

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

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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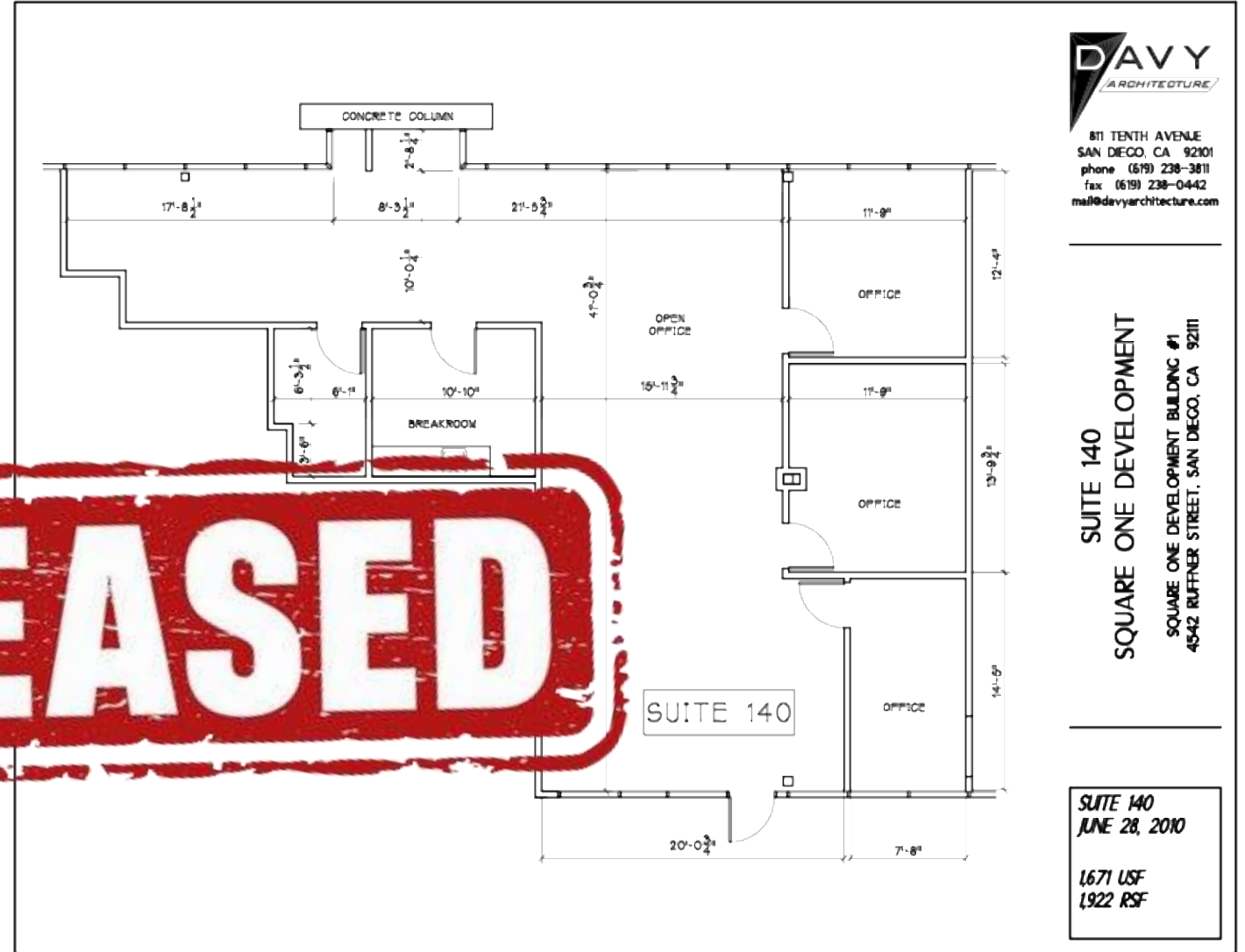
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Current Availabilities

Suite R140

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

LEASED



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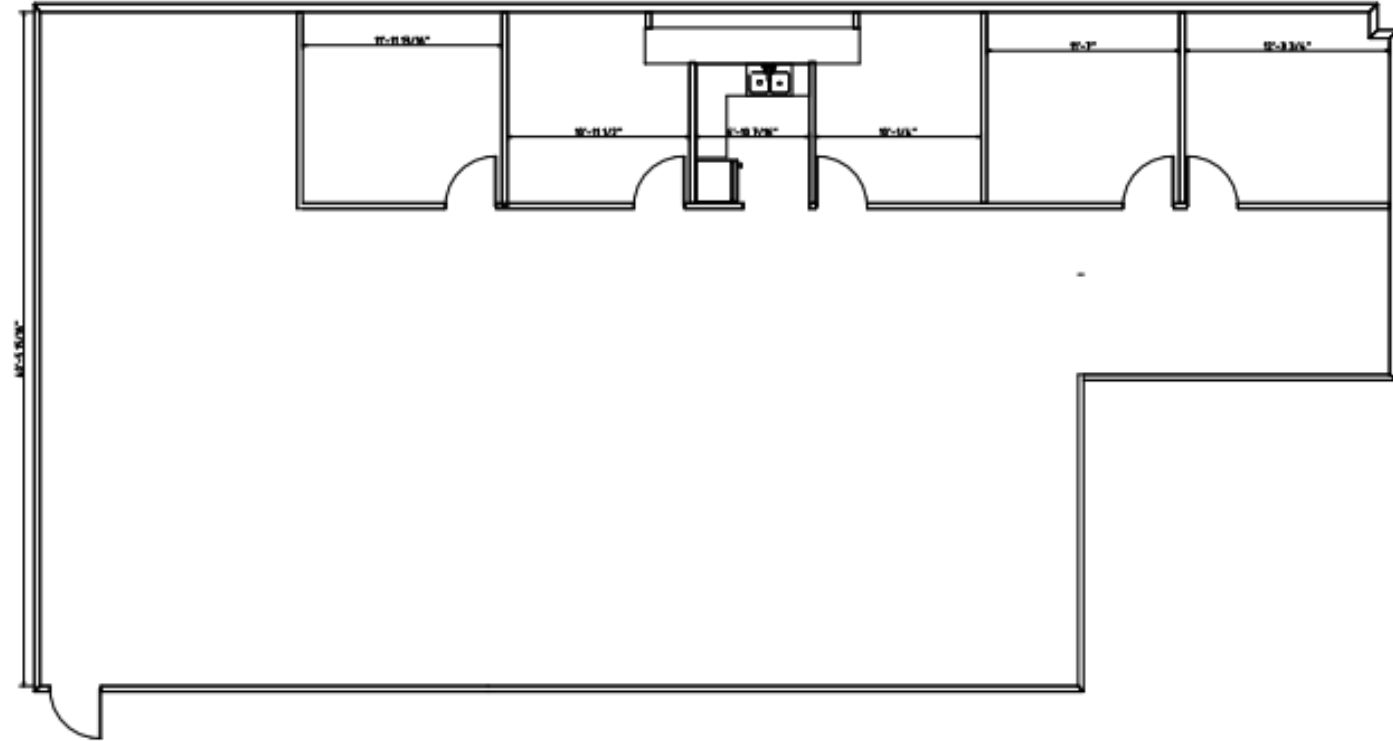
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Current Availabilities

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



4542 Ruffner St, Suite 320

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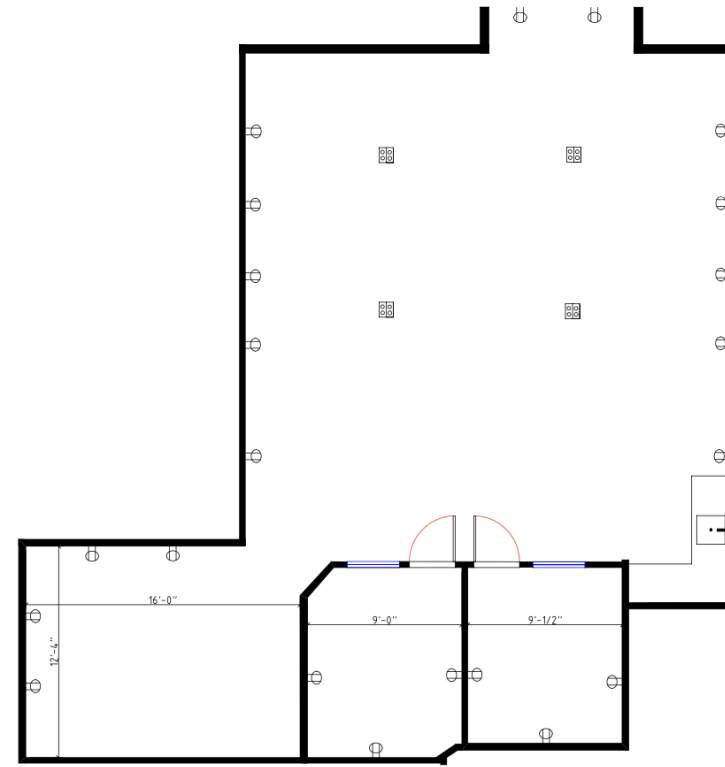
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Current Availabilities

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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