

# APEX

ALL ROADS LEAD HERE

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

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



Conference center for tenant use



Access to nearby public transportation



On-site showers and lockers

5675

SIGNAGE AVAILABLE HERE



5625





NEW COMMON AREA CONFERENCE ROOM



NEW OUTDOOR SEATING



NEW COMMON AREA UPGRADES



# AVAILABILITY

## 5675 RUFFIN ROAD

Three stories  
57,336 SF  
Various suite sizes

Suite	RSF	Rate	Available	Click to View
110	2,046	Negotiable	Now	<a href="#">FLOOR PLAN</a>
205 SPEC SUITE	1,304	Negotiable	Now	<a href="#">FLOOR PLAN</a>
210 SPEC SUITE	3,621	Negotiable	Now	<a href="#">FLOOR PLAN</a>
345 SPEC SUITE	2,830	Negotiable	Now	<a href="#">FLOOR PLAN</a>

## 5625 RUFFIN ROAD

Two stories  
34,342 SF

Suite	RSF	Rate	Available	Click to View
230 SPEC SUITE	1,428	Negotiable	Now	<a href="#">FLOOR PLAN</a>

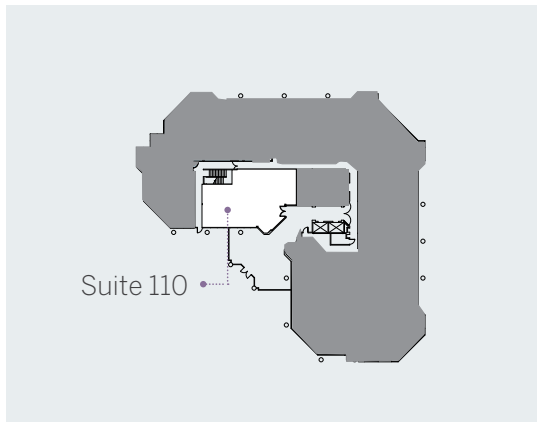
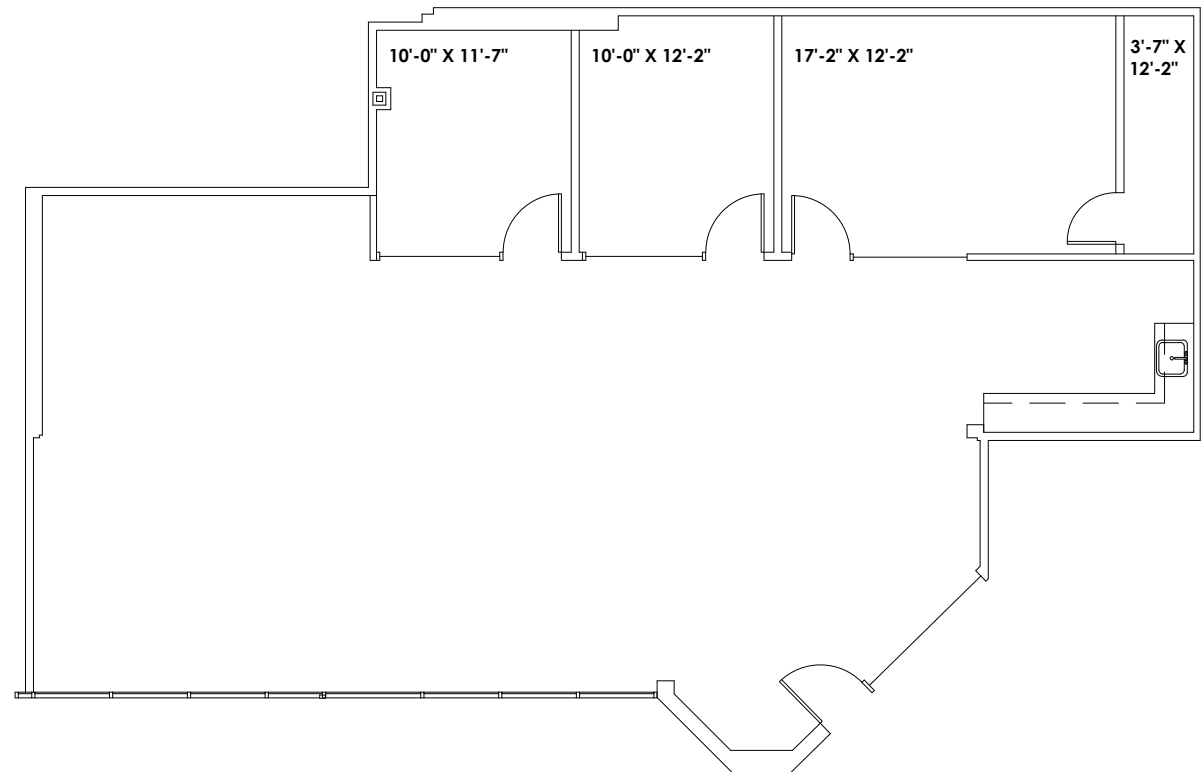
## 5675 RUFFIN ROAD

Suite 110  
1st Floor



Rentable SF	Rate	Available
2,046	Negotiable	Now

Glass entry off main lobby, 3 private offices, open breakroom, storage room and large open area.



# FLOOR PLAN

5675 RUFFIN ROAD

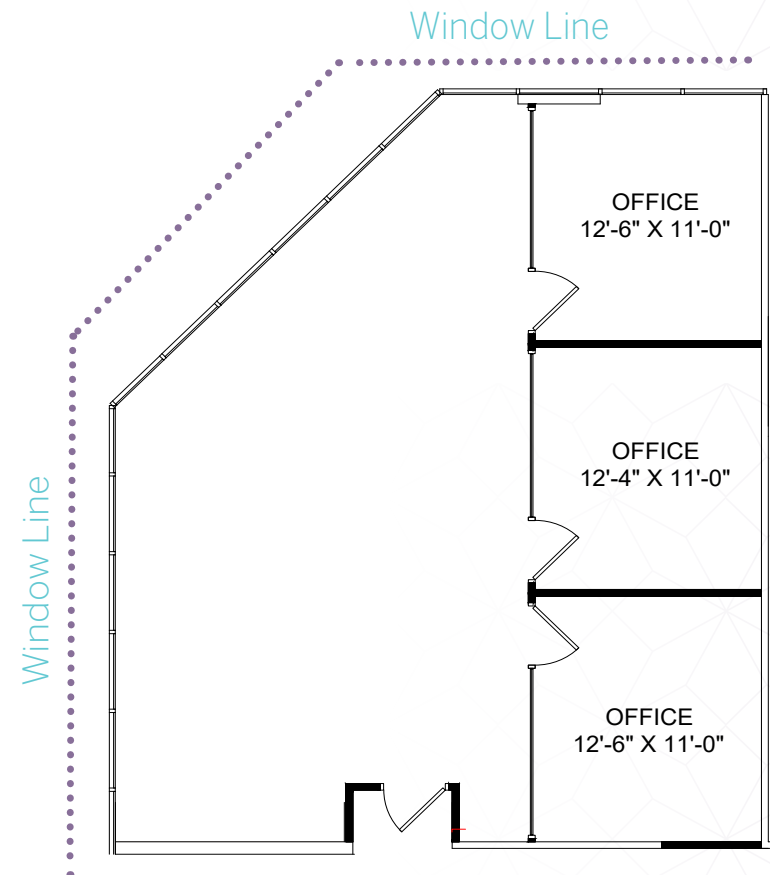
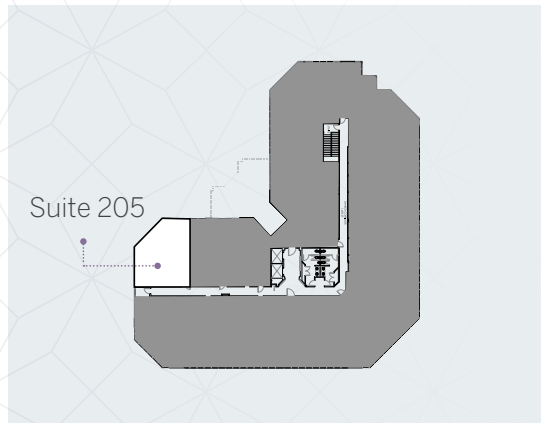
**SPEC SUITE**

Suite 205  
2nd Floor



Rentable SF	Rate	Available
1,304	Negotiable	Now

Suite features 3 private offices and an open area.



# FLOOR PLAN

5675 RUFFIN ROAD

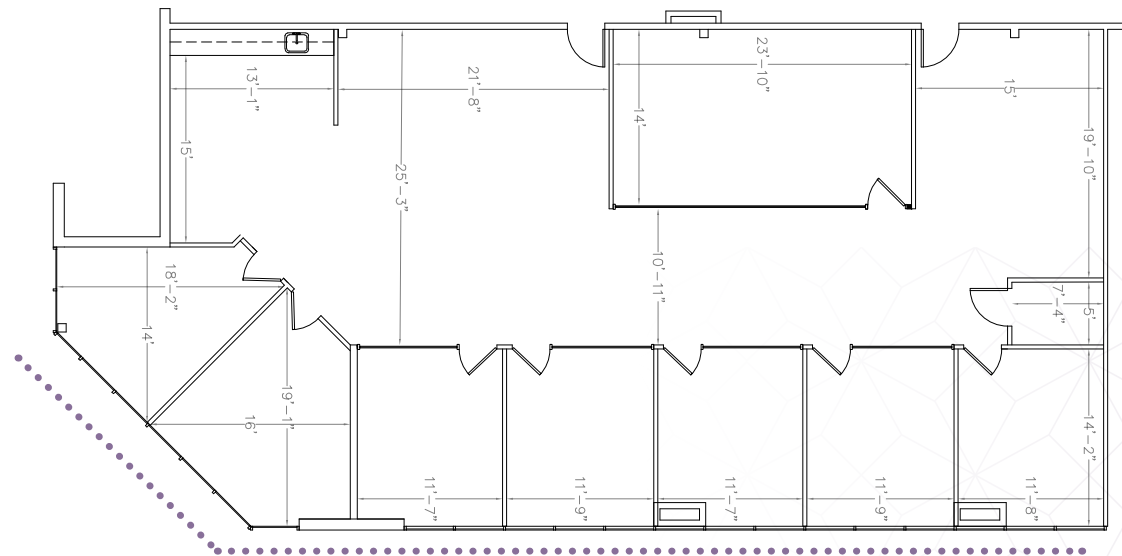
**SPEC SUITE**

Suite 210  
2nd Floor

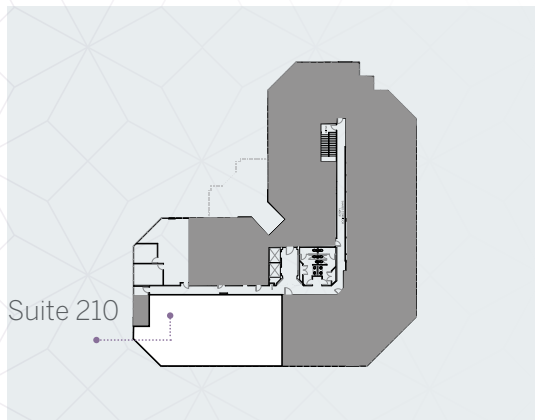


Rentable SF	Rate	Available
3,621	Negotiable	Now

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



Window Line



[Return to Availability Summary](#)



# FLOOR PLAN

## 5675 RUFFIN ROAD SPEC SUITE

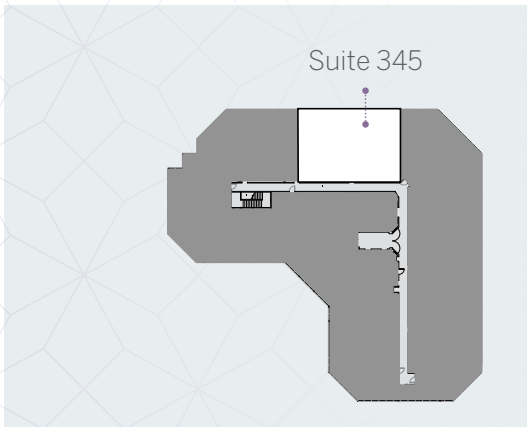
Suite 345  
3rd Floor  
As-Built plan

Rentable SF	Rate	Available
2,830	Negotiable	Now

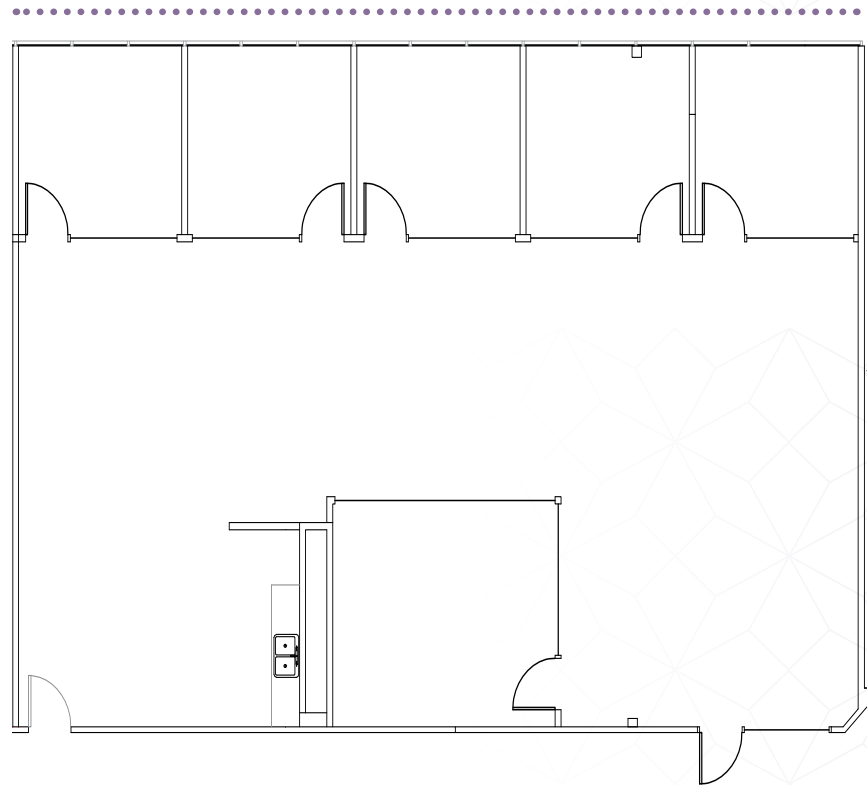
Spec suite features five private offices, a conference room, kitchen/break area, and open office area.



**VIRTUAL TOUR**



Window Line



[Return to Availability Summary](#)



# FLOOR PLAN

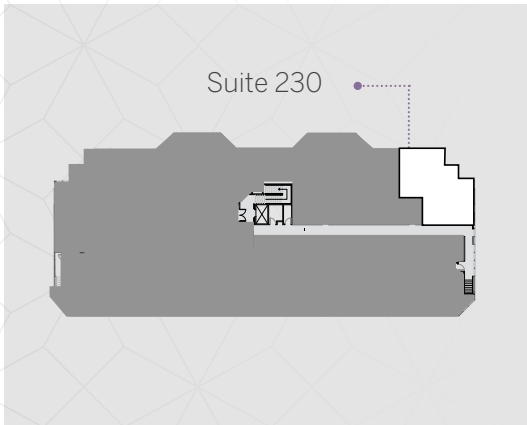
## 5625 RUFFIN ROAD SPEC SUITE

Suite 230  
2nd Floor  
As-Built plan

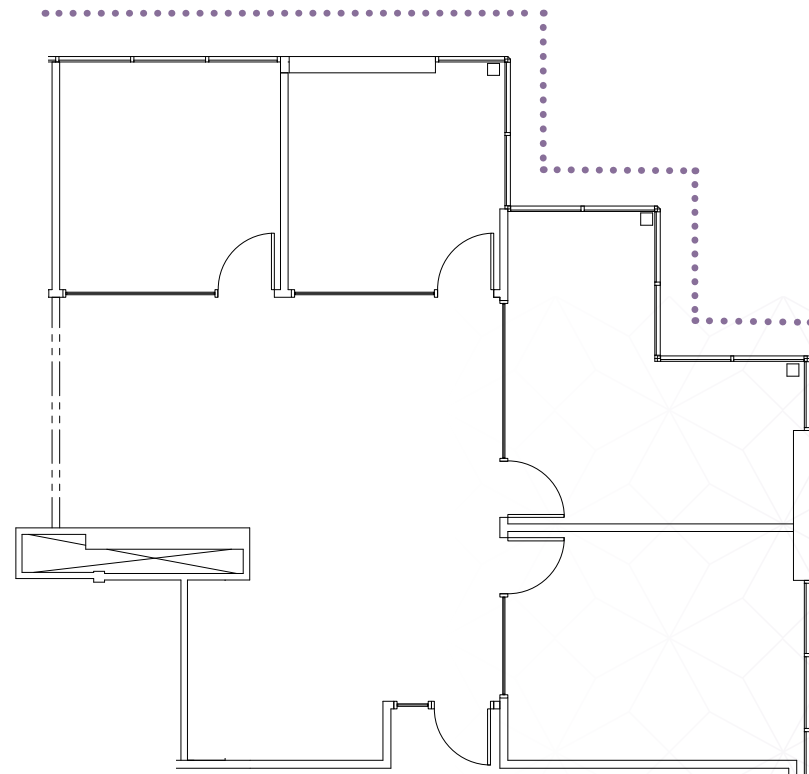


Rentable SF	Rate	Available
1,428	Negotiable	Now

Spec Suite features 4 private offices.



Window Line



# AREA OVERVIEW

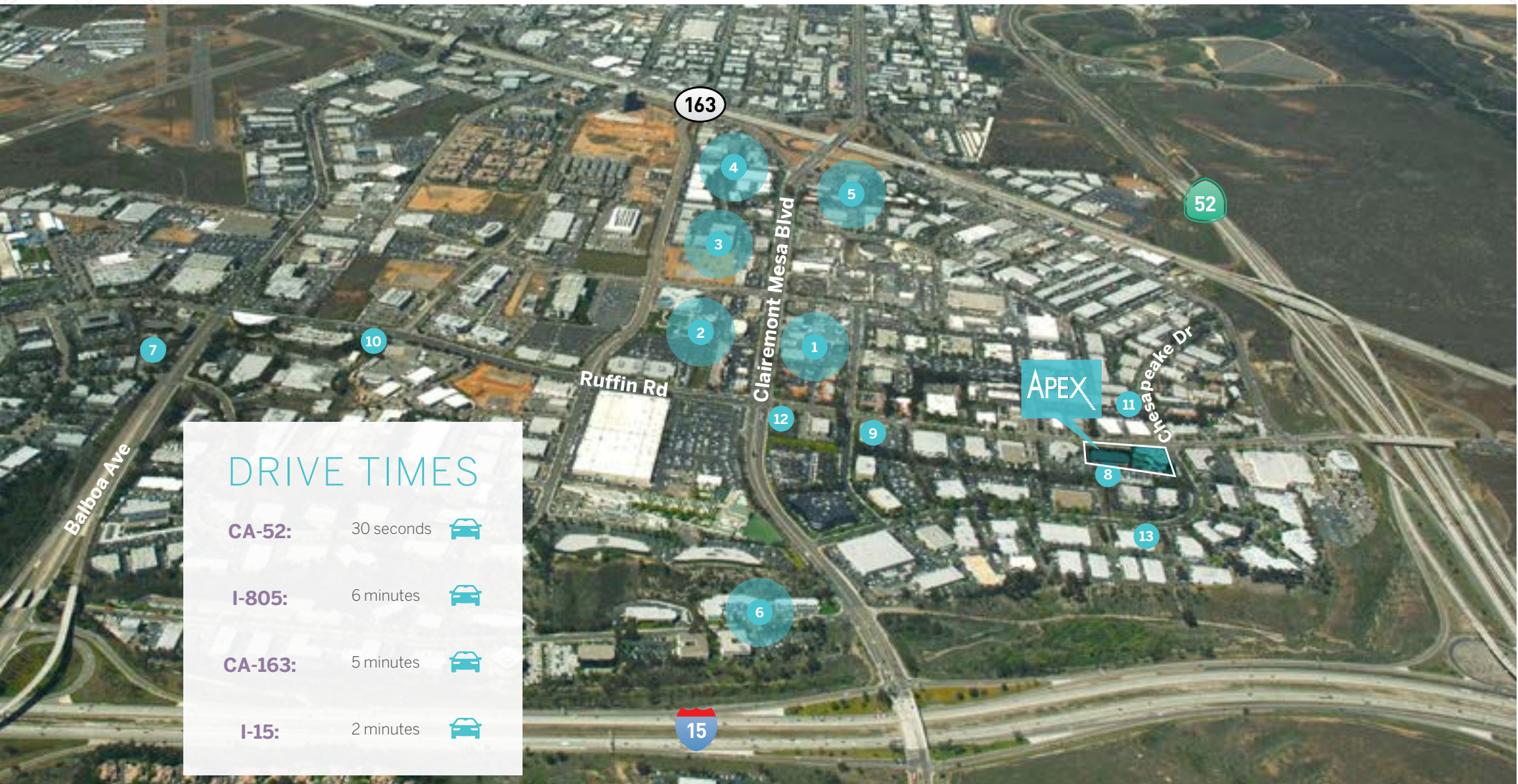
- 1 Khan's Cave Grill & Tavern  
Boll Weevil Restaurants  
Haruya Sake & Sushi  
Harvest Taco Shop  
Taco Bell  
Wells Fargo  
Wendy's
- 2 Abbey's Real Bar-B-Q  
Carl's Jr.  
Giovanni's Italian Restaurant  
Indigo Café  
Jack in the Box  
Palominos Mexican & Seafood  
Panda Express  
Starbucks  
Subway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