

3252 & 3262 HOLIDAY COURT

LA JOLLA, CALIFORNIA 92037

LA JOLLA CORPORATE CENTER

FALL PROMOTIONAL RATE

[ON SELECT SUITES; EXP. 12/31/26]■

MONTHS 1-6: \$0.99 FS/SF/MO. | MONTHS 7-12: \$3.30 FS/SF/MO.

[MINIMUM 3-YEAR LEASE TERM WITH 4% ANNUAL INCREASE]

OFFICE / MEDICAL FOR LEASE

JON BOLAND, PARTNER

SENIOR VICE PRESIDENT ■ LIC #00999843
(858) 458-3312 ■ jboland@voitco.com

RYAN BRACKER, PARTNER

SENIOR VICE PRESIDENT ■ LIC #01353870
(858) 458-3355 ■ rbracker@voitco.com

PATRICK BLACK

OFFICE SPECIALIST ■ LIC #02206670
(619) 993-3305 ■ pblack@voitco.com



■ CLICK IMAGE TO VIEW PROPERTY TOUR ■

LA JOLLA CORPORATE CENTER

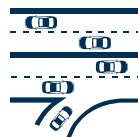
PROJECT FEATURES



COVERED PARKING AVAILABLE (\$75/STALL)
FREE SURFACE LEVEL PARKING



FOOD, FITNESS, HOTEL, ENTERTAINMENT
& SHOPPING WITHIN WALKING DISTANCE



EXCELLENT VISIBILITY & FREEWAY ACCESS



TRANSIT ORIENTED WITHIN WALKING
DISTANCE TO THE TROLLEY & BUS STOP



DIRECT CONNECTION TO UCSD & VA MEDICAL
CENTER WITHIN WALKING DISTANCE

Asking Rates

OFFICE

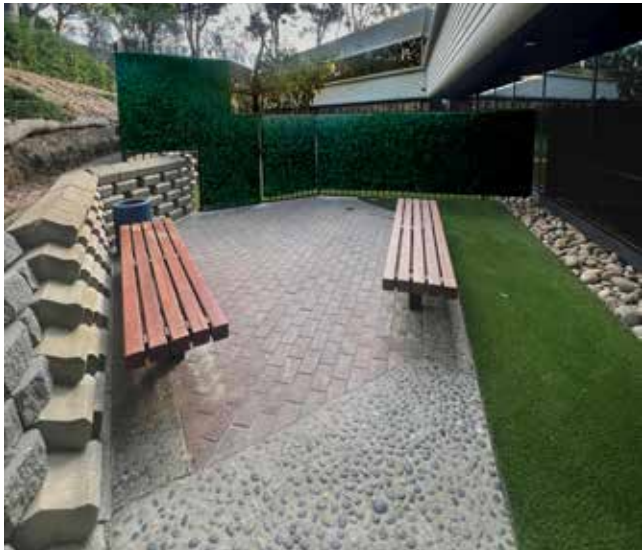
\$3.15 FS/SF/Mo.

MEDICAL

\$4.15 FS/SF/Mo.

FALL PROMO RATE [ON SELECT SUITES; EXP. 12/31/2026]

Months 1-6: \$0.99 FS/SF/Mo. | Months 7-12: \$3.30 FS/SF/Mo.

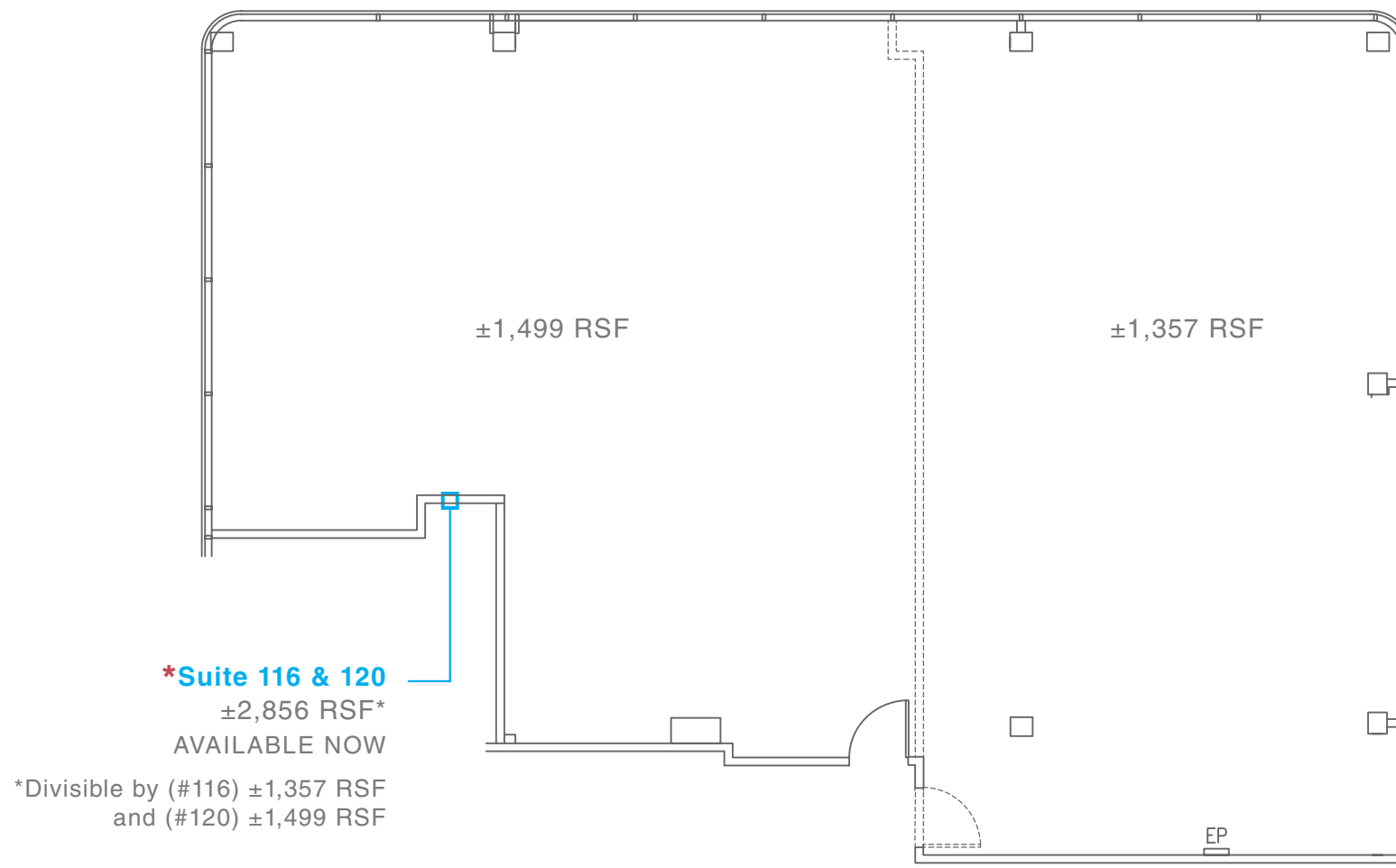


**LA JOLLA
CORPORATE
CENTER**

PROPERTY PHOTOS

LA JOLLA CORPORATE CENTER

3252 HOLIDAY COURT
AVAILABILITY



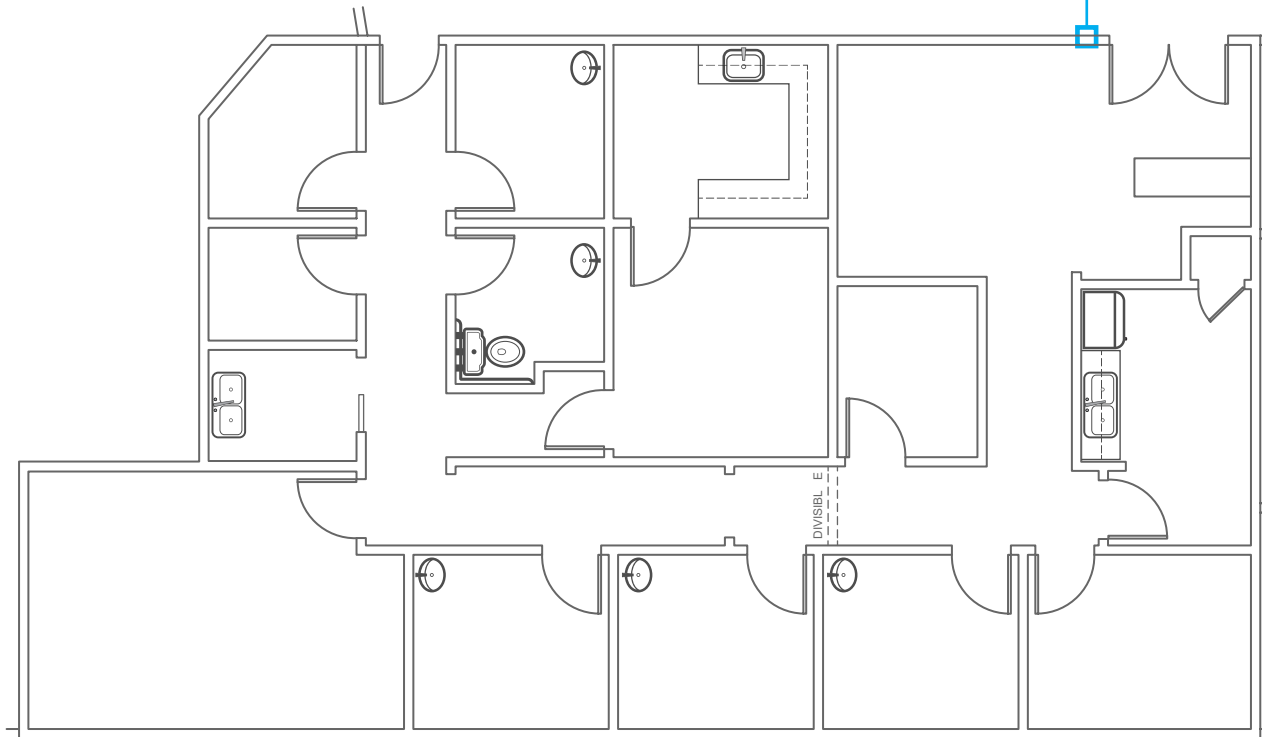
***SUITE 116 & 120 FALL PROMOTIONAL RATE:**
Months 1-6: \$0.99 FS/SF/Mo. | Months 7-12: \$3.30 FS/SF/Mo.
[MINIMUM 3-YEAR LEASE TERM WITH 4% ANNUAL INCREASE]
PROMO RATE EXPIRES DECEMBER 31, 2026

LA JOLLA CORPORATE CENTER

3252 HOLIDAY COURT AVAILABILITY

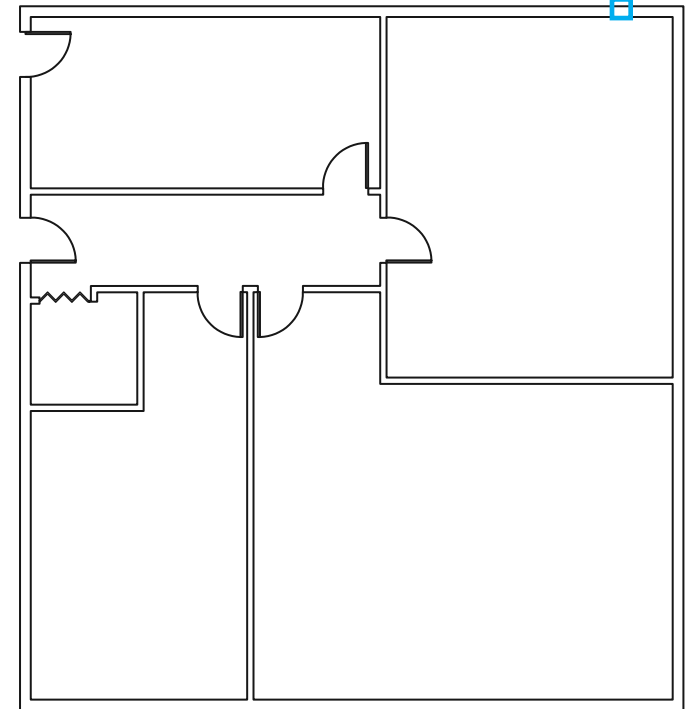
Suite 206

±2,690 SF*
\$4.15 FS/SF/Mo.
AVAILABLE NOW



Suite 225

±1,033 SF
\$3.15 FS/SF/Mo.
AVAILABLE NOW



*Divisible by ±1,112 RSF & ±1,578 RSF

LA JOLLA CORPORATE CENTER

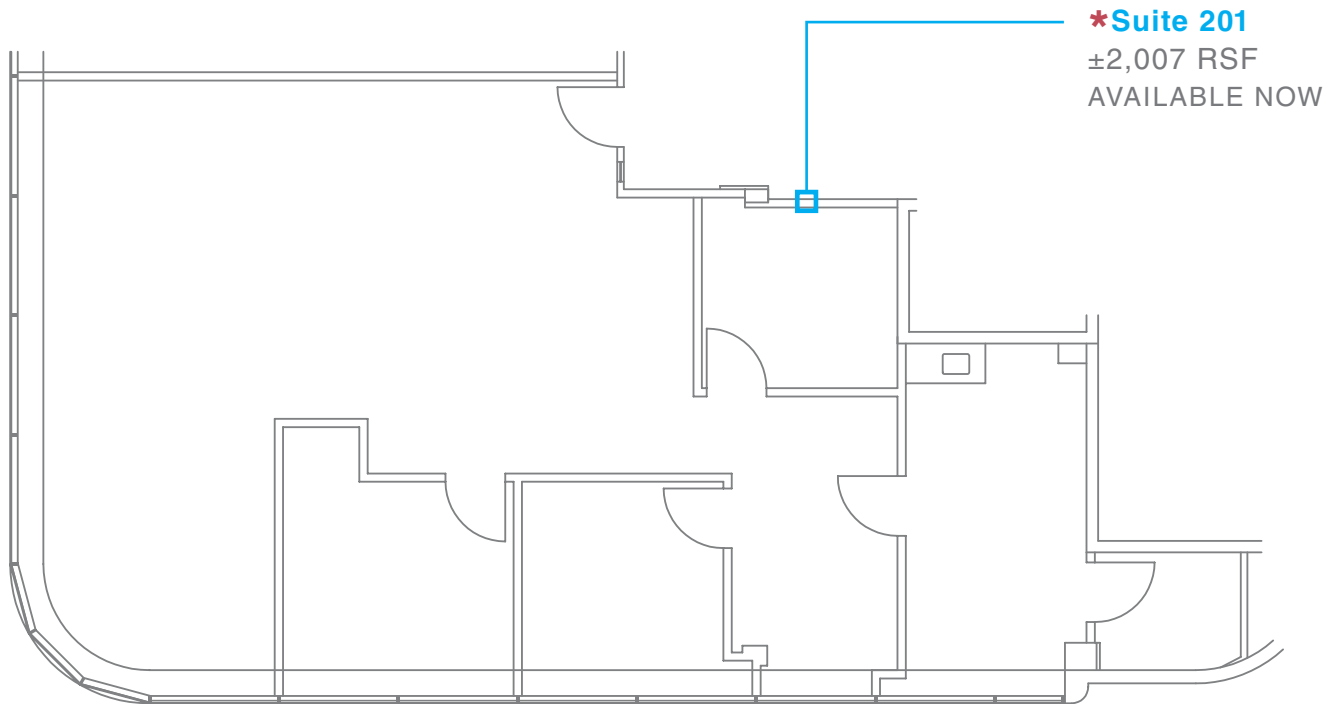
3262 HOLIDAY COURT AVAILABILITY

***SUITE 201 FALL PROMOTIONAL RATE:**

Months 1-6: \$0.99 FS/SF/Mo. | Months 7-12: \$3.30 FS/SF/Mo.

[MINIMUM 3-YEAR LEASE TERM WITH 4% ANNUAL INCREASE]

PROMO RATE EXPIRES DECEMBER 31, 2026



LA JOLLA CORPORATE CENTER

PROPERTY PHOTOS



3252

HOLIDAY COURT



3262

HOLIDAY COURT



LA JOLLA CORPORATE CENTER

WALKABLE AMENITIES

SHOPS AT LA JOLLA VILLAGE (COMMUNITY CENTER)



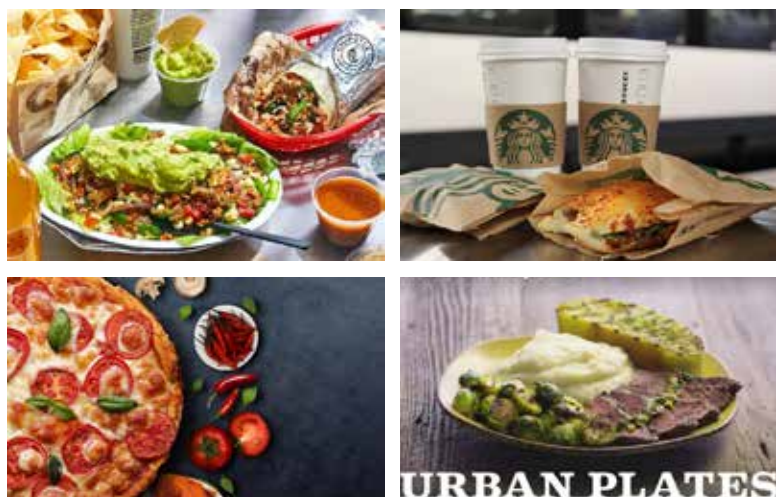
CVS/pharmacy



NORDSTROM **1** RACK



LA JOLLA VILLAGE SQUARE (POWER CENTER)



LA JOLLA CORPORATE CENTER

NOBEL TRANSIT CENTER

6 MINUTE WALK TO LA JOLLA CORPORATE CENTER



TROLLEY
TIME

0
MIN.

2
MIN.

9
MIN.

17
MIN.

26
MIN.

BLUE LINE
TROLLEY STOPS

LA JOLLA CORPORATE CENTER
TO NOBLE DRIVE STATION

LA JOLLA CORPORATE CENTER
TO VA MEDICAL CENTER

LA JOLLA CORPORATE CENTER
TO UTC TRANSIT CENTER

LA JOLLA CORPORATE CENTER
TO OLD TOWN TRANSIT CENTER

LA JOLLA CORPORATE CENTER
TO SANTA FE DEPOT (DOWNTOWN)

DISTANCE
TO LJCC

0.5
MILES

1.2
MILES

2.2
MILES

9.2
MILES

12.8
MILES



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