

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 Representative

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



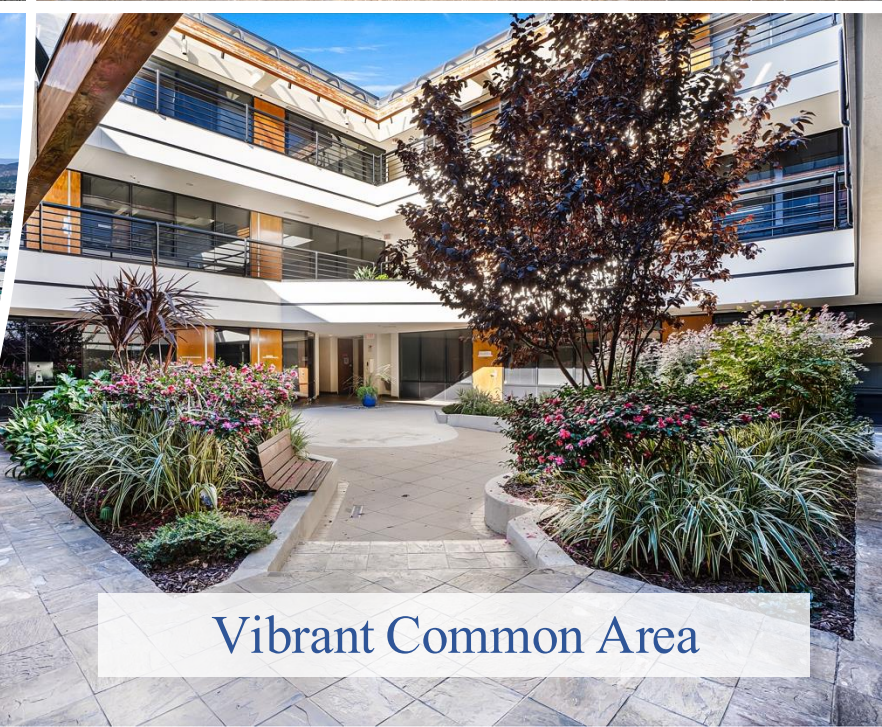
Centrally Located



Elevator Accessibility



Covered Parking



Vibrant Common Area

Current Availabilities

Suite D140

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



LEASED

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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



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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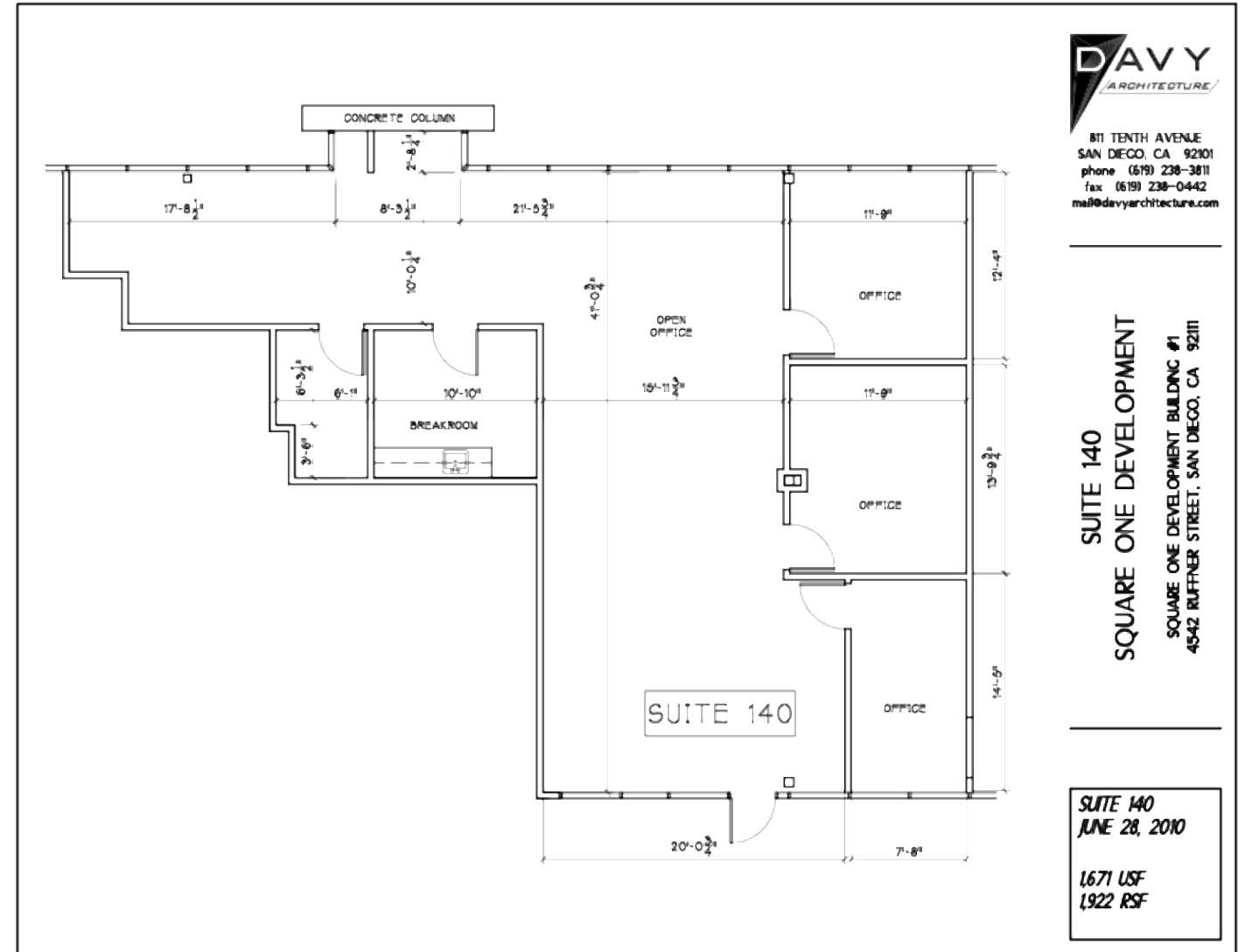
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Current Availabilities

Suite R140

- +/- 1,922 Square feet
- Asking Rate: 2.50/sf + Utilities
- Comments
 - Breakroom
 - Open Floor Plan
 - 3 Private Offices



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Suite R320

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- Architectural floor plan of a building with multiple rooms and corridors. The plan includes dimensions for room sizes and corridor widths. A central corridor runs horizontally, with rooms branching off to the left and right. The top right corner has a room labeled 'T40'. The bottom left corner has a room labeled 'T41'. The plan is oriented with North (N) at the top.

5-7-12

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