

# 4180 RUFFIN ROAD & 9370 SKY PARK COURT

SAN DIEGO | CA 92123



**DEREK HULSE**

+1 858 334 4005  
derek.hulse@cushwake.com  
LIC #01740180



# 4180 RUFFIN ROAD & 9370 SKY PARK COURT

## PROJECT FEATURES

- Abundant parking (4/1,000)
- Excellent access to I-15 and Highway 163 via Aero Drive and Balboa Avenue
- Highly visible and accessible office location on corner of Ruffin Road and Sky Park Court
- Close to public transportation
- On-site property management
- Showers and lockers
- Attractive brick and glass construction with mature landscape

## PROJECT SPECS

PROJECT SIZE	71,700 SF
BUILDING SIZES	4180 Ruffin Road: 35,535 SF 9370 Sky Park Court: 35,535 SF
NUMBER OF STORIES	Two
FLOOR PLATE SIZES	4180 Ruffin Road: 17,768 SF 9370 Sky Park Court: 17,768 SF
YEAR BUILT	1986
PARKING	4.0/1,000
ELEVATORS	One hydraulic elevator
HVAC	Cooling tower and boiler with multiple water source heat pumps. Delta controlled HVAC system gives tenants flexibility to control HVAC after-hours
HVAC HOURS	M-F: 7:00 am - 6:00 pm Sat: 8:00 am - 1:00 pm
HIGH-SPEED DATA	Fiber Optics, Cable and T-1
CORE FACTOR	15%
CONSTRUCTION TYPE	Brick, Steel and Glass
ZONING	IL-2-1
SITE & ACCESS	4180 Ruffin Road and 9370 Sky Park Court are situated on a 3.64 acre corner parcel

### DEREK HULSE

+1 858 334 4005  
derek.hulse@cushwake.com  
LIC #01740180



# 4180 RUFFIN ROAD & 9370 SKY PARK COURT

## 4180 RUFFIN ROAD AVAILABILITY

SUITE	SF AVAILABLE	RATE	COMMENTS
205	1,454 SF	\$1.95 Full Service	Open office plan in warm shell condition. Ready for tenant's configuration. <b>SEE HYPOTHETICAL PLAN.</b>
255	3,183 SF	\$1.95 Full Service	Open area, reception, conference room and 4 private offices.
295	4,060 SF	\$1.95 Full Service	Double door entry, reception, large open areas, 6 private offices, kitchen/break room and storage/IT

## 9370 SKY PARK AVAILABILITY

SUITE	SF AVAILABLE	RATE	COMMENTS
170	2,138	\$1.95 Full Service	<b>NEW CEILING TILES WITH DIRECT/INDIRECT LIGHTING.</b> Open office plan in warm shell condition. <b>See hypothetical plan</b>
210	5,093	\$1.95 Full Service	Available January 1, 2017. Reception, conference room and private offices.



### DEREK HULSE

+1 858 334 4005  
derek.hulse@cushwake.com  
LIC #01740180



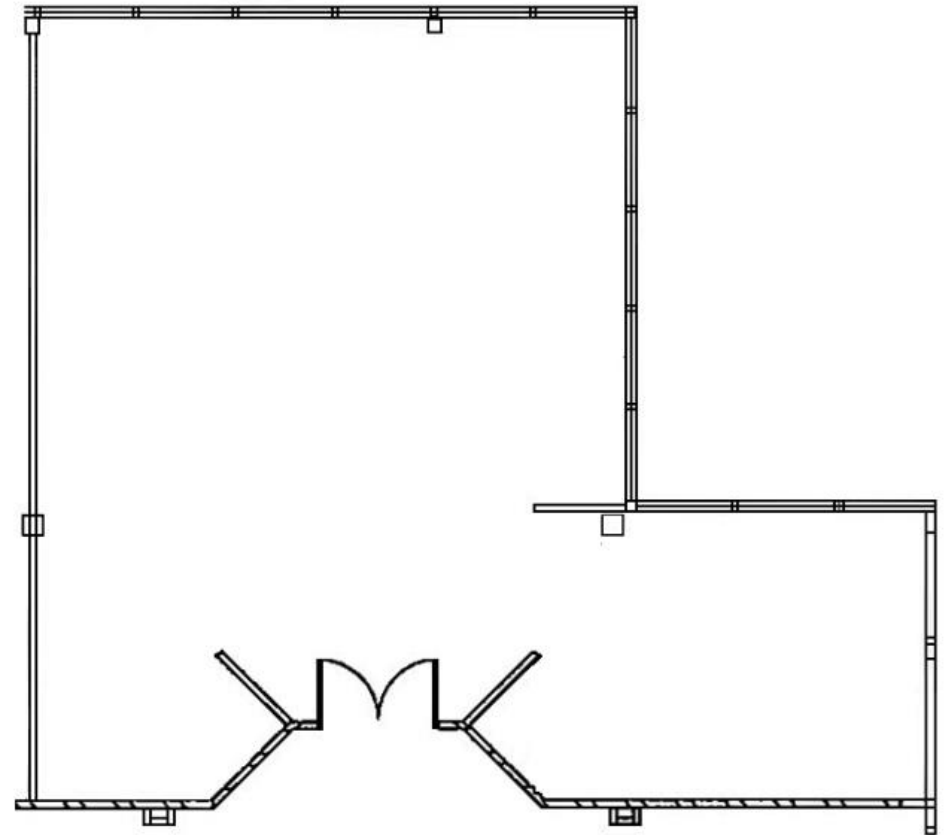
4180 RUFFIN ROAD  
9370 SKY PARK COURT

4180 RUFFIN ROAD  
SUITE 205

1,454 SF

Open office plan in warm shell condition.  
Ready for tenant's configuration.

**SEE HYPOTHETICAL PLAN  
ON NEXT PAGE**



**DEREK HULSE**

+1 858 334 4005  
derek.hulse@cushwake.com  
LIC #01740180



# 4180 RUFFIN ROAD & 9370 SKY PARK COURT

## 4180 RUFFIN ROAD SUITE 205 HYPOTHETICAL

1,454 SF

Hypothetical and 3-dimensional plans



### DEREK HULSE

+1 858 334 4005  
derek.hulse@cushwake.com  
LIC #01740180

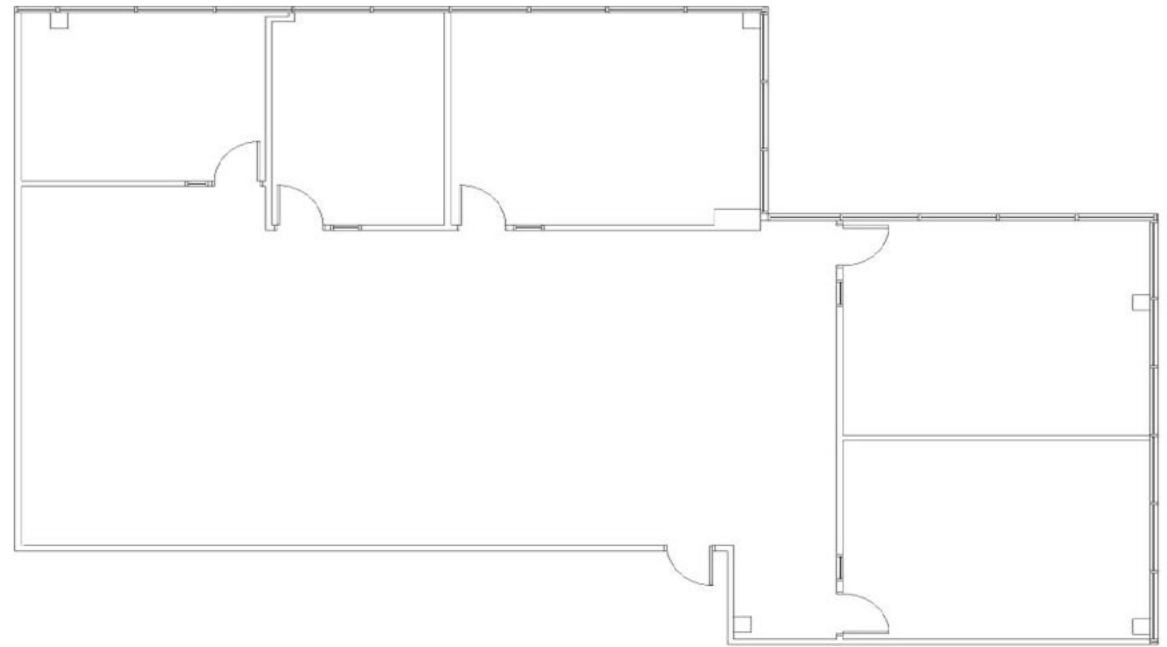


4180 RUFFIN ROAD  
9370 SKY PARK COURT

4180 RUFFIN ROAD  
SUITE 255

3,183 SF

Open area, reception, conference room  
and 4 private offices.



**DEREK HULSE**

+1 858 334 4005  
derek.hulse@cushwake.com  
LIC #01740180

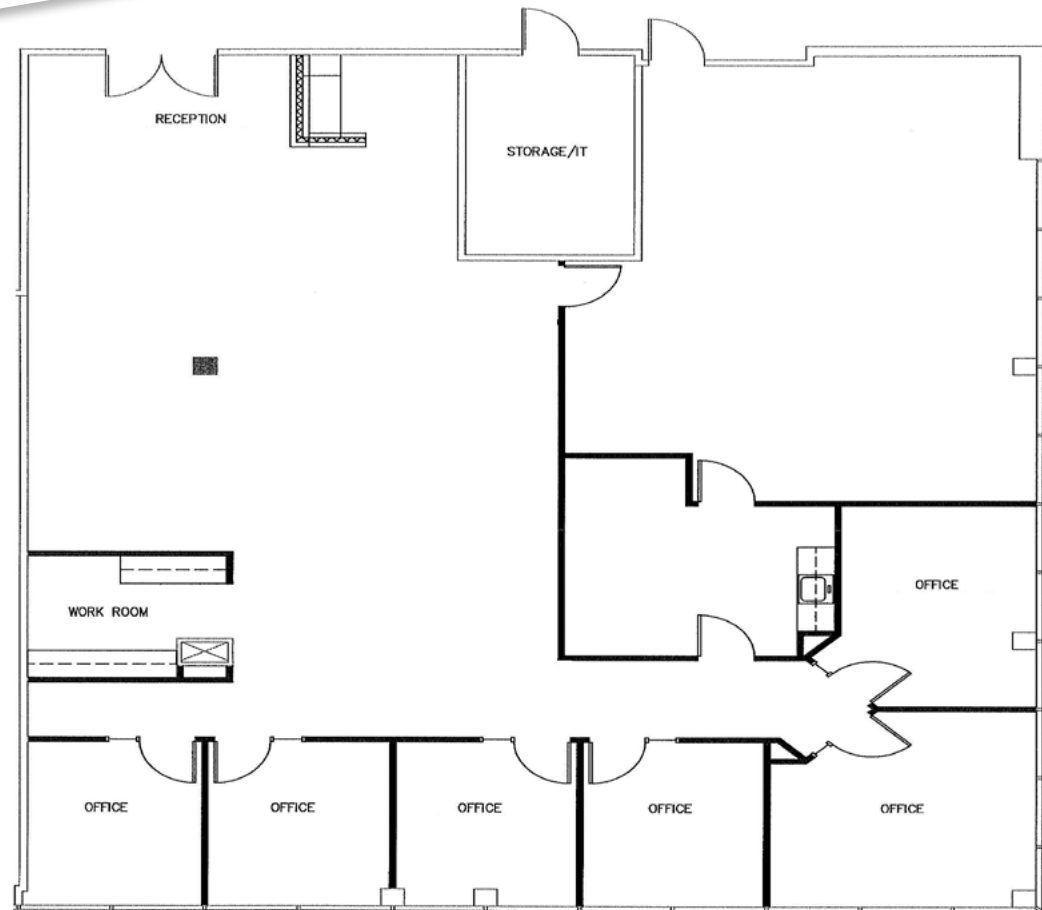


# 4180 RUFFIN ROAD 9370 SKY PARK COURT

## 4180 RUFFIN ROAD SUITE 295

4,060 SF

Double door entry, reception, large open areas, 6 private offices, kitchen/break room and storage/IT



### DEREK HULSE

+1 858 334 4005  
derek.hulse@cushwake.com  
LIC #01740180



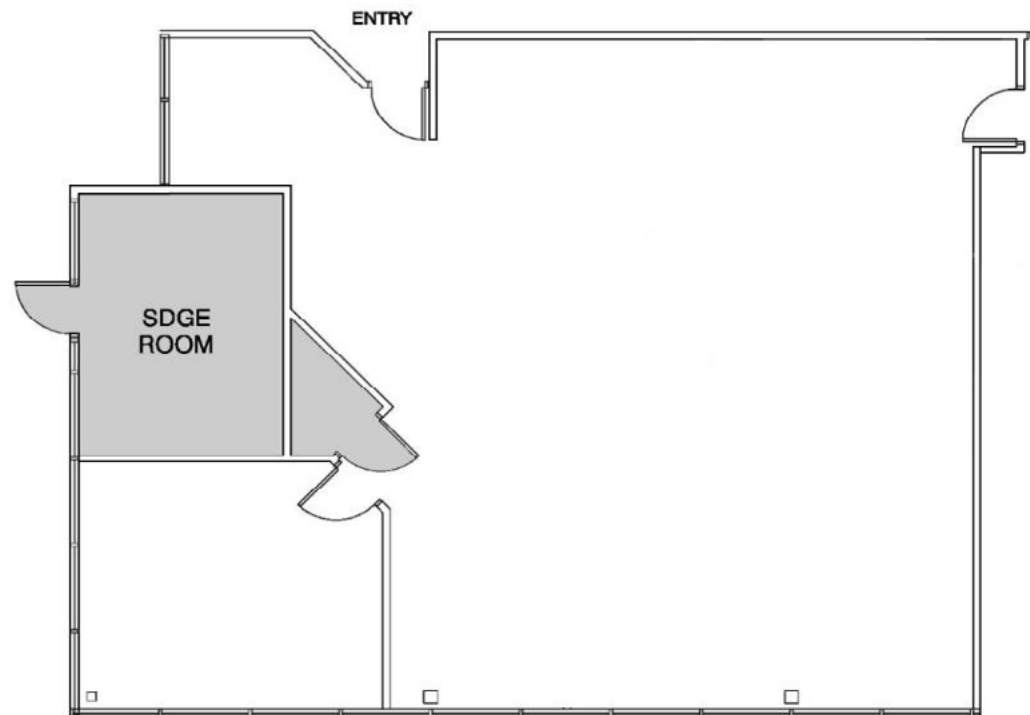
4180 RUFFIN ROAD  
9370 SKY PARK COURT

9370 SKY PARK CT  
SUITE 170

2,138 SF

**NEW CEILING TILES WITH DIRECT/  
INDIRECT LIGHTING.** Open office plan in  
warm shell condition.

**SEE HYPOTHETICAL PLAN  
ON NEXT PAGE**



**DEREK HULSE**

+1 858 334 4005  
derek.hulse@cushwake.com  
LIC #01740180

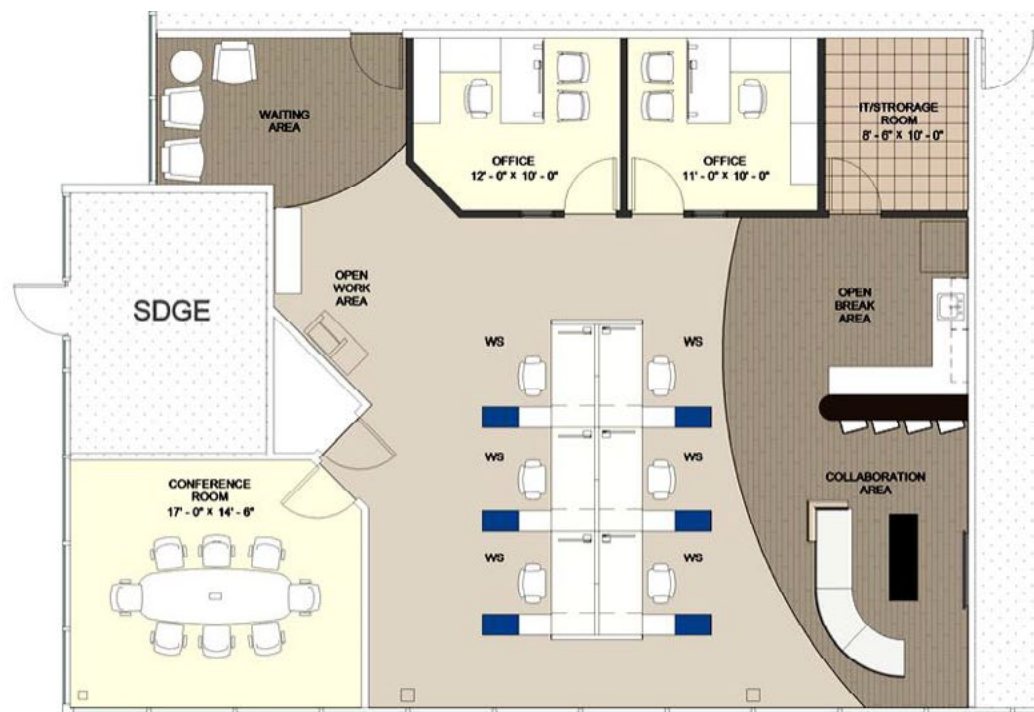


4180 RUFFIN ROAD  
&  
9370 SKY PARK COURT

9370 SKY PARK CT  
SUITE 170  
HYPOTHETICAL

2,138 SF

Hypothetical and 3-dimensional plans



**DEREK HULSE**

+1 858 334 4005  
derek.hulse@cushwake.com  
LIC #01740180

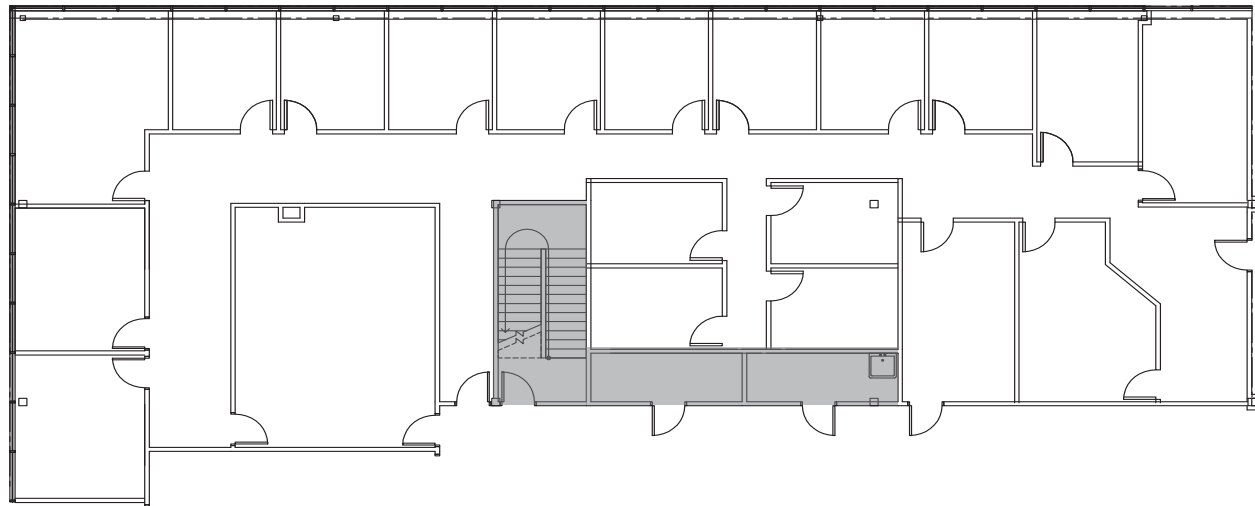


4180 RUFFIN ROAD  
9370 SKY PARK COURT

9370 SKY PARK CT  
SUITE 210

5,093 SF

Available January 1, 2017.  
Reception, conference room, and private  
offices.



**DEREK HULSE**

+1 858 334 4005  
derek.hulse@cushwake.com  
LIC #01740180



# 4180 RUFFIN ROAD & 9370 SKY PARK COURT

SAN DIEGO | CA 92123



**DEREK HULSE**

+1 858 334 4005  
derek.hulse@cushwake.com  
LIC #01740180

