

3570 AND 3580 CARMEL MOUNTAIN RD.
SAN DIEGO, CALIFORNIA

GATEWAY AT TORREY HILLS





OVERVIEW



TAKE YOUR WORK DAY TO NEW HEIGHTS

Elevate your work day experience with premium Flex+ spec suites, engaging on-site amenities and impressive outdoor spaces offering sweeping views.

// GATEWAY AT TORREY HILLS

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

INSPIRATION IN FULL VIEW

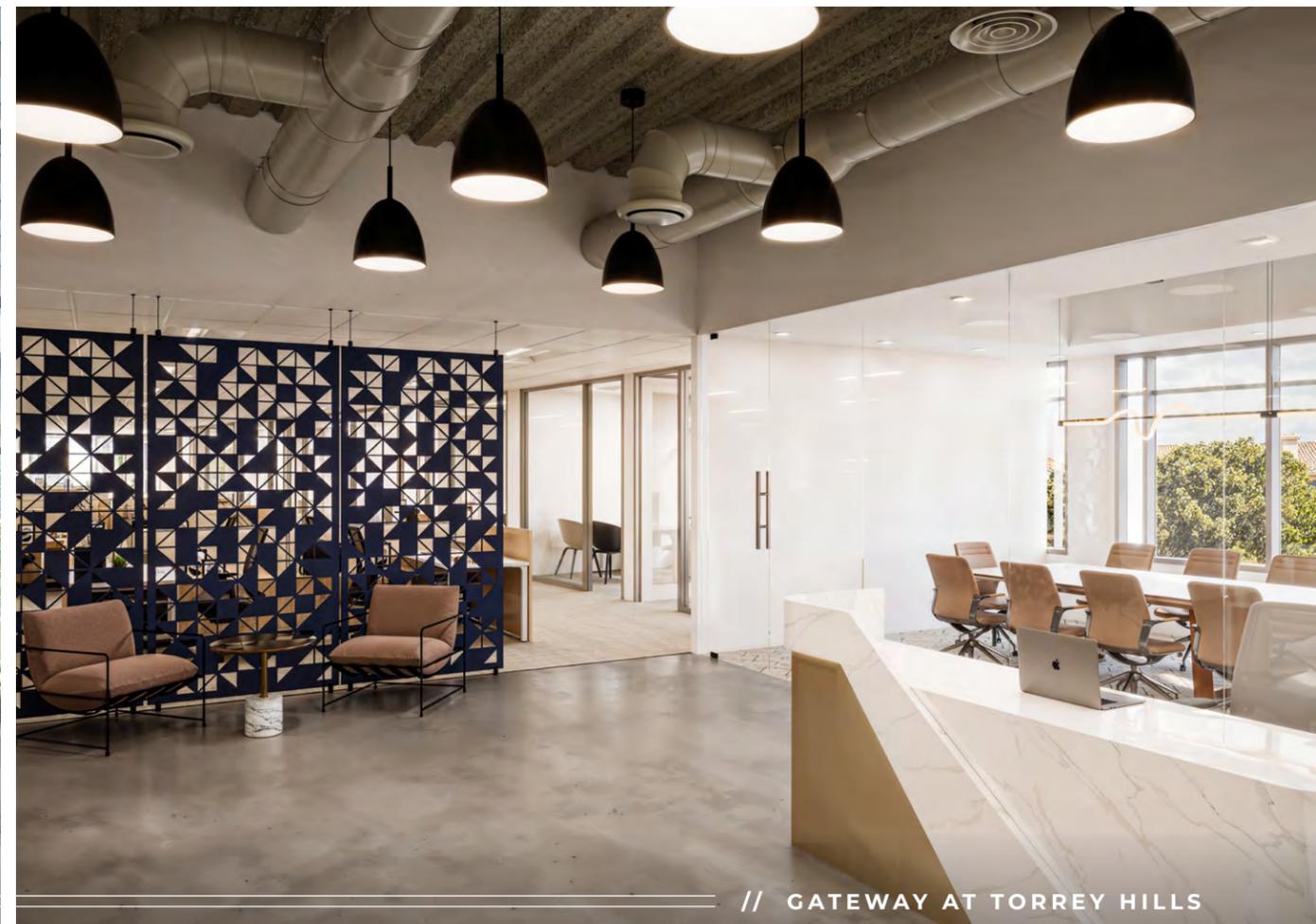
Balconies, open-air spaces with sweeping views and modern lobby design create an inspiring atmosphere where creativity and innovation flourish.

SCALE YOUR SUCCESS

Unique in this market, our Flex+ workspaces are meticulously designed with the highest quality finishes and impeccable attention to detail, creating a new standard beyond traditional spec suites.

IDEAL DEL MAR HEIGHTS LOCATION

Unlock San Diego's sought-after coastal lifestyle with a wealth of nearby dining and shopping at Del Mar Highlands Town Center and One Paseo, plus seamless commutes from luxury residential communities including Torrey Villas, Torrey Hills and Torrey Ridge.



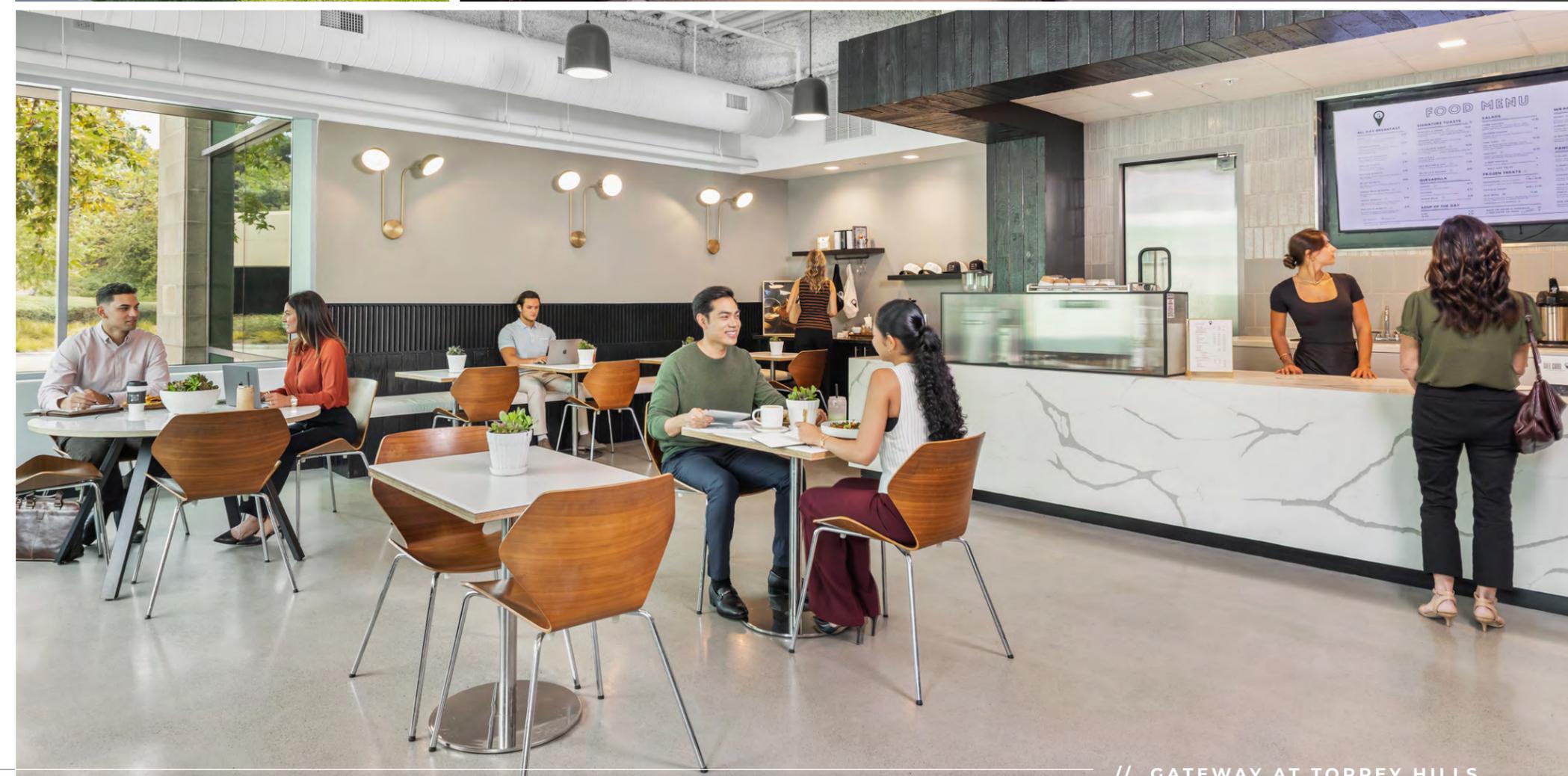
FEATURES

TRANQUIL SETTING, DYNAMIC SURROUNDINGS

Dining, fitness and event space are all steps away, with even more options to energize the workday easily accessible throughout Del Mar Heights.

-  2 low rises, 198K SF
-  Flex+ move-in ready workspace
-  Pinpoint Cafe
-  Kinetic Fitness
-  The Commons outdoor workspace
-  Meeting & event space at nearby Irvine Company workplace Paseo Del Mar

Certifications





LOCATION

GATEWAY AT TORREY HILLS AREA MAP

The best of the Del Mar Heights area — shopping, dining, fitness and entertainment — is easily accessible with direct access to Interstate 5 and 805 and State Route 56.



WITHIN A 4-MILE RADIUS

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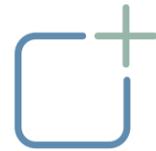
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MOVE-IN READY WORKSPACES

Flex+ offers small businesses premium, move-in ready suites in the best locations — plus no upfront investment or long-term commitment.



premium workspace

Build your brand in expertly designed suites with high-end finishes and furniture options.



move-in ready

Save on startup costs with no upfront investment, build-outs or long lead times.



flexible lease terms

Choose terms that work for you with no long-term commitment and scale across our 150+ workplaces.



personalized support

Make everything easier with simplified leasing and attentive customer care every step of the way.

get started at flexplus.com



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WE CREATE PLACES THAT BRING PEOPLE TOGETHER TO SUCCEED

More than 18 million people choose to live, work, shop, stay and play in Irvine Company's 129 million SF real estate portfolio. Decades of thoughtful planning and stewardship ensure we deliver exceptional placemaking and customer experiences — all backed by our commitment to long-term ownership and industry-leading financial stability.

INDUSTRY-LEADING FINANCIAL STABILITY

Our unmatched capital resources ensure we uphold our standards of excellence, regardless of market conditions.

FUTURE-PROOF FLEXIBILITY

A range of lease options and our collaborative partnership support your growth.

ELEVATED CUSTOMER CARE

Expert teams, fast response times and personalized service ensure worry-free workdays.

READY FOR WHAT'S NEXT

From enabling hybrid solutions to supporting diverse work styles, we keep your business at the forefront of what's possible.

ACTIVATED TO ATTRACT & ENGAGE TEAMS

Experience-driven amenities make your workplace an essential employee destination.

SUSTAINABILITY BY DESIGN

We strive to lead and innovate for the preservation of environmental resources.





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