

4181

RUFFIN ROAD

26,809 SF, 50,759 SF & 77,568 SF

OFFICE
FOR LEASE



TOUR SUITE 201
(MORE INSIDE!)



Rexford
Industrial



Jones Lang LaSalle Brokerage, Inc. RE license #01856260

OFFICESPACE
CENTRALLY LOCATED IN
KEARNY MESA





ENGINEERING



DEFENSE



TELECOMMUNICATIONS

EAST COUNTY

125

4181 Ruffin Road is a 148,488 SF office/flex building located in the heart of Kearny Mesa, San Diego's most central submarket. Kearny Mesa is the preferred location for several of San Diego's leading industries, including Defense, Engineering and Telecommunications. The submarket is home to several large corporate occupiers including Kaiser (and their new 565,000 SF Hospital), the County of San Diego new Headquarters building, Northrop Grumman, Solar Turbines, Cubic Corp, Raytheon, Kyocera, and Jack in the Box.

4181 Ruffin Road boasts tremendous visibility on Ruffin Road and has excellent access to all of Kearny Mesa's freeways (I-15, Hwy 163, SR 52, and I-805). Tenants and occupiers enjoy all of the numerous retail amenities throughout Kearny Mesa. 4181 Ruffin Road is managed by IDS Real Estate Group.



± 10'
Ceiling Heights



Scalable



4/1,000
Parking



2015
Renovations

HIGHLIGHTS

Office space available for lease.

± 26,809 SF move-in ready space.

±50,759 SF available February 2023.

Parking ratio of 4/1,000.

Central Kearny Mesa location with great access to Kearny Mesa's excellent retail amenities and restaurants.

Excellent central location with great access to freeways, San Diego County.

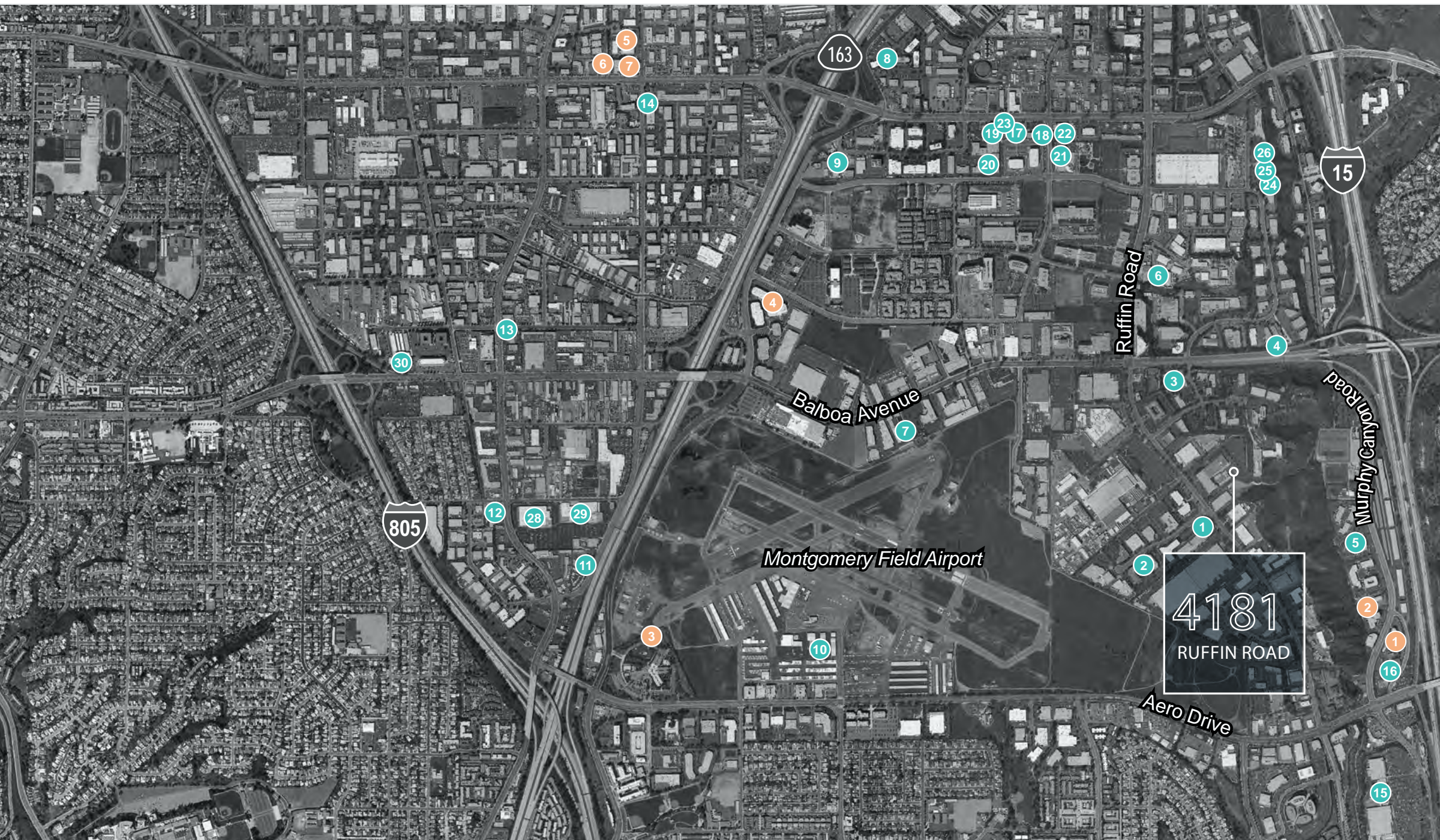
Shipping/receiving area with two (2) dock-high loading doors.

Two (2) San Diego Metropolitan Transit System bus stops located directly in front of building.

Located in San Diego Regional Enterprise Zone and Foreign Trade Zone.

Many nearby retail amenities.





Montgomery Field Airport

Balboa Avenue

Ruffin Road

Murphy Canyon Road

805

163

15

4181
RUFFIN ROAD

Aero Drive

5
6
7

14

8

19
20
21
22
23

24
25
26

30

13

4

6

4

3

7

12

28

29

11

3

10

1

2

5

2

1

16

15

THE AREA

RESTAURANTS

- ① Good On Ya Diner
- ② Sky Park Cafe
- ③ Bud's Louisiana Cafe
- ④ Corner Deli and Cafe
- ⑤ Deli Mart
- ⑥ Studio Diner
- ⑦ 94th Aero Squadron Restaurant
- ⑧ Shogun Kobe Restaurant
- ⑨ Butcher Shop Restaurant
- ⑩ Pampa's Argentine Grill
- ⑪ Emerald Restaurant
- ⑫ Original Pancake House
- ⑬ Jasmine Seafood Restaurant
- ⑭ The Godfather Restaurant
- ⑮ Stonecrest Plaza
 - Vons
 - Baja Fresh
 - Walmart
 - Chevron
 - Fry's
 - Quiznos
 - Starbucks
 - Panda Express
 - Verizon
 - Petsmart
 - Einstein Bros.

- ⑯ Payless ShoeSource
- ⑰ McDonald's
- ⑱ Taco Bell
- ⑲ Papa John's Pizza
- ⑳ Daley Square
 - FedEx Kinko's
 - Jack in the Box
 - Sizzler
 - Submarina
 - Roberto's Taco Shop
 - Joe's Pizza
 - Baskin Robbins
- ㉑ Rubios
- ㉒ Panda Express
- ㉓ Starbucks
- ㉔ Quiznos
- ㉕ LaSalsa
- ㉖ Togos
- ㉗ Sprint
- ㉘ The Coffee Bean
- ㉙ FedEx
- ㉚ Subway
- ㉛ Carl's Jr.
- ㉜ Costco
- ㉝ Target
- ㉞ 24 Hour Fitness

HOTELS

- ① Holiday Inn
- ② Extended Stay America
- ③ Four Points Sheraton
- ④ Courtyard Marriott
- ⑤ Hampton Inn
- ⑥ Residence Inn Marriott
- ⑦ Ramada Inn



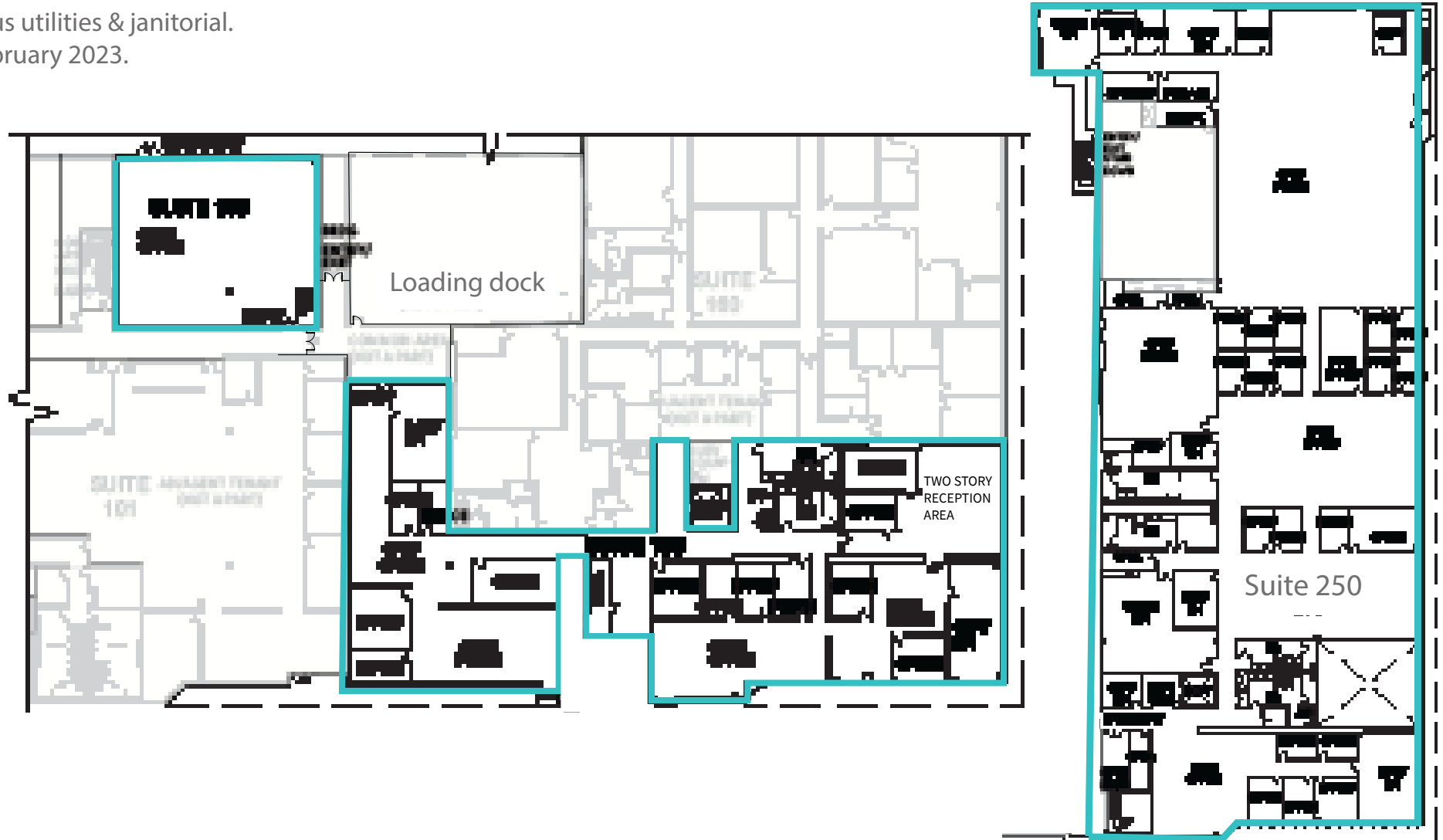
AVAILABILITY

Lease Rate: \$2.05/SF plus utilities & janitorial.
Occupied. Available February 2023.

AS-BUILT

Suite 150/250
50,759 RSF

2 story reception area
private offices
conference rooms
large open areas
kitchen/breakroom
IT/server room
contiguous to Suite 201



AVAILABILITY

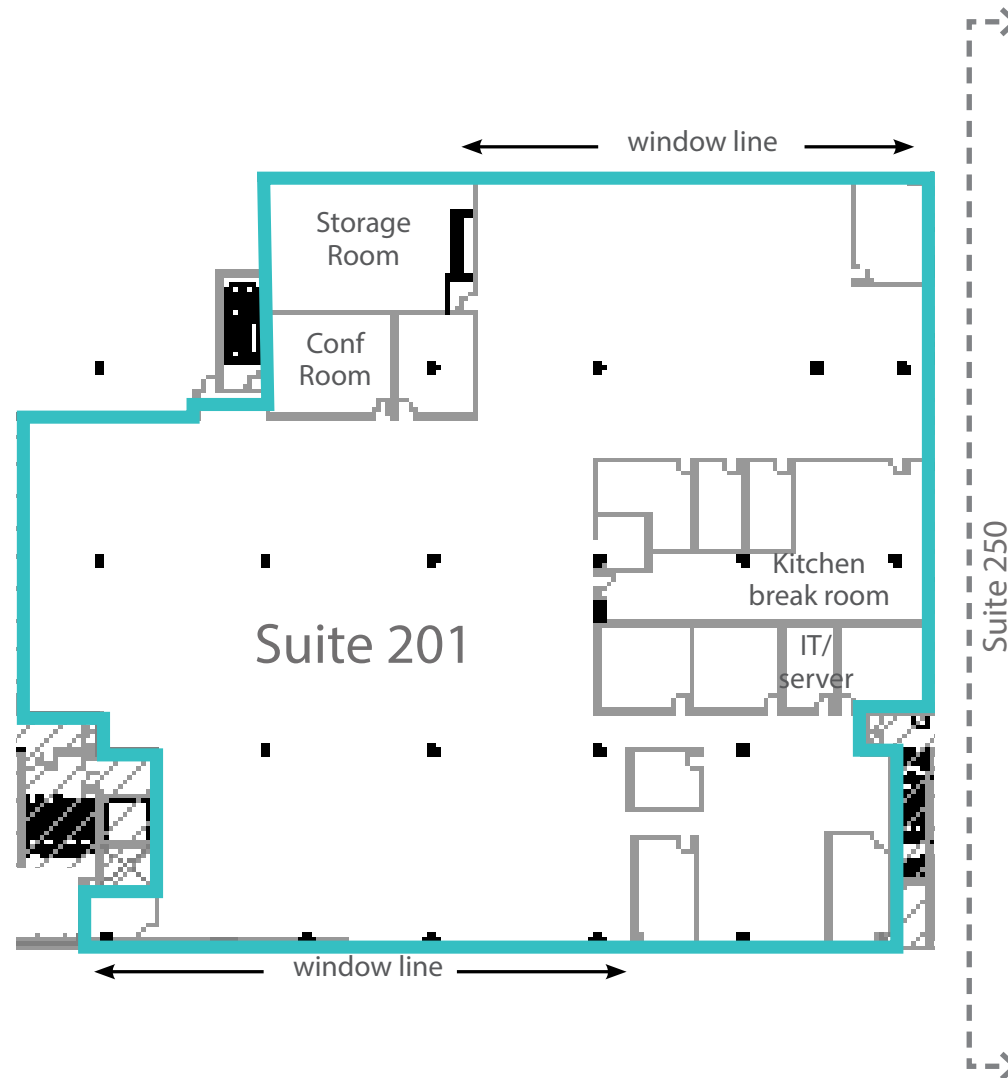
Lease Rate: \$1.95/SF plus utilities & janitorial.
Vacant. Available now.

AS-BUILT

Suite 201
26,809 RSF

Suite 201 is contiguous to 150/250
11 private offices
large open area
kitchen/break room
IT/server room

 http://bit.ly/4181_201





4181
RUFFIN ROAD



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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.