La Jolla Reserve

4401, 4435 & 4445 EASTGATE MALL
SAN DIEGO, CALIFORNIA



IRVINE COMPANY





OVERVIEW

Inspire and *Energize*

La Jolla Reserve makes every day extraordinary with inspired architecture that blends sophisticated indoor spaces with the natural beauty of Coastal California.

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

Inspire with Unique Environments

Spark creativity and connection in relaxing outdoor workspaces, including an amphitheater and a cafe suspended over a central pond.

Invigorate with Workday Wellness

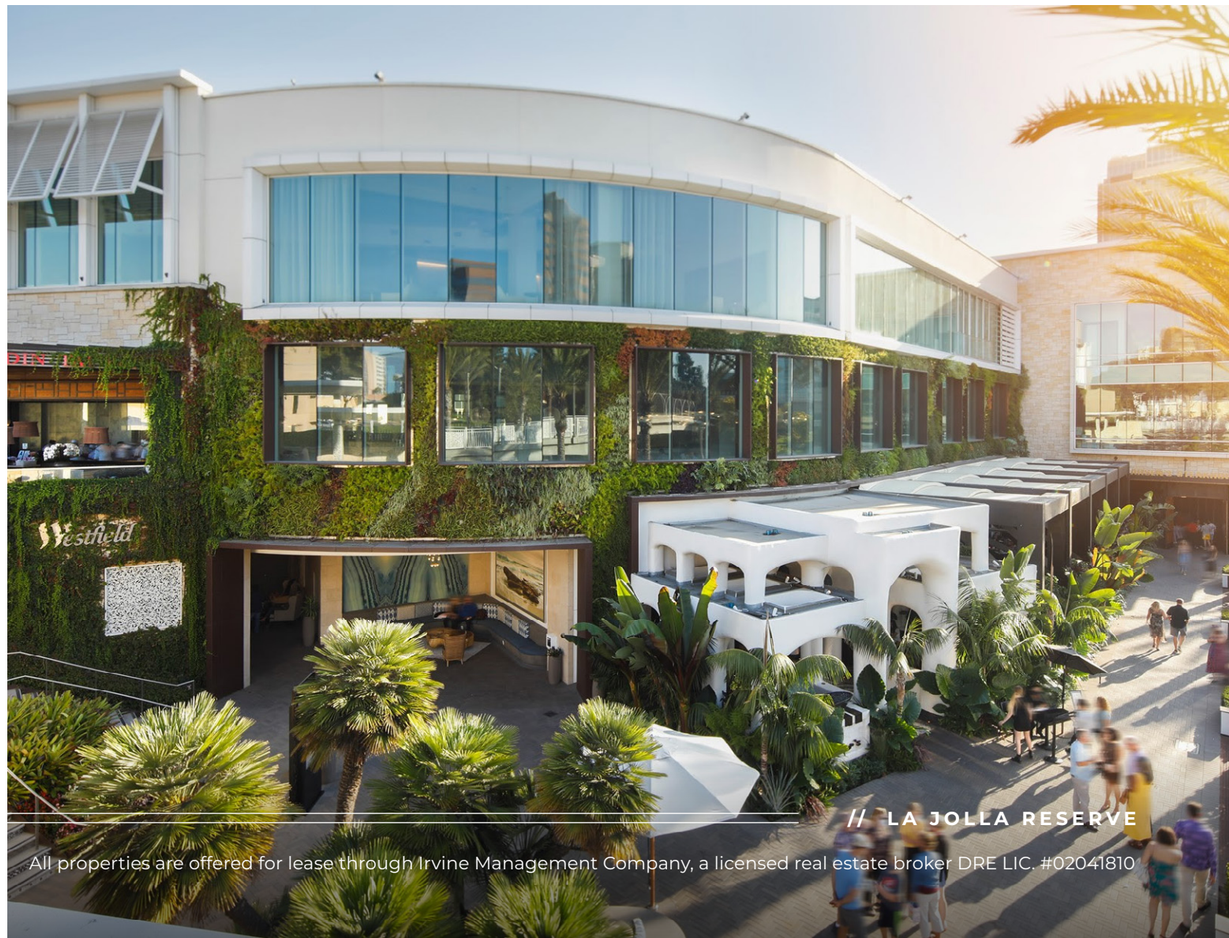
Energize mind and body with an indoor-outdoor Kinetic Fitness featuring state-of-the-art equipment.

Dynamic La Jolla UTC Location

A central La Jolla UTC location near Westfield UTC gives your team everything they need to thrive with 200+ elevated dining, shopping, wellness, and entertainment options.







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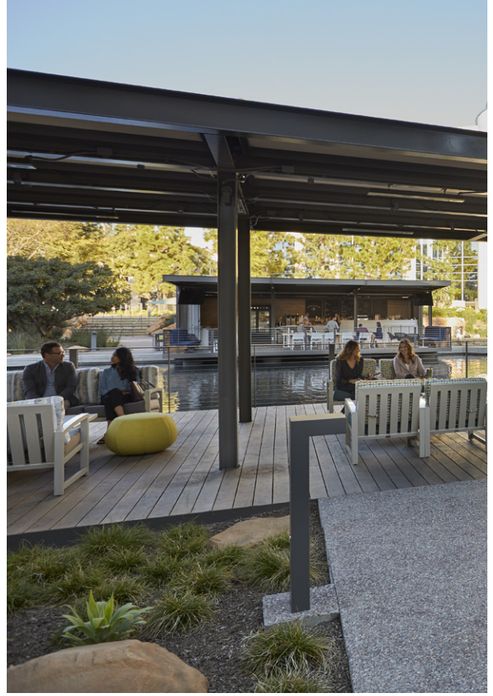
FEATURES

Redefining Workplace *Excellence*

La Jolla Reserve's campus makes an impression at every turn with a dynamic outdoor amenity hub that includes a waterside cafe, a spacious amphitheater featuring pond views, and open air workspace.

- Three Class A low rises, 300K+ SF
- Flex+ move-in ready workspace
- Cargo Cafe
- Kinetic Fitness
- Three outdoor meeting & event spaces

Certifications







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LOCATION

La Jolla Reserve
Area Map

In addition to its on-site amenities, La Jolla Reserve's convenient location offers easy access to freeways, resort-style living, and 200+ dining, shopping, wellness, and entertainment options steps away at Westfield UTC.

9	4	5	4	65	87
APARTMENT COMMUNITIES	ENTERTAINMENT VENUES	FITNESS CENTERS	HOTELS	RESTAURANTS	RETAIL SHOPS

WITHIN A 5-MILE RADIUS

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Flex+
BY IRVINE COMPANY

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





// LA JOLLA RESERVE

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IRVINE COMPANY

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 129M 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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