

LA JOLLA UTC

4655 Executive Drive

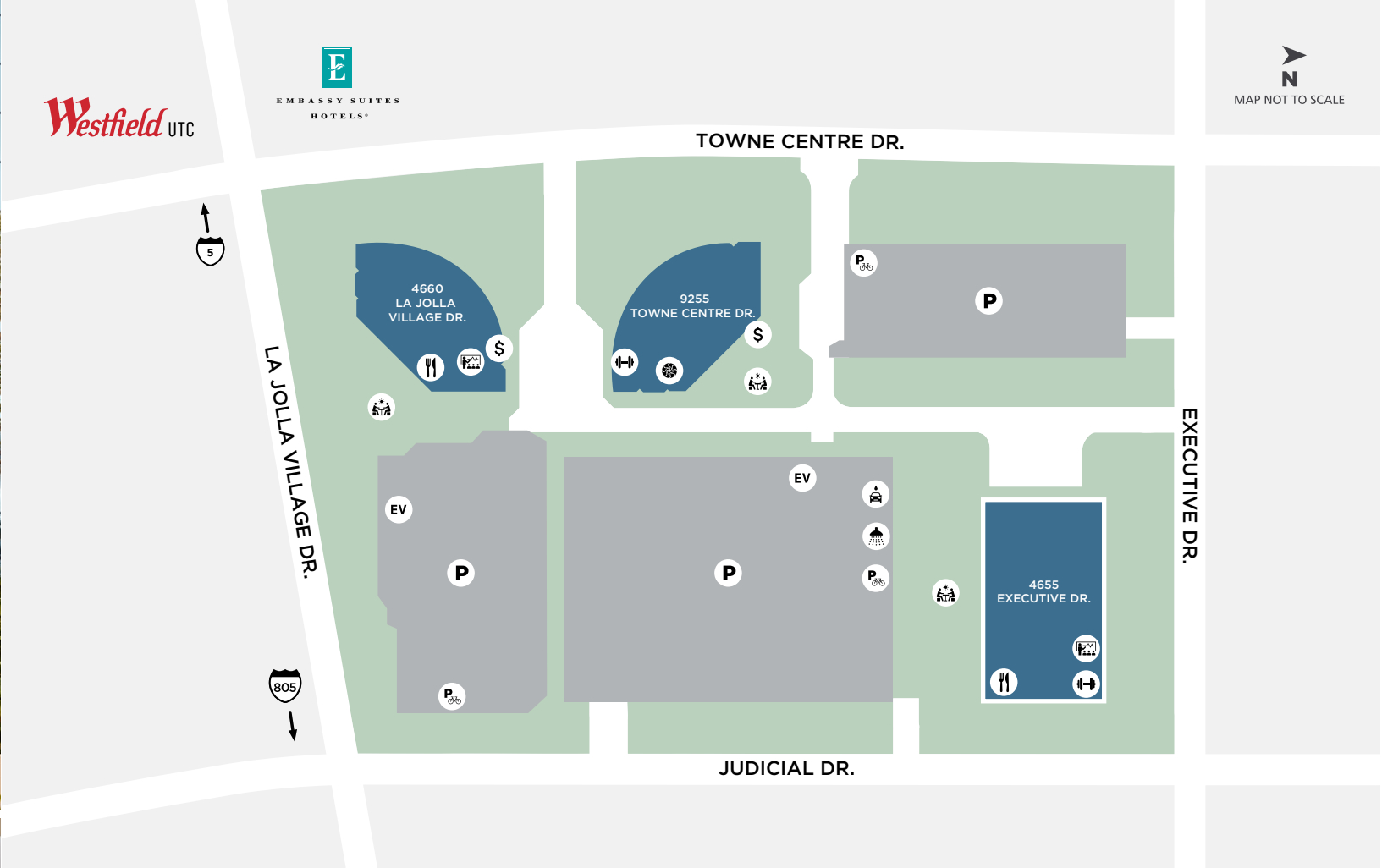
ONE LA JOLLA CENTER FULL FLOOR HQ OPPORTUNITY / $\pm 22,853$ SF



 IRVINE COMPANY



AMENITIES



- ATM
- AUTO DETAILING
- BIKE LOCKERS
- CAFE/ RESTAURANT
- CONFERENCE CENTER
- CUSTOMER RESOURCE CENTER
- EV CHARGING
- FITNESS CENTER
- OUTDOOR WORKSPACE (WIFI-ENABLED)
- PARKING STRUCTURE
- SHOWERS

Make a bold statement in a distinctive 15-story high rise with floor-to-ceiling glass and enterprise-worthy amenities in prestigious La Jolla UTC.

On-site food includes Banyan Kitchen, a full-service café offering breakfast and lunch, Bom Dia Café with craft coffee service and a self-service Micro Market.

The Commons, WiFi-enabled outdoor gathering areas with shaded seating

On-site Kinetic Fitness centers, Venue meetings & events

Abundant on-site conveniences: Full-service banking, ATM, auto-detailing, bike and surf lockers

Connect. Inspire. Innovate.

4655 EXECUTIVE DRIVE / 22,853 SF

HIGHLIGHTS

Features

Workplace Opportunity

- Full-floor contiguous workspace within a Class A trophy tower
- Sixth floor: 22,853 SF
- Column-free floor plate
- Floor-to-ceiling Viracon glass
- Floor-to-ceiling height: 9'8"
- Slab-to-slab height: 14'

Signage: Monument sign at building entry

Leadership in Sustainability:

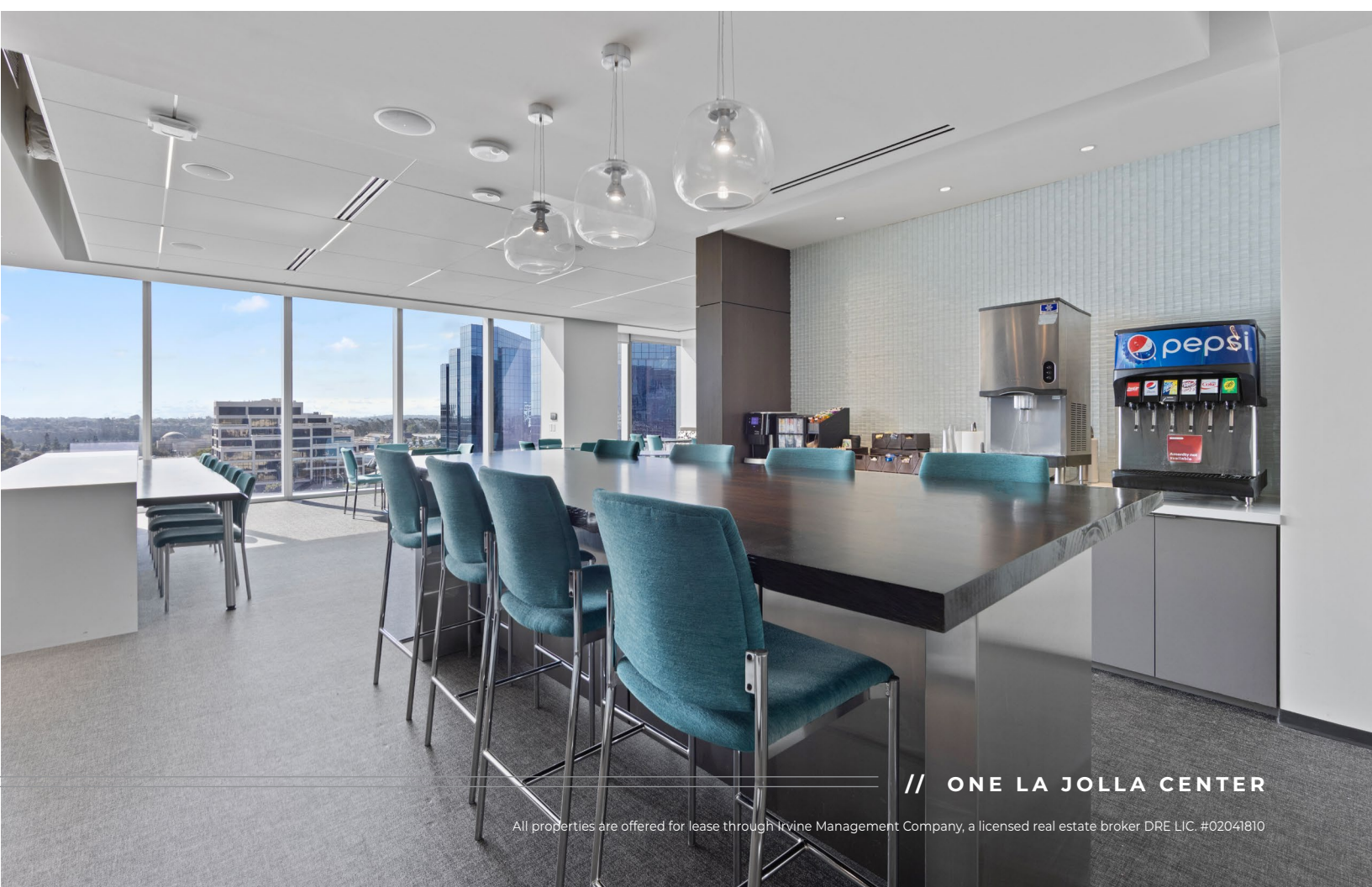
- LEED® Gold
- ENERGY STAR® certified
- UL Verified Healthy Building
- EV charging stations: 10

Parking:

- 4:1,000
- Five-level, 413K SF parking structure



36 Exterior Offices | 12 Interior Offices | 32 Open Workstations
3 Storage Rooms | 1 Large Cafe



// ONE LA JOLLA CENTER

All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810



LOCATION

Ultimate Coastal Workday

Experience the dynamic energy of La Jolla UTC with Irvine Company, where the area's world-famous coastal lifestyle draws top talent from San Diego and beyond. One La Jolla Center is conveniently located near everything your teams need to thrive, including La Jolla's best restaurants, shops and residential communities.



53

APARTMENT
COMMUNITIES



28

ENTERTAINMENT
VENUES



13

FITNESS
CENTERS



7

HOTELS



68

RESTAURANTS



146

RETAIL SHOPS

WITHIN A 5-MILE RADIUS



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