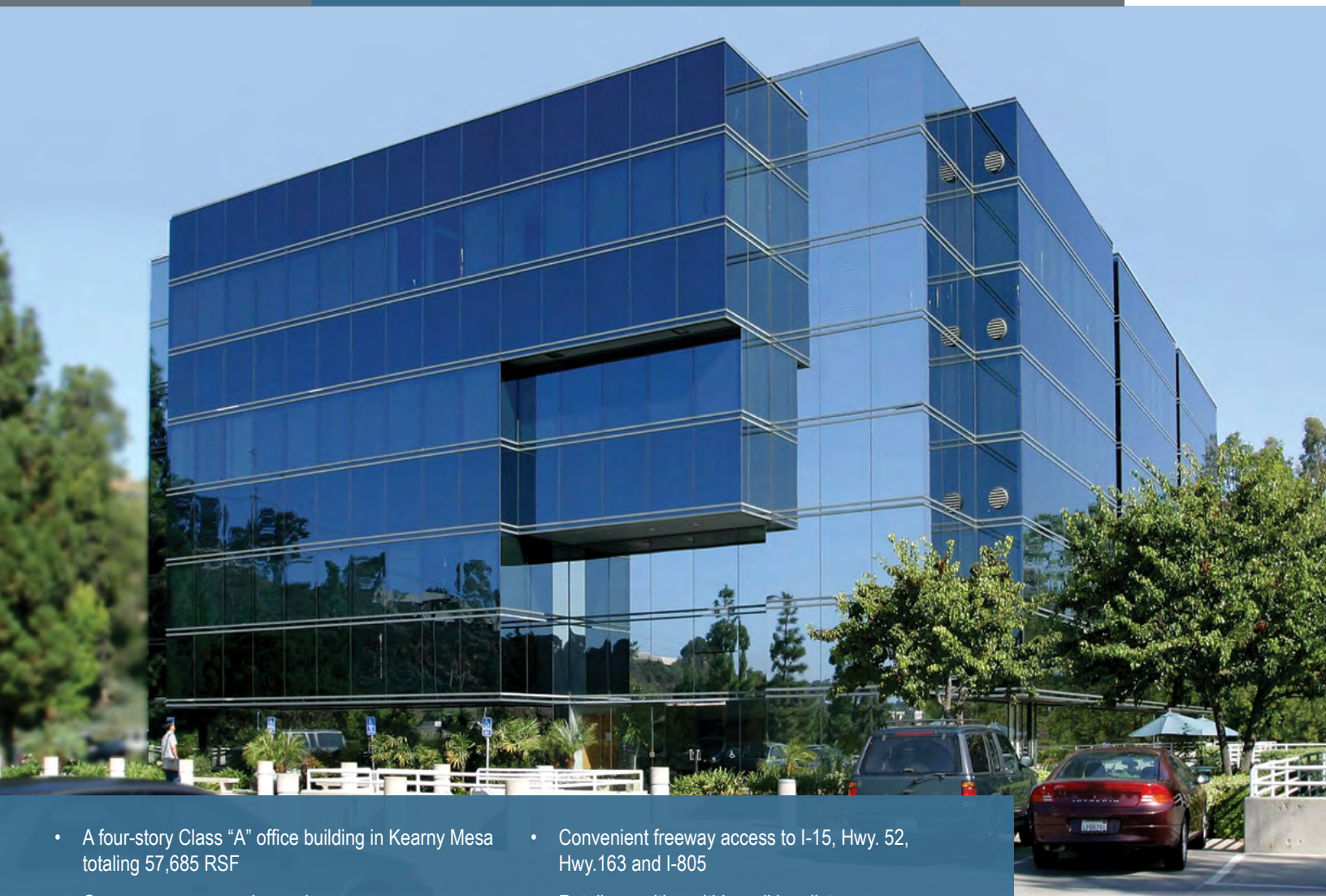


4995  
MURPHY CANYON ROAD

# KEARNY MESA

## For Lease



- 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

# 4995

MURPHY CANYON ROAD

SAN DIEGO • CALIFORNIA 92123

## AVAILABILITIES

SUITE	RSF	RENT/SF	COMMENTS
207	1,898	\$2.35 + Electric	Available 11/1/25
401	8,976	\$2.35 + Electric	Available with 30 days notice. Furniture available



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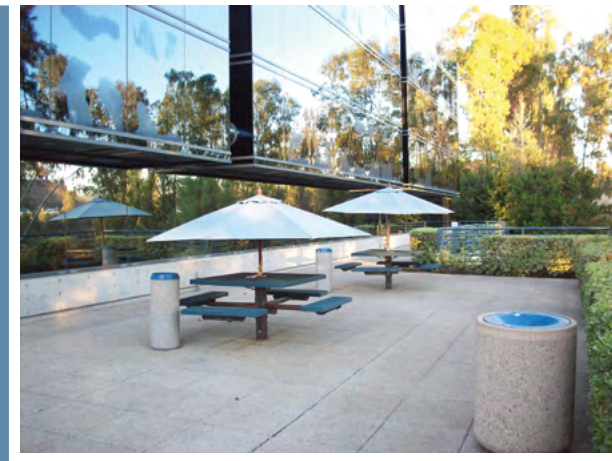
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## PROJECT INFORMATION

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.



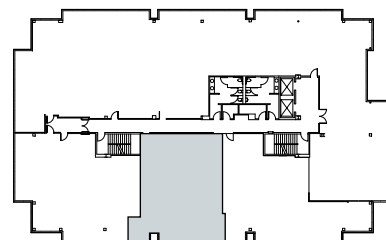
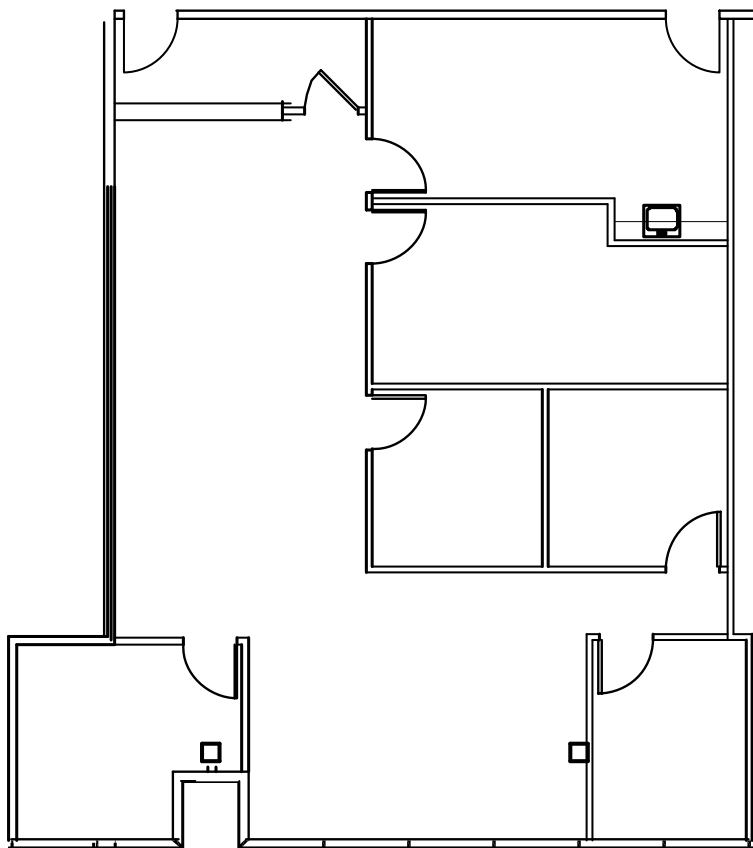
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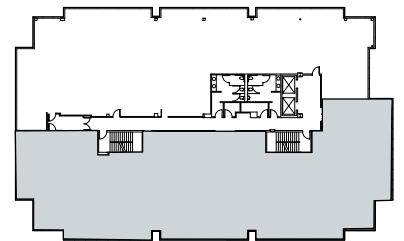
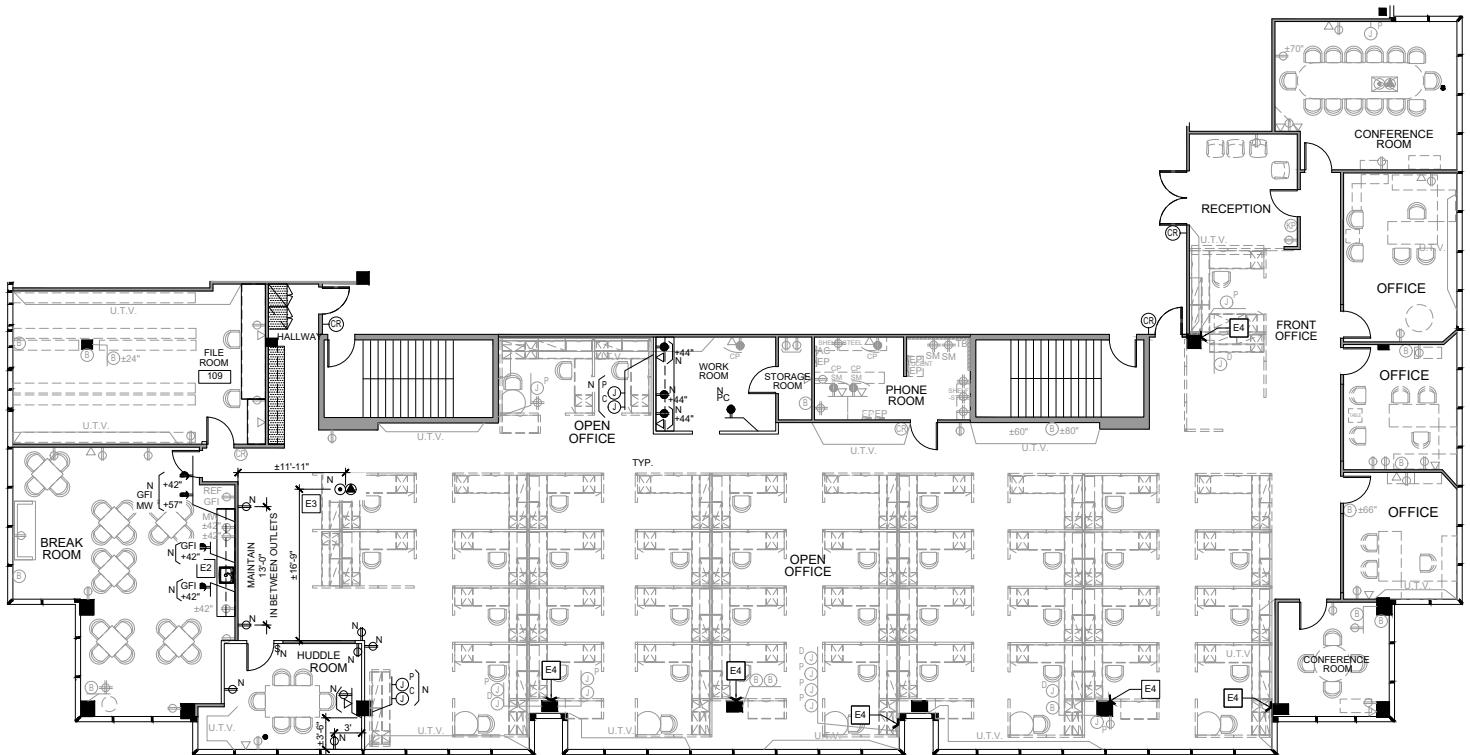
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## AVAILABILITIES

SUITE	RSF	COMMENTS
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401	8,976	Available with 30 days notice. Furniture available. Divisible to 5k SF
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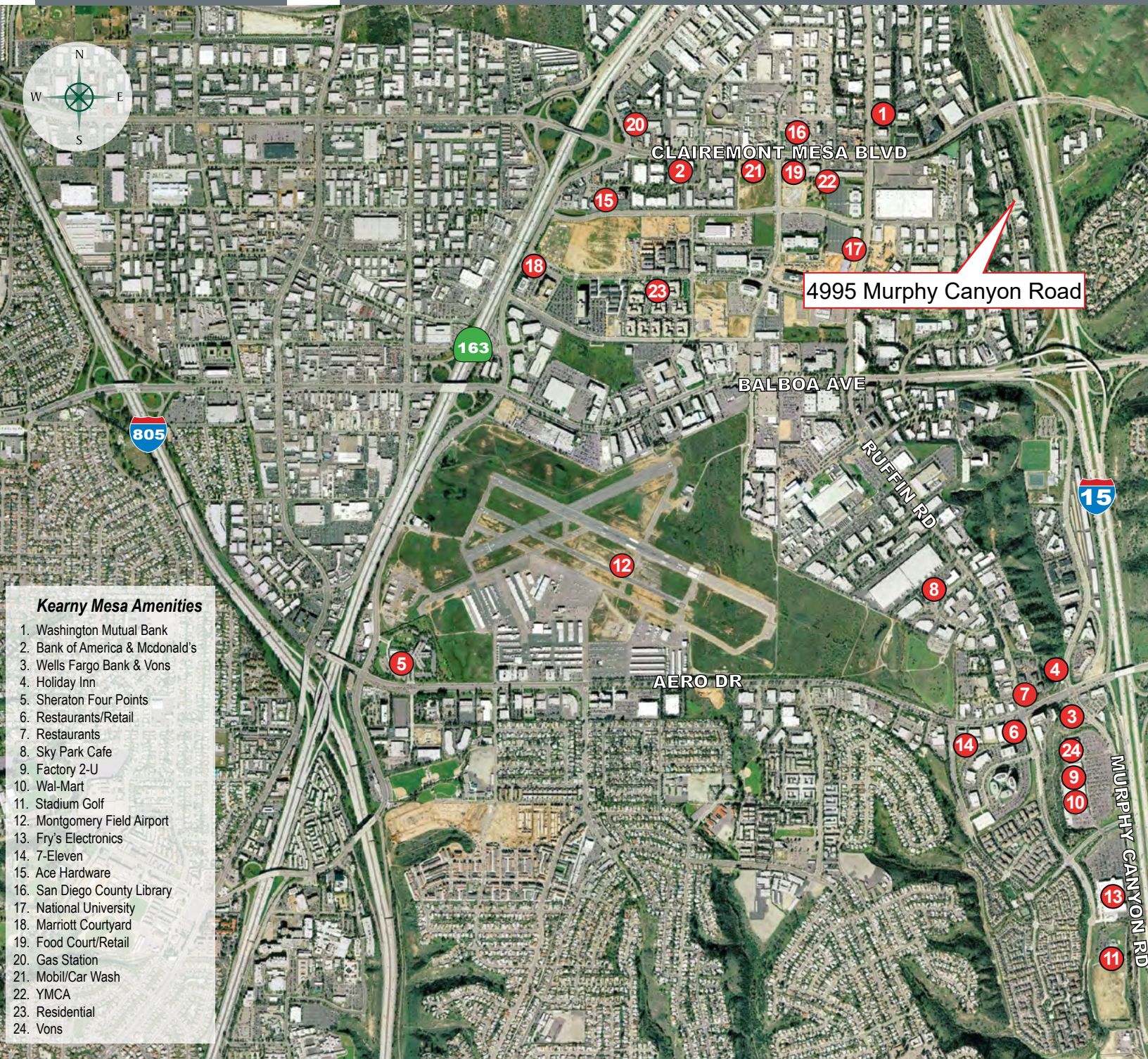
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### Kearnly Mesa Amenities

1. Washington Mutual Bank
2. Bank of America & McDonald's
3. Wells Fargo Bank & Vons
4. Holiday Inn
5. Sheraton Four Points
6. Restaurants/Retail
7. Restaurants
8. Sky Park Cafe
9. Factory 2-U
10. Wal-Mart
11. Stadium Golf
12. Montgomery Field Airport
13. Fry's Electronics
14. 7-Eleven
15. Ace Hardware
16. San Diego County Library
17. National University
18. Marriott Courtyard
19. Food Court/Retail
20. Gas Station
21. Mobil/Car Wash
22. YMCA
23. Residential
24. Vons



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