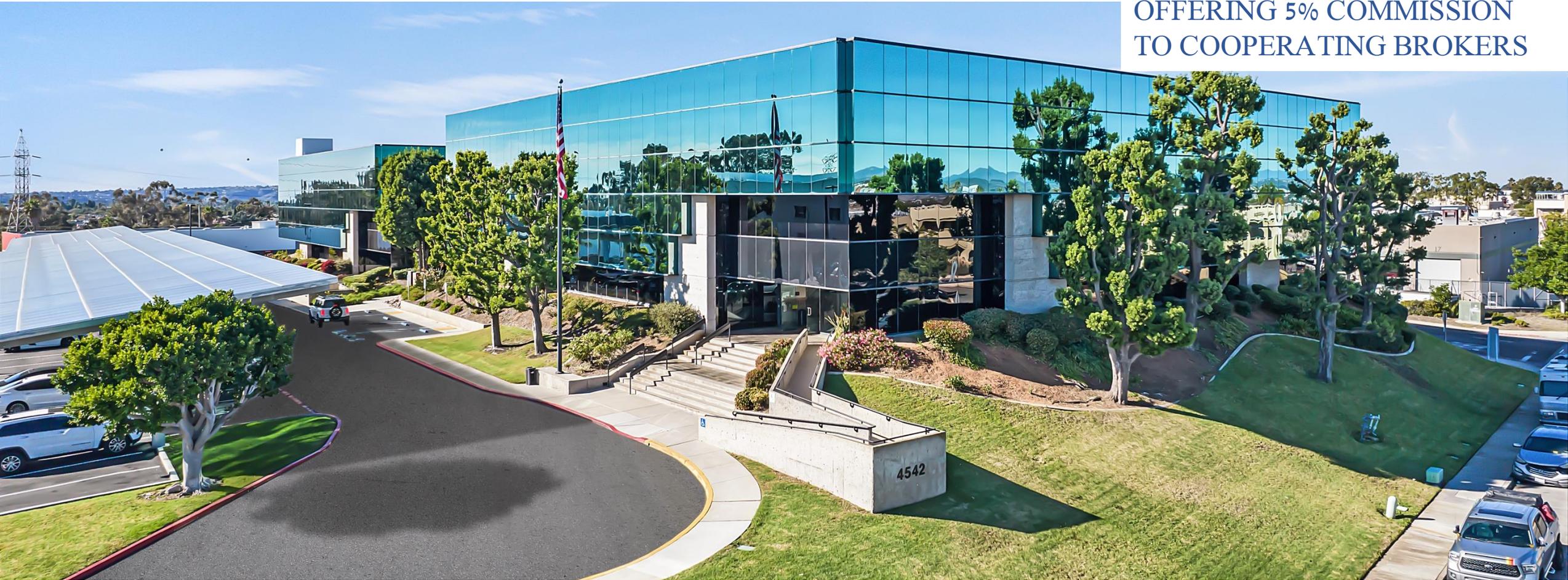


# SQUARE ONE OFFICE PLAZA | FOR LEASE



4542 RUFFNER & 7675 DAGGET STREET  
SAN DIEGO, CA 92111

OFFERING 5% COMMISSION  
TO COOPERATING BROKERS



Leasing Representative

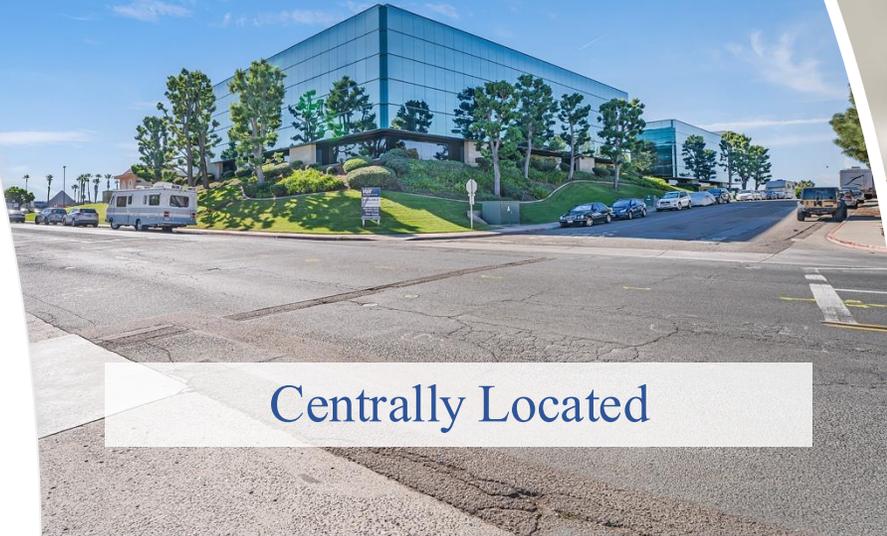
Nick Zalkow

858-836-3031 / [nzalkow@squareonedev.com](mailto:nzalkow@squareonedev.com)

DRE# 02037166

# Property Highlights

- Two Separate Buildings
- Each Building is Three (3) Stories featuring 55,690 square feet
- On-site management
- Elevator
- Vibrant Common Area
- +/-4/1,000 Parking Ratio



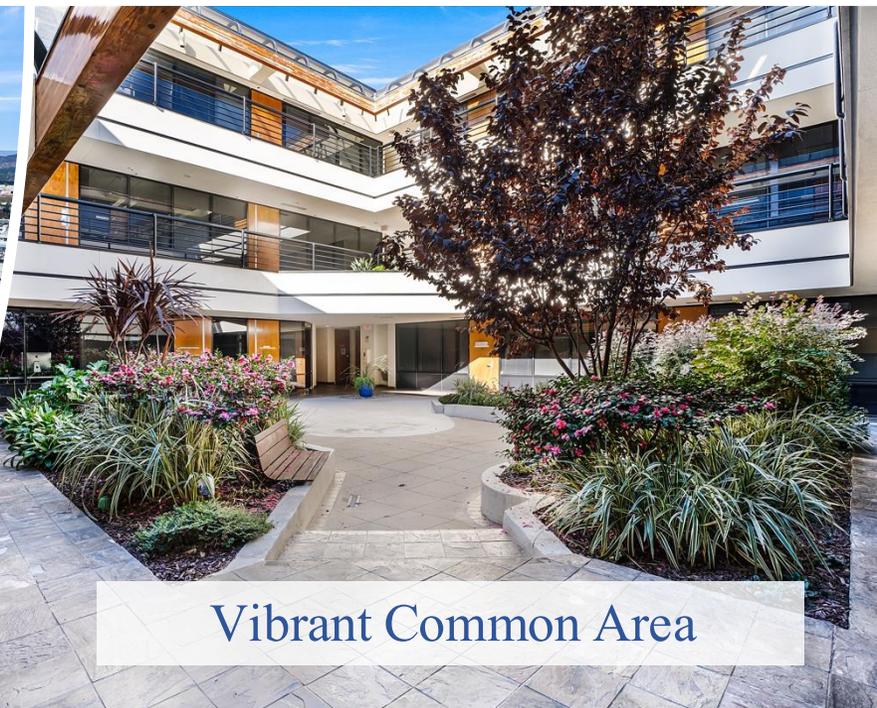
Centrally Located



Elevator Accessibility



Covered Parking



Vibrant Common Area

# Current Availabilities

## Suite R370

- +/- 2,475 Square feet
- Asking Rate: 2.40/sf + Utilities
- Comments
  - Move in Ready
  - Open Break Room
  - Great Lab Space Potential

**LEASED**



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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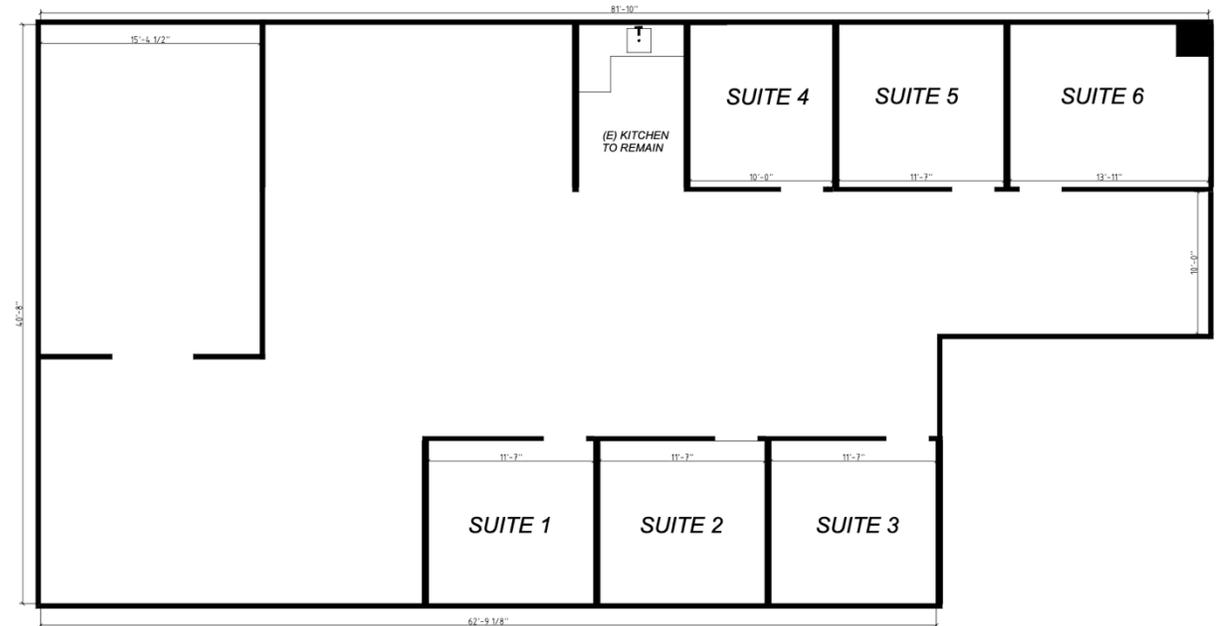
DRE# 02037166



# Current Availabilities

## Suite R320

- +/- 3,384 Square feet
- Asking Rate: 2.40/sf + Utilities
- Comments
  - Move in Ready
  - Ability to add private offices
  - Divisible into two smaller suites



1 FLOOR PLAN  
A-7 1/4"=1'-0"

Leasing Representative

Nick Zalkow

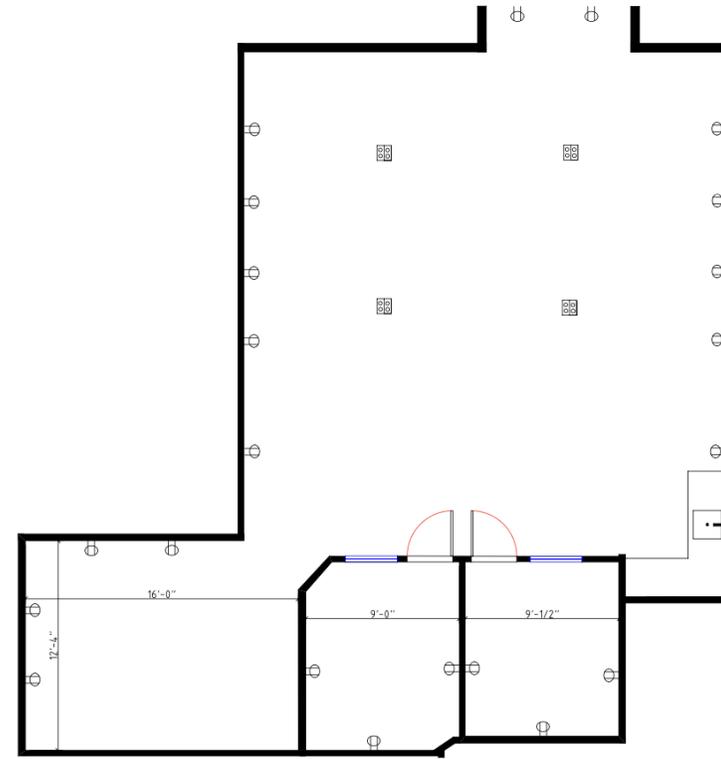
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# Current Availabilities

## Suite D150

- +/- 1,532 Square feet
- Asking Rate: 2.50/sf + Utilities
- Comments
  - Move-in Ready
  - Two Private Offices
  - Kitchenette



1 FLOOR PLAN  
A-7 1/4"=1'-0"

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