

3252 & 3262 HOLIDAY COURT

LA JOLLA, CALIFORNIA 92037

LA JOLLA CORPORATE CENTER

SUMMER PROMOTIONAL RATE

[ON SELECT SUITES; EXP. 08/31/26]†

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

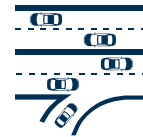
PROJECT FEATURES



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

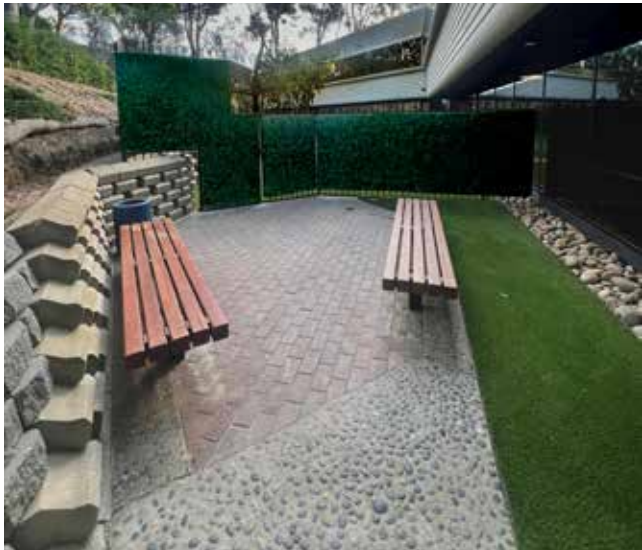
\$3.15 FS/SF/Mo.

MEDICAL

\$4.15 FS/SF/Mo.

SUMMER PROMO RATE [ON SELECT SUITES; EXP. 08/31/2026]

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

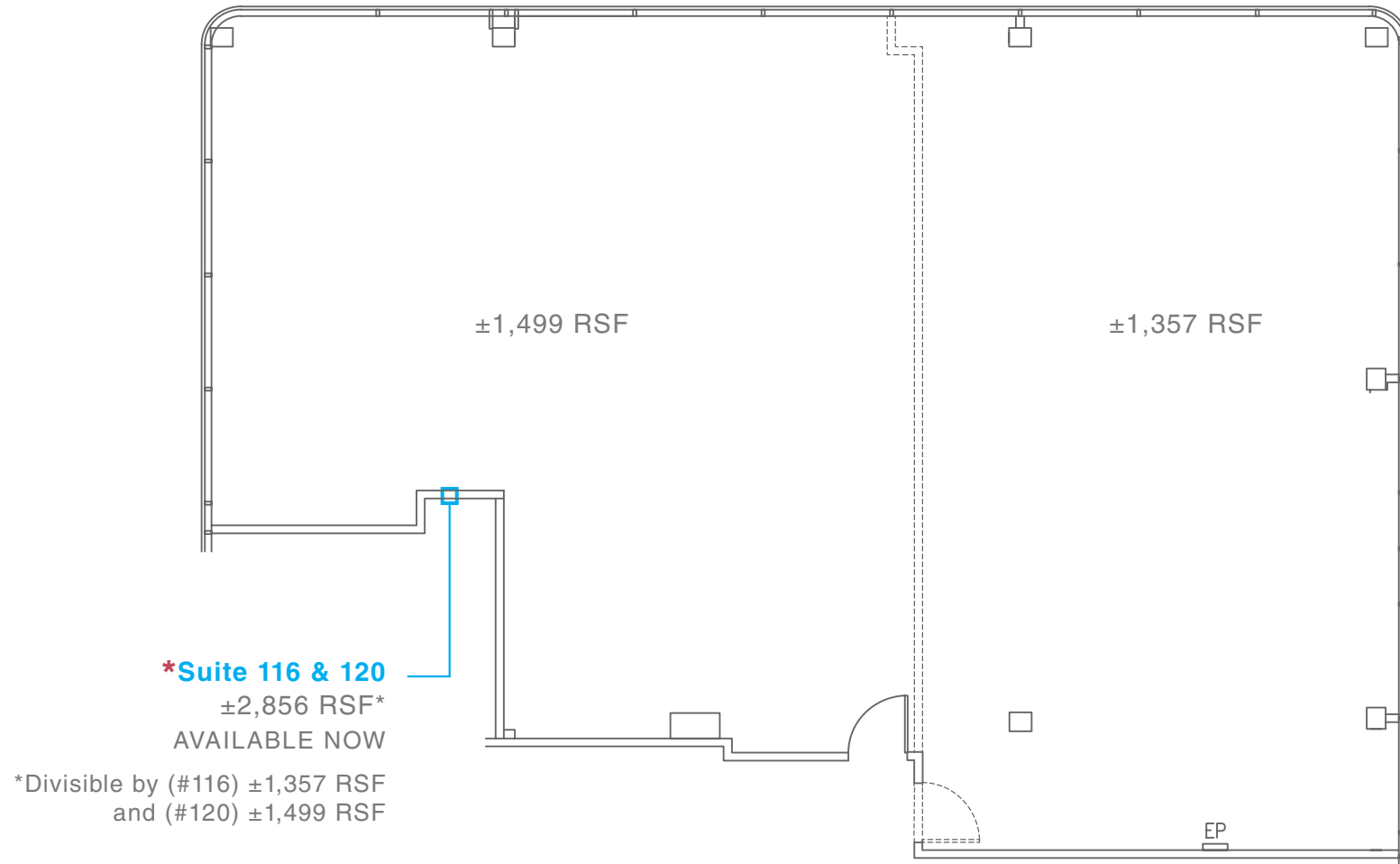


LA JOLLA
CORPORATE
CENTER

PROPERTY PHOTOS

LA JOLLA CORPORATE CENTER

3252 HOLIDAY COURT AVAILABILITY



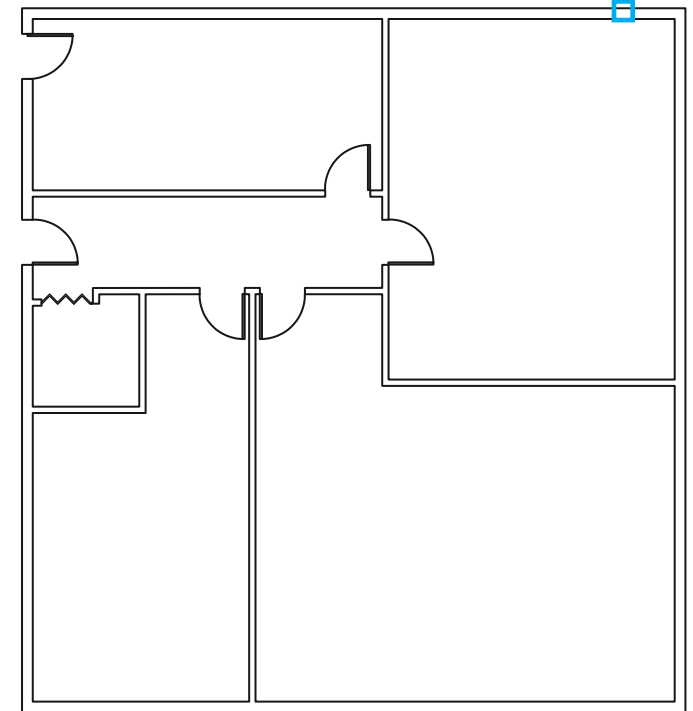
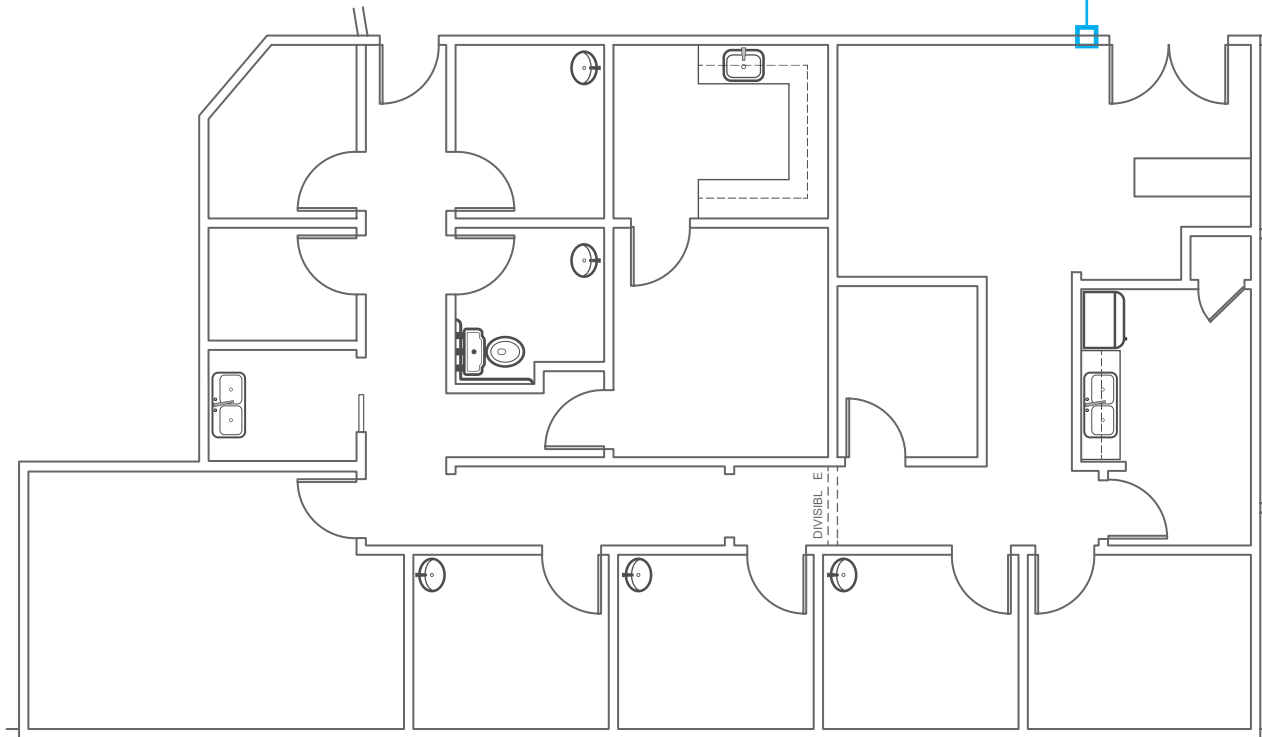
***SUITE 116 & 120 SUMMER PROMOTIONAL RATE:**
Months 1-6: \$0.99 FS/SF/Mo. | Months 7-12: \$3.30 FS/SF/Mo.
[MINIMUM 3-YEAR LEASE TERM WITH 4% ANNUAL INCREASE]
PROMO RATE EXPIRES AUGUST 31, 2026

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

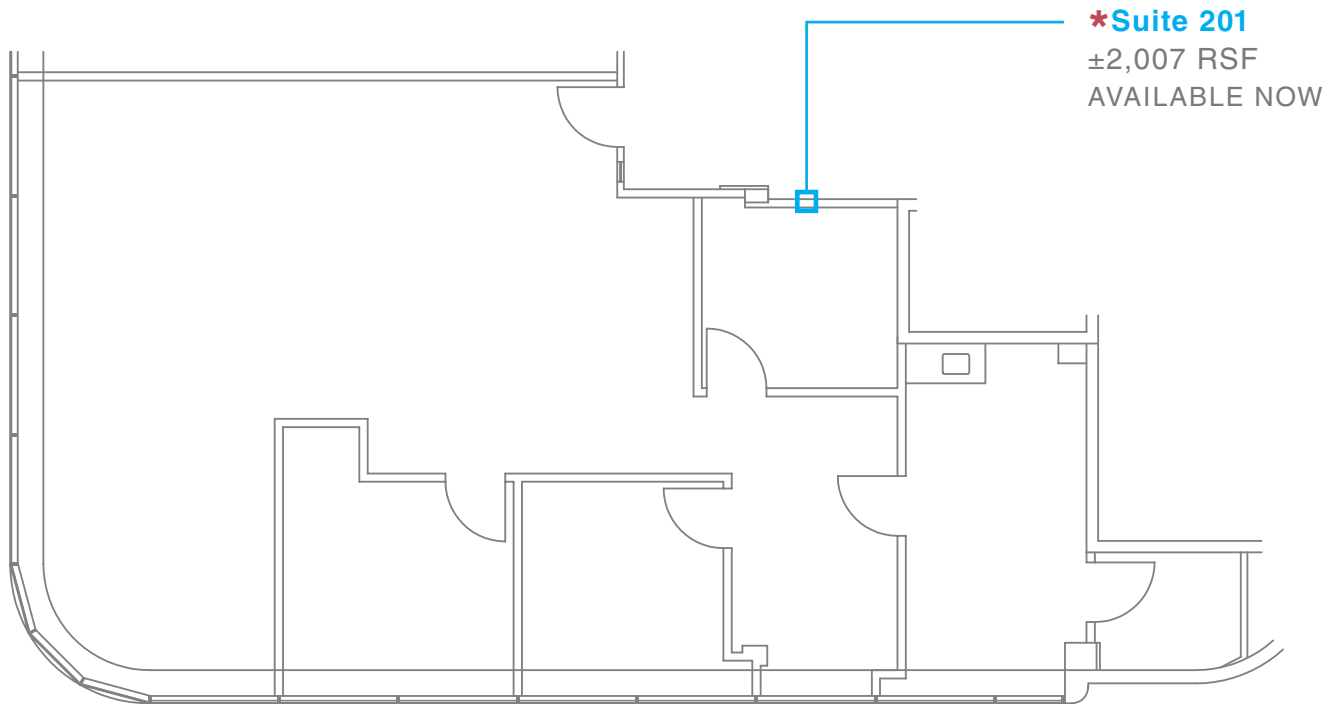


*Divisible by ±1,112 RSF & ±1,578 RSF

LA JOLLA CORPORATE CENTER

3262 HOLIDAY COURT AVAILABILITY

***SUITE 201 SUMMER 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 AUGUST 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)



LA JOLLA VILLAGE SQUARE (POWER CENTER)



LA JOLLA CORPORATE CENTER

NOBEL TRANSIT CENTER

6 MINUTE WALK TO LA JOLLA CORPORATE CENTER



TROLLEY TIME

BLUE LINE TROLLEY STOPS

DISTANCE TO LJCC

0

MIN.

LA JOLLA CORPORATE CENTER TO NOBLE DRIVE STATION

0.5

MILES

2

MIN.

LA JOLLA CORPORATE CENTER TO VA MEDICAL CENTER

1.2

MILES

9

MIN.

LA JOLLA CORPORATE CENTER TO UTC TRANSIT CENTER

2.2

MILES

17

MIN.

LA JOLLA CORPORATE CENTER TO OLD TOWN TRANSIT CENTER

9.2

MILES

26

MIN.

LA JOLLA CORPORATE CENTER TO SANTA FE DEPOT (DOWNTOWN)

12.8

MILES



TORREY PINES

LA JOLLA

NORTH TORREY PINES ROAD



the Campus
ON VILLA LA JOLLA

GILMAN DRIVE

VIA LA JOLLA DRIVE

NOBEL DRIVE

la jolla
VILLAGE SQUARE

THE SHOPS
AT LA JOLLA VILLAGE

SUBJECT

LA JOLLA VILLAGE DRIVE

VA San Diego
HEALTHCARE SYSTEM

VOIGHT DRIVE



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REAL ESTATE SERVICES

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