

SAN DIEGO DAILY TRANSCRIPT

June 26, 2009

Medical office planned for 4S Ranch

A 40,000-square-foot, \$15 million medical office building is planned for the 4S Ranch in north San Diego County.

The Class 'A' office development, known as 4S Ranch Medical Plaza, is at the northwest corner of Camino Del Norte and Dove Canyon Road in the middle of the east Carmel Valley and west Rancho Bernardo communities.

Groundbreaking is expected by January and completion is expected by the third quarter 2010. The project developer is 4S Medical, LP, a joint venture of **Finest City Realty** and **JCW Investments**. Pre-leasing has begun, according to Paul Braun and Chris Ross, of **Colliers International**, who are exclusive marketing agents for the property.

Medical and Dental suites are available from 1,200 square feet up to 40,000 square feet. The two-story building features Spanish-style architecture, a lobby entrance, parking of five spaces per 1,000-user-square-foot.

Architectural design was provided by **Smith Consulting Architects**. The general contractor is **Lusardi Construction**.