



for the modern workforce.

- The innovative building design features floor-to-ceiling glass delivering extraordinary natural light, and energy efficiency
- Sliding entry doors connect the indoors to the open-air workspace, inviting greater team collaboration and mobility for a seamless work-life balance
- Convenient access to Highway 52, and 805 and 5 Freeways
- Prominent UTC location with unobscured canyon and ocean views

Eastgate Terrace, where business





SITE LOCATION:

9779 Towne Centre Drive San Diego, California 92121

Ideally located in University Towne Centre; Easy access to Highway 52, and 805 and 5 Freeways.

BUILDING SIZE:

3-story building offering 96,400 SF

FLOOR PLATE SIZE:

Approximately 32,500 SF

BUILDING SPECIFICATIONS:

- Floor/Ceiling Heights: 10'-0"
- 10' floor-to-ceiling glass provides unobscured canyon and ocean views
- 30' column-to-column window line

BUILDING EXTERIOR:

- Contemporary design
- High-performance glass for energy efficiency and maximum daylight
- Prominent identity signage with freeway visibility
- Stainless steel entry with glass swing doors

SUSTAINABILITY:

LEED® Certified design

CUSTOMER CONVENIENCES:

- Connected outdoor workspace and patio
- Conference tables provide the perfect locale for meetings and impromptu collaboration
- BBQ stations, kegerator and cafe-style seating help equip company events
- Take a quick break or re-energize the team at the bocce court
- Additional community amenities include fitness center, conference center, putting green, volleyball and basketball courts, weekly gourmet food trucks and bike share program

PARKING:

Convenient surface parking – 4/1,000 SF

ARCHITECT:

LPA Inc.







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