



4499 Ruffin Rd.

- **Suite 230:** 906 Rentable SF and **Suite 250:** 1,958 Rentable SF
- **Furnished Executive Suite** with access to common-area break room/collaboration space and multiple sized conference and training rooms
- **High end**, above standard improvements throughout
- **\$2.95/SF** full service



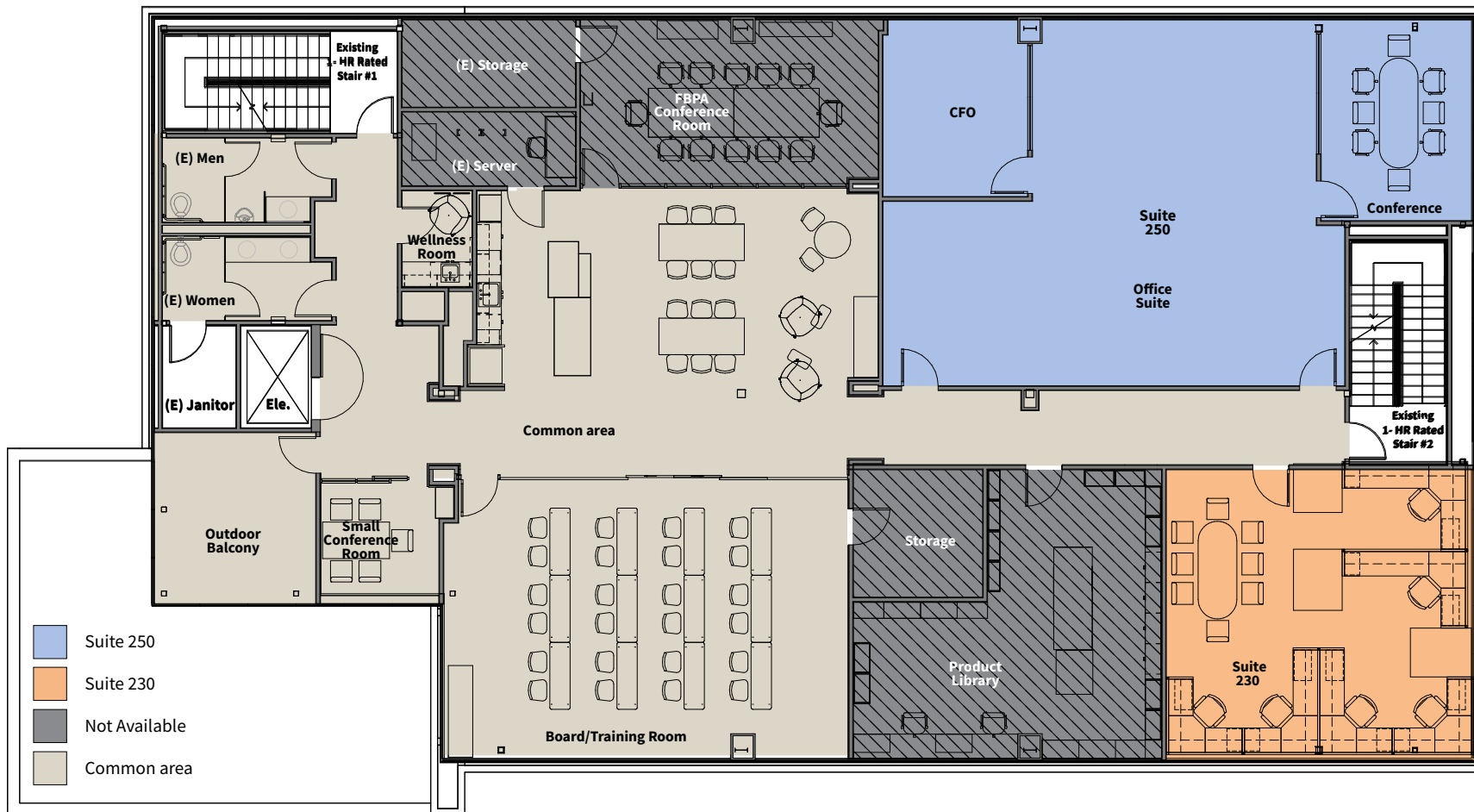
Floor plan

Suite 230 | Vacant.

Suite 250 | Vacant.



Take a
virtual tour



Property **photos**





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|--------------------------------|--------------------------------------|---------------------------------|
| 1. Khan's Cave Grill & Tavern | 16. Lit'l Pepper Gourmet | 30. ampm |
| 2. Boll Weevil Restaurants | 17. North Island Credit Union | 31. Denny's |
| 3. Haru Sake & Sushi | 18. Quiznos | 32. Greek Palace |
| 4. Harvest Taco Shop | 19. Rubio's Fresh Mexican Grill | 33. Green Shallots Thai Gourmet |
| 5. Wells Fargo | 20. Spice House Café | 34. Shogun Kobe Restaurant |
| 6. Abbey's Real Bar-B-Q | 21. The UPS Store | 35. Suzuya BBQ |
| 7. Carl's Jr. | 22. US Bank | 36. Grab & Go Subs |
| 8. Indigo Café | 23. Firehouse Subs | 37. Long Island Mike's Pizza |
| 9. Jack in the Box | 24. Village Indian Cuisine | 38. Bud's Louisiana Café |
| 10. Soto's Mexican Food | 25. Butcher Shop | 39. Gourmet Island |
| 11. Panda Express | 26. Filippi's Pizza Restaurant & Bar | 40. Point Lorna Credit Union |
| 12. Starbucks | 27. Golden City Restaurant | 41. Studio Diner |
| 13. The Coffee Bean & Tea Leaf | 28. McDonald's | 42. Yummy Deli |
| 14. Panera | 29. Sonic Drive-In | 43. Chase Bank |

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.