

EASTGATE

LA JOLLA UTC

4790 EASTGATE MALL

UPGRADED, FLEXIBLE OFFICE, LAB & R&D SPACE



WORKSPACE OPPORTUNITY

60,900 TOTAL SF

2-Story Class A Building:

- Autonomy to express company culture
- Flexibility for growth
- Private entry

• First Floor:

- 30,450 SF
- Warm shell ready for customization
- Ceiling height: 10'-9"
- Floor-to-deck: 15'-6"
- Floor-to-beam: 13'-2"

• Second Floor:

- 30,450 SF
- Second generation, highly-improved space built out with high-end finishes
- Ceiling height: 11'
- Floor-to-deck: 15'-6"
- Floor-to-beam: 13'-2"

Reimagined to Inspire:

- Modern building entry experience with landscaping upgrades
- Transformed outdoor workspace with new shade structure and comfortable seating

- **Electrical:** Expandable to 3,000 Amps Bus, 277/480 Volts 3 Phase, 4 Wire 56,000 AIC

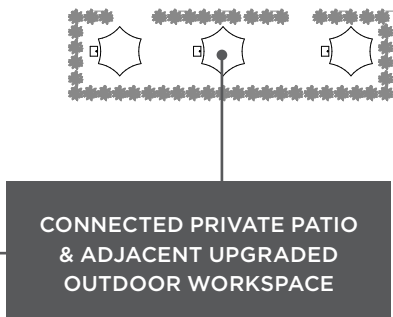
- **Free Surface Parking:** 3.5/1,000 SF

- **EV Charging:** 3 stations at building entry, 8 stations within the workplace

- **Building Top and Monument Signage**



FIRST FLOOR HYPOTHETICAL FLOOR PLAN



CONNECTED PRIVATE PATIO & ADJACENT UPGRADED OUTDOOR WORKSPACE

SECOND FLOOR HYPOTHETICAL FLOOR PLAN



FIRST FLOOR



HYPOTHETICAL BREAK AREA

SECOND FLOOR



INTERIOR PHOTOS



Spaces Designed for Collaboration and Productivity: Abundant collaboration areas, high-tech infrastructure and layouts tailored to optimize your team's workday create the perfect environment to support your next breakthrough.

Modern, California Lifestyle Amenities: Recruit, retain and engage top talent on a campus with sought-after amenities like sports courts and abundant outdoor enclaves for working and socializing in the open air.

A Supportive Landlord: Our established relationships with trusted vendors allow us to coordinate services within your space.

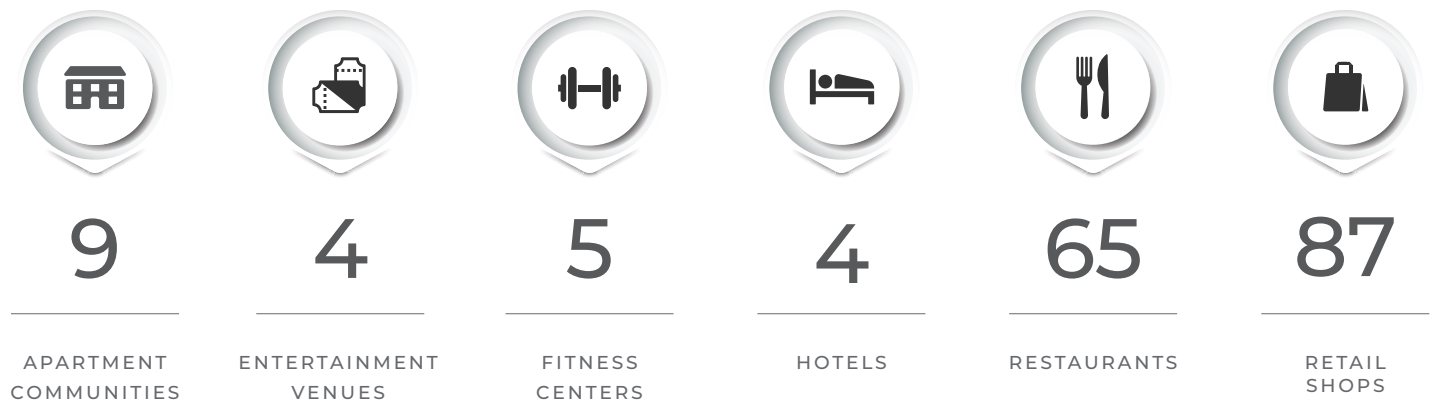
FLEXIBLE, CUSTOM, FULL-BUILDING HQ

4790 Eastgate Mall provides sufficient electrical capacity and design elements such as open ceilings, modern lighting and inviting collaboration spaces.



THE ULTIMATE COASTAL WORKDAY LIFESTYLE

Eastgate is the premier workplace destination with a range of on-site amenities and conveniences in a central La Jolla UTC location, surrounded by industry-leading companies and offering easy access to freeways, Westfield UTC and nearby resort-style living.



WITHIN A 5-MILE RADIUS

 **IRVINE COMPANY**

EASTGATELAJOLLAUTC.COM / 858.658.7700



All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC.#02041810. ©2026 Irvine Management Company. All rights reserved. All renderings/pictures shown are for information and illustration purposes only and are subject to change. Products, features, and amenities subject to availability. While we believe this information to be reliable, Irvine Management Company makes no representation or warranty as to the accuracy or completeness of such data and it should be independently verified by prospective tenants. You should conduct a careful, independent investigation of the property and verify all information. The Irvine Company, the Sunwave logo are registered trademarks of Irvine Management Company. Trademarks are the property of their respective owners.