

**4455 MURPHY CANYON RD, SAN DIEGO, CA 92123**  
**ALL-INCLUSIVE PLUG 'N PLAY | 275/376/651 SQUARE FEET**



**PRESENTED BY**

**DANIEL BONIN**  
DRE # 02021065  
DANIEL.BONIN@SVN.COM  
619.218.9873



**619.442.9200**  
4455 Murphy Canyon Road  
Suite 200 San Diego, CA 92123

# DISCLAIMER

**4455 Murphy Canyon Rd.**  
San Diego, CA 92123

**Disclaimer Statement:**

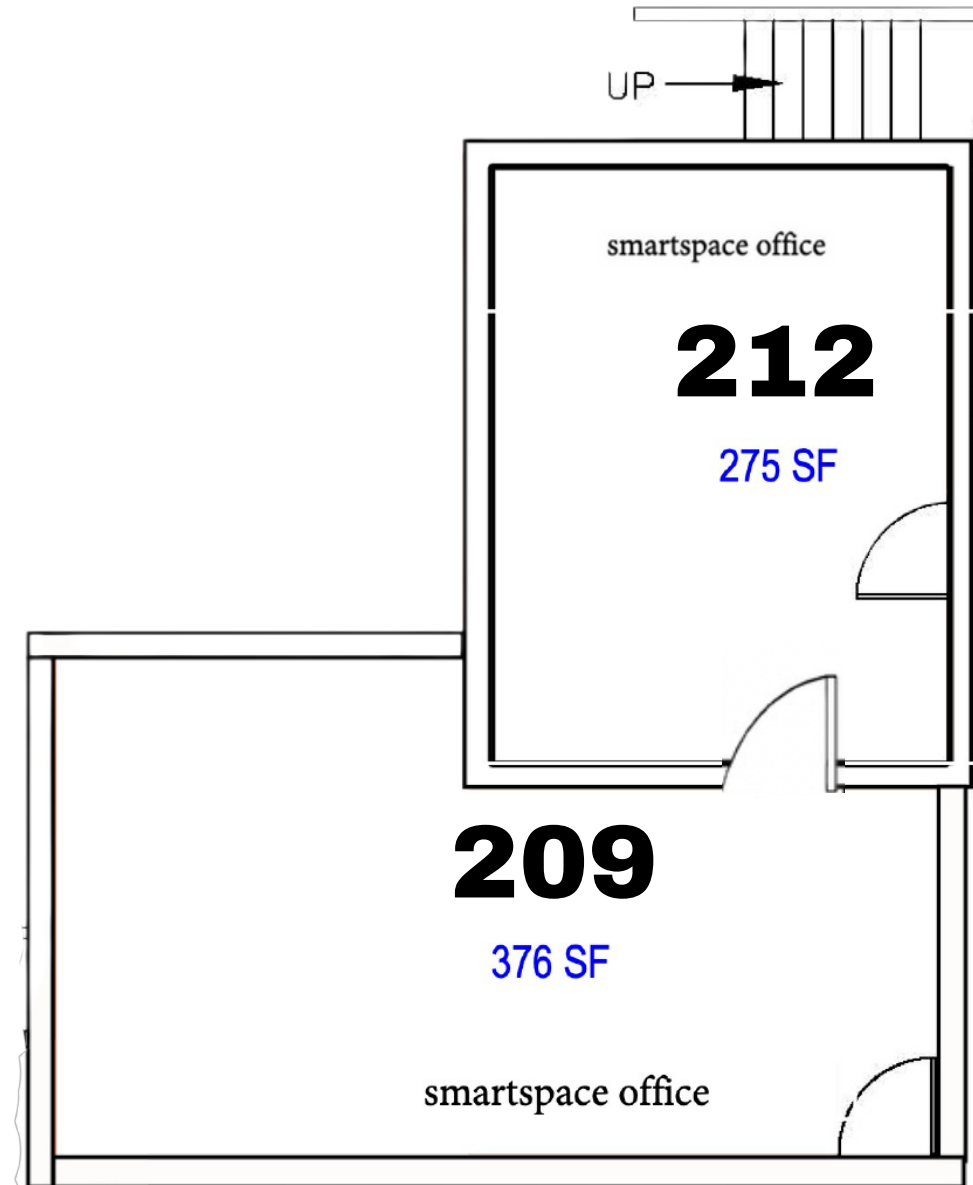
The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

# PROPERTY HIGHLIGHTS

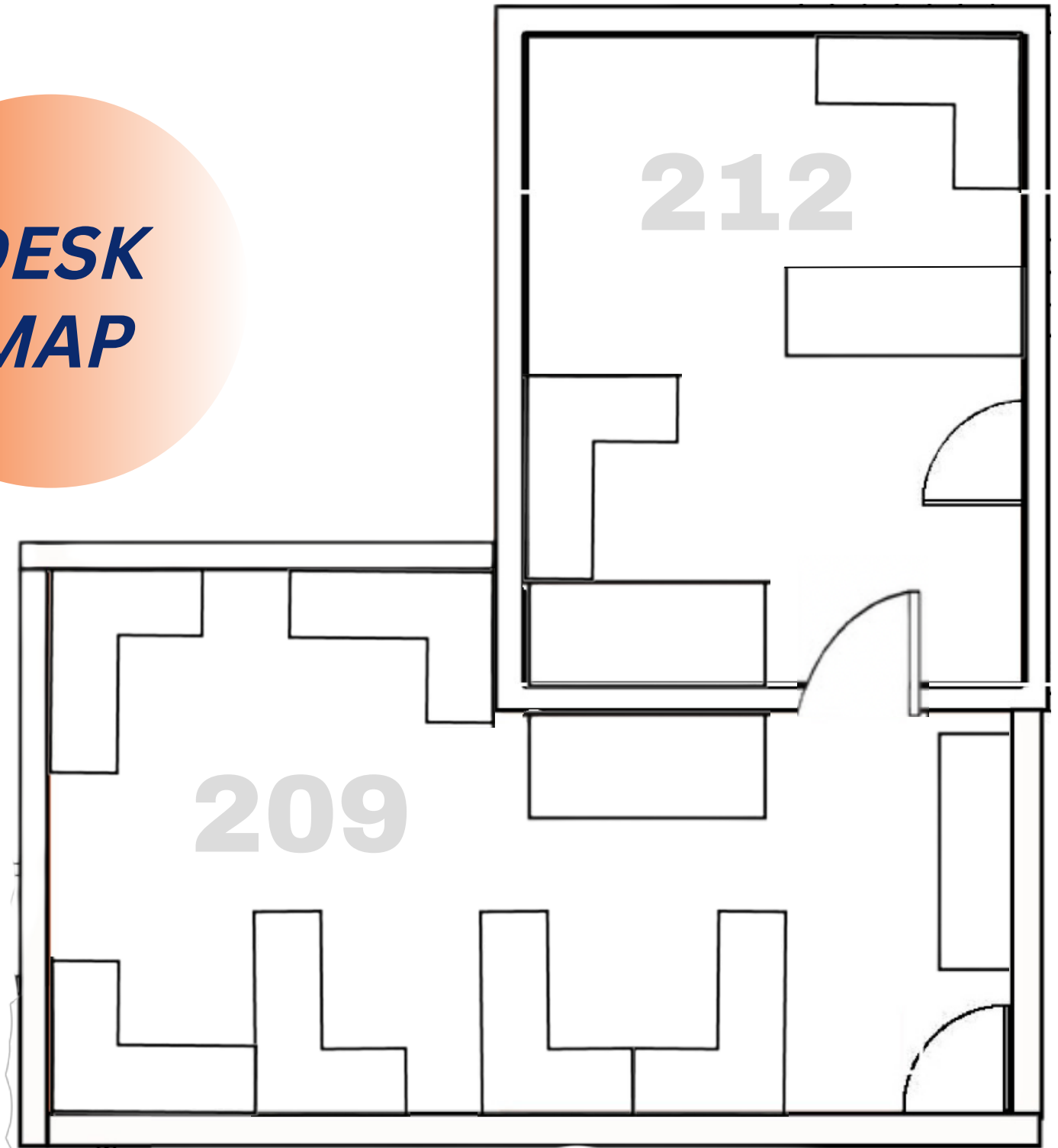
**4455 Murphy Canyon Rd.**  
**San Diego, CA 92123**

- Smart Office Space Solution
- Built-In Work Stations
- All-inclusive amenities
  - Business Class Internet
  - Multiple Conference rooms
  - Kitchen
  - Electric + Phones included
  - Ample Parking
  - 1/4 mile to I-15 & Route 52
- Collaboration with other successful professionals



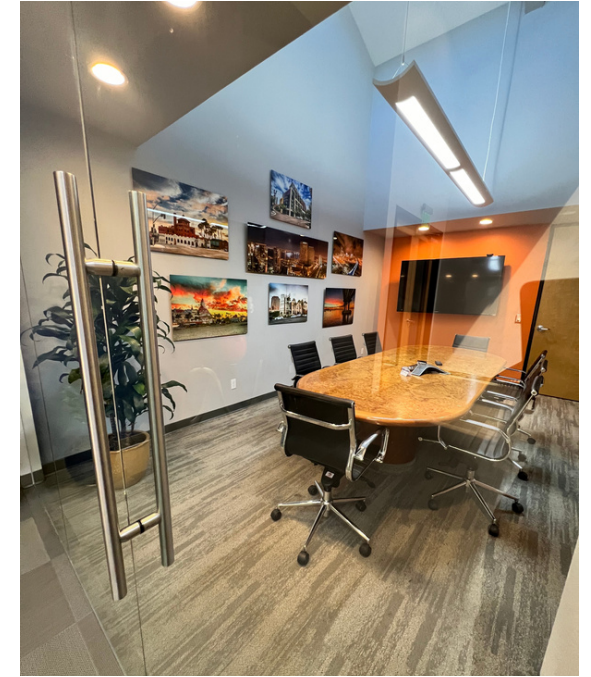
# FLOOR PLAN

***DESK  
MAP***





# PHOTOS





**4455 MURPHY CANYON RD, SAN DIEGO, CA 92123**  
**ALL-INCLUSIVE PLUG 'N PLAY | 275/376/651 SQUARE FEET**



**PRESENTED BY**

**DANIEL BONIN**  
DRE # 02021065  
DANIEL.BONIN@SVN.COM  
619.218.9873

