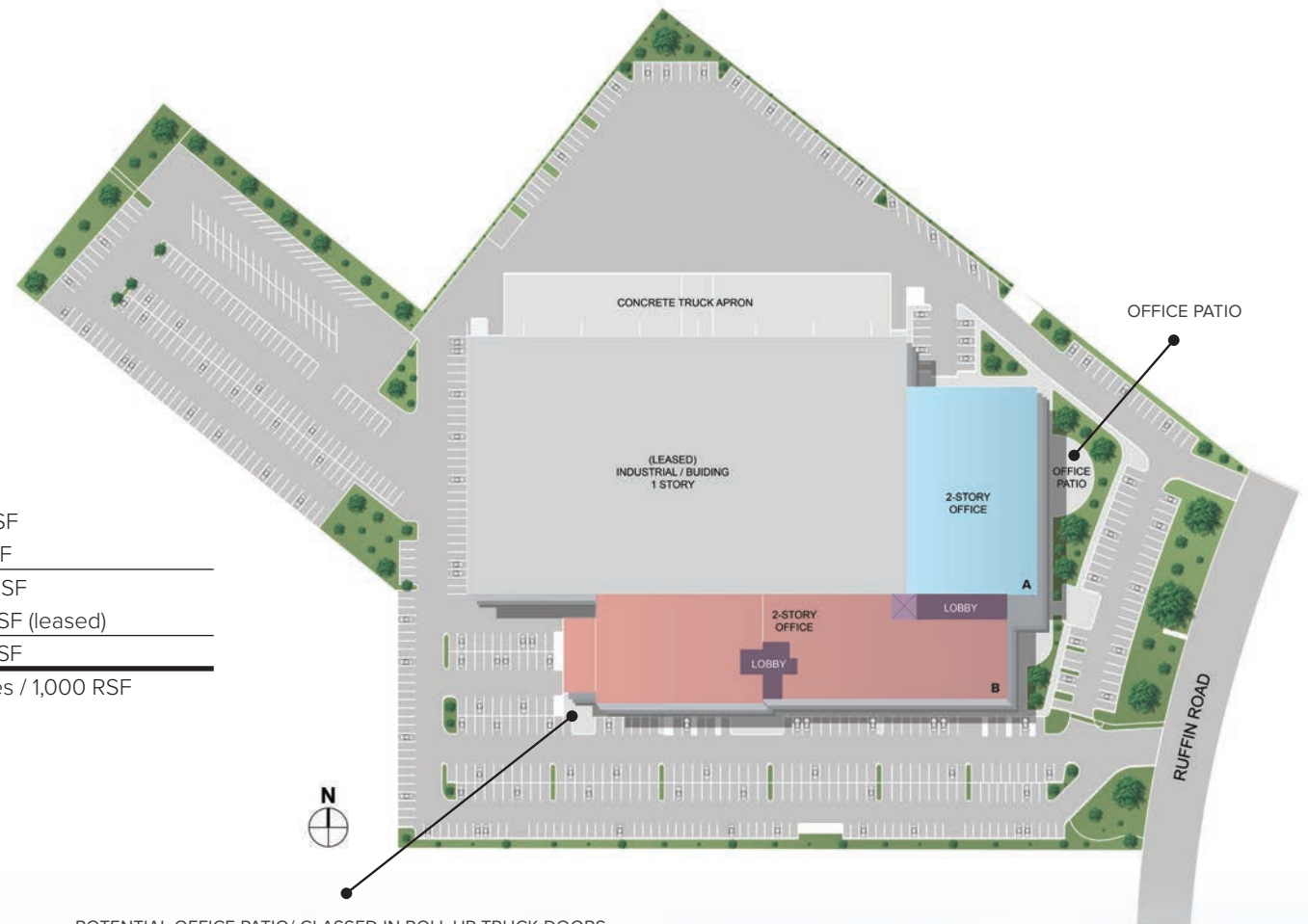
► **PARKING** - 4.25/1,000 RSF + parking for the office buildings.





# SITE PLAN

<b>POD A</b>	±50,730 RSF
<b>POD B</b>	±80,133 RSF
<b>Total Office Area</b>	±130,863 RSF
<b>Industrial Building</b>	±106,451 RSF (leased)
<b>Office + Industrial</b>	±237,314 RSF
<b>Office Parking</b>	4.25 spaces / 1,000 RSF



POTENTIAL OFFICE PATIO/ GLASSED IN ROLL-UP TRUCK DOORS



# OFFICE SPACE



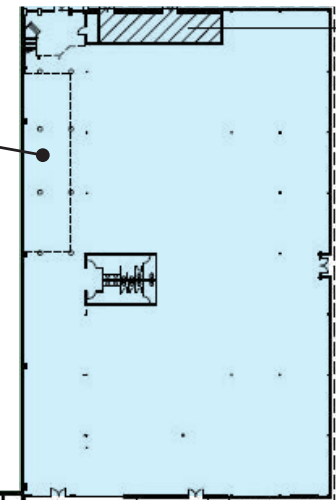
**POD A - 50,730 RSF**

**POD B - 80,133 RSF**

**ATRIUM**

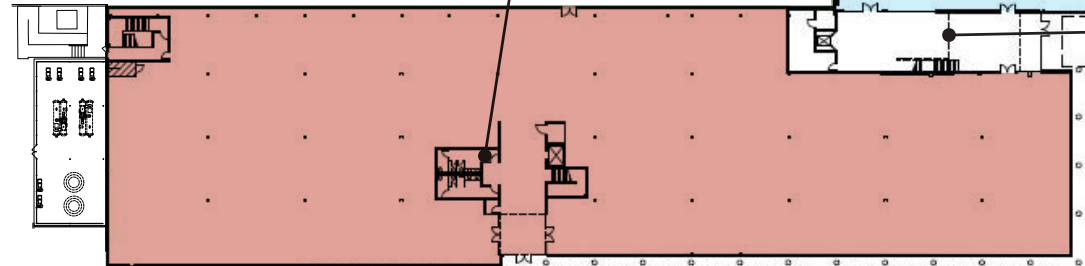


**POD A**



South Lobby

**POD B**



Main Lobby

**FIRST FLOOR**

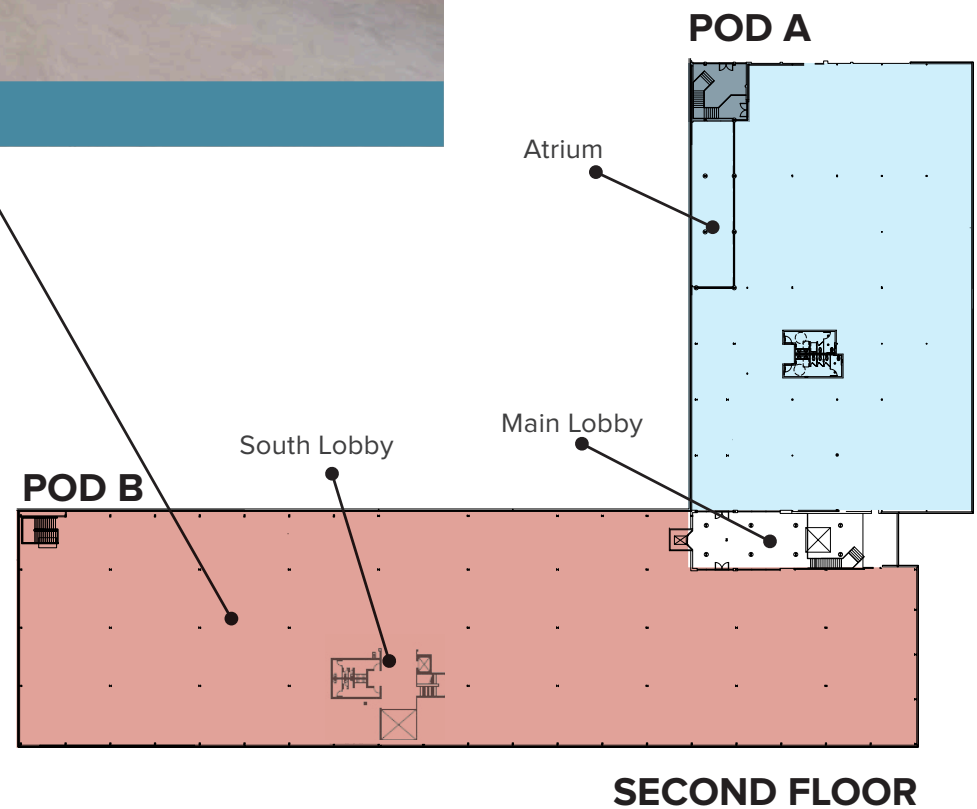


# OFFICE SPACE



**POD A - 50,730 RSF**

**POD B - 80,133 RSF**



# OFFICE SPACE SPECIFICATIONS

	POD A	POD B
<b>BUILDING SIZE</b>	±50,730 RSF	±80,133 RSF
<b>Total Stories</b>	2	2
<b>Floor Sizes</b>	±25,173 RSF/ ±25,557 RSF	±37,956 RSF/ ±42,177 RSF
<b>Total Project Size</b>	±237,000 RSF	
<b>Building Condition</b>	Warm Shell	Warm Shell
<b>Floor-to-Floor Height</b>	1st- ±12' 6" 2nd- ±13'	1st- ±12' 6" 2nd- ±13'
<b>Bay Spacing</b>	20' x 25'	20' x 26'
<b>Zoning</b>	IL-2-1	
<b>Parking</b>	4.25 spaces/1,000 RSF	
<b>Skylights</b>	Yes	
<b>Power</b>	8-9 watts per SF (Expandable)	
<b>Fiber Providers</b>	AT&T (TWC capable + others)	
<b>Sprinkler System</b>	Type V	
<b>Building Flexibility</b>	Office or Technology	
<b>Elevators</b>	2 passenger	
<b>Site Area</b>	13.01 Acres	
<b>HVAC/Mechanical</b>	Central Plant with roof package units	
<b>Core Factor Range</b>	3.5%-9.5%	
<b>EV Charging Capability</b>	Yes	



**SOUTH LOBBY**



**OUTDOOR PATIO**



# CORPORATE NEIGHBORS

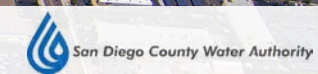
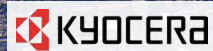
DOWNTOWN  
SAN DIEGO

MISSION BAY

LA JOLLA



MONTGOMERY-GIBBS  
EXECUTIVE AIRPORT



4400  
RUFFIN ROAD



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1

1

BALBOA AVE

SPECTRUM CENTER BLVD.

RUFFIN ROAD



# AREA AMENITIES

## RESTAURANTS

- A** Elbow Room Restaurant, Sonic Burgers, The Butcher Shop Steakhouse
- B** Filippi's Pizza, Subway
- C** Greek Palace
- D** Village Indian Cuisine, Rubio's Fresh Mexican Grill, Bangkok West Thai Café
- E** Starbucks, Los Primos Mexican Food, Panda Express, Jack in the Box, Tigris Mediterranean Grille
- F** The Coffee Bean & Tea Leaf, Palomino's Mexican Seafood, Carl's Junior, Giovanni's Italian Restaurant, Domo Kitchen, Abbey's Real Bar-B-Q

- G** The Spice Cafe
- H** Lil' Pepper Gourmet
- I** Boll Weevil Restaurant
- J** Studio Diner
- K** Bud's Louisiana Café

## MULTI-FAMILY

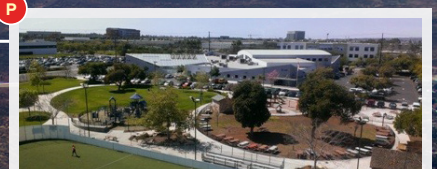
- T** Existing Rental Units (1,382)
- U** Under Construction Rental Units (248)
- V** Existing Condominiums (500+ Units)

## SERVICES

- K** California Coast Credit Union
- L** Courthouse
- M** Bank of America, US Bank
- N** Wells Fargo
- O** Marriott Hotel
- R** Bus Transportation

## ACTIVE LIFESTYLE

- P** YMCA (Toby Wells)
- Q** Art of Light Fitness & Training
- R** ACE Fitness



### FEATURES:

- ▶ Wellness Center
- ▶ Indoor Pool
- ▶ Fitness Center
- ▶ Childcare/Kids Club
- ▶ Gymnastics Center
- ▶ Preschool
- ▶ Kid's Playground
- ▶ Outdoor Grass Area
- ▶ Soccer Arena



**KAISER PERMANENTE®**



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## RUFFIN ROAD

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## CBRE

CBRE, INC.  
Broker Lic. 00409987

## CENTRAL CONVENIENCE

### DRIVE TIMES:

< 5 MIN



Hwy 52 & I-15  
Hwy 163 & I-805

< 15 MIN



Hwy 56 & Hwy 8  
UCSD, La Jolla, UTC,  
Rancho Bernardo

< 25 MIN



Downtown San Diego  
San Diego Int'l Airport, Escondido,  
Del Mar, Solana Beach



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