

4995

MURPHY CANYON ROAD

KEARNY MESA

For Lease

BUILDING SIGNAGE
OPPORTUNITIES AVAILABLE



- A four-story Class "A" office building in Kearny Mesa totaling 57,685 RSF
- Common area upgrades and restroom renovations complete
- Covered parking available
- Attractive improvements such as glass exterior, impressive ground floor lobby and lush landscaping
- Excellent freeway visibility
- Convenient freeway access to I-15, Hwy. 52, Hwy. 163 and I-805
- Retail amenities within walking distance
- Shower and locker facilities on-site
- Outdoor dining patio and break area
- 4.0/1000 USF parking ratio



For additional information:

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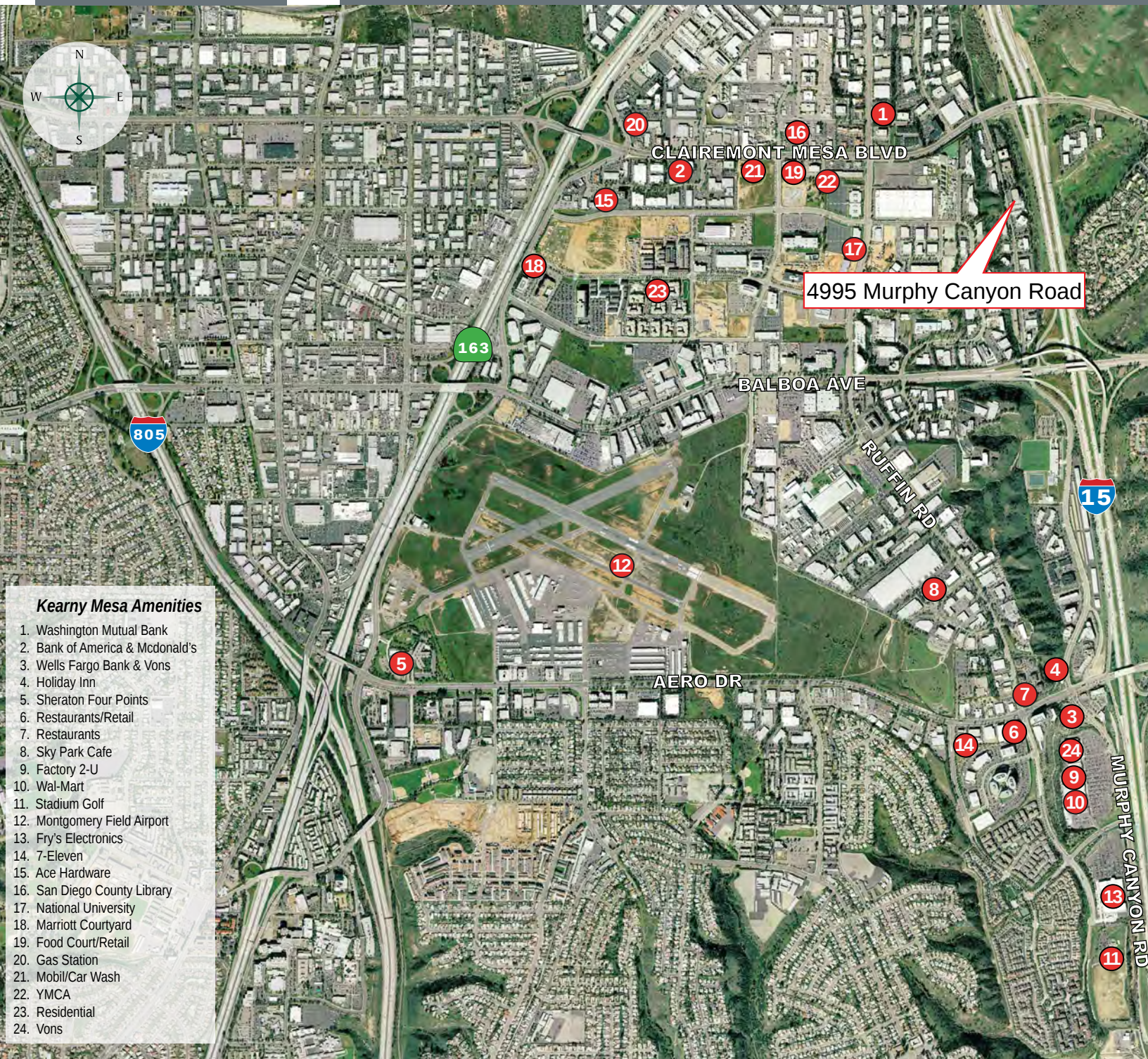


PRESIDIO
Property Trust
formerly NetREIT, Inc

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SAN DIEGO • CALIFORNIA 92123



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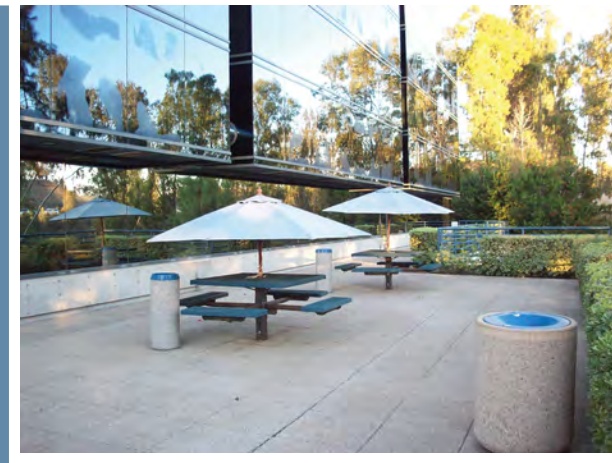


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PROJECT INFORMATION

LOCATION:	Kearny Mesa submarket, just off the I-15 freeway and Clairemont Mesa Blvd.
SIZE:	±57,685 rentable square feet
YEAR BUILT:	1988
TOTAL STORIES:	4
SITE AREA:	2.45 acres
ZONING:	IL-2-I
PARKING:	195 spaces - 4.0/1,000 USF
FOUNDATION:	Concrete slab on grade with concrete perimeter footings
STRUCTURE:	Steel columns with aluminum and glass curtain wall.
EXTERIOR WALLS:	Curtain wall with glazed vision panels and glass spandrel panels.
ROOF:	Flat with internal drains.
HVAC:	Central System with water source heat pumps, boiler and cooling tower. Isolated electric split systems with roof mounted condensing unit. HVAC maintained by outside contractor.
FIRE PROTECTION:	Fully sprinklered; stairwells are drywall finished with fire-rated doors and door hardware
ELECTRICAL SERVICE:	SDG&E/ Sempra
ELEVATORS:	Two hydraulic passenger elevators, 2,500 pound capacity. Manufactured by Amtech Elevator Company. Both elevators are finished with carpeted floors, plastic laminated wood wall panels, soffited ceiling with recessed light fixtures.



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AVAILABILITIES

SUITE	RSF	RENT/SF	COMMENTS
300	6,091	\$2.30 + Electric	Shell condition. Divisible to ±1,638 SF.
402	6,328	\$2.30 + Electric	Double door entry, reception area, conference room, 2 private offices, break room, copy/storage area, server room and remainder bull pen area. Divisible to up to ±2,758 RSF.



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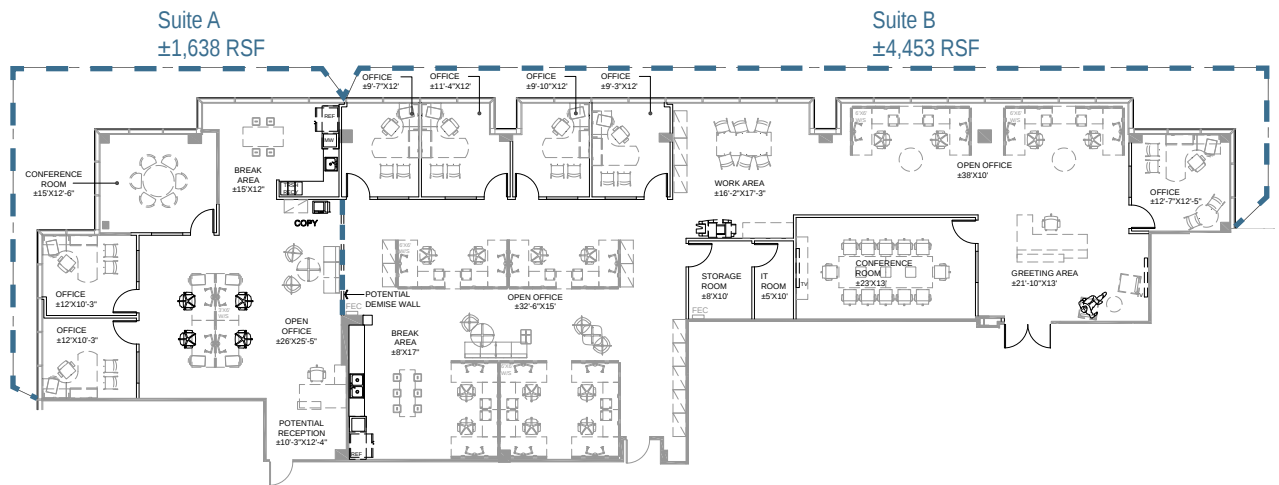
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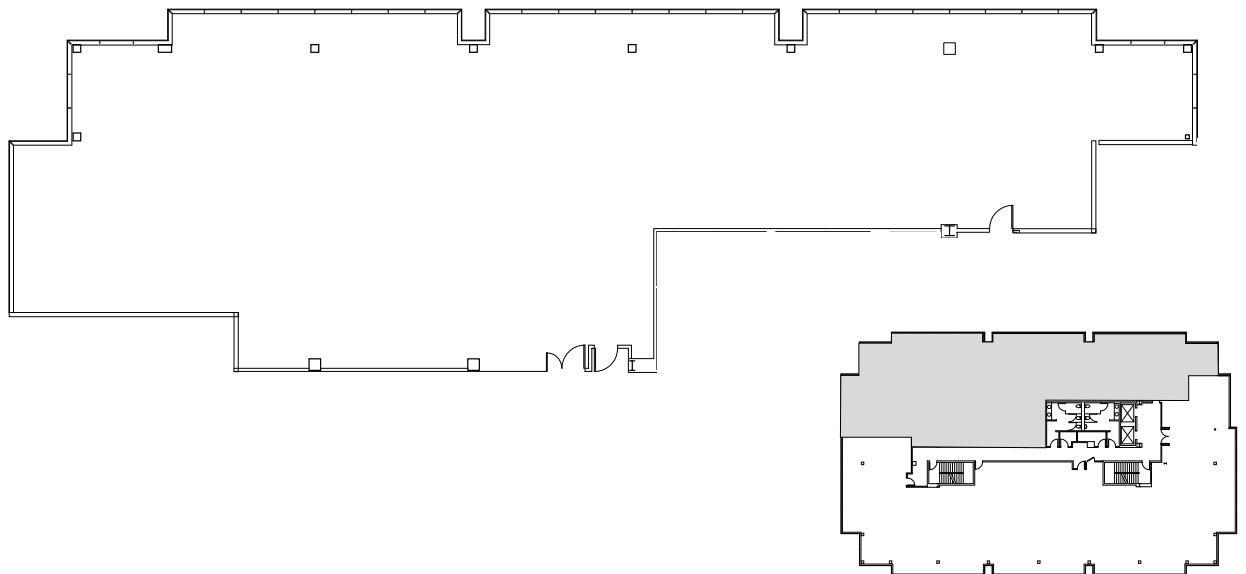
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Hypothetical
Layout



As-Built
Layout



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