



LA JOLLA COMMONS



Existing Campus Amenities

- Snack & Sip
- Sweat & Play
- Gather
- Accommodate



A true campus allowing for optimal employee engagement, wellness, and productivity

- 3-building campus totaling nearly 1.0M RSF
- Efficient, rectangular designed floorplates to maximize glass line
- 4.0/1,000 USF parking ratio campus wide
- All buildings LEED certified
- Walkable open air, amenity rich environment



Snack & Sip



fleurlette

4727

Chef Travis Swikard serves vibrant Southern French cuisine with garden-fresh ingredients in a stunning Provençal setting — perfect for enjoying lighter dishes like Dover sole and roasted quail al fresco!



AFROD
CAFE

4747

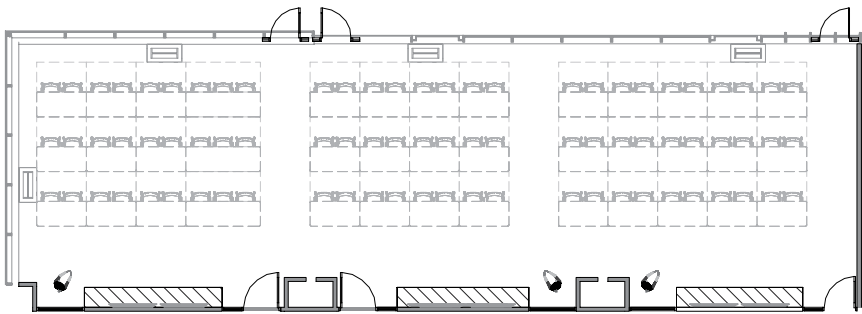


Campus Conferencing Center

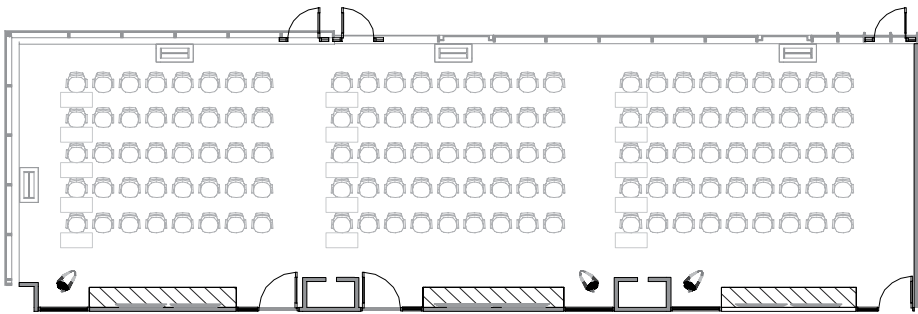


Gather

There's no need to book a hotel; our on-site conference center at 4747 is perfect for your next corporate event or all-hands meeting. Prefer the outdoors? Relax on a picnic blanket in the event plaza where endless opportunities for community & connection await!



Classroom Style Seating (78 Headcount)



Auditorium Style Seating (130 Headcount)

All-Hands Conferencing Configurations

LA JOLLA COMMONS



Fitness Center

Welcome to our fitness center, where state-of-the-art facilities meet a supportive community! Enjoy a variety of classes from spin to yoga, personalized training sessions, and convenient amenities like towel service, showers, and lockers—all set amidst inspiring indoor and outdoor workout areas, including our dedicated "Shred Shed" for your toughest training sessions.

Operated By:

 HealthFitness.

Sweat & Play



Elevate

Penthouse Terrace – An exclusive rooftop amenity available to building tenants to work, relax, or gather for informal meetings and events.



A true one-of-one opportunity—modern offices with floor-to-ceiling glass, panoramic views, and unique 27' two-story loft potential

Find Your Fit



4707

Suite	Size	Available	Notes
100% Leased			

4727

Suite	Size	Available	Notes
250	8,781 RSF	Immediately	Recently completed spec suite. Build out includes reception, large conference room, medium conference room, informal huddle/conference area, 14 private offices, phone room break area, work area, wellness room, IT/storage closet & open area for workstations.
475	3,563 RSF	Immediately	Recently completed spec suite. Build out includes reception, conference room, huddle room, 4 private offices, break area, work area, wellness room, IT/storage closet & open area for workstations.
500	5,302 RSF	9/1/2026	Future spec suite - under construction. Built out to include reception, conference room, 10 private offices, break area, phone room, storage room & open area for workstations.
510	3,163 RSF	9/1/2026	Future spec suite - under construction. Built out to include conference room, 5 private offices, break area, storage room & open area for workstations.
525	3,808 RSF	9/1/2026	Future spec suite - under construction. Built out to include waiting area, conference room, 5 private offices, break area, 2 phone rooms, IT/storage room & open area for workstations.
575	3,563 RSF	9/1/2026	Future spec suite - under construction. Built out to include reception, conference room, 6 private offices, break area, 2 phone rooms, storage room & open area for workstations.
710	11,629 RSF	Immediately	Space is in shell condition. Can build to suit. Divisible to 6,000 SF
775	3,563 RSF	Immediately	Space is in shell condition. Can build to suit.
800 - 1000	20,494 - 61,482 RSF	Immediately	Full floor space in shell condition with nearly column free spacing. Each floor is approximately 20,494 RSF.

4747

Suite	Size	Available	Notes
700	24,368 RSF	2/1/2027	Full floor high end law firm buildout in place. Buildout includes large and medium sized conference rooms, 45 window line offices, 4 interior offices and support areas, and break area.
1000	19,717 - 24,464 RSF	3/1/2027	Full floor available. Law firm build out in place with window line conferencing, 42 perimeter offices, 7 interior offices, multiple conference rooms, support rooms, reception, and break area. Can be made contiguous with 1150 for 37,792 SF.
1150	13,405 RSF	Immediately	Plug-n-play fully furnished opportunity. Build out includes reception, 2 conference rooms, huddle room, 19 private offices, break room, IT/storage closet, copy room & open area for workstations. Can be made contiguous with 1000 for 37,792 SF.
1300	18,691- 22,296 RSF	12/1/2026	Penthouse opportunity with double door identity. Buildout includes mostly open layout with multiple conference rooms and interior offices.



4727

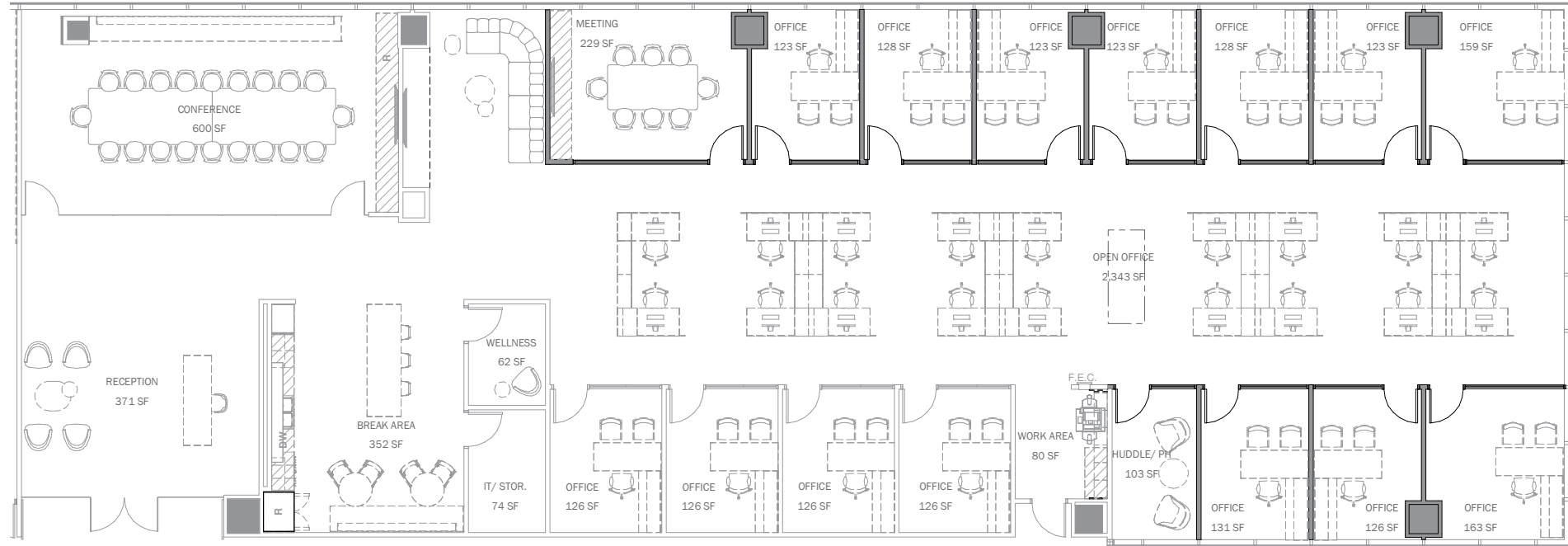


4727 Suite 250
8,781 RSF



Virtual Tour

Spec Suite



Key Plan

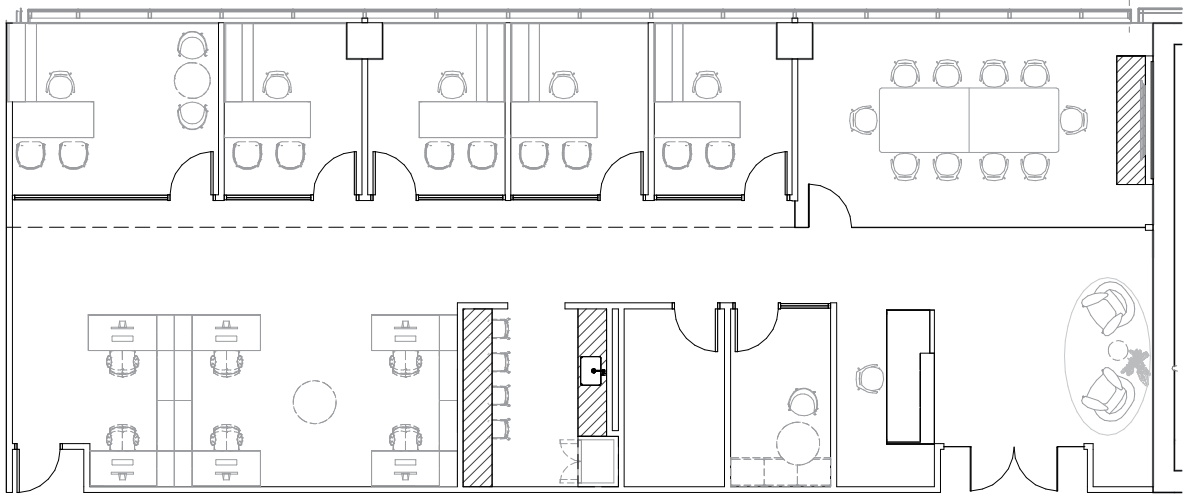


Suite 250
Spec Suite Finish Level

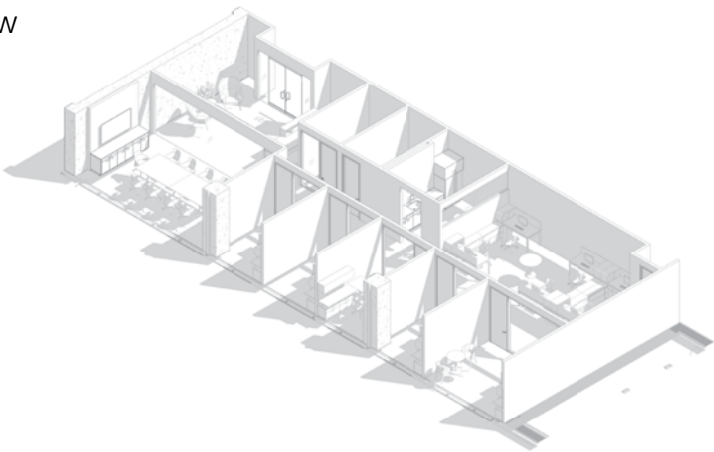
4727 Suite 475
3,563 RSF



Spec Suite



3D Conceptual View



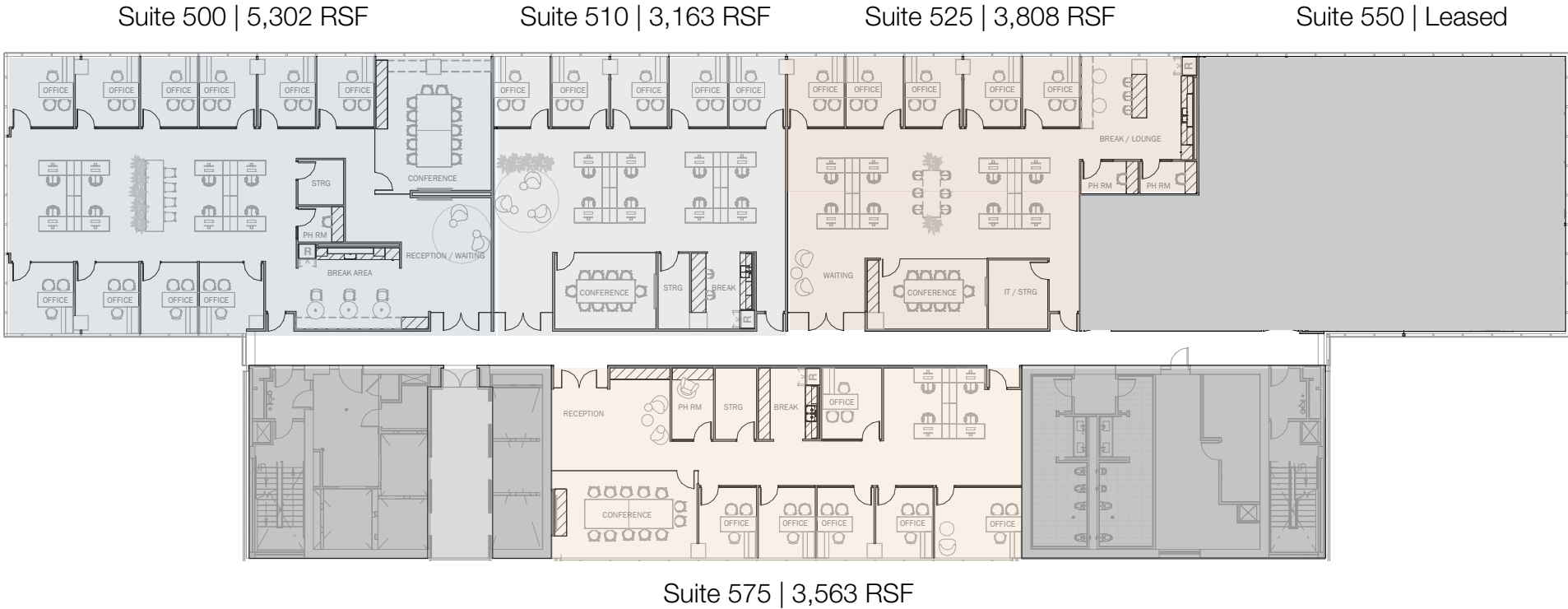
Key Plan



4727 Fifth Floor
Est. Delivery 9/1/2026



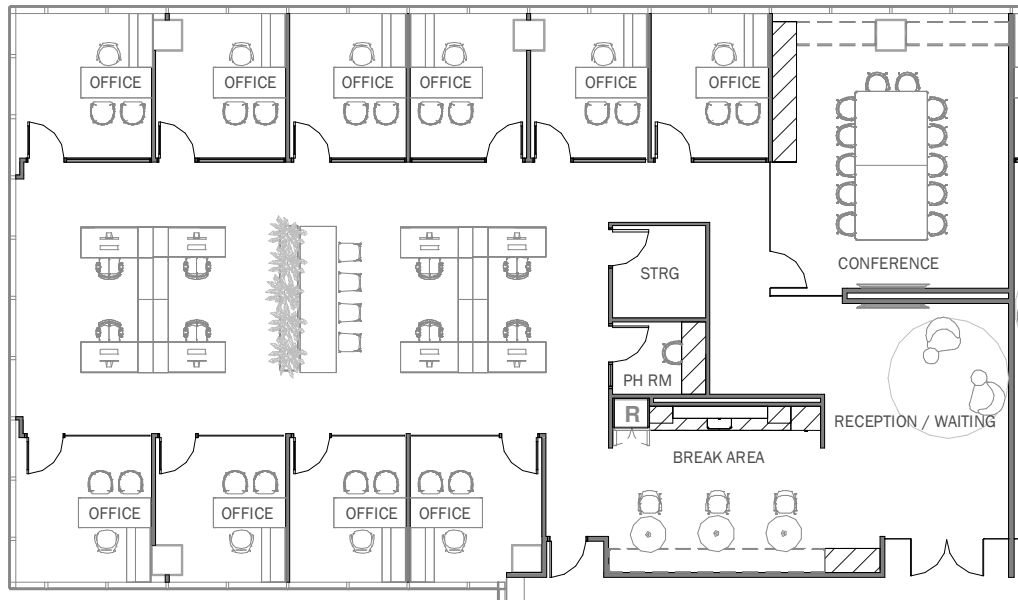
Future Spec Suites



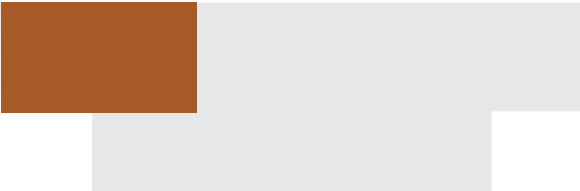
4727 Suite 500
5,302 RSF | Est. Delivery 9/1/2026



Future Spec Suite



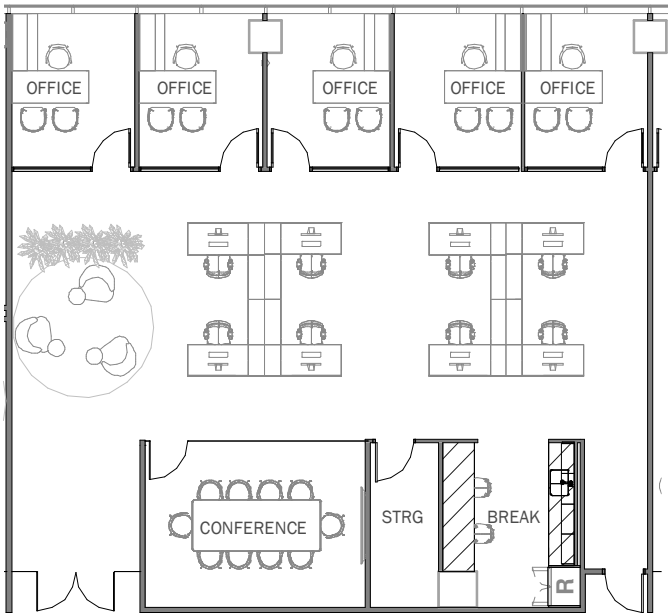
Key Plan



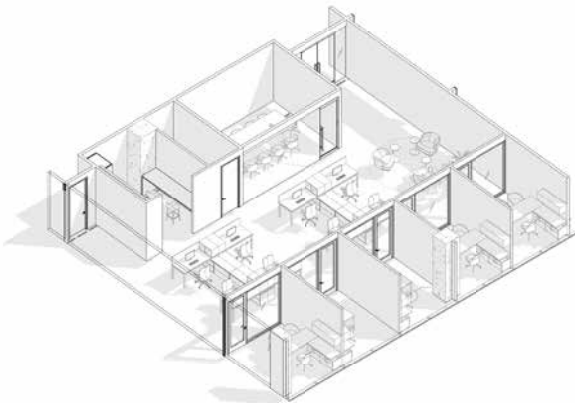
4727 Suite 510
3,163 RSF | Est. Delivery 9/1/2026



Future Spec Suite



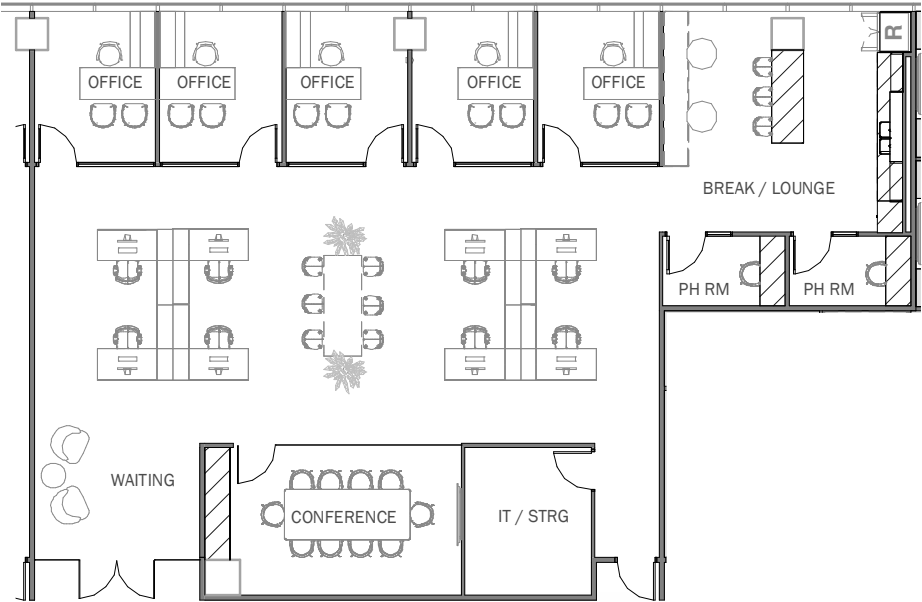
Key Plan



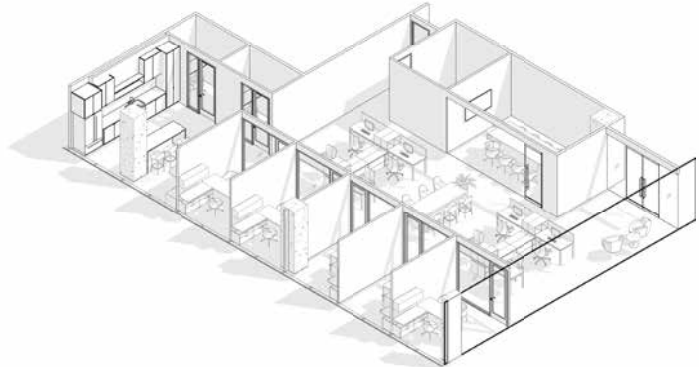
4727 Suite 525
3,808 RSF | Est. Delivery 9/1/2026



Future Spec Suite



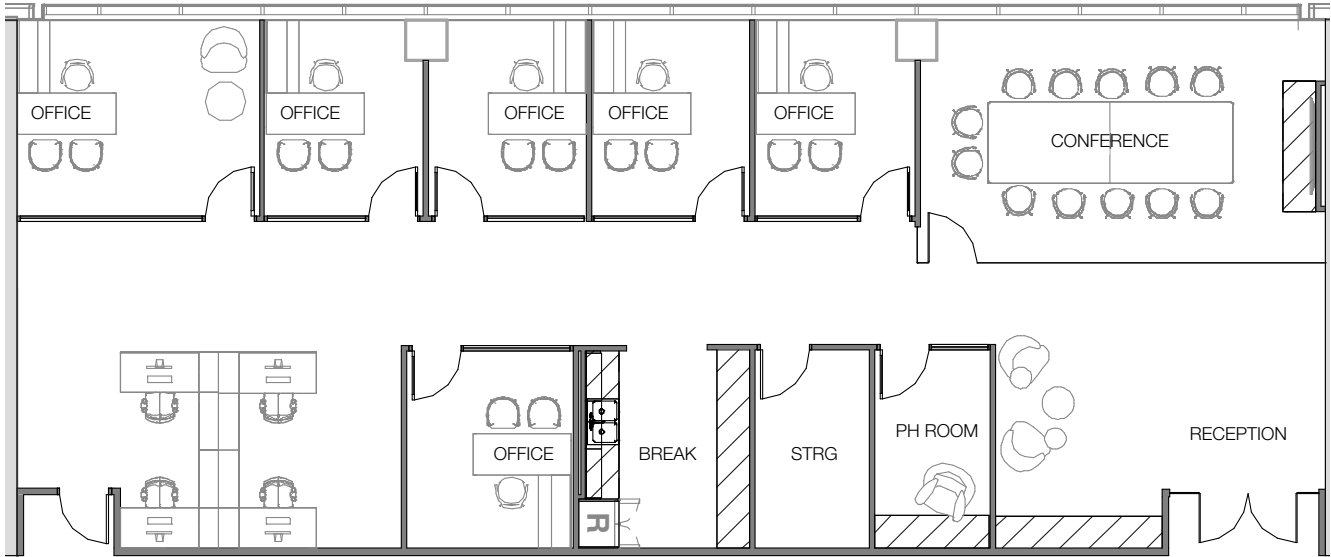
Key Plan



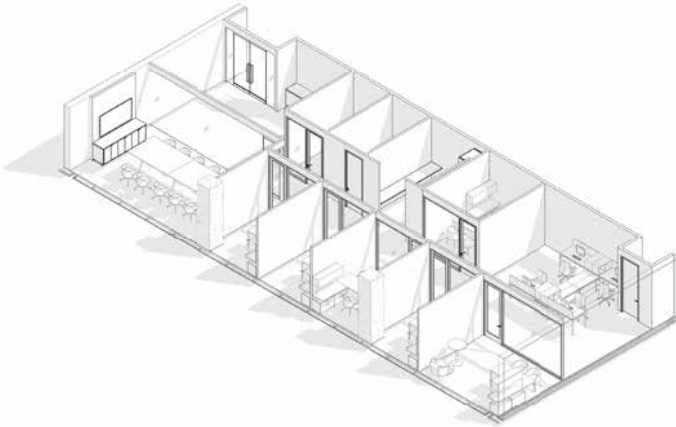
4727 Suites 575
3,563 RSF | Est. Delivery 9/1/2026



Future Spec Suite

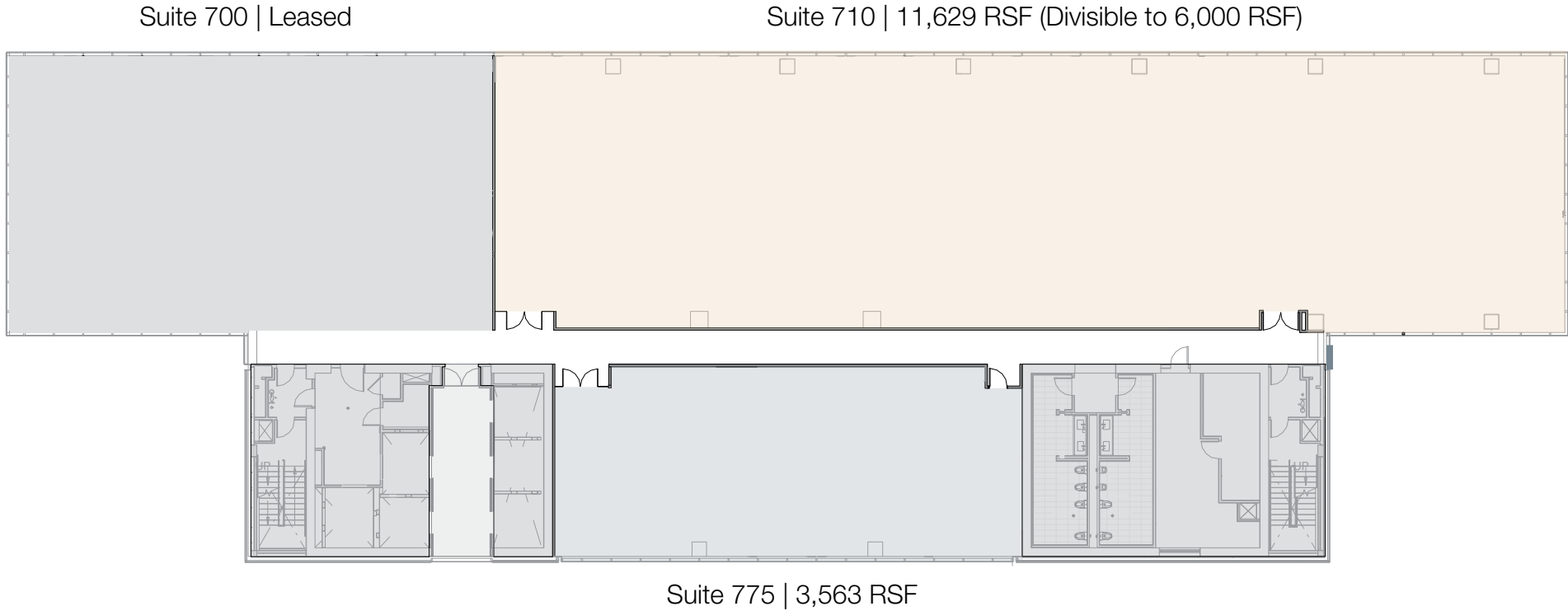


Key Plan



4727

Seventh Floor
Vacant (Shell Condition)

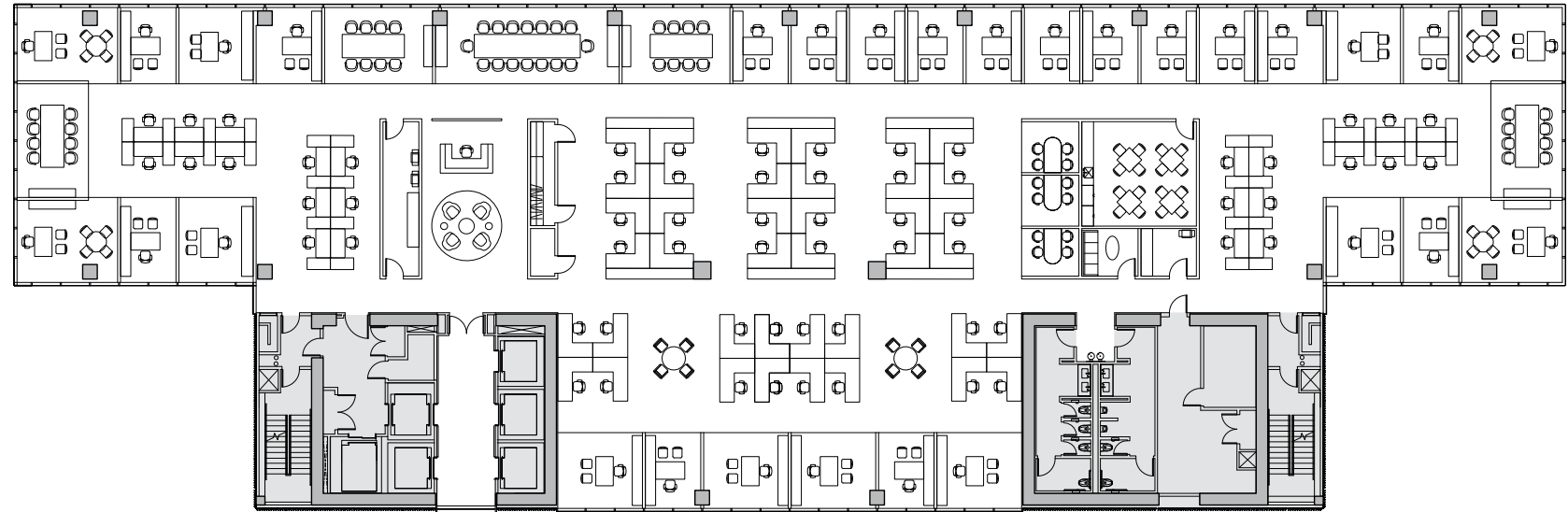


4727

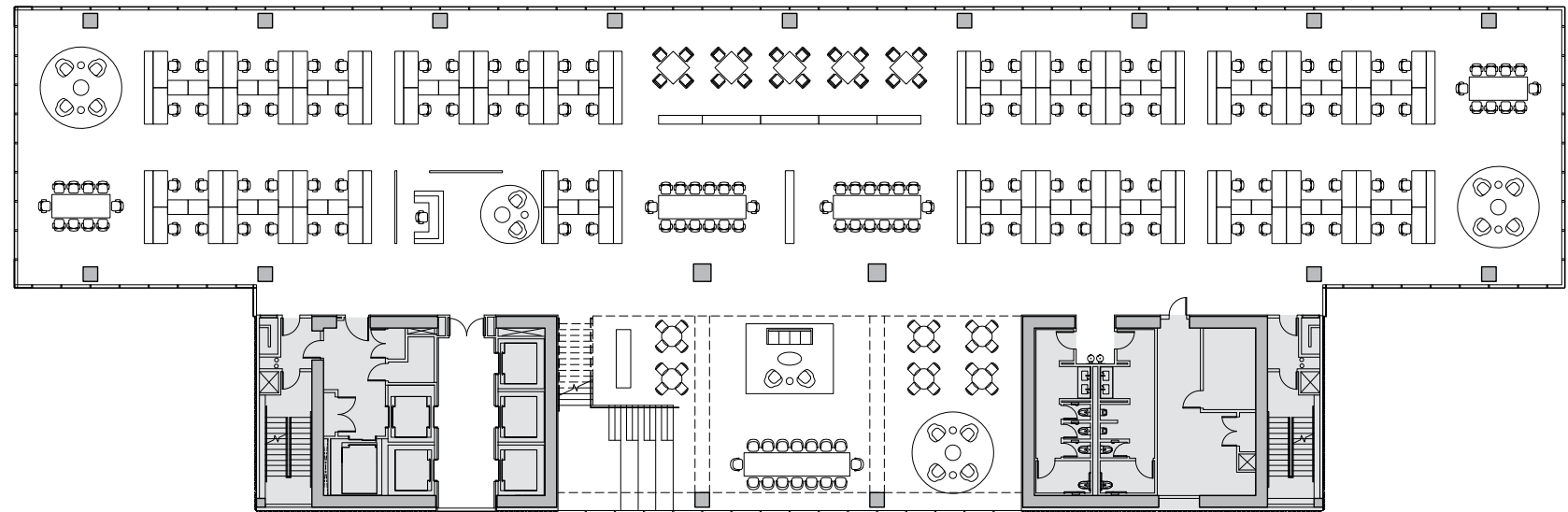
Suites 800 – 1000
20,493 RSF | Vacant (Shell Condition)



Traditional Layout



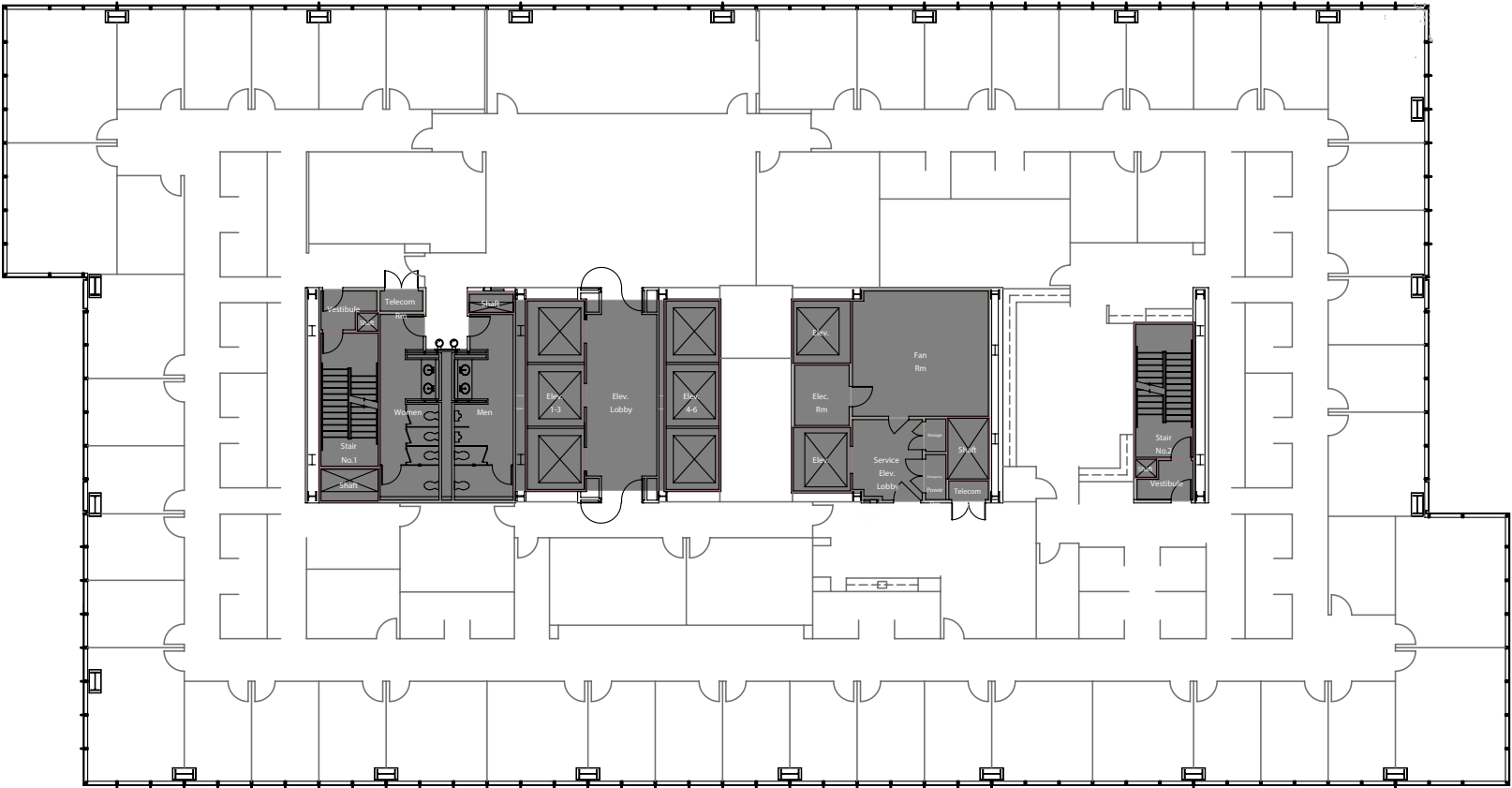
Open Concept Layout





4747 Suite 700
24,368 RSF | 2/1/2027

As-Built Plan



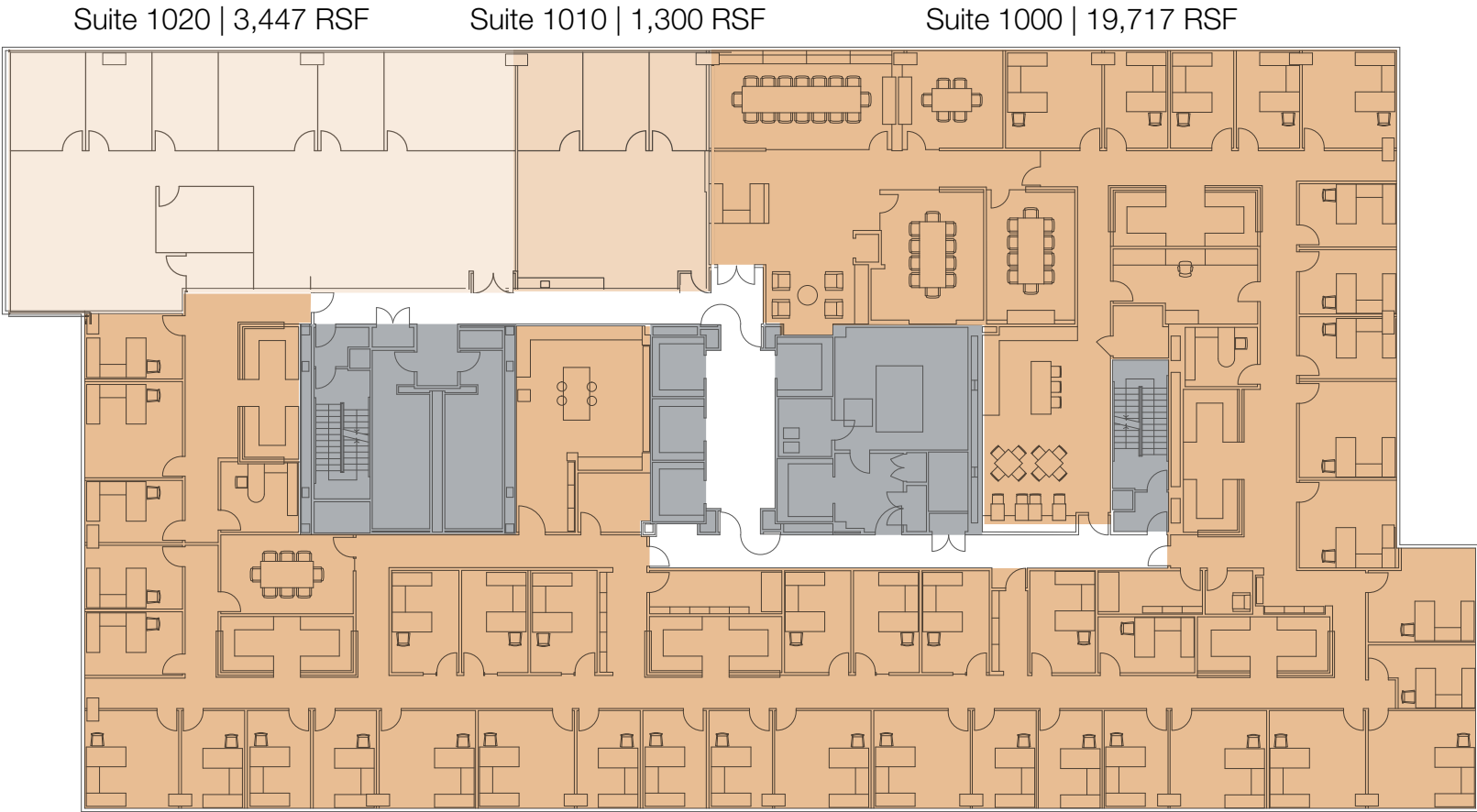
Key Plan



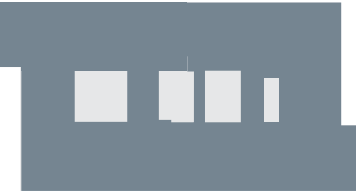
4747

10th Floor
19,717 - 24,464 RSF | 3/1/2027

As-Built Plan



Key Plan

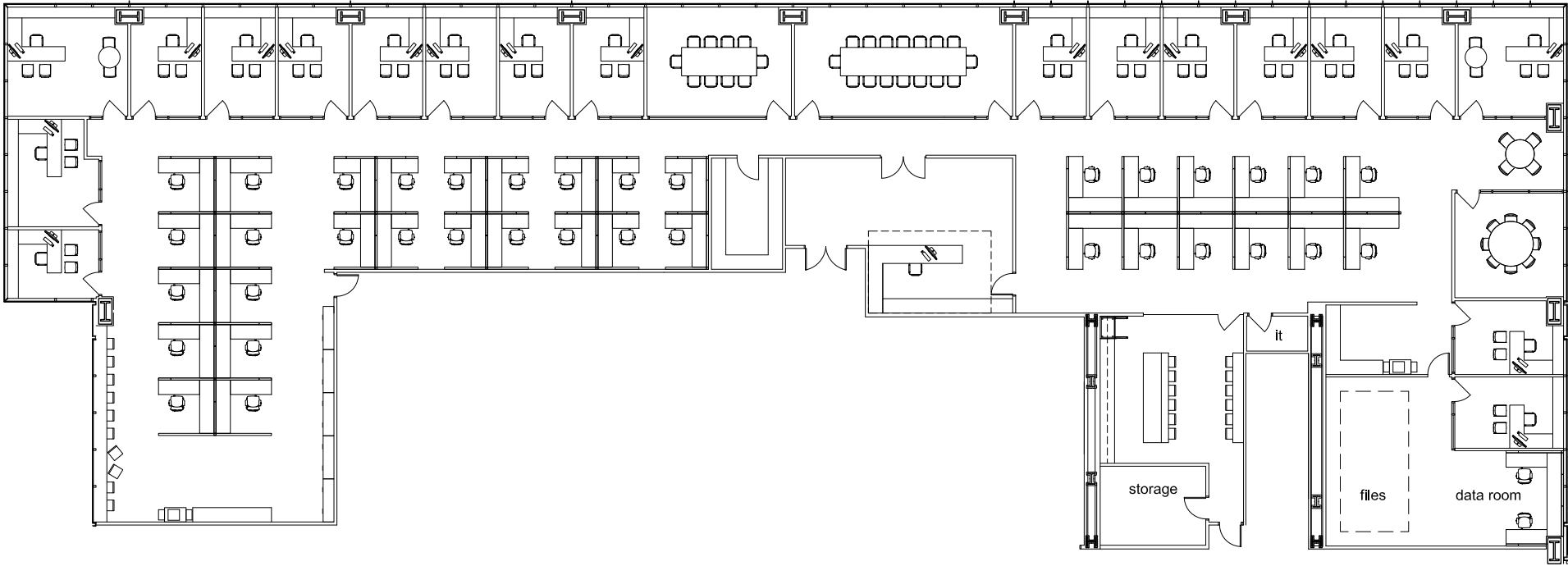


4747

Suite 1150
13,405 RSF | Vacant
*Plug-n-play fully furnished opportunity



As-Built Plan

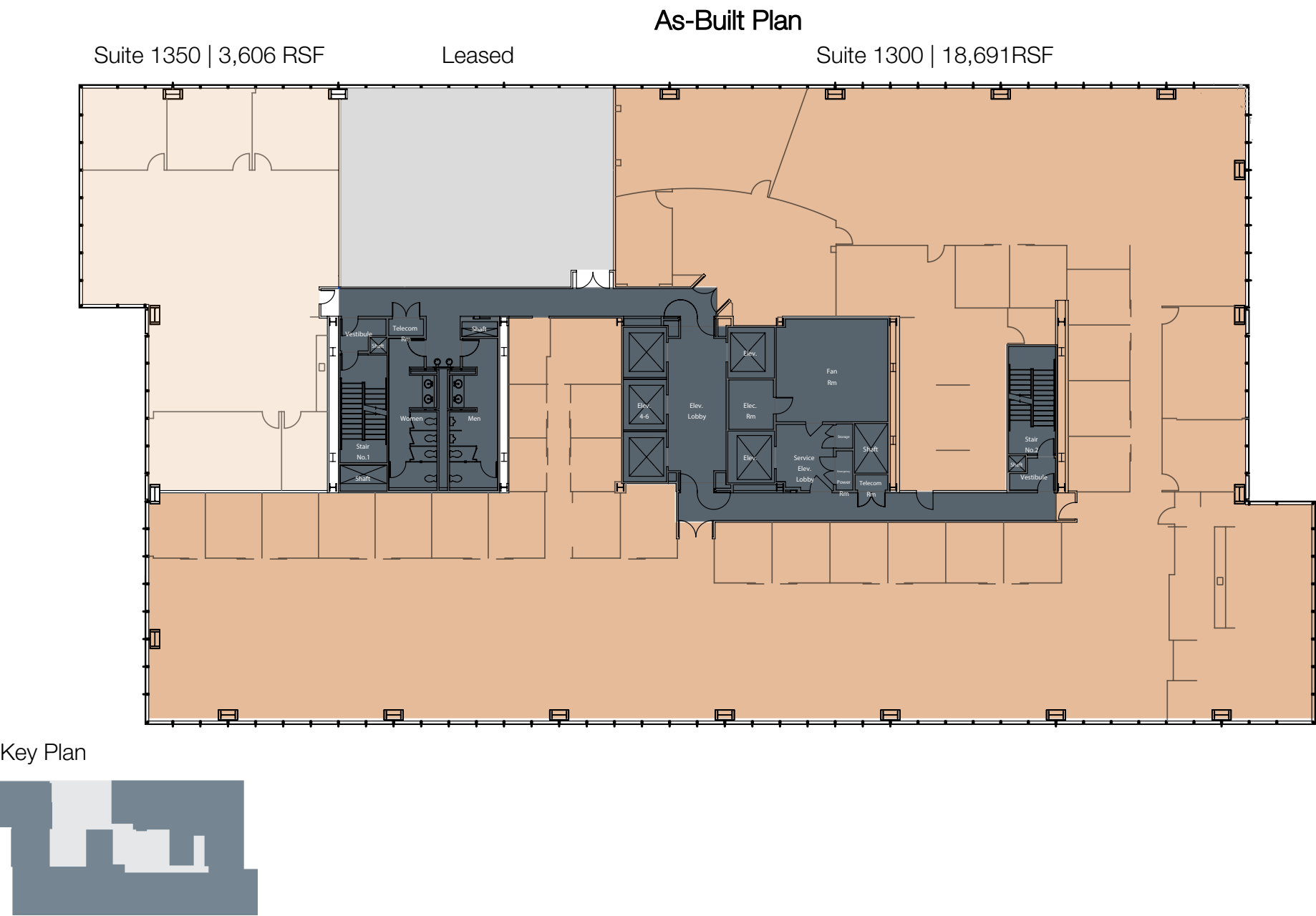


Key Plan



4747

Suite 1300
18,691 - 22,296 RSF | 12/1/2026



Shop & Explore

Just a stroll away from 1.2 million square feet of shopping at Westfield UTC, plus easy access to local gems like UCSD, Torrey Pines, and public transport

Westfield UTC

- | | |
|--------------------|-----------------------|
| Alo Yoga | L55 |
| Amalfi Llama | Nordstrom |
| AMC Theatres | Raman Nagi |
| Apple Store | Restoration Hardware |
| Blue Bottle Coffee | Salt & Straw |
| Blue Ocean | Seasons 52 |
| Din Tai Fung | Shake Shack |
| Haidialao | Soulcycle |
| Hermes | Starbucks |
| Javier's | Sweetgreen |
| Joey La Jolla | Telefèric Barcelona |
| Katsuya Ko | True Food Kitchen |
| La Colombe Coffee | 24 Hour Fitness |
| Lucrezia | Van Leeuwen Ice Cream |
| Lululemon | Venchi |

La Jolla Village Square

- | | |
|----------------|--------------|
| AMC Theatres | Ralphs |
| Chipotle | Starbucks |
| Club Pilates | Trader Joes |
| Crumbl Cookies | Urban Plates |
| PetSmart | Yogasix |

The Shops at La Jolla Village

- | | |
|------------------|--------------|
| CAVA | Philz Coffee |
| CVS | Sephora |
| Mendocino Farms | Snooze |
| Nékter Juice Bar | Sports Clips |
| Nordstrom Rack | Whole Foods |





LA JOLLA COMMONS

Leasing Contacts

Ryan J. Egli

ryan.egli@cbre.com

Lic. 01445615

Mike Hoeck

mike.hoeck@cbre.com

Lic. 01386247

Tyler Jemmett

tyler.jemmett@cbre.com

Lic. 01888011

AMERICAN
ASSETS
TRUST



CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE.

