

10590 WEST OCEAN AIR DR.  
SAN DIEGO, CALIFORNIA

# TORREY VIEW



 IRVINE COMPANY



OVERVIEW



## WHERE INSPIRATION MEETS CONVENIENCE

Inspire excellence at Torrey View, a premier low-rise workplace boasting breathtaking views of the Pacific Ocean and Torrey Pines, plus premium Flex+ spec suites and convenient parking.

// TORREY VIEW

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

## THE ULTIMATE OASIS

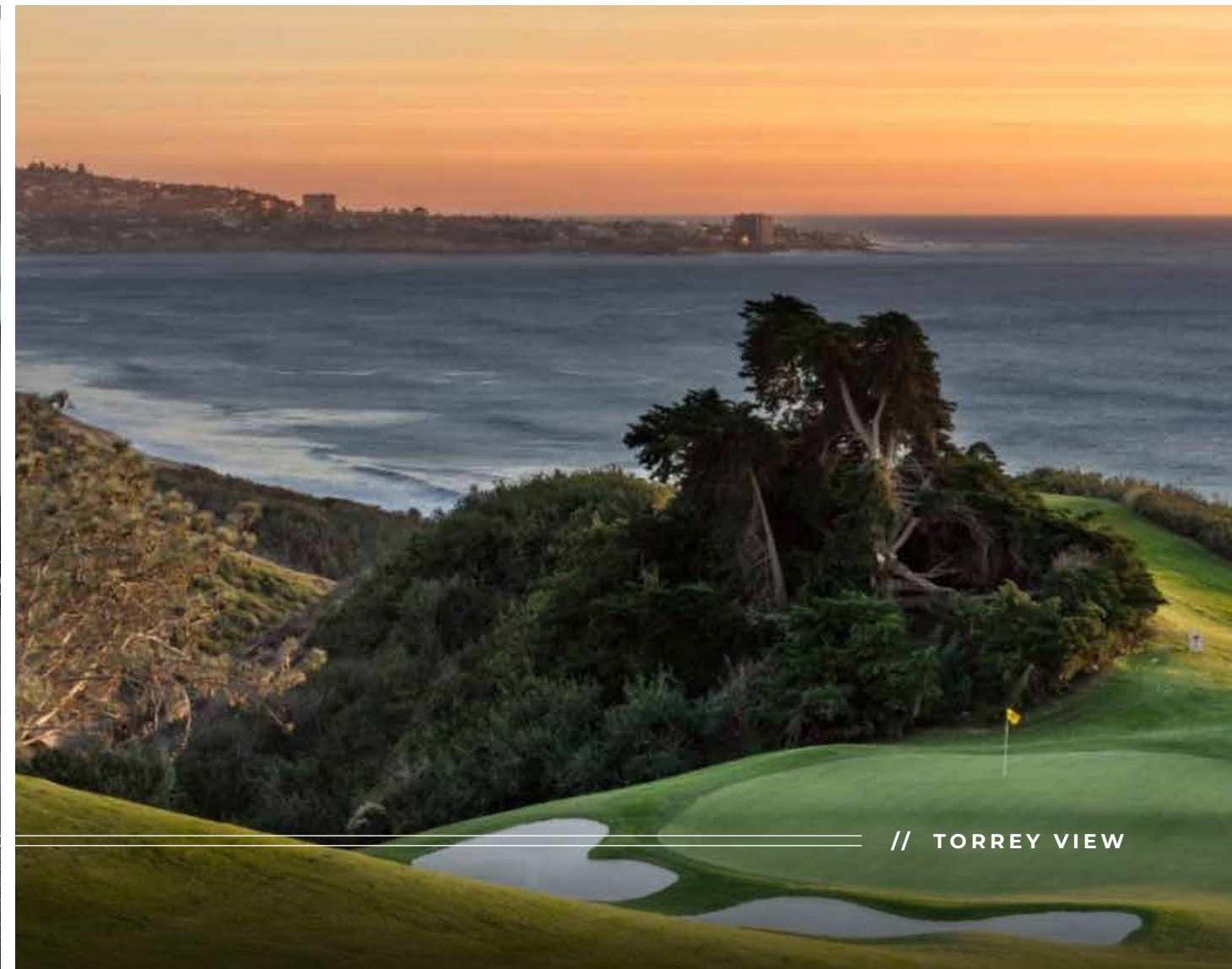
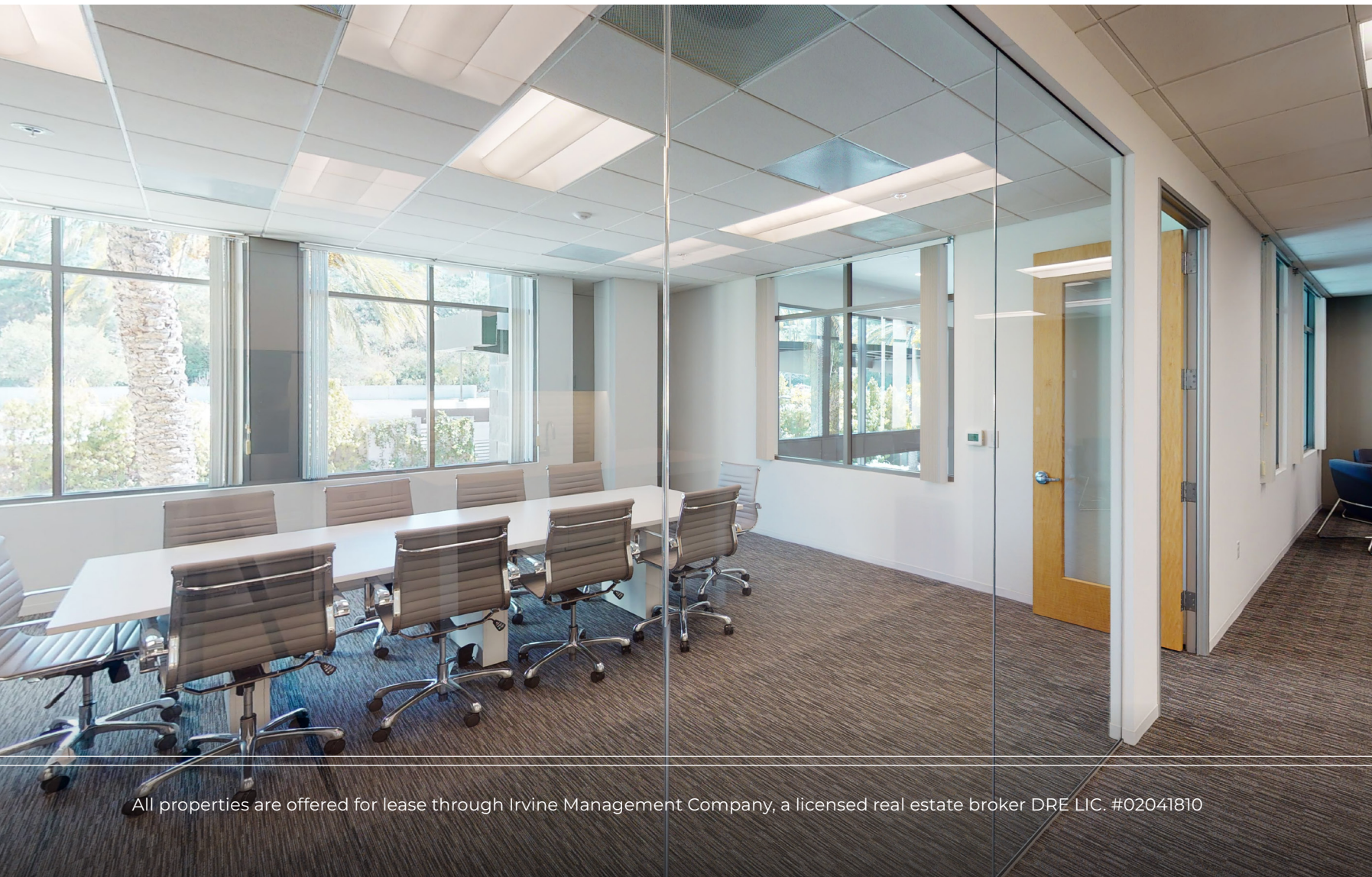
Situated on 4.24 lush, tropical acres with outdoor gathering areas, Torrey View brings the best of coastal California to the workplace.

## SCALE YOUR SUCCESS

Meticulously designed with the highest quality finishes, Flex+ spec suites offer unmatched scalability for your team's evolving needs and a dedicated strategist to simplify every step.

## 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 Del Mar, Carmel Valley and Rancho Santa Fe — all part of your business address.





// TORREY VIEW

FEATURES

# EMBRACE THE SOCIAL WORKPLACE EXPERIENCE

Get more work done — indoors and outdoors — and make the most of the workweek with access to nearby amenities and conveniences.

-  Three-story low rise, 72K SF
-  Flex+ move-in ready workspace
-  Outdoor workspace
-  Meeting & event space at nearby Irvine Company workplace Paseo Del Mar
-  Close to shopping and dining at Torrey Hills Center and Del Mar Highlands Town Center

## Certifications





LOCATION

# TORREY VIEW 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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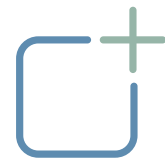
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# Office, *effortlessly*

Take your business further, faster — with a simple path to success. Flex+ delivers premium, move-in ready suites in the best locations for small businesses doing big things.



## premium workspace

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



## flexible lease terms

Choose terms that work for you with no long-term commitment and scale across our 130+ workplaces.



## move-in ready

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



## personalized support

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

get started at [flexplus.com](https://flexplus.com)



// GATEWAY AT TORREY HILLS

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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.



 **IRVINE COMPANY**

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