

APEX

ALL ROADS LEAD HERE

5625 & 5675 RUFFIN ROAD, SAN DIEGO, CA 92123

Virtual Tour



A PREMIER MULTI-TENANT OFFICE CAMPUS LOCATED IN KEARNY MESA

HIGHLIGHTS



Brand New Spec Suites

Extensive common area improvements including:

- + The addition of an outdoor amenity area
- + The construction of a shade structure for outdoor bistro seating
- + Modern landscaping throughout
- + Updated interior and exterior signage
- + New monument and way-finding signage
- + New tile flooring, lighting, paint, artwork and furniture in lobbies
- + New carpet, ceiling tiles/grid, light fixtures and suite entry door finishes in corridors



Monument and Building signage available



Walking distance to numerous amenities



Immediate access from Interstate 15 and Highways 163 and 52



A generous parking ratio of 4/1,000



Connectivity and speed via network of fiber optics for internet, cable and telephone services



On-site bistro with indoor & outdoor seating



Access to nearby public transportation



On-site showers and lockers

5675



5625







AVAILABILITY

5675 RUFFIN ROAD

Three stories
57,336 SF
Various suite sizes

Suite	RSF	Rate	Available	Click to View
SPEC SUITE 205	1,304	Negotiable	Now	FLOOR PLAN 
SPEC SUITE 210	3,621	Negotiable	Now	FLOOR PLAN 
SPEC SUITE 345	2,830	Negotiable	Now	FLOOR PLAN 

5625 RUFFIN ROAD

Two stories
34,342 SF

Suite	RSF	Rate	Available	Click to View
230 SPEC SUITE	1,428	Negotiable	Now	FLOOR PLAN 

FLOOR PLAN

5675 RUFFIN ROAD

SPEC SUITE

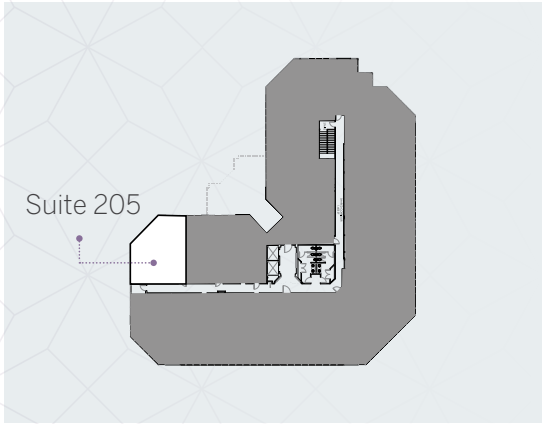
Suite 205
2nd Floor

Rentable SF	Rate	Available
1,304	Negotiable	Now

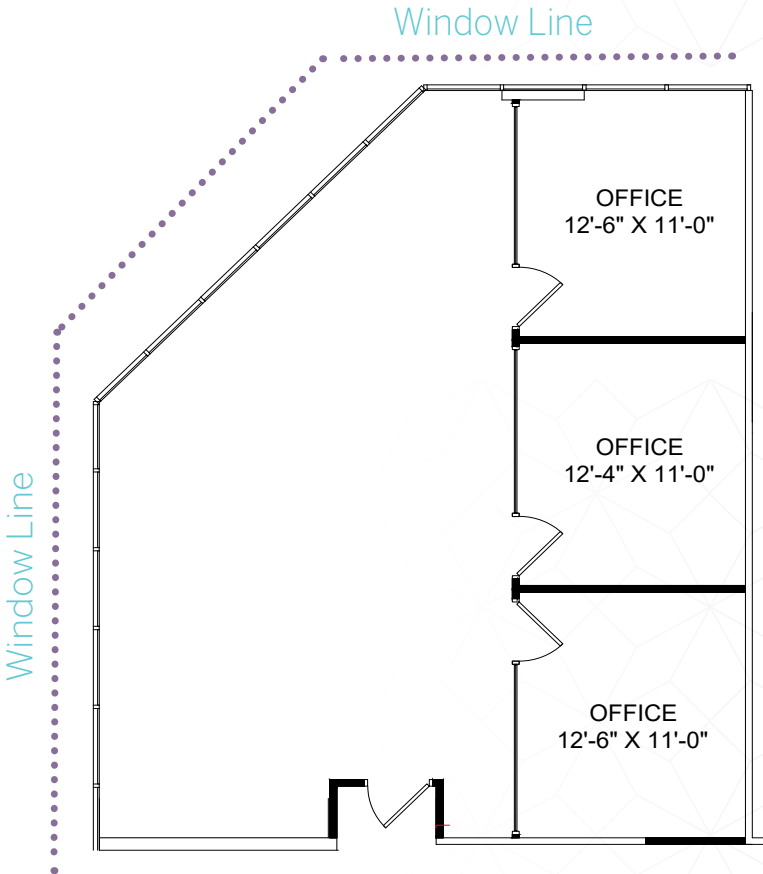
Suite features 3 private offices and an open area.



VIRTUAL TOUR



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FLOOR PLAN

5675 RUFFIN ROAD

SPEC SUITE

Suite 210
2nd Floor

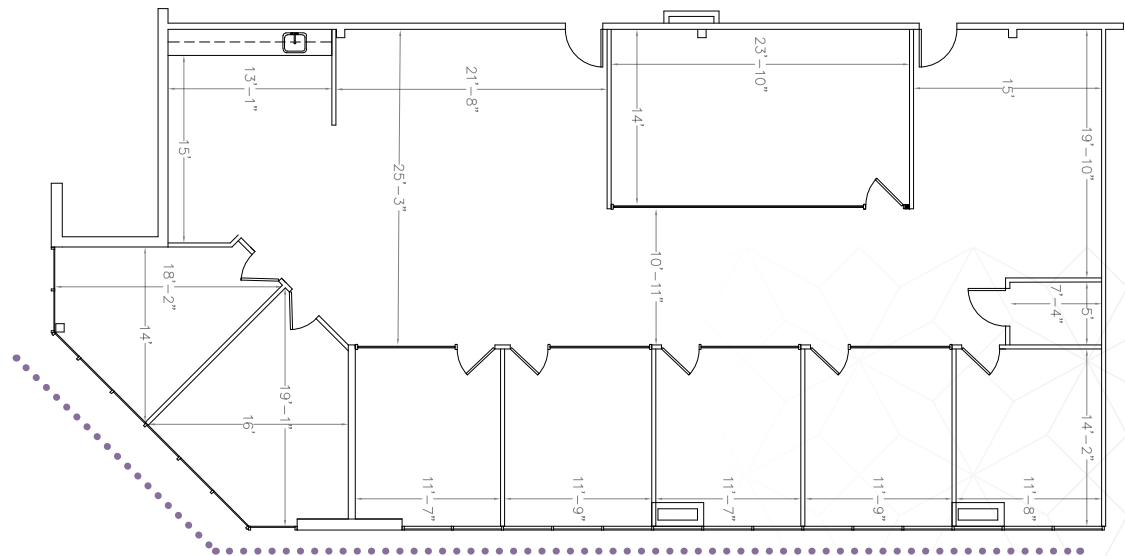
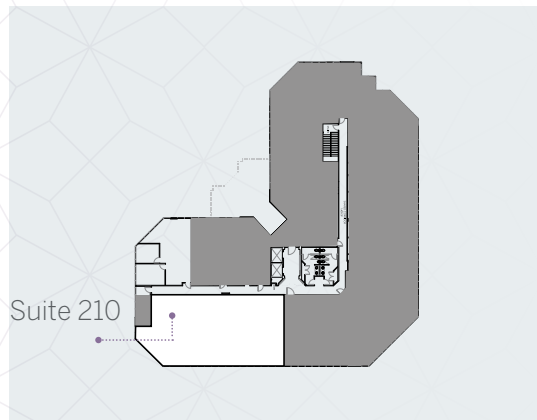


Rentable SF	Rate	Available
3,621	Negotiable	Now

Reception, 7 offices, conference room, break room and server/storage room.



VIRTUAL TOUR



Window Line



FLOOR PLAN

5675 RUFFIN ROAD SPEC SUITE

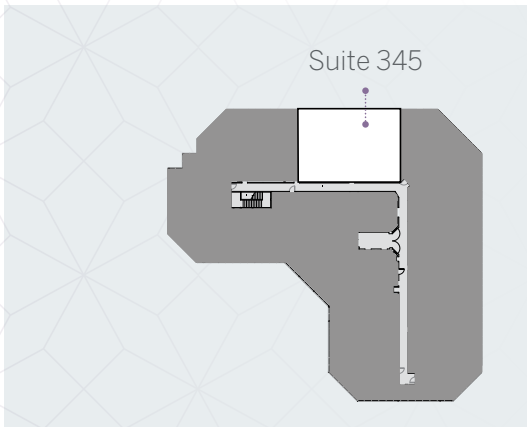
Suite 345
3rd Floor
As-Built plan

Rentable SF	Rate	Available
2,830	Negotiable	Now

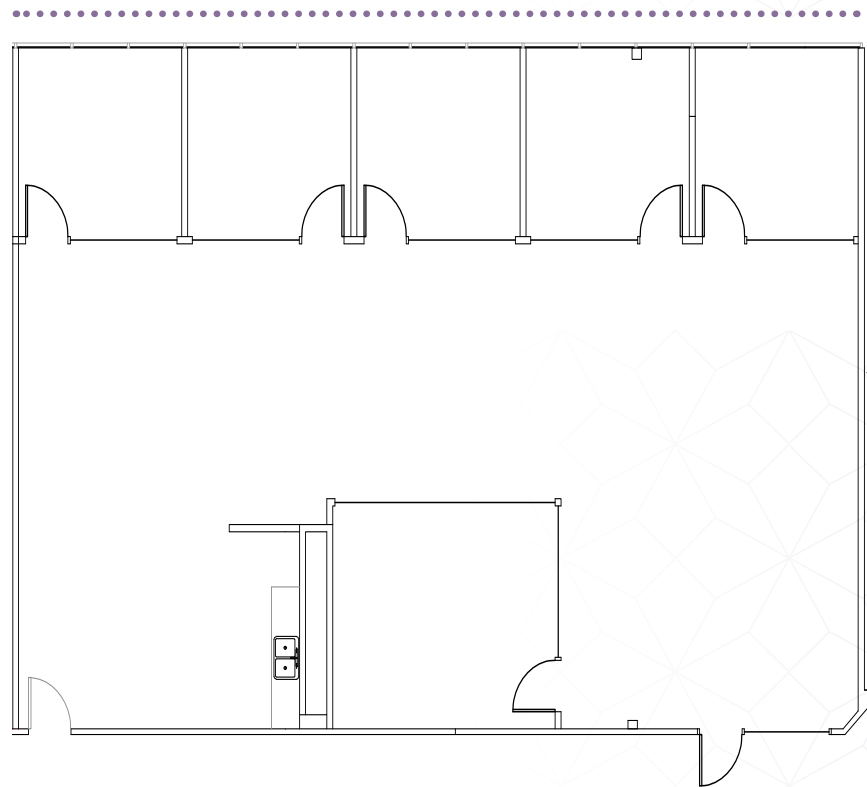
Spec suite features five private offices, a conference room, kitchen/break area, and open office area.



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Window Line



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FLOOR PLAN

5625 RUFFIN ROAD SPEC SUITE

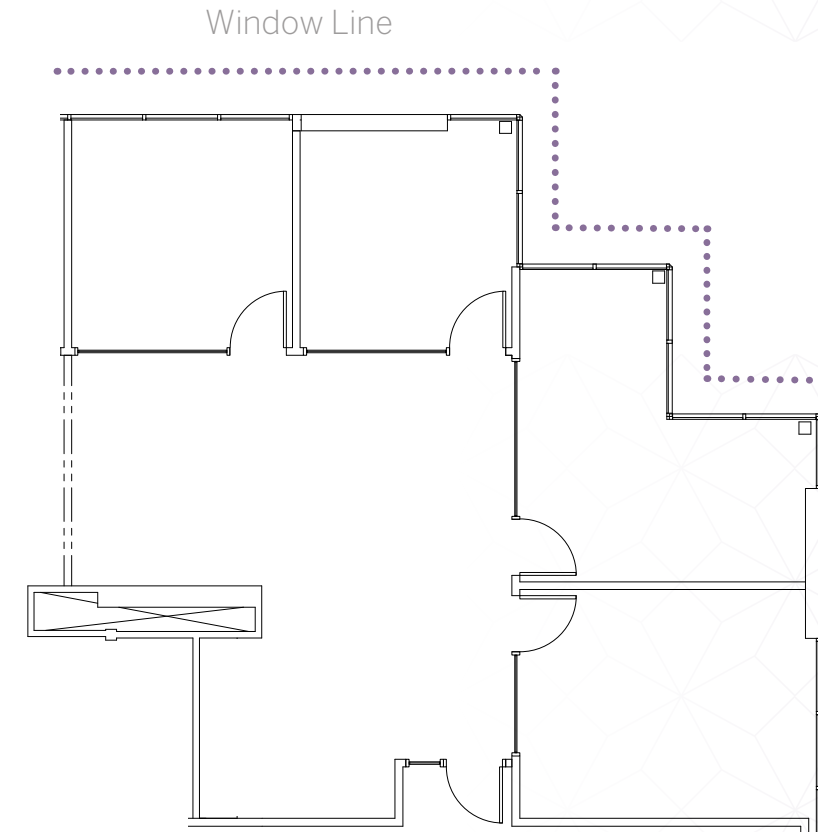
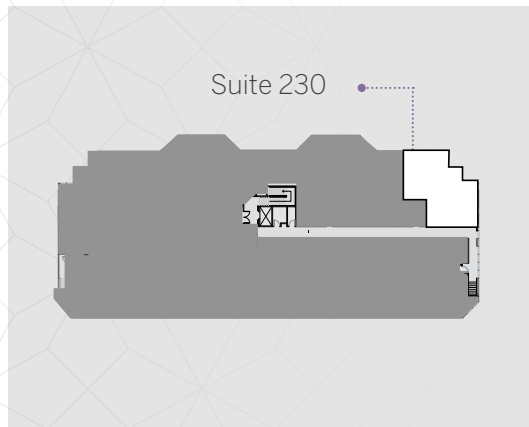
Suite 230
2nd Floor
As-Built plan

Rentable SF	Rate	Available
1,428	Negotiable	Now

Spec Suite features 4 private offices.



VIRTUAL TOUR



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AREA OVERVIEW

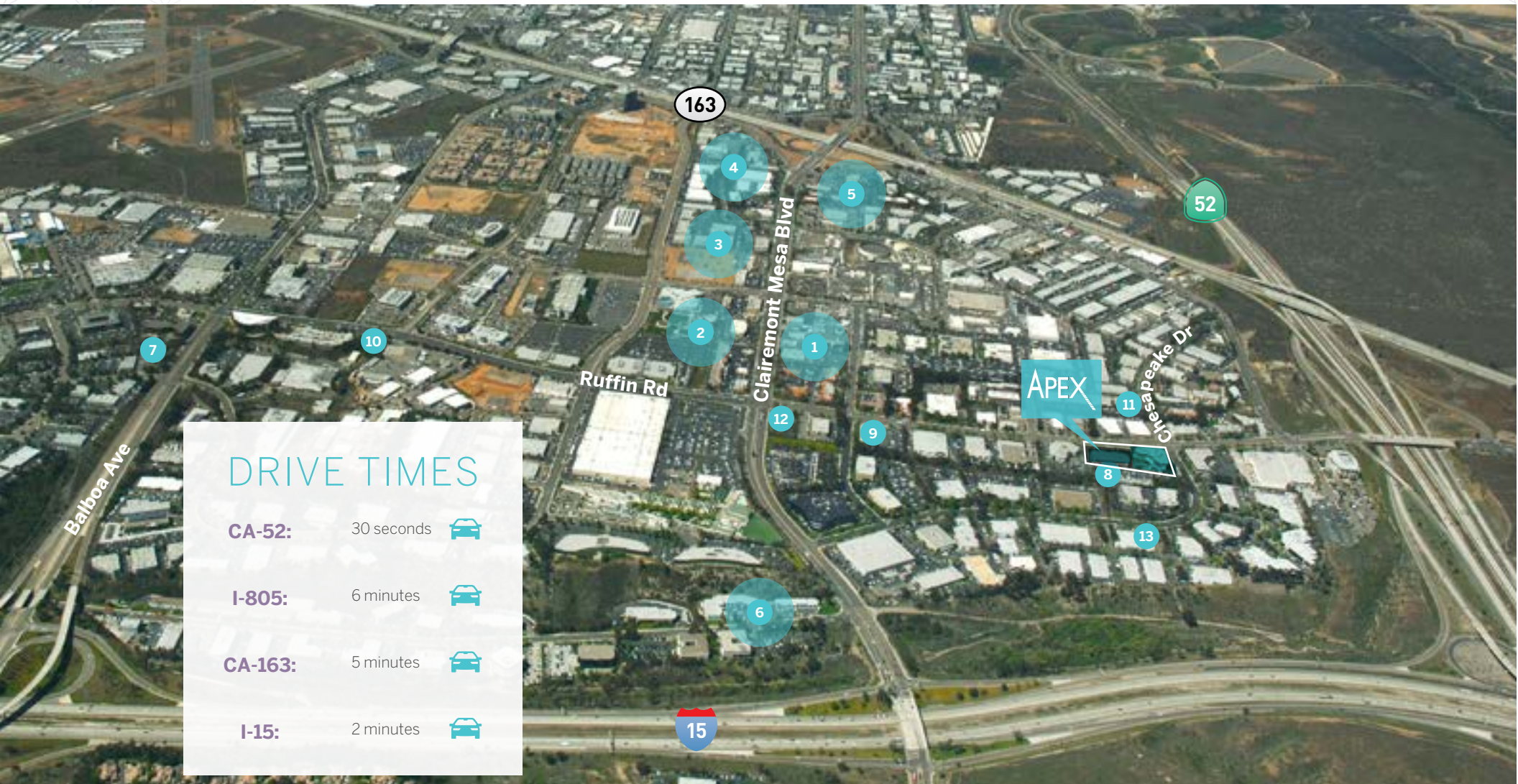
- 1 Khan's Cave Grill & Tavern
Boll Weevil Restaurants
Haruya Sake & Sushi
Harvest Taco Shop
Taco Bell
Wells Fargo
Wendy's
- 2 Abbey's Real Bar-B-Q
Carl's Jr.
Giovanni's Italian Restaurant
Indigo Café
Jack in the Box
Palominos Mexican & Seafood
Panda Express
Starbucks
Subway
The Coffee Bean & Tea Leaf
Togo's

- 3 Bangkok West Thai Café
Lit'l Pepper Gourmet
North Island Credit Union
Quiznos
Rubio's Fresh Mexican Grill
Spice House Café
The UPS Store
US Bank
Village Indian Cuisine

- 4 Butcher Shop
Elbow Room SD
Filippi's Pizza Restaurant & Bar
Golden City Restaurant
McDonald's
Subway

- 5 ampm
Denny's
Greek Palace
Green Shallots Thai Gourmet Express
Shogun Kobe Restaurant
Suzuya BBQ
- 6 El Roberto's Taco Shop
Grab & Go Subs
Long Island Mike Pizza

- 7 Bud's Louisiana Café
- 8 Gourmet Island
- 9 Point Loma Credit Union
- 10 Studio Diner
- 11 Yummy Deli
- 12 Chase Bank
- 13 Dinky Deli



DRIVE TIMES

- | | | |
|----------------|------------|---|
| CA-52: | 30 seconds |  |
| I-805: | 6 minutes |  |
| CA-163: | 5 minutes |  |
| I-15: | 2 minutes |  |

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FENWAY CAPITAL ADVISORS - OWNER

Fenway Capital Advisors is a real estate investment firm focused on the acquisition, development and management of assets across the Western U.S. Fenway Capital Advisors has over 50 years of collective principal industry experience across multiple disciplines including acquisitions, asset management, development, and leasing.

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