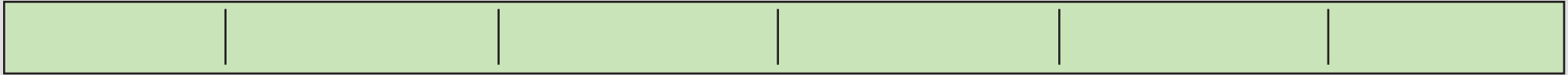


# SQUARE ONE OFFICE PLAZA

4542 RUFFNER STREET & 7675 DAGGET STREET, SAN DIEGO, CA 92111



4542 Ruffner Street



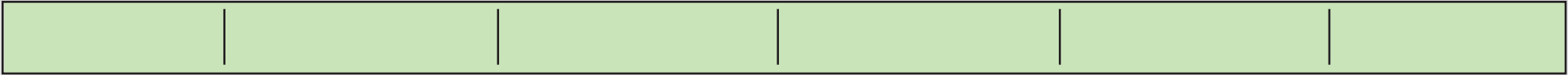
7675 Dagget Street

## BUILDING SIGNAGE AVAILABLE

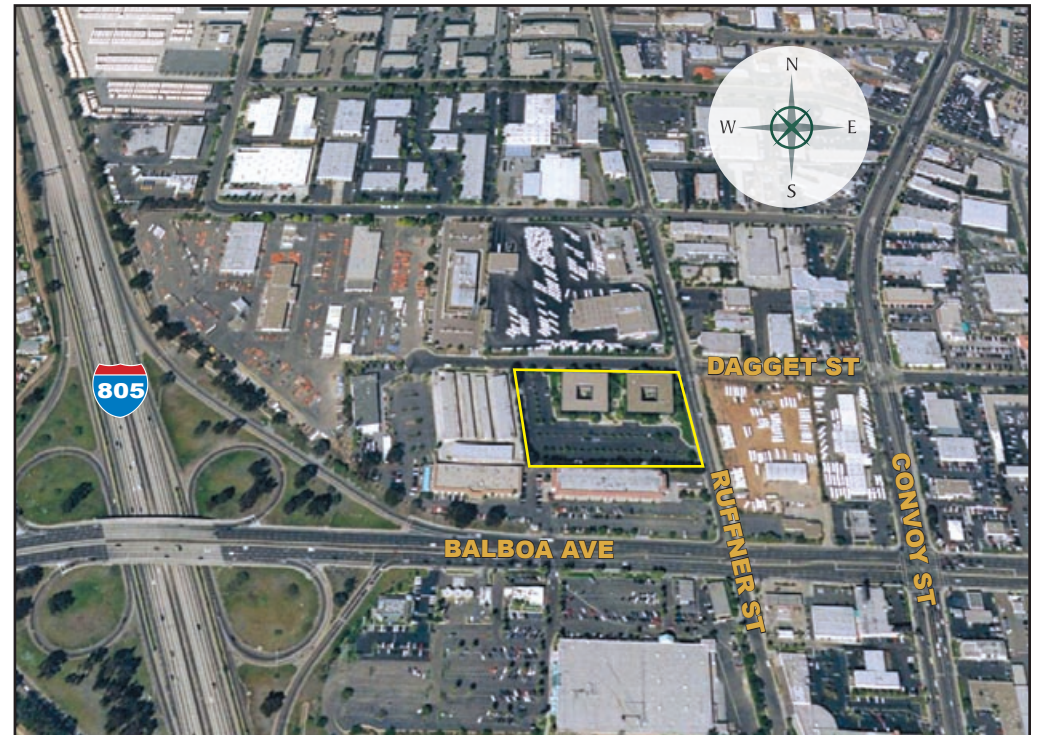
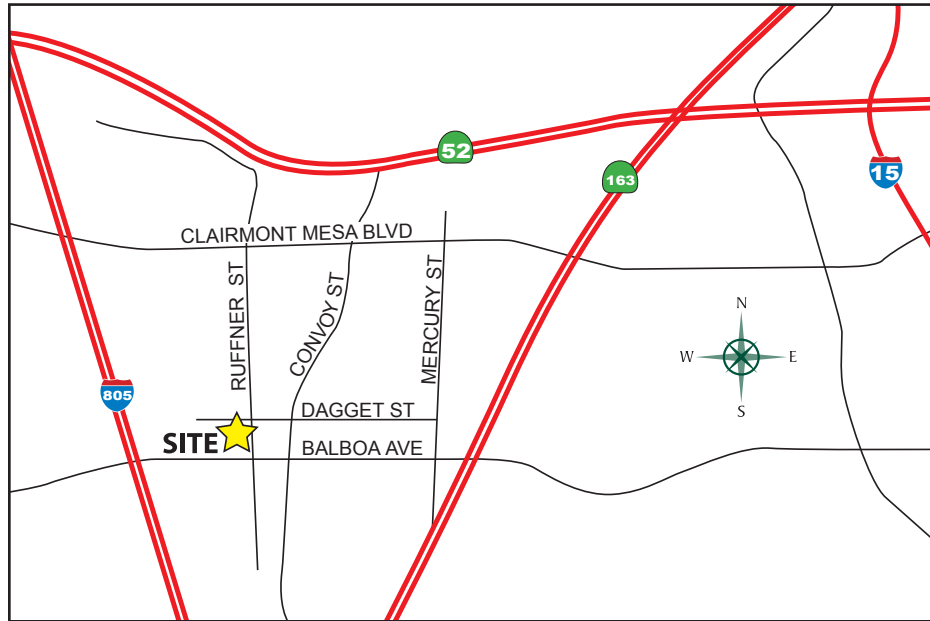
- Two, 3-story office buildings totaling 112,159 SF
- Desirable Kearny Mesa location
- Recently remodeled common areas
- Responsive ownership
- On-site ownership & management
- Close to many retail amenities
- Lush landscaped courtyard with water features
- Sky lit balconies
- Excellent corporate identity
- Expansion opportunities within the project
- Freeway visibility
- Excellent access to I-805, I-5, I-15, Hwy 163 and Hwy 52

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## LOCATOR MAP / AERIAL MAP



# SQUARE ONE OFFICE PLAZA

4542 RUFFNER STREET & 7675 DAGGET STREET, SAN DIEGO, CA 92111

4542 Ruffner Street  
San Diego, CA 92111  
Size: 3-story / ±55,918 SF  
Year Built: 1983 renovated 2004

7675 Dagget Street  
San Diego, CA 92111  
Size: 3-story / ±56,241 SF  
Year Built: 1986 renovated 2004



## Project Specs

Parking Ratio:	4/1000 USF (free)
Elevators:	One per building
HVAC:	New central cooling tower system with water source heat pumps. (Installed in 2003)
Exterior type:	Blue tinted glass & concrete
Core factor:	Approx. 15%
Zoning:	I L-2-1 (formerly M-1B)
Bay depths:	±40' - 46'
Mullion spacing:	4' on center
Column Spacing:	20' on center
High speed data:	T-1 + DSL Capabilities



# SQUARE ONE OFFICE PLAZA

4542 RUFFNER STREET & 7675 DAGGET STREET, SAN DIEGO, CA 92111

## AVAILABILITIES

### 4542 Ruffner Street

Suite #	Size (RSF)	Rent/SF	Comments
110	1,377	1.65 + U	1 office, conference room, break area & large open area.
150	1,156	\$1.65 + U	Reception, 4 offices, storage and open area.
200	13,833	\$1.65 + U	<b>Available 9/1/10.</b> Double door entry off elevator lobby, reception, 25 offices, 2 conference rooms, work stations, break room, IT/server room, storage and open area.
320	3,384	\$1.65 + U	<b>Available 10/1/10.</b> Reception, 12 offices, conference room, break room and work area.

### 7675 Dagget Street

Suite #	Size (RSF)	Rent/SF	Comments
300	6,034	\$1.65 + U	6 window-line offices, conference room, break room and open area. Contiguous with Suite 320 & 340 for 13,833 SF.
320	6,506	\$1.65 + U	Large open area. Contiguous with Suite 300 & 340 for 13,833 SF.
340	1,293	\$1.65 + U	<b>Available 9/1/10.</b> Reception, 2 offices, conference room, work stations, break room & open area. Contiguous with Suites 300 & 320 for 13,833 SF.

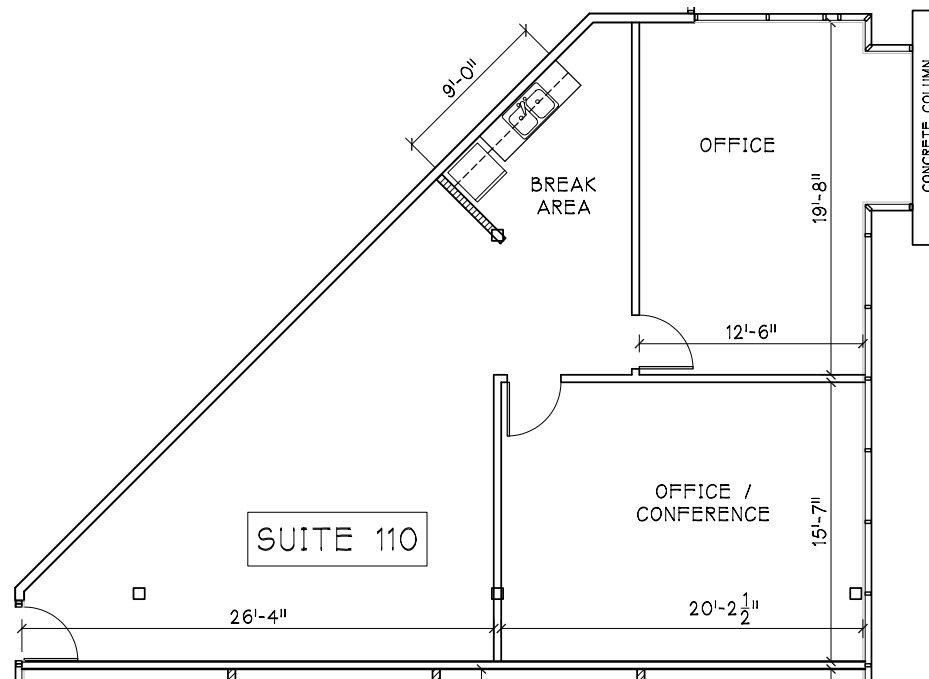
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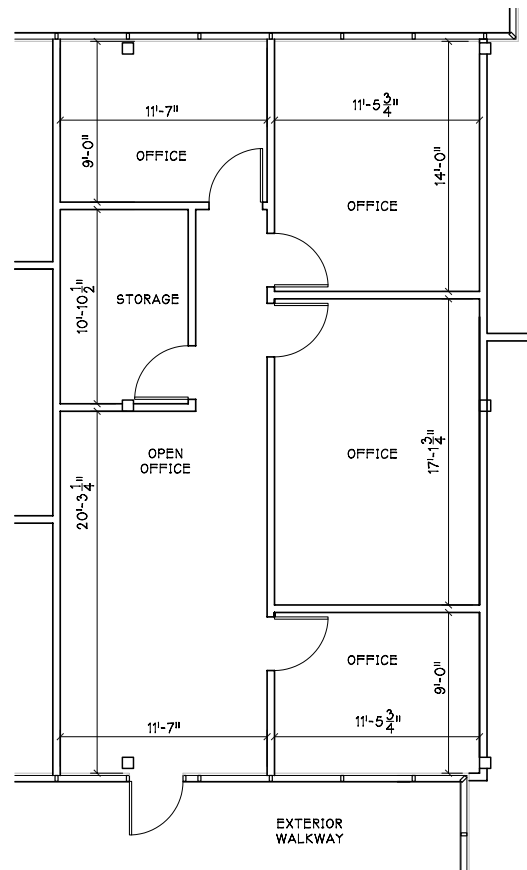


# SQUARE ONE OFFICE PLAZA

4542 RUFFNER STREET & 7675 DAGGET STREET, SAN DIEGO, CA 92111

## AVAILABILITIES

4542 Ruffner Street			
Suite #	Size (RSF)	Rent/SF	Comments
150	1,140	\$1.65 + U	Reception, 4 offices, storage and open area.



# SQUARE ONE OFFICE PLAZA

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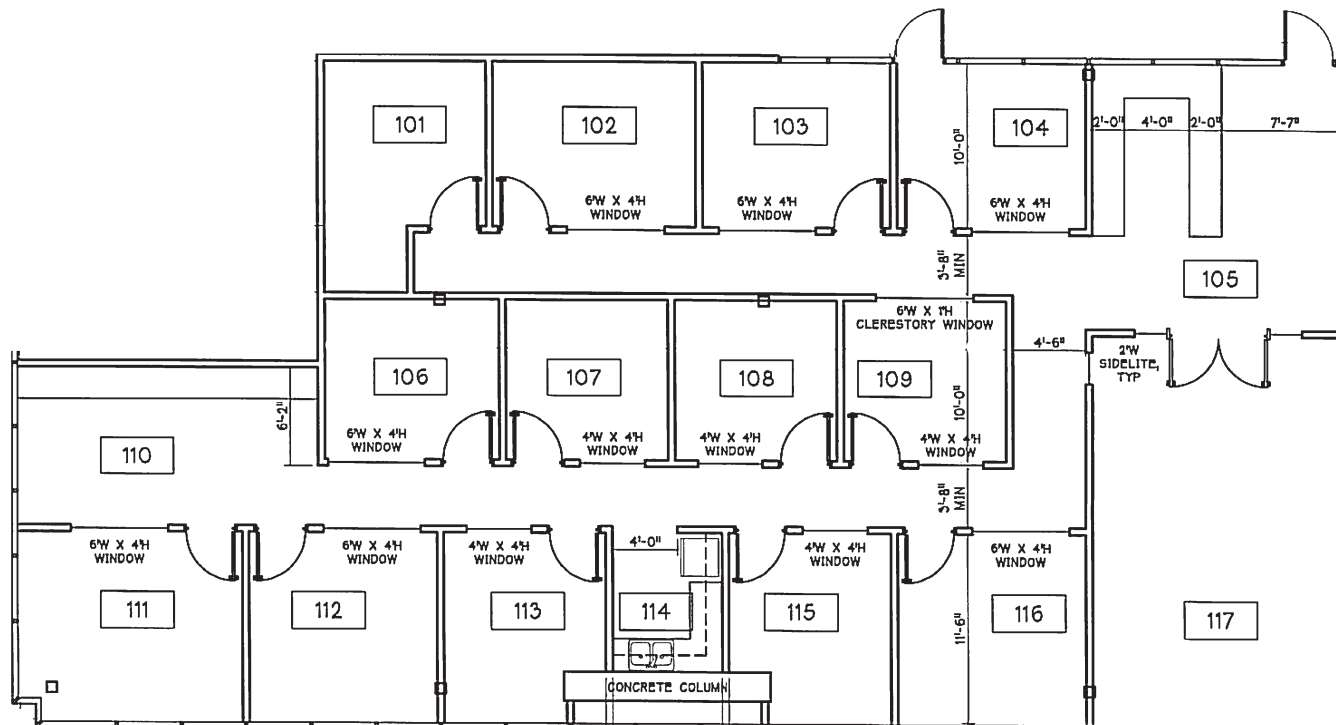


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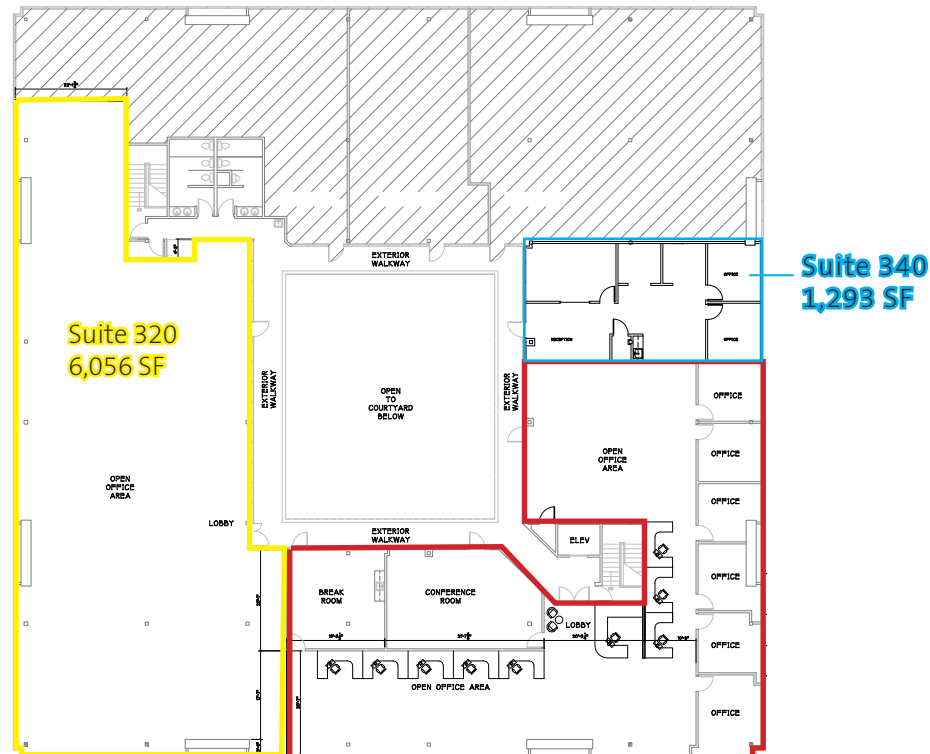
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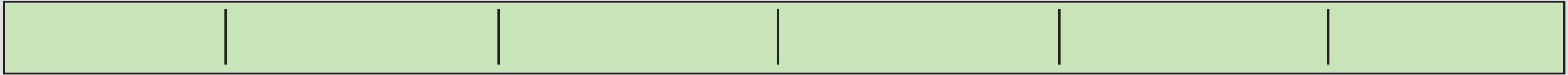
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320	6,506	\$1.65 + U	Large open area. Contiguous with Suite 300 & 340 for up to 13,833 SF.
340	1,293	\$1.65 + U	<b>Available 9/1/10.</b> Reception, 2 offices, conference room, work stations, break room & open area. Contiguous with Suites 300 & 320 for 13,833 SF



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