

APEX

ALL ROADS LEAD HERE

5575, 5625, 5675 RUFFIN ROAD, SAN DIEGO, CA 92123



A PREMIER MULTI-TENANT OFFICE CAMPUS LOCATED IN KEARNY MESA



FENWAY
CAPITAL ADVISORS

CBRE



HIGHLIGHTS



Brand New Spec Suites including some with high/exposed ceilings

- Extensive common area improvements under way 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



Conference center for tenant use

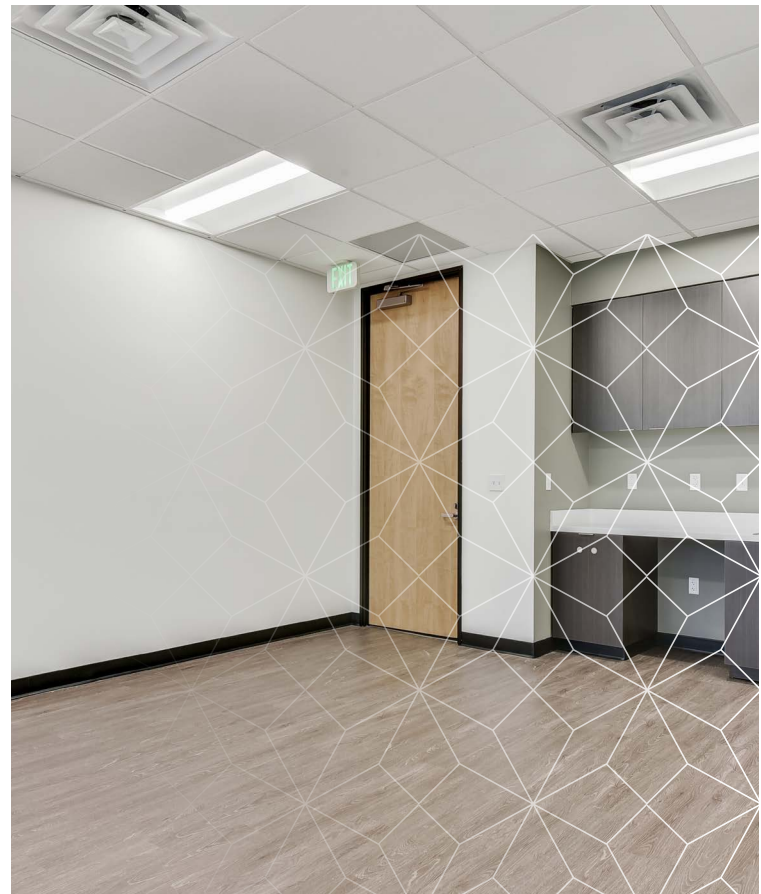


Access to nearby public transportation



On-site showers and lockers







AVAILABILITY

5675 RUFFIN ROAD

Three stories
57,336 SF
Various suite sizes

Suite	RSF	Rate	Available	Click to View
110* SPEC SUITE	2,040	Negotiable	Now	FLOOR PLAN
100*	8,202	Negotiable	Now	
130*	3,240	Negotiable	Now	FLOOR PLAN
315 SPEC SUITE	1,286	Negotiable	Now	FLOOR PLAN
345**	1,641	Negotiable	Now	FLOOR PLAN
350**	1,500	Negotiable	Now	FLOOR PLAN
355**	1,591	Negotiable	Now	FLOOR PLAN

*Suites 130 and 100 are contiguous to 11,442 RSF and both plus Suite 110 are floor contiguous to 13,482 RSF

[FLOOR PLAN](#)

**Suites 340, 345, 350 and 355 are contiguous and total 6,292 SF

5625 RUFFIN ROAD

Two stories
34,342 SF

Suite	RSF	Rate	Available	Click to View
210* SPEC SUITE	5,811	Negotiable	Now	FLOOR PLAN

*Divisible down to 1,619 SF

[FLOOR PLAN](#)

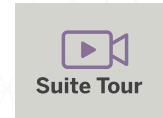
5575 RUFFIN ROAD

Two stories
34,076 SF

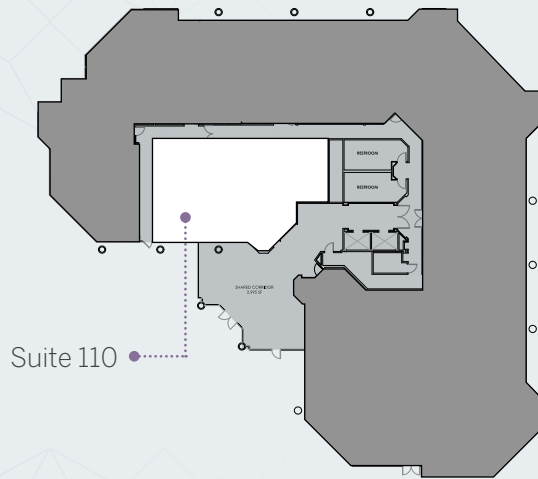
FULLY LEASED

FLOOR PLAN

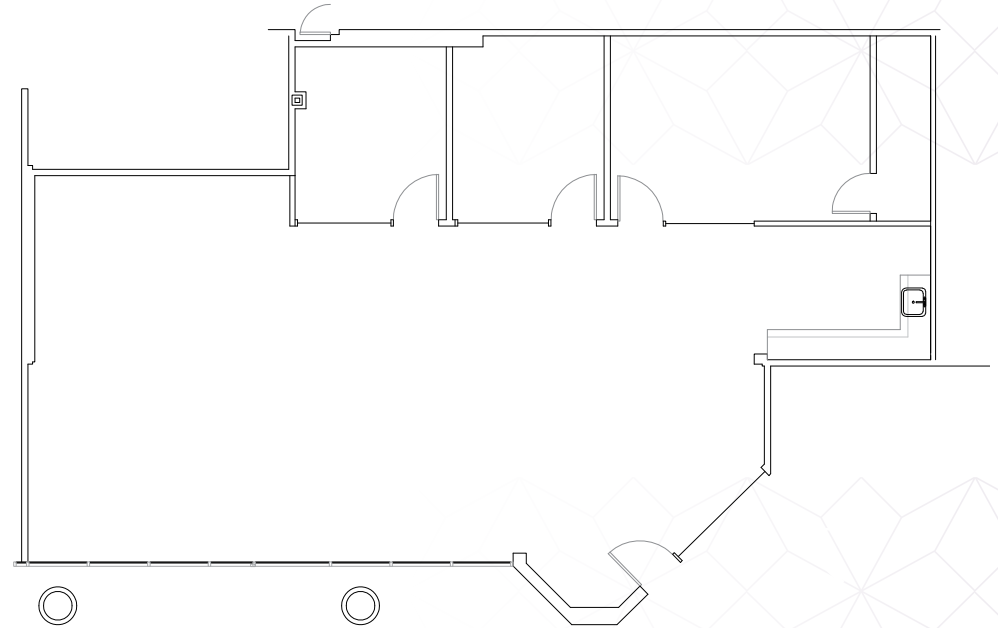
NEW SPEC SUITE



5675 RUFFIN ROAD 1st Floor



As-built



Window Line

Rentable SF	Rate	Available
2,040	Negotiable	Now

Newly renovated ground floor double door entry off lobby with high ceilings.



[Return to Availability Summary](#)



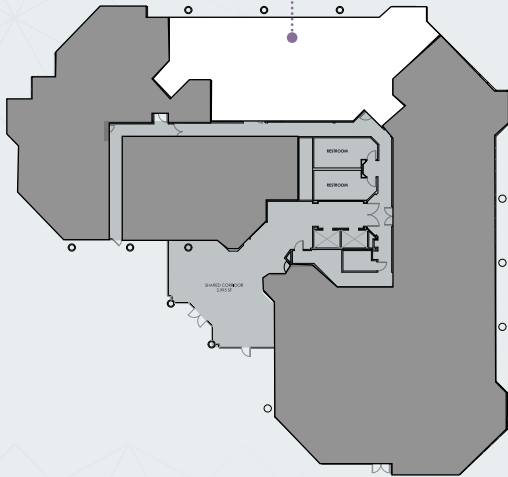
FLOOR PLAN



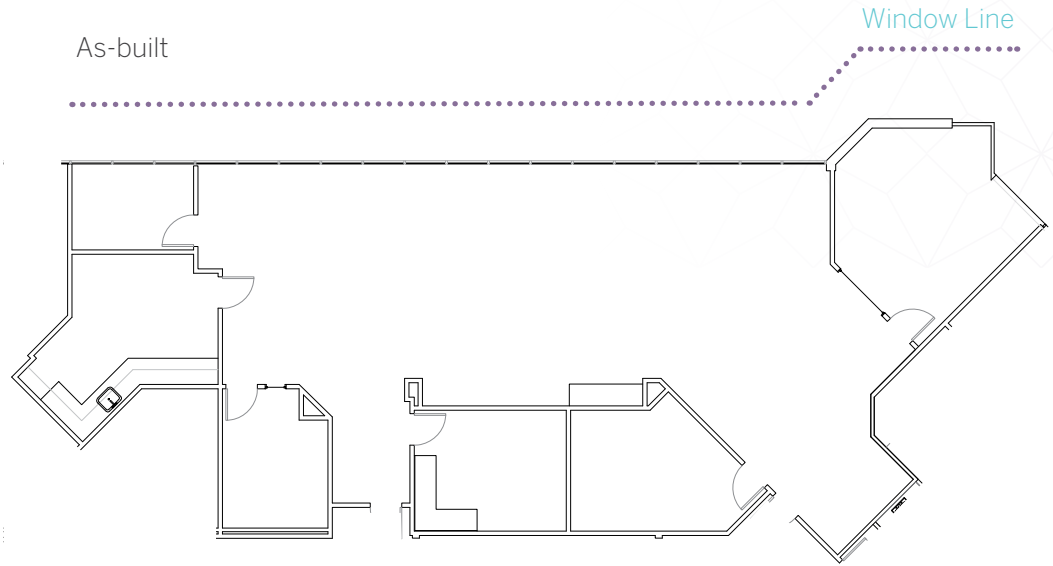
5675 RUFFIN ROAD

1st Floor

Suite 130



As-built



Rentable SF

3,240

Rate

Negotiable

Available

Now

Ground floor double door entry off lobby with high ceilings.

[Return to Availability Summary](#)

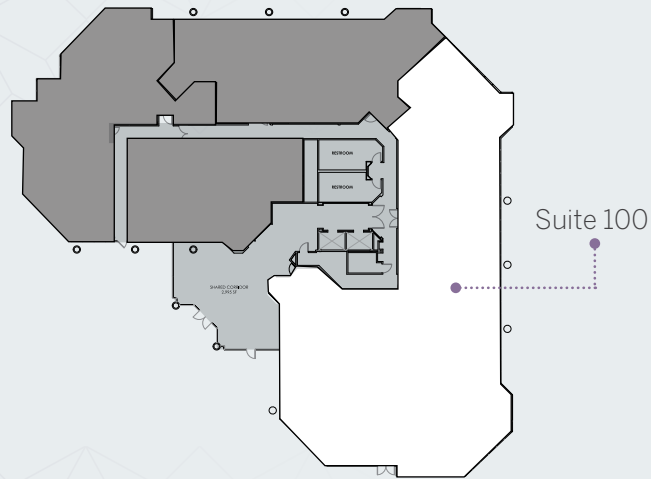


FLOOR PLAN



5675 RUFFIN ROAD

1st Floor



Rentable SF

8,202

Rate

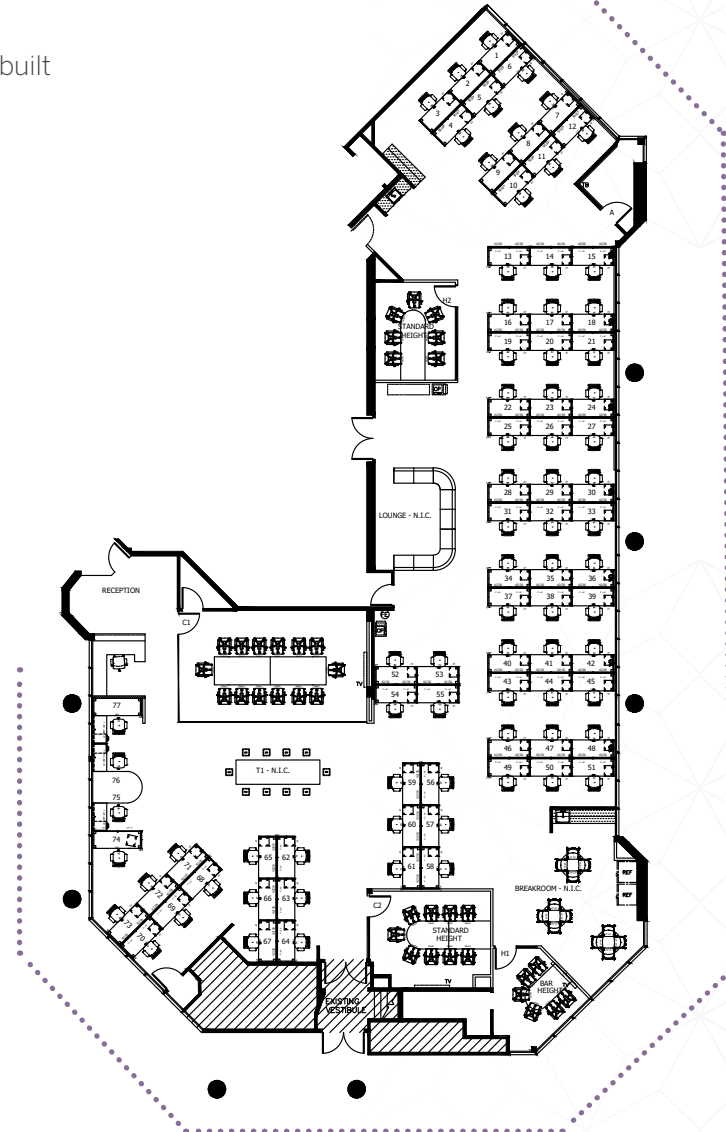
Negotiable

Available

Now

Ground floor double door entry off lobby with lots of glass, new finishes and high ceilings.

As-built



[Return to Availability Summary](#)



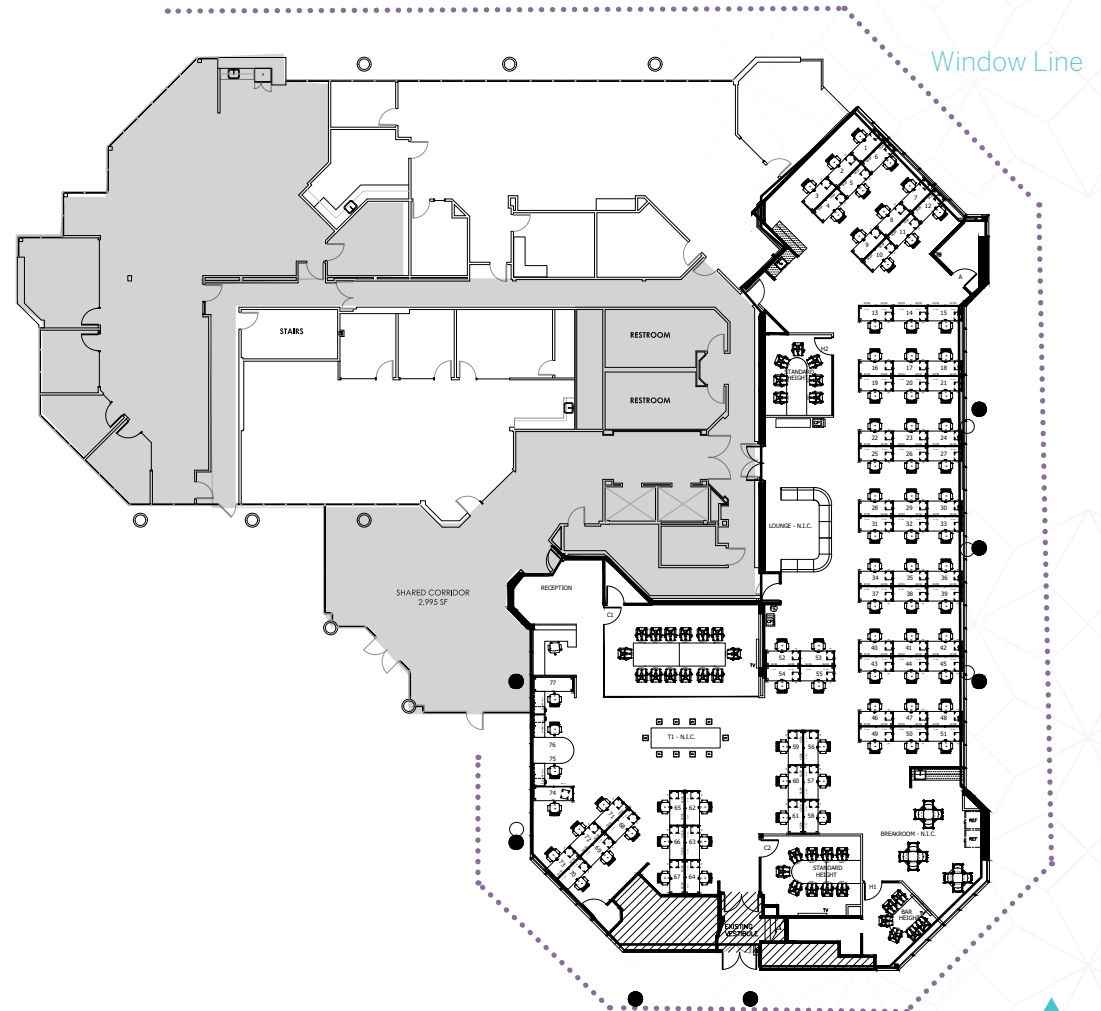
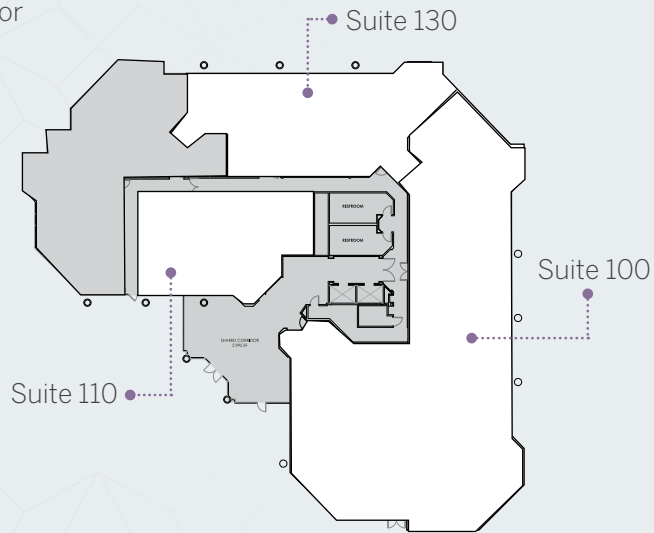
FLOOR PLAN



As-built Configuration Combined Suites 100,110,115, 130

5675 RUFFIN ROAD

1st Floor



Rentable SF	Rate	Available
13,482	Negotiable	Now

*Suites 130 and 100 are contiguous to 11,442 RSF and both plus Suite 110 are floor contiguous to 13,482 RSF

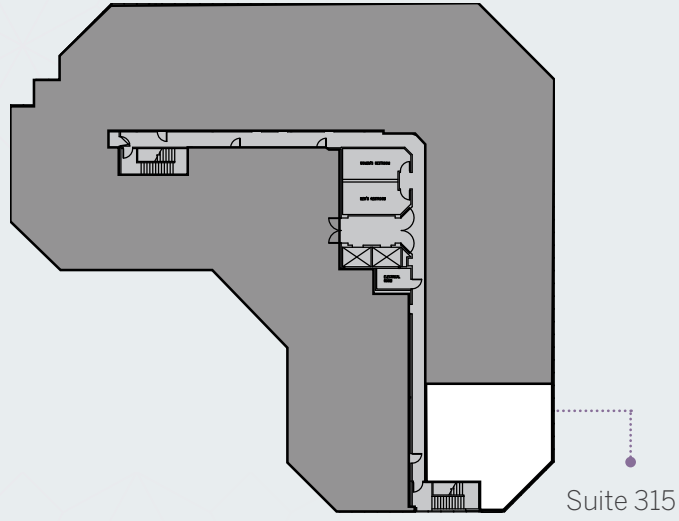
**Suite 100 is 8,202 RSF, Suite 110 is 2,040 RSF, Suite 130 is 3,240 RSF

NEW SPEC SUITE

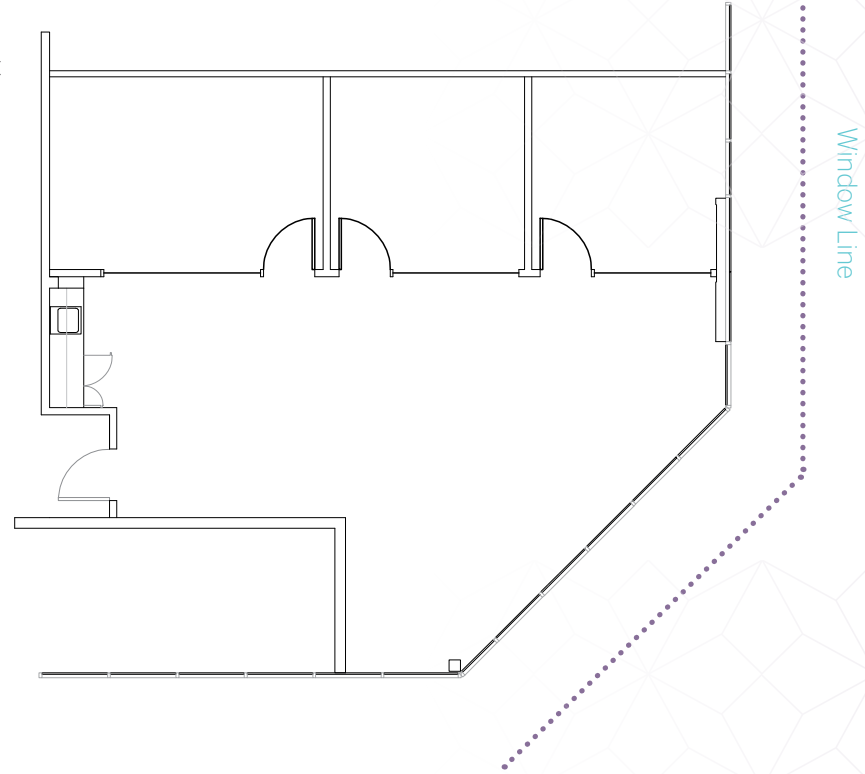


5675 RUFFIN ROAD

3rd Floor



As-built



Rentable SF

1,286

Rate

Negotiable

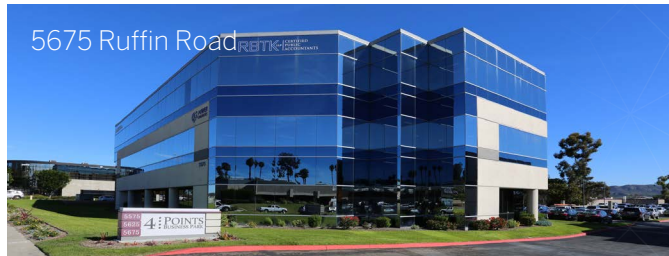
Available

Now

Brand new spec suite with lots of natural light

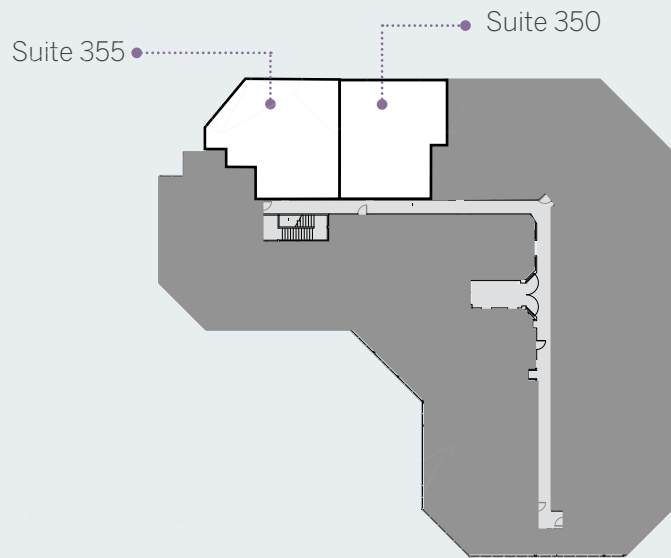


[Return to Availability Summary](#)



5675 RUFFIN ROAD

3rd Floor



Rentable SF

3,091

Rate

Negotiable

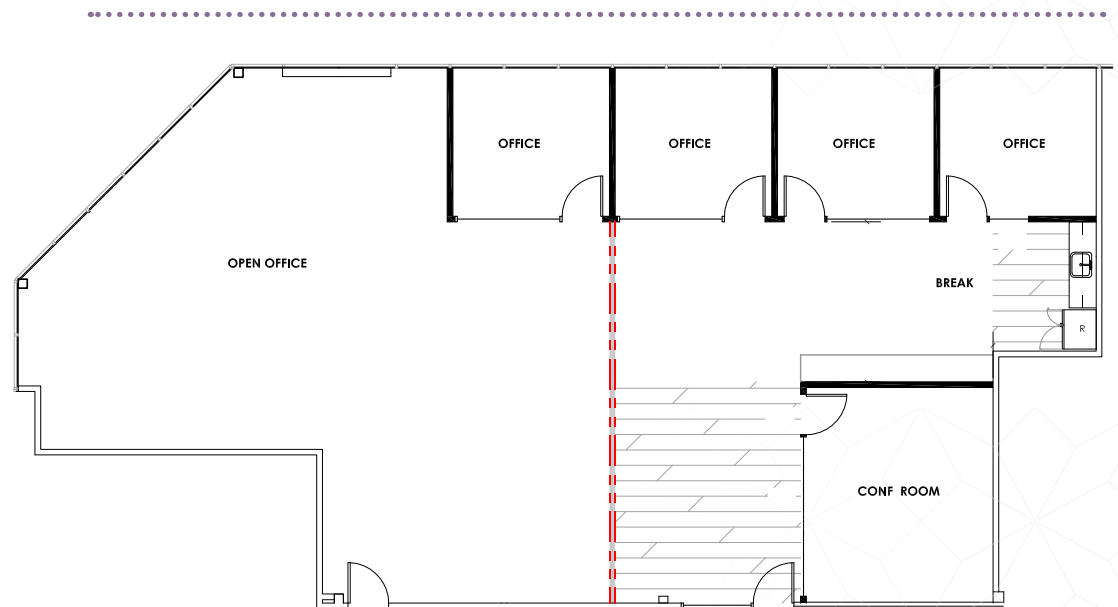
Available

Now

Can be demised to 1,591 RSF and 1,500 RSF for suites 355 and 350 respectively

Shell Condition

Window Line



FLOOR PLAN

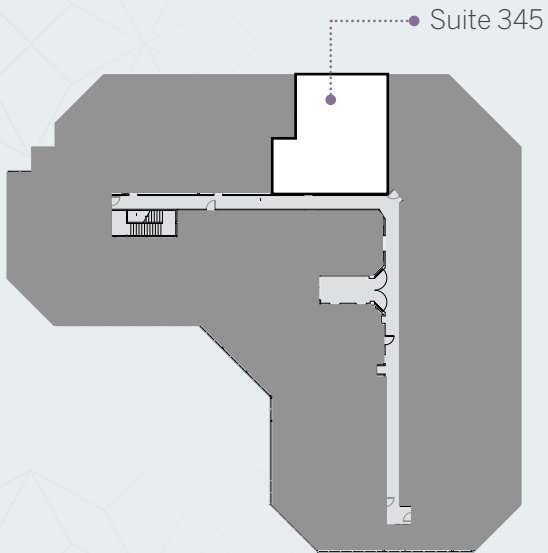


Window Line



5675 RUFFIN ROAD

3rd Floor



Rentable SF

1,641

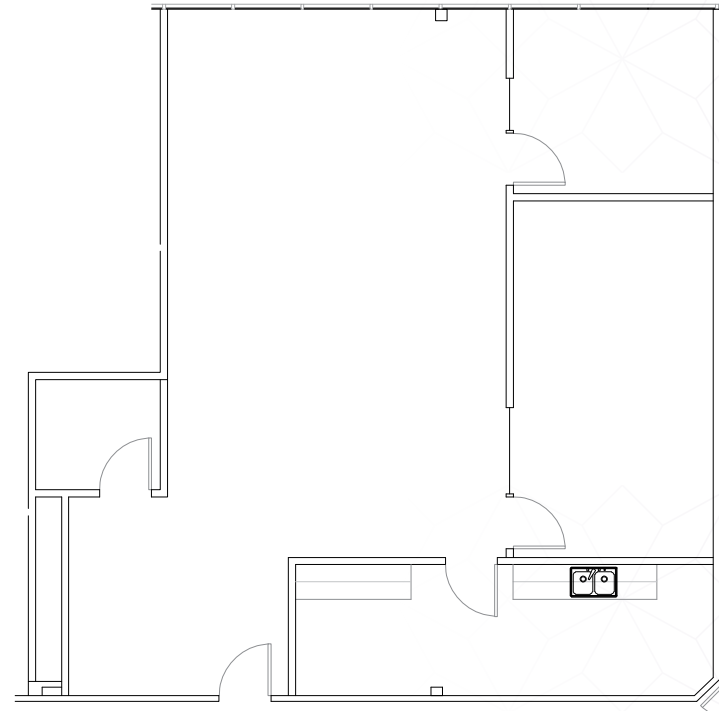
Rate

Negotiable

Available

Vacant

Nearly spec suite condition

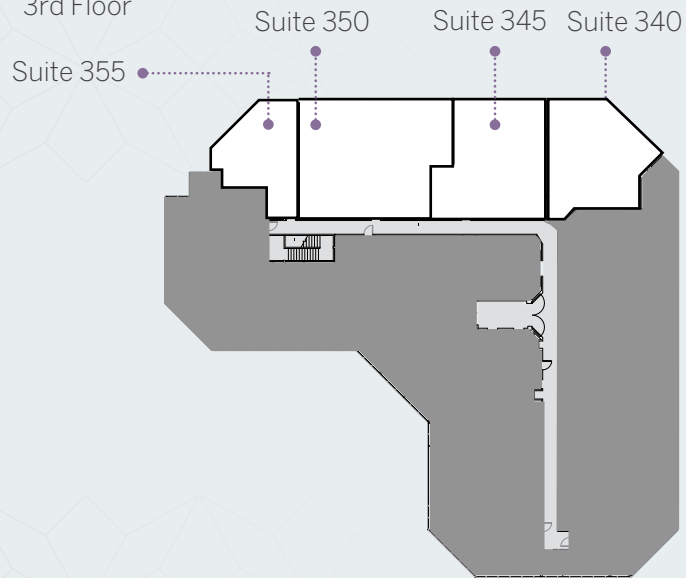


FLOOR PLAN



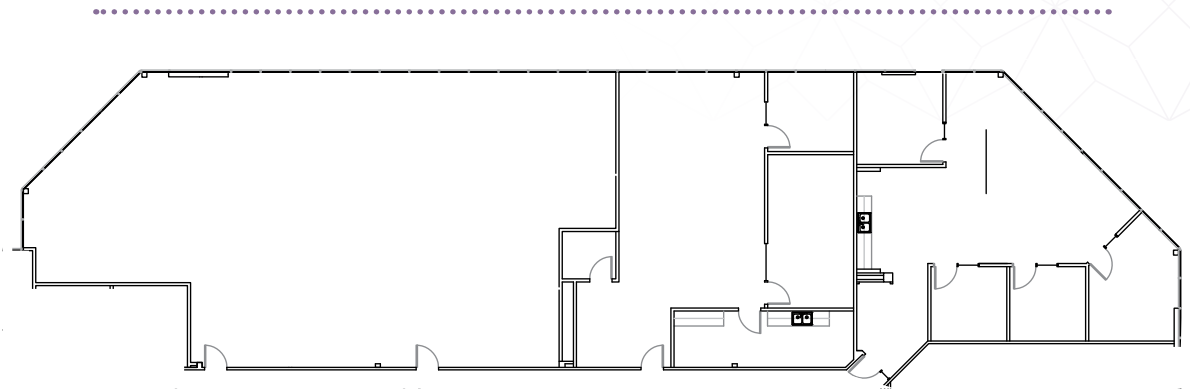
5675 RUFFIN ROAD

3rd Floor



As-built Configuration of Combined Suites 340, 345, 350 and 355

Window Line



Rentable SF

6,292

Rate

Negotiable

Available

Now

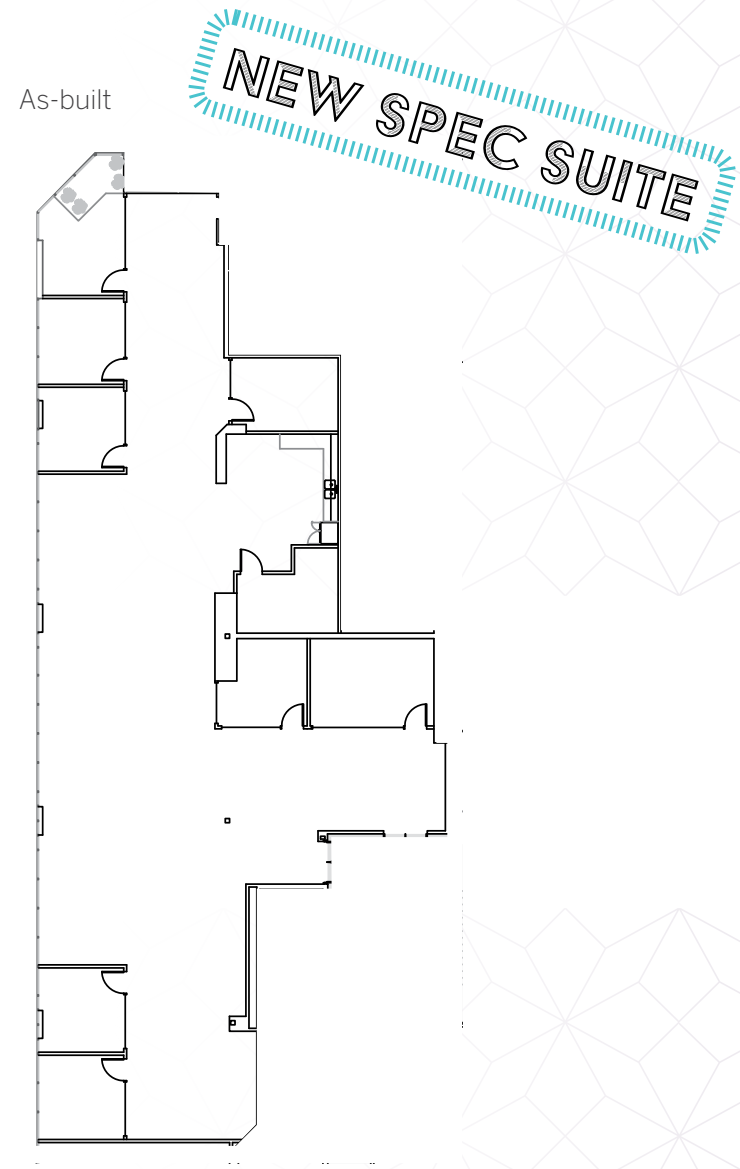
*Suite 340 is 1,560 RSF, Suite 345 is 1,641 RSF and Suites 350/355 are 3,091 RSF

[Return to Availability Summary](#)

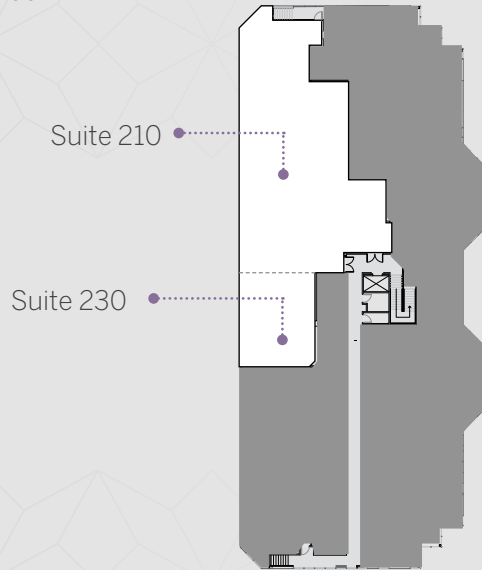


North

FLOOR PLAN



5625 RUFFIN ROAD 2nd Floor

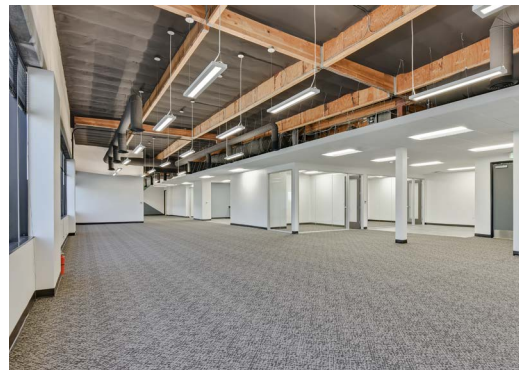


Rentable SF	Rate	Available
5,811	Negotiable	Now

Brand new creative office spec suite with high exposed ceilings, an extensive windowline with views, and full glass fronts on the offices and conference rooms.

Can be demised to 1,619 rsf and 4,192 rsf for suites 230 and 210 respectively

[Return to Availability Summary](#)





AREA OVERVIEW

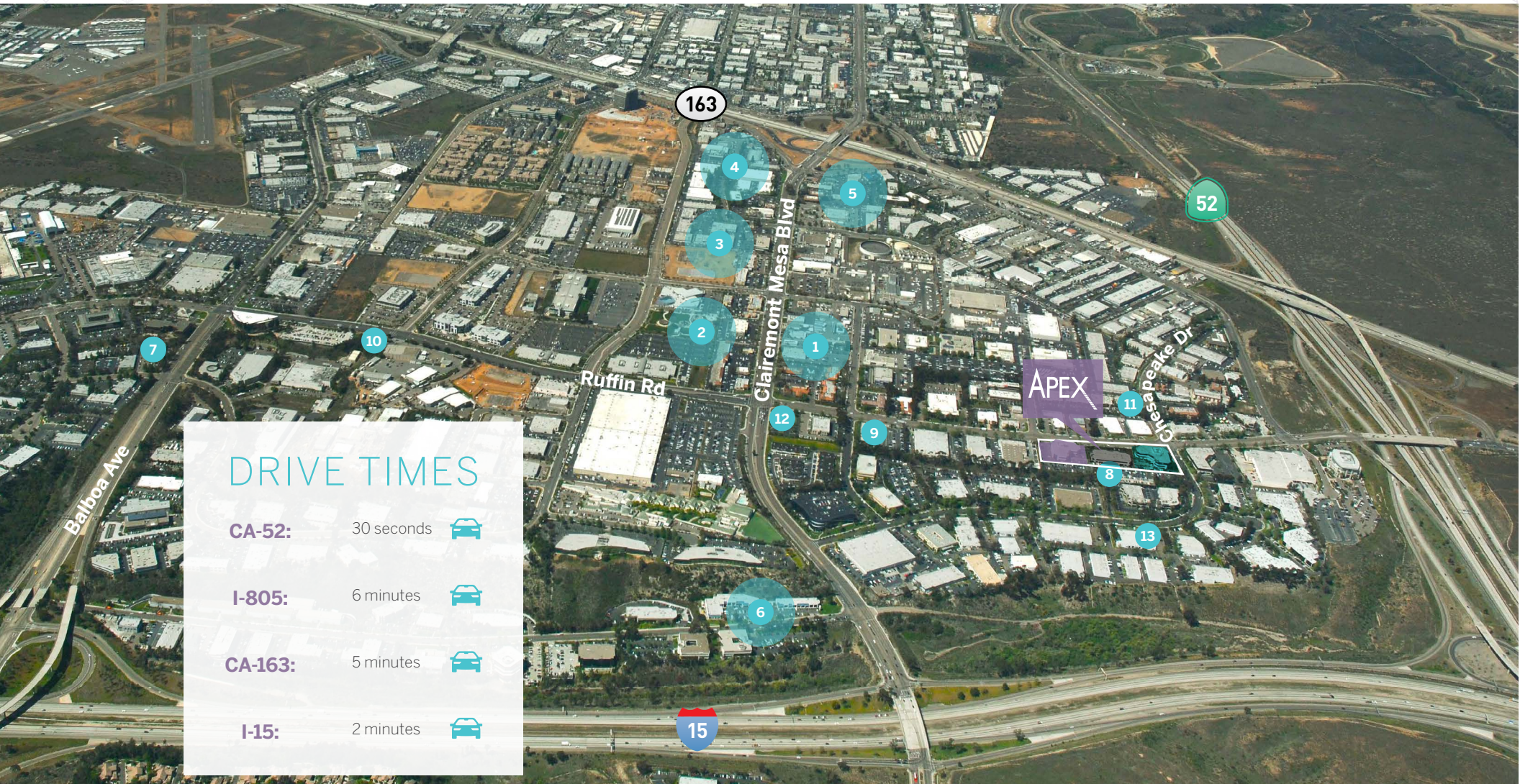
- 1 Khan's Cave Grill & Tavern
Boll Weevil Restaurants
Haruya Sake & Sushi
Harvest Taco Shop
Taco Bell
Wells Fargo
Wendy's
- 2 Abbey's Real Bar-B-Q
Carl's Jr.
Giovanni's Italian Restaurant
Indigo Café
Jack in the Box
Palominos Mexican & Seafood
Panda Express
Starbucks
Subway
The Coffee Bean & Tea Leaf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

APEX

ALL ROADS LEAD HERE



CONTACTS:

CBRE

Nick Bonner

Lic. 01482997
+1 858 646 4777
nick.bonner@cbre.com

Ryan Grant

Lic. 01813531
+1 619 696 8354
ryan.grant@cbre.com



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.

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.