

EASTGATE

LA JOLLA UTC





// 4755-4875 EASTGATE MALL | 9515-9890 TOWNE CENTRE DRIVE | SAN DIEGO, CALIFORNIA

OVERVIEW

CENTERED IN LA JOLLA UTC DESIGNED FOR THE FUTURE OF WORK

Be part of the \$21 million reimagining of this 26-building campus into a cutting-edge destination for leading innovators with customizable workspaces, engaging amenities and a community of prestigious companies shaping the future of work.



26-building campus,
1.5M SF



Typical floor plate size
16K - 30K SF

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



LA JOLLA COVE

"Ours is an ideal location for a growing technology company. It offers high-quality work environments, easy freeway access, outstanding amenities and proximity to the university and nearby technology."

- Mark Drucker, CEO,
Silanna Semiconductor

THE ULTIMATE COASTAL WORKDAY LIFESTYLE

LIVE, WORK, PLAY, LA JOLLA UTC

Experience the dynamic energy of La Jolla UTC with Irvine Company, where the area's world-famous coastal lifestyle draws top talent from San Diego and beyond. Our workplaces are conveniently located near everything your teams need to thrive, including La Jolla UTC's best restaurants, shops and residential communities.



THE POINTE AT WESTFIELD UTC



REINVESTMENT

EXPLORE THE MODERNIZATION

Reimagined outdoor workspaces, cafe, exteriors and entries create an energizing atmosphere, adding to a collection of sought-after amenities like fitness, conferencing and sports courts.



\$21 million reinvestment plan



Updated monument and directional signage throughout the workplace



12 building entry and landscaping improvements



6 upgraded outdoor workspaces

REIMAGINED
TO INSPIRE



AMENITIES

EVERYTHING TEAMS NEED ON-SITE

Bring teams together for more productive workdays with sought-after amenities on an engaging campus.



Cafe



Kinetic fitness center
& sports courts



Outdoor
workspace

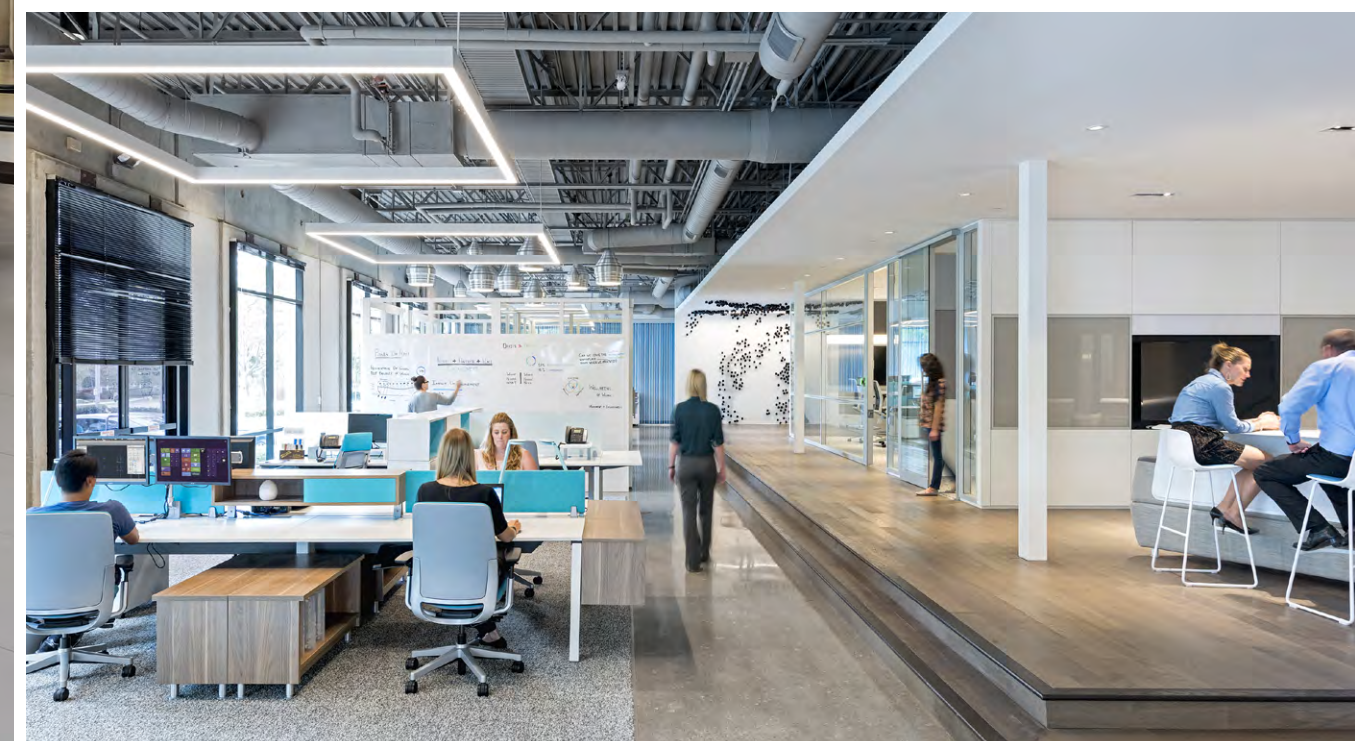


Venue meeting & event
space for up to 32 attendees





CUSTOMER SPACES



COMPLETE CUSTOMIZATION

Bring your company culture to life with personalized office, R&D and lab space including the opportunity to develop a private, branded campus experience.



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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LA JOLLA VILLAGE SQUARE



THE SHOPS AT LA JOLLA VILLAGE



UC SAN DIEGO

EXECUTIVE DRIVE STATION

TORREY PINES (3.6 MILES)

EASTGATE
LA JOLLA UTC

REGENTS COURT



RENAISSANCE TOWNE CENTRE



WESTFIELD UTC

Iconic, open-air luxury shopping destination with 60+ dining options and 50K SF of new shops and restaurants arriving in 2026



LOCATION

EASTGATE AREA MAP

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.



53

APARTMENT
COMMUNITIES



28

ENTERTAINMENT
VENUES



13

FITNESS
CENTERS



7

HOTELS



68

RESTAURANTS



146

RETAIL SHOPS

WITHIN A 5-MILE RADIUS

WE CREATE SPACES 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

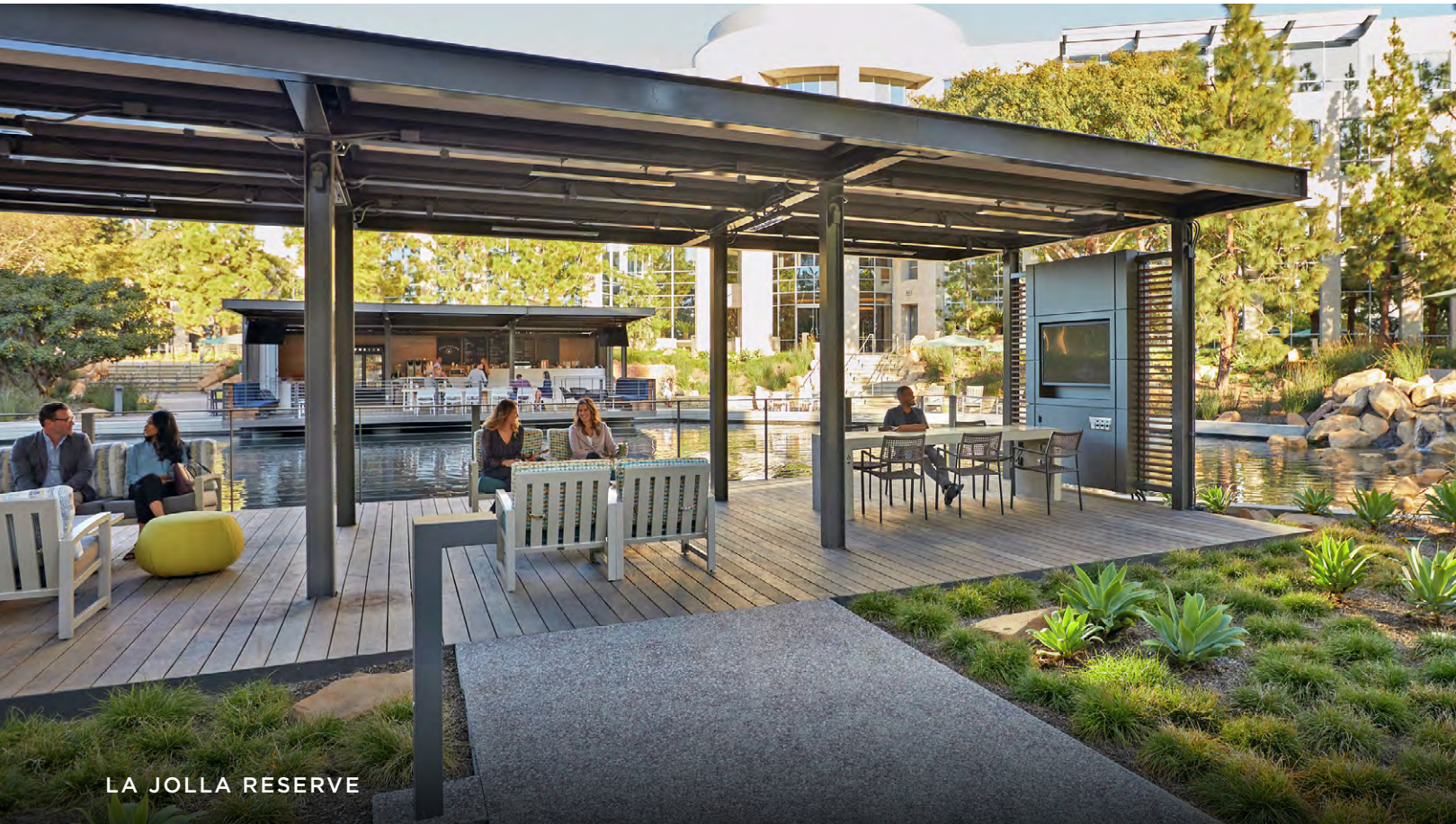
From enabling hybrid solutions to supporting diverse work styles, we keep your business at the forefront of what’s possible.

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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