

KEARNY MESA

BUSINESS PARK

FOR LEASE
3914-3954 MURPHY
CANYON RD



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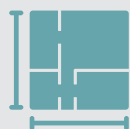
brett.ward@cushwake.com

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164,064
TOTAL SF



VARIETY OF
INDUSTRIAL, R&D,
& OFFICE SUITES



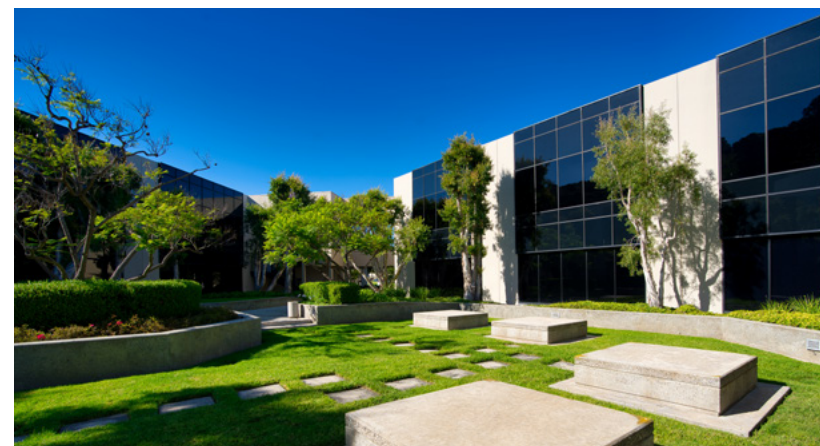
SUITES RANGE
FROM \pm 500-6,000 SF



CENTRAL SAN
DIEGO



FLEXIBLE
LEASE TERMS



ON-SITE DELI

ON-SITE FITNESS ROOM

CONFERENCE FACILITIES

AMPLE PARKING AVAILABLE

24 HOUR ACCESS

INDIVIDUAL SUITE IDENTIFICATIONS

QUICK ACCESS TO BUS LINE

NEARBY SHOPPING CENTERS

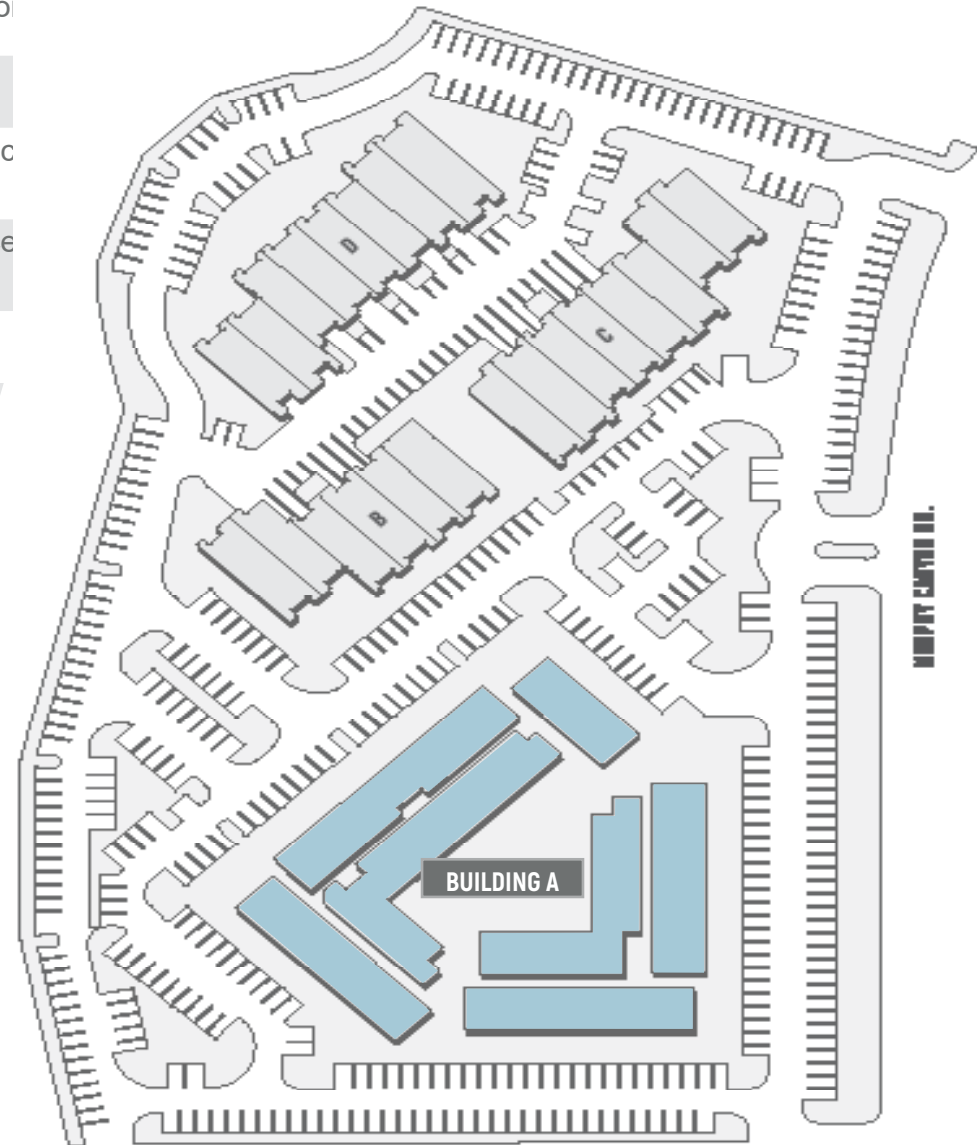
CLOSE TO MAJOR FREEWAYS (I-5, I-8, 52 & 163)

ON-SITE PROPERTY MANAGEMENT

AVAILABILITY:

SUITE	SF	RATE/MONTH	FEATURES
100	1,432 SF	\$2.50 FSG	Reception, 2 private offices, 1 break room
110	1,173 SF	\$2.50 FSG	Reception, 4 private offices
138	1,047 SF	\$2.50 FSG	Reception, 2 private offices, 1 conference room
146	598 SF	\$2.50 FSG	Reception, 1 private office, 1 conference room
150	550 SF	\$2.50 FSG	Reception, 2 private offices
152	571 SF	\$2.50 FSG	Reception, 2 private offices
200	571 SF	\$2.50 FSG	Reception, 2 private offices

BUILDING A



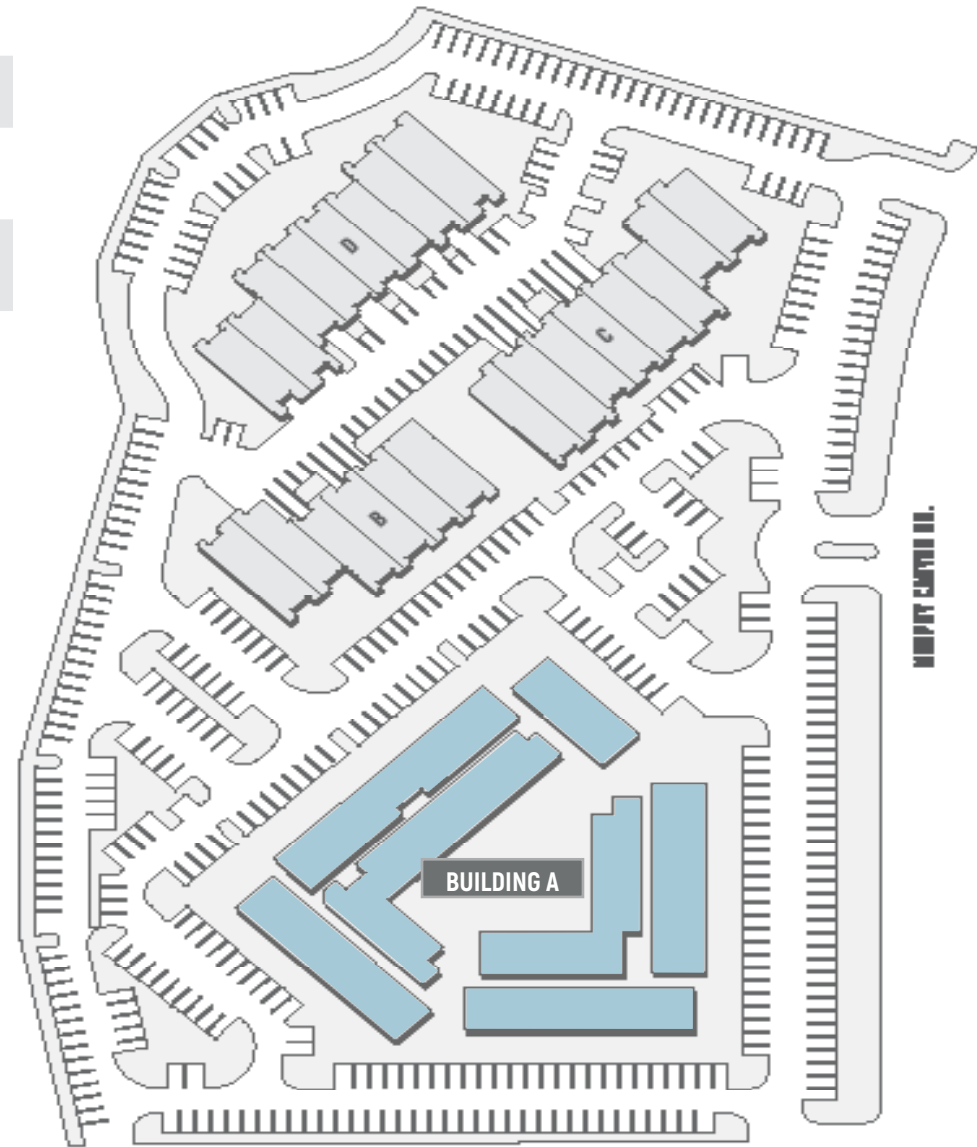
* Click suite number to view floor plan



AVAILABILITY:

SUITE	SF	RATE/MONTH	FEATURES
214	1,163 SF	\$2.50 FSG	Details Pending
219	724 SF	\$2.50 FSG	Reception, 3 private offices
223	1,334 SF	\$2.50 FSG	Reception, 3 private offices, kitchen
234	925 SF	\$2.50 FSG	Reception, 3 private offices, open office
246	779 SF	\$2.50 FSG	Reception, 2 private offices, storage

BUILDING A



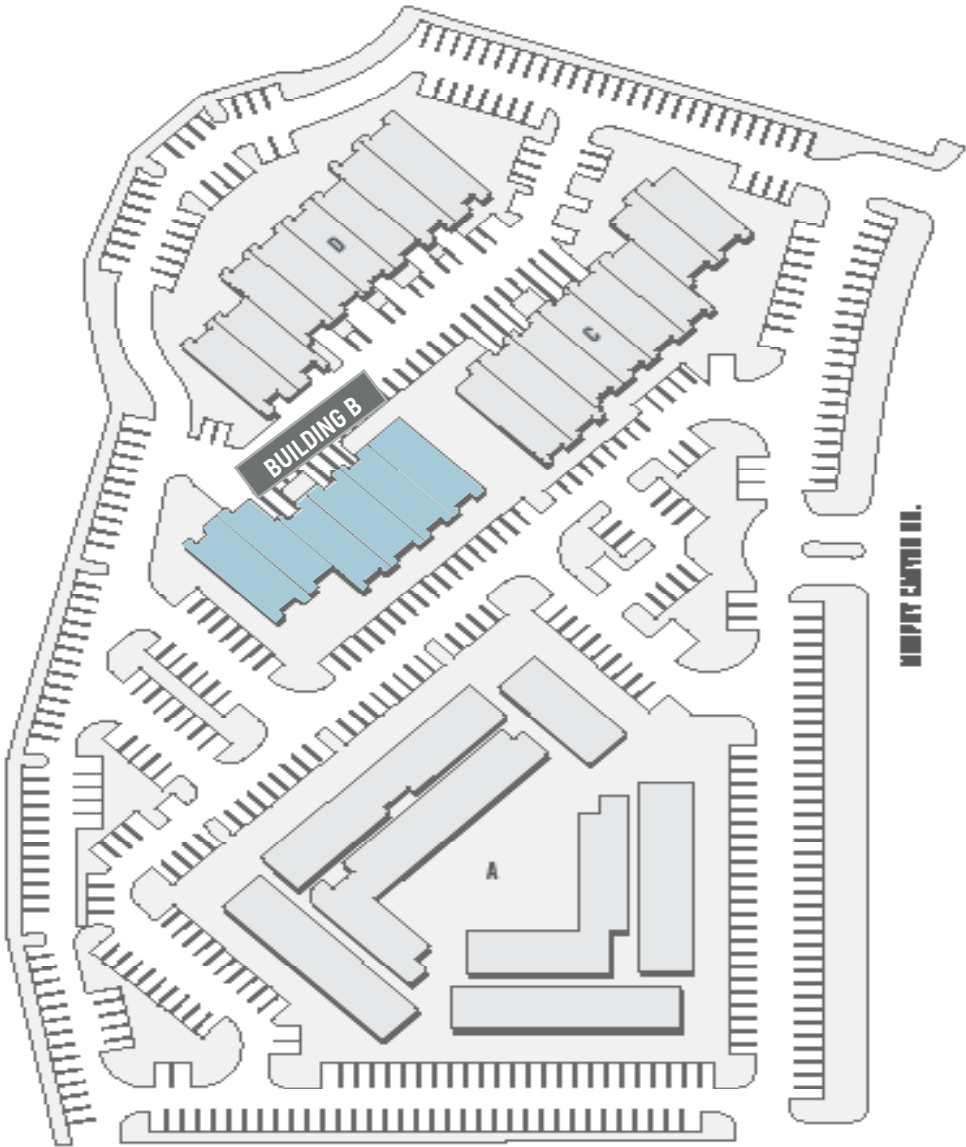
* Click suite number to view floor plan



AVAILABILITY:

SUITE	SF	RATE/MONTH	FEATURES
202	2,200 SF	\$2.50 MG	Upstairs, reception, 6 private offices, conference room, restroom

BUILDING B



* Click suite number to view floor plan



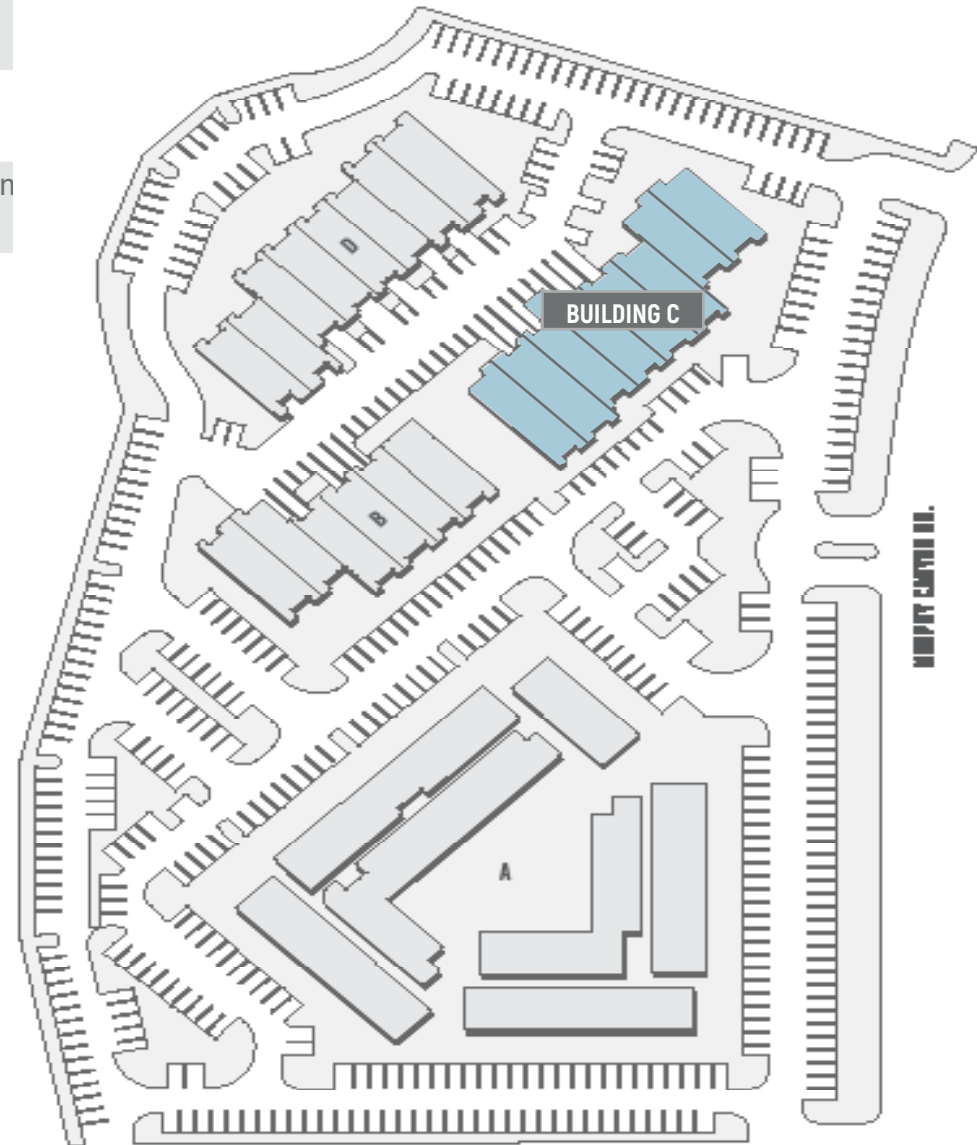
AVAILABILITY:

SUITE	SF	RATE/MONTH	FEATURES
205	2,203 SF	\$2.50 MG	Upstairs, reception, 4 private offices, open area, restroom
206	2,085 SF	\$2.50 MG	5 private offices, break room, 1 restroom conference room
207	2,215 SF	\$2.50 MG	Upstairs, reception, 4 offices, open area, kitchen, restroom

* Click suite number to view floor plan



BUILDING C



AVAILABILITY:

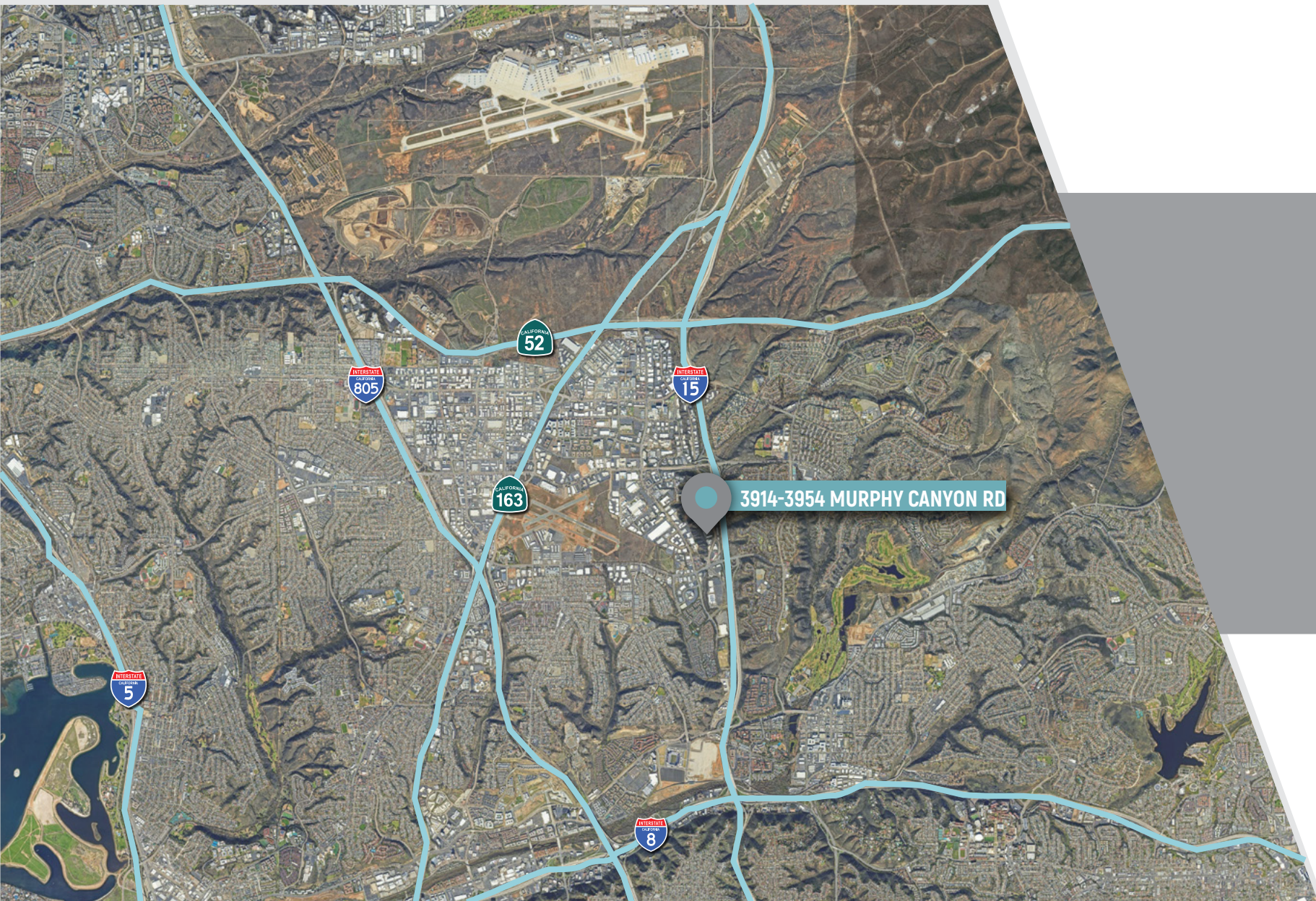
SUITE	SF	RATE/MONTH	FEATURES
202	2,220 SF	\$2.50 MG	Upstairs, reception, 7 private offices, open area, 2 restrooms
203	2,182 SF	\$2.50 MG	Upstairs, reception, 6 private offices, open area, 2 restrooms, storage room

* Click suite number to view floor plan



BUILDING D





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