

# SQUARE ONE OFFICE PLAZA | FOR LEASE



4542 RUFFNER & 7675 DAGGET STREET  
SAN DIEGO, CA 92111

OFFERING 5% COMMISSION  
TO COOPERATING BROKERS



**Nick Zalkow**  
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DRE# 02037166

## Leasing Representatives

**Will Griffith**  
619-980-8779 / [wgriffith@squareonedev.com](mailto:wgriffith@squareonedev.com)  
DRE# 1720680

# 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 R240

- +/- 1,553 Square Feet
- Asking Rate: 22.00 / SF  
Utilities
- Comments
  - Move in Ready
  - Break Room
  - 6 Private Offices

**LEASED**



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# Current Availabilities

## Suite R210

- +/- 5,000 Square Feet
- Asking Rate: 2.00 / Sq Ft  
Utilities
- Comments
  - Move in Ready
  - Break Room
  - 7 private offices



**LEASED**

FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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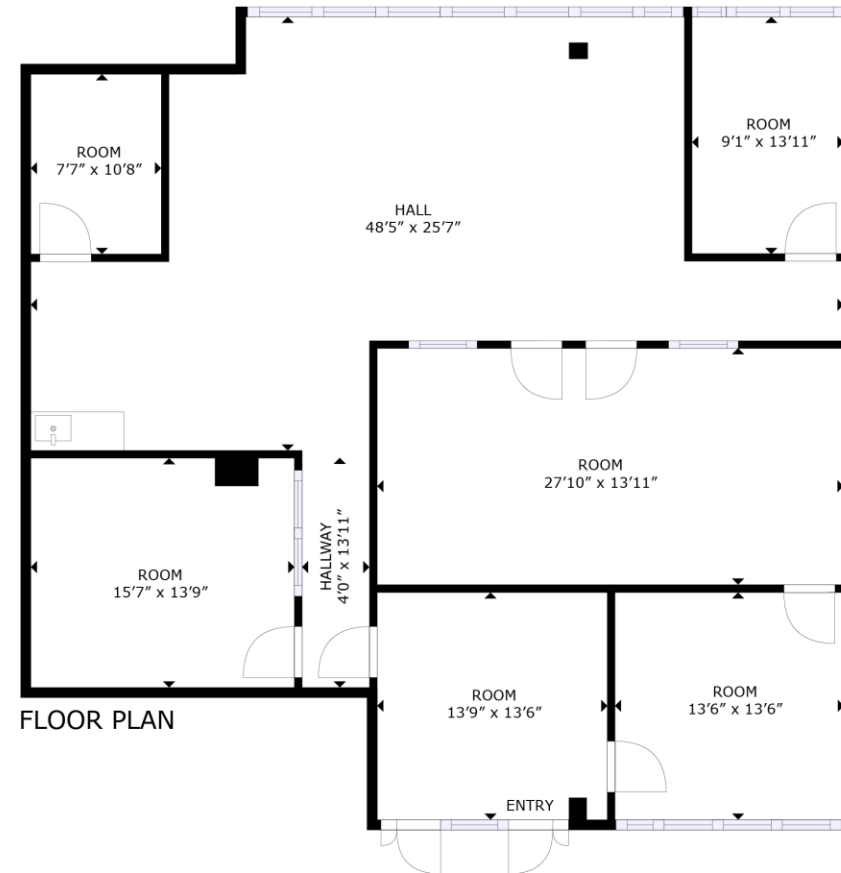
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# Current Availabilities

## Suite R370

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



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# Current Availabilities

## Suite D140

- +/- 2,781 Square feet
- Asking Rate: 2.40/sf + Utilities
- Comments
  - Move in Ready
  - Open Break Room
  - Large Conference Room



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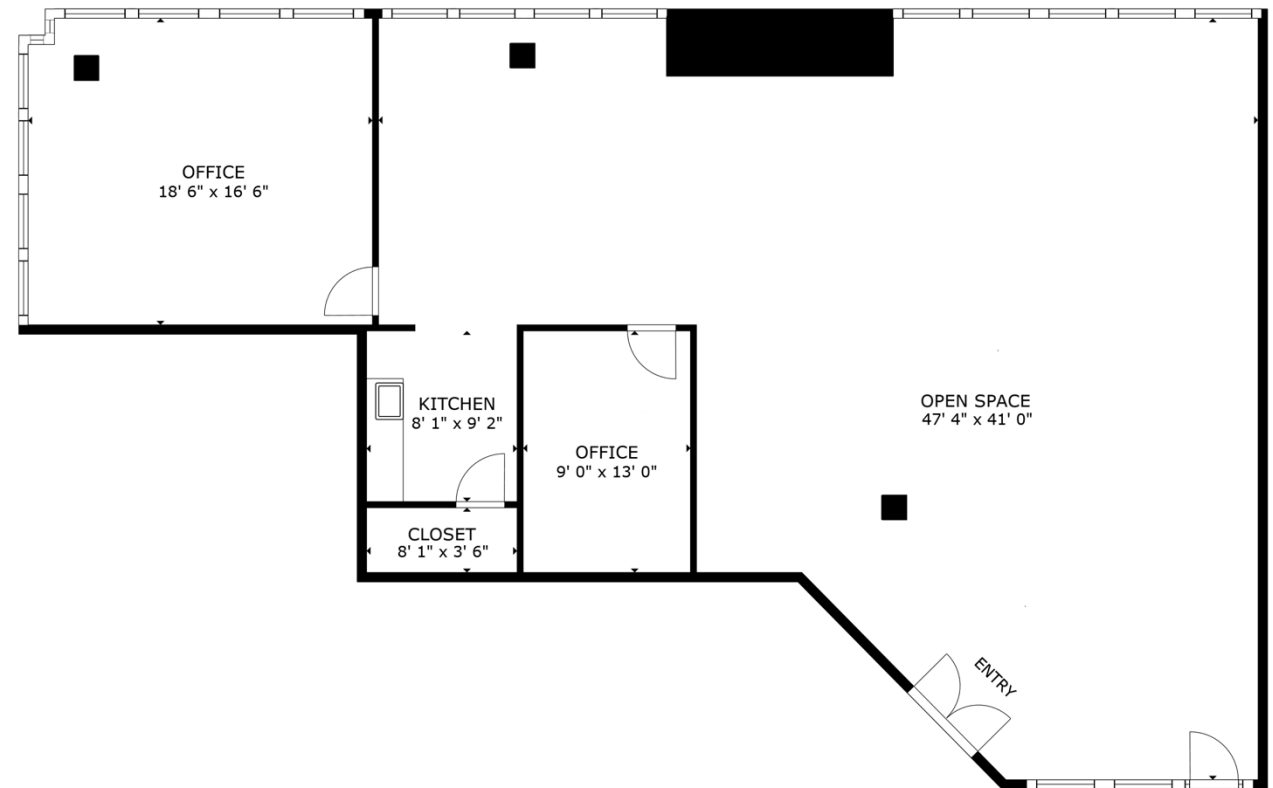
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# Current Availabilities

## Suite R300

- +/- 2,200 Square feet
- Asking Rate: 2.40/sf + Utilities
- Comments
  - Move in Ready
  - Open Break Room
  - Large Open Area



FLOOR PLAN

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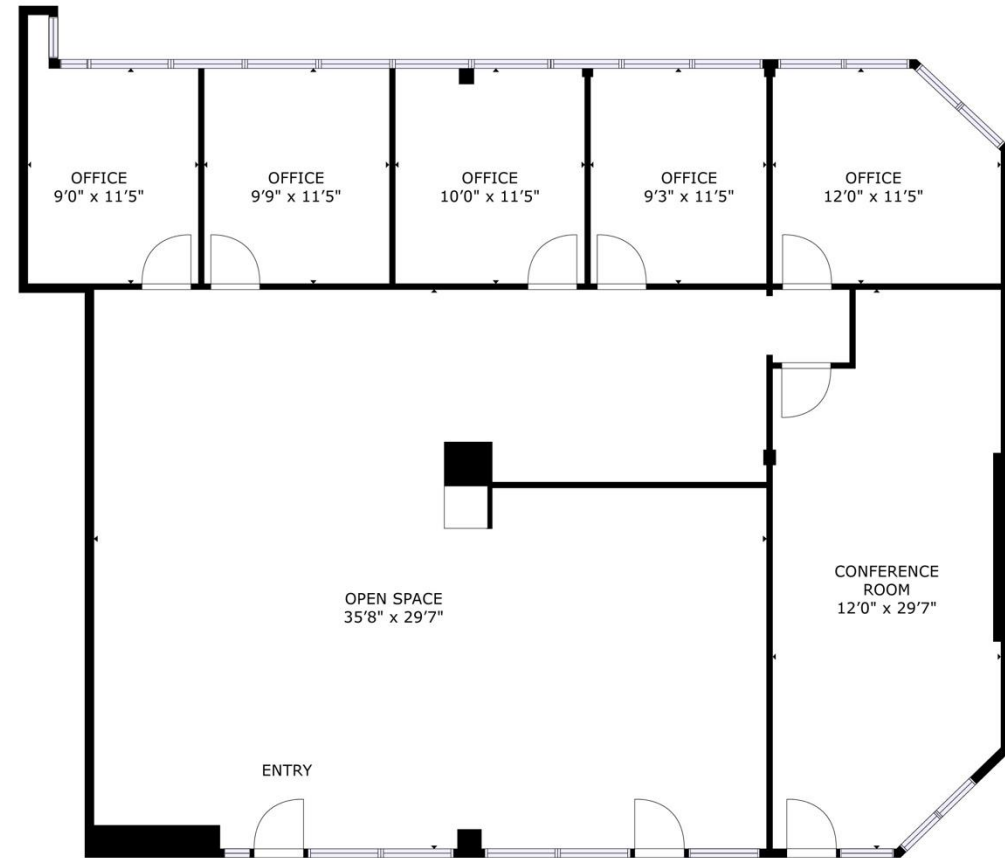
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# Current Availabilities

## Suite D110

- +/- 2,200 Square feet
- Asking Rate: 2.40/sf + Utilities
- Comments
  - Potential TI Allowance available
  - Large Conference Room
  - Large Open Area



FLOOR 1

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