

4181

RUFFIN ROAD

UP TO 85,931 SF AVAILABLE  
OFFICE  
FOR LEASE



TOUR SUITE 201  
(MORE INSIDE!)

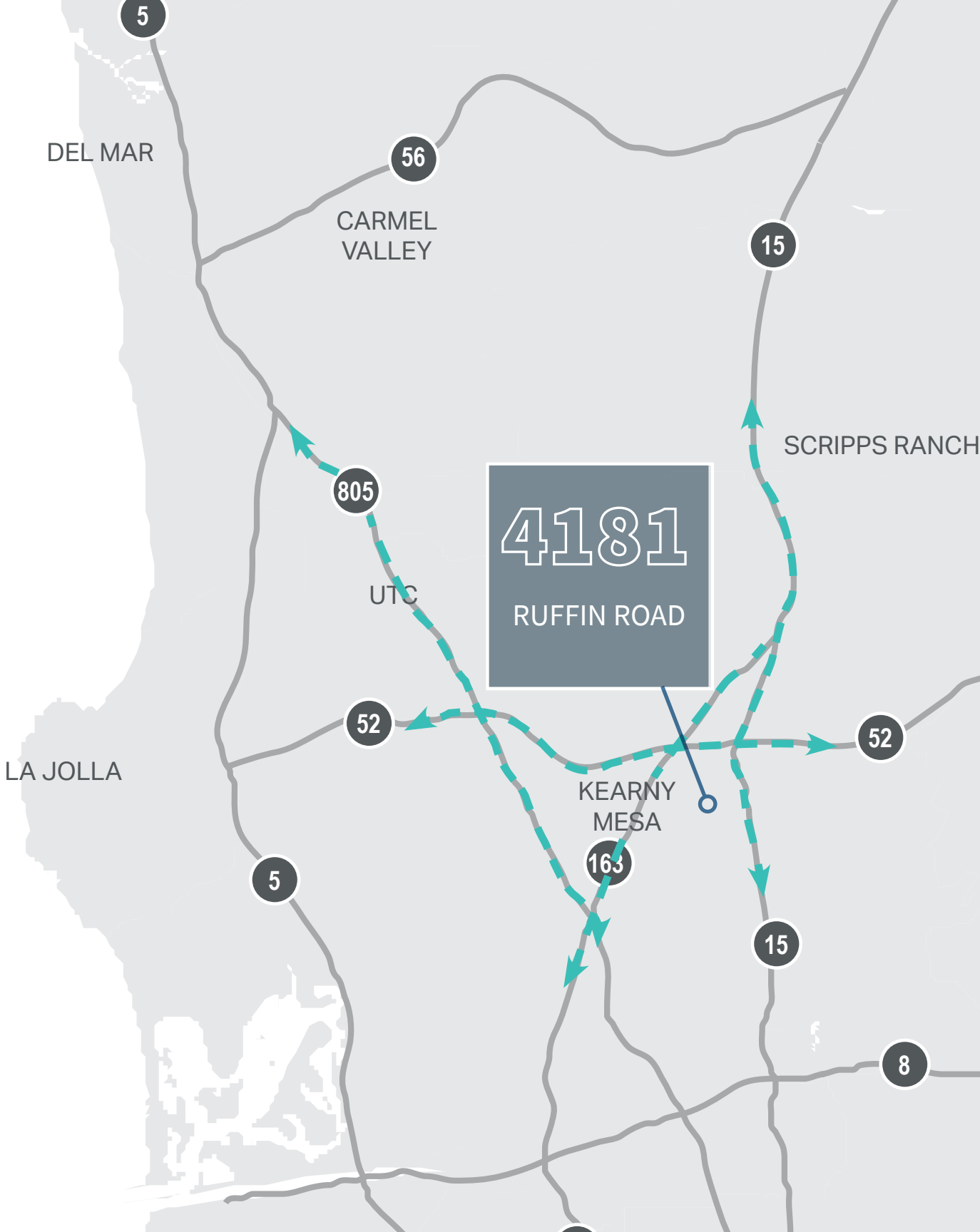


Rexford  
Industrial



Jones Lang LaSalle Brokerage, Inc. RE license #01856260

OFFICE  
SPACE  
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

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.

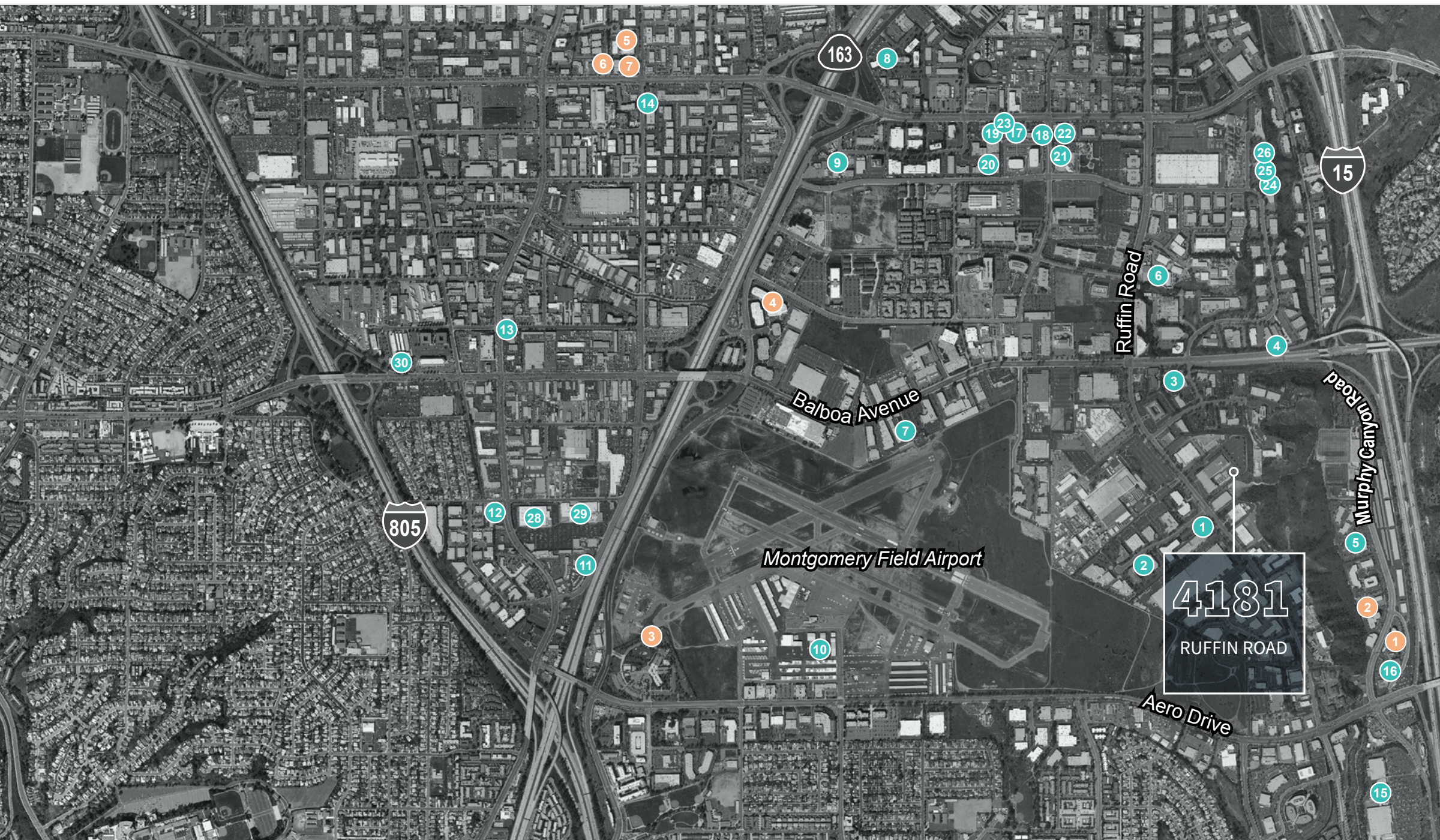
Shipping/receiving area with two (2) dock-high loading doors.

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.





163

15

805

Montgomery Field Airport

Balboa Avenue

Ruffin Road

Murphy Campbell Road

4181  
RUFFIN ROAD

Aero Drive

5  
6  
7

14

8

19  
20  
21  
22  
23

24  
25  
26

13

4

30

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

## HOTELS

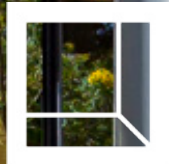
- ① Holiday Inn
- ② Extended Stay America
- ③ Four Points Sheraton
- ④ Courtyard Marriott
- ⑤ Hampton Inn
- ⑥ Residence Inn Marriott
- ⑦ Ramada Inn







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