

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:
Tony Russell, sior
tel +1 858 410 1213
tony.russell@am.jll.com
License #: 01275372

Richard Gonor
tel +1 858 410 1243
richard.gonor@am.jll.com
License #: 01142178

Brandt Riedman
tel +1 858 410 1247
brandt.riedman@am.jll.com
License #: 01931435



PRESIDIO
Property Trust
formerly NetREIT, Inc



PROJECT INFORMATION

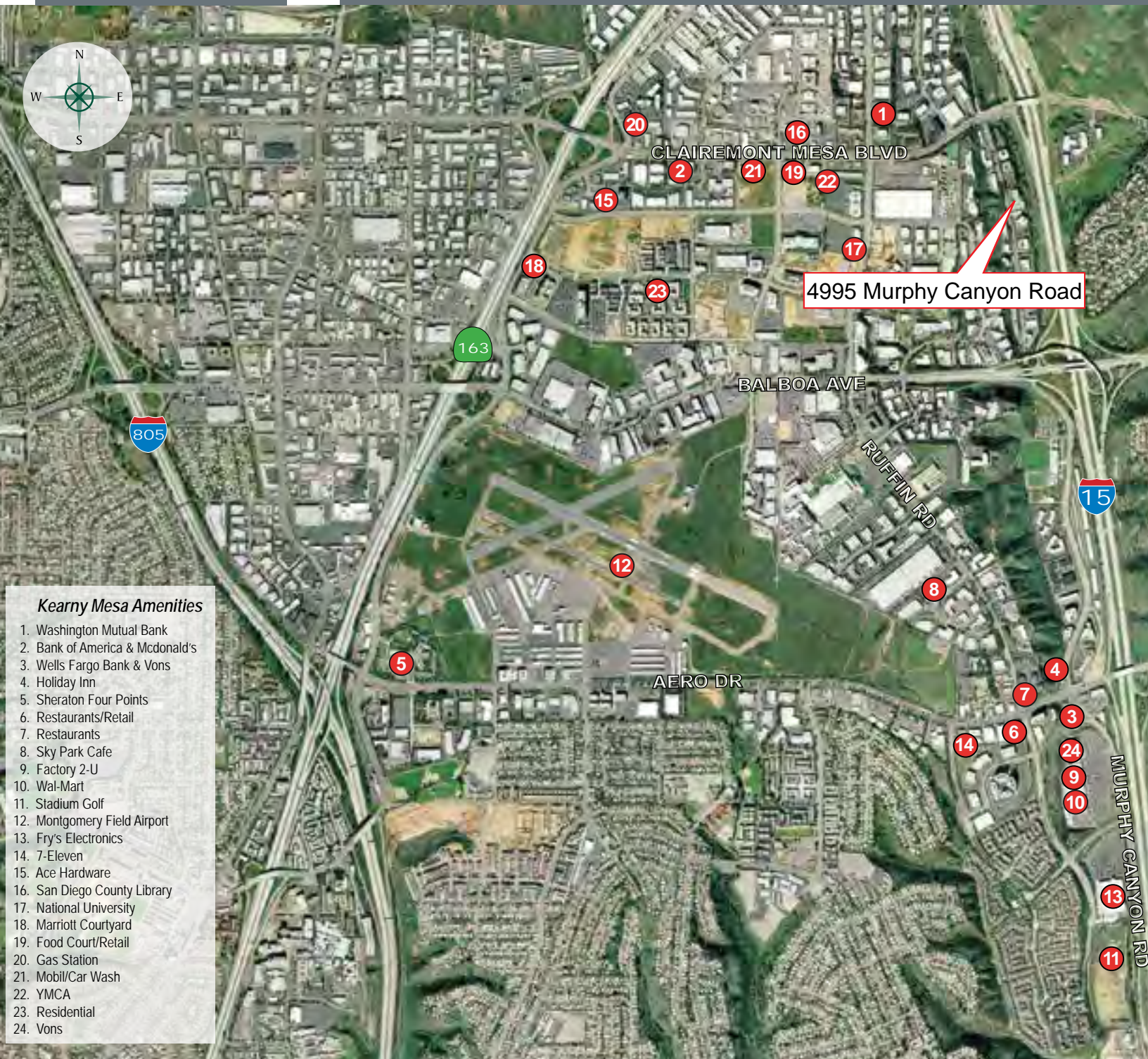
LOCATION:	Kearny Mesa submarket, just off the I-15 freeway and Clairemont Mesa Blvd.
SIZE:	±57,685 rentable square feet
YEAR BUILT:	1988
TOTAL STORIES:	4
SITE AREA:	2.45 acres
ZONING:	IL-2-I
PARKING:	195 spaces - 4.0/1,000 USF
FOUNDATION:	Concrete slab on grade with concrete perimeter footings
STRUCTURE:	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.



4995

MURPHY CANYON ROAD

SAN DIEGO • CALIFORNIA 92123



Kearn 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



For additional information:
Tony Russell, sior
tel +1 858 410 1213
tony.russell@am.jll.com
License #: 01275372

Richard Gonor
tel +1 858 410 1243
richard.gonor@am.jll.com
License #: 01142178

Brandt Riedman
tel +1 858 410 1247
brandt.riedman@am.jll.com
License #: 01931435



PRESIDIO
Property Trust
formerly NetREIT, Inc

4995

MURPHY CANYON ROAD

SAN DIEGO • CALIFORNIA 92123

AVAILABILITIES

SUITE	RSF	RENT/SF	COMMENTS
200	2,210	\$2.40 + Electric	Available 8/1/20.
300	6,091	\$2.40 + Electric	Shell condition. Divisible to ±1,638 SF.
402	6,328	\$2.40 + 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.

NEW
RENOVATED
LOBBY!



For additional information:
Tony Russell, sior
tel +1 858 410 1213
tony.russell@am.jll.com
License #: 01275372

Richard Gonor
tel +1 858 410 1243
richard.gonor@am.jll.com
License #: 01142178

Brandt Riedman
tel +1 858 410 1247
brandt.riedman@am.jll.com
License #: 01931435



PRESIDIO
Property Trust
formerly NetREIT, Inc

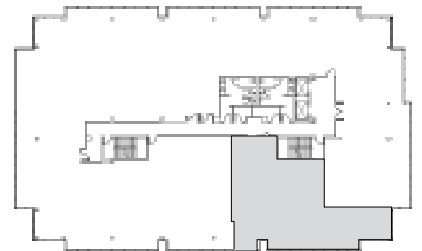
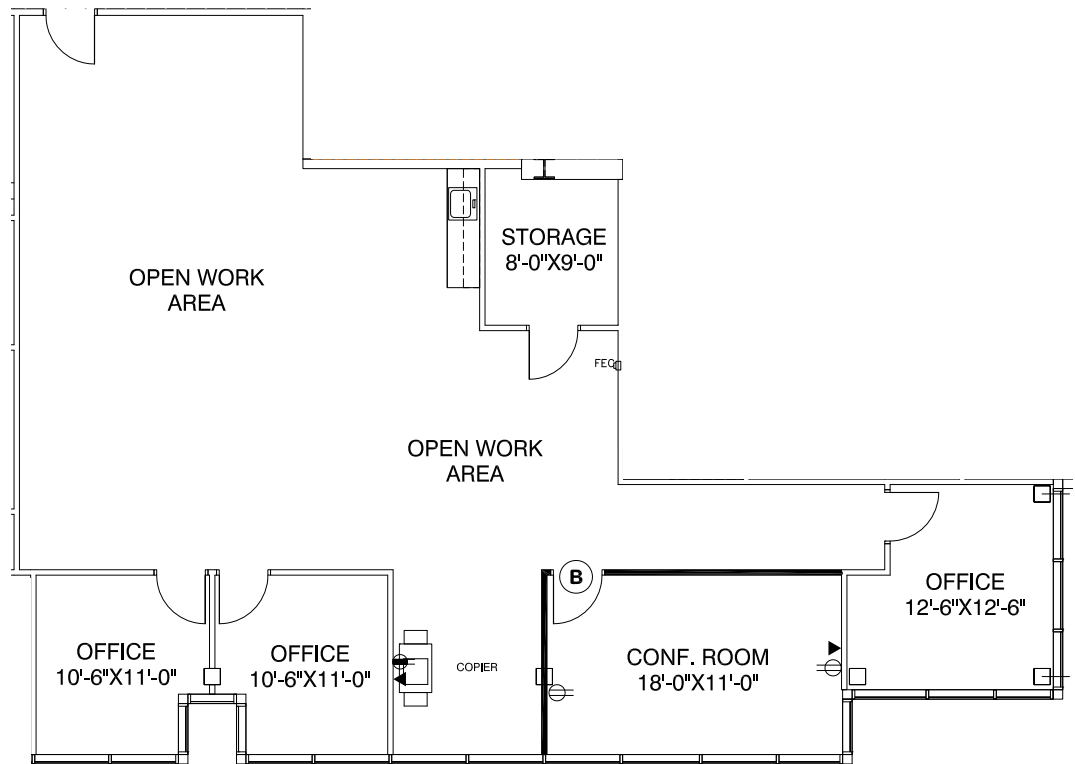
4995

MURPHY CANYON ROAD

SAN DIEGO • CALIFORNIA 92123

AVAILABILITIES

SUITE	RSF	COMMENTS
200	2,210	Available 8/1/20.



For additional information:

Tony Russell, Sior
tel +1 858 410 1213
tony.russell@am.jll.com
License #: 01275372

Richard Gonor
tel +1 858 410 1243
richard.gonor@am.jll.com
License #: 01142178

Brandt Riedman
tel +1 858 410 1247
brandt.riedman@am.jll.com
License #: 01931435



PRESIDIO
Property Trust
formerly NetREIT, Inc

4995

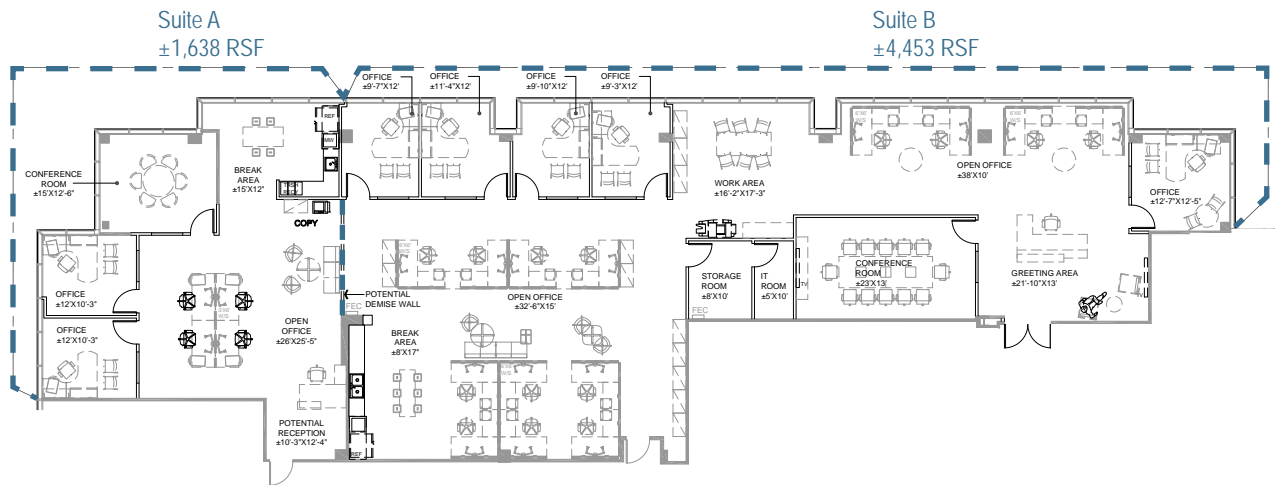
MURPHY CANYON ROAD

SAN DIEGO • CALIFORNIA 92123

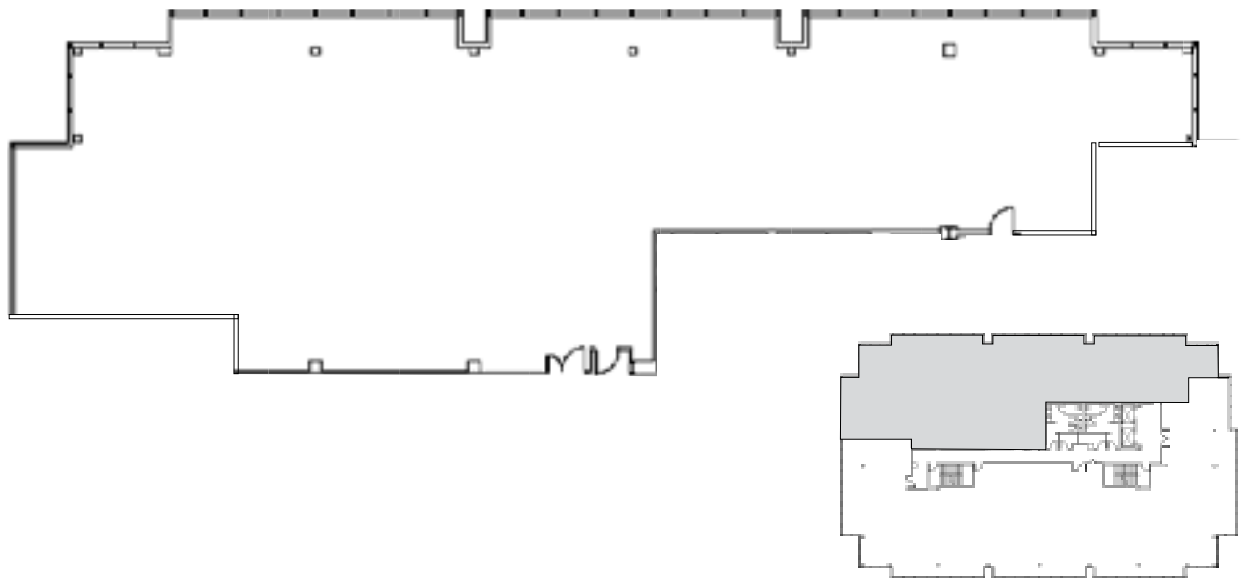
AVAILABILITIES

SUITE	RSF	COMMENTS
300	6,091	Shell condition. Divisible to ±1,638 RSF.

Hypothetical
Layout



As-Built
Layout



For additional information:

Tony Russell, Sior
tel +1 858 410 1213
tony.russell@am.jll.com
License #: 01275372

Richard Gonor
tel +1 858 410 1243
richard.gonor@am.jll.com
License #: 01142178

Brandt Riedman
tel +1 858 410 1247
brandt.riedman@am.jll.com
License #: 01931435



PRESIDIO
Property Trust
formerly NetREIT, Inc

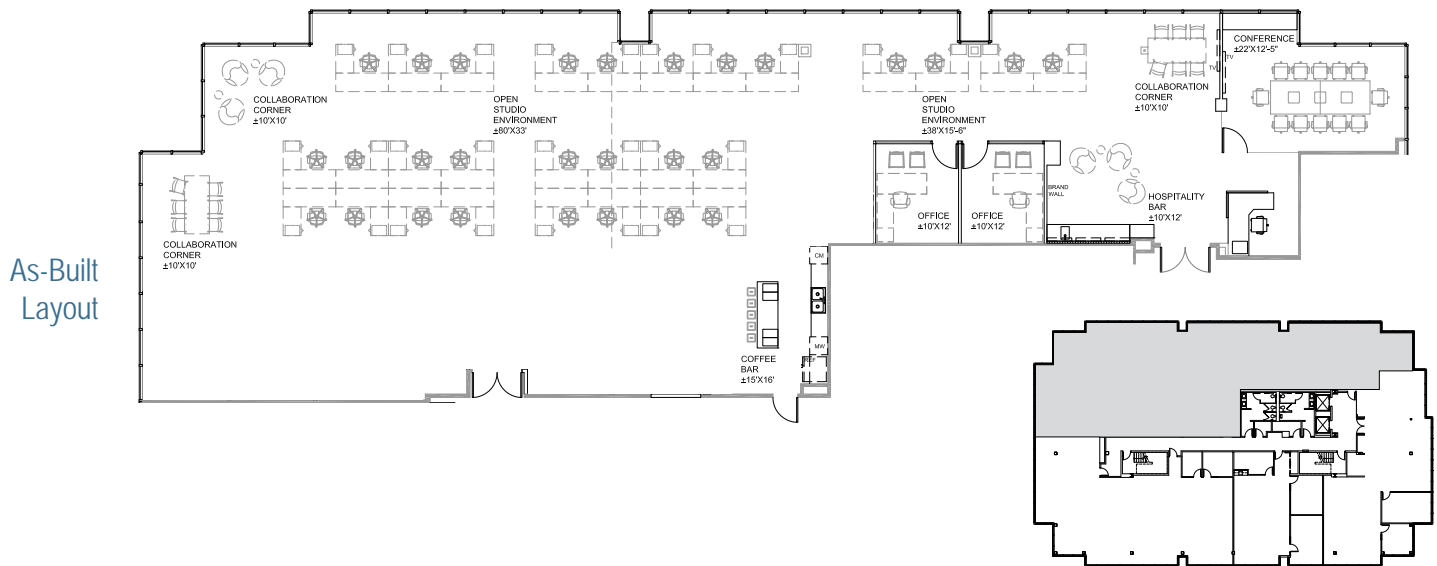
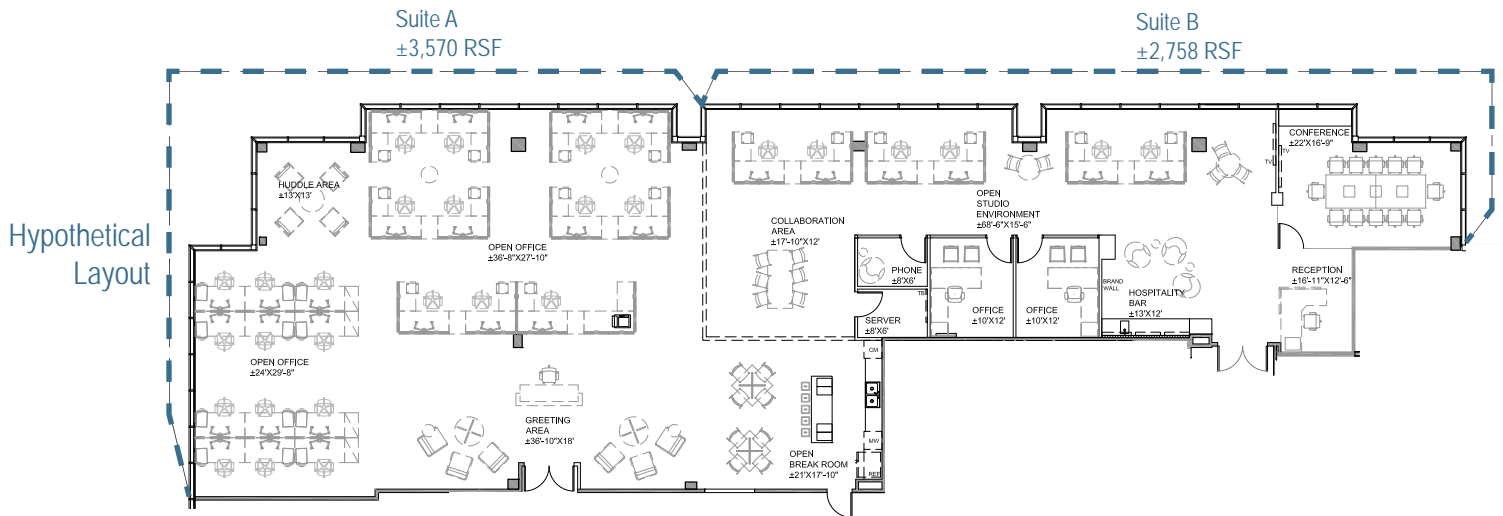
4995

MURPHY CANYON ROAD

SAN DIEGO • CALIFORNIA 92123

AVAILABILITIES

SUITE	RSF	COMMENTS
402	6,328	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.



For additional information:

Tony Russell, Sior
 tel +1 858 410 1213
 tony.russell@am.jll.com
 License #: 01275372

Richard Gonor
 tel +1 858 410 1243
 richard.gonor@am.jll.com
 License #: 01142178

Brandt Riedman
 tel +1 858 410 1247
 brandt.riedman@am.jll.com
 License #: 01931435



PRESIDIO
 Property Trust
 formerly NetREIT, Inc