

45K SF Contiguous Workspace Opportunity

ONE LA JOLLA CENTER / SAN DIEGO



Workplace Opportunity

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- Two-floor contiguous workspace within a Class A trophy tower
- Sixth floor: 22,853 SF
- Seventh floor: 22,853 SF
- Column-free floor plates
- 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

Amenities

- Banyan Kitchen, full-service café offering breakfast and lunch
- Bom Dia Café, craft coffee service
- Self-service Micro Market
- The Commons, WiFi-enabled outdoor gathering areas with comfortable, shaded seating
- Kinetic, private fitness center with full-service locker rooms and towel service
- Venue, technology-enabled meeting and event space includes full-service kitchen and teleconferencing
- Abundant on-site conveniences: Full-service banking, ATM, auto-detailing, bike and surf lockers



SIXTH FLOOR



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

SEVENTH FLOOR



32 Exterior Offices | 15 Interior Offices | 28 Open Workstations
5 Conference Rooms | 3 Huddle Rooms



Flexible, Custom HQ

Make a bold statement about your company's future at One La Jolla Center, a visually striking trophy tower designed for work-life productivity — backed by Irvine Company's industry-leading customer care, flexible solutions and financial stability.



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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