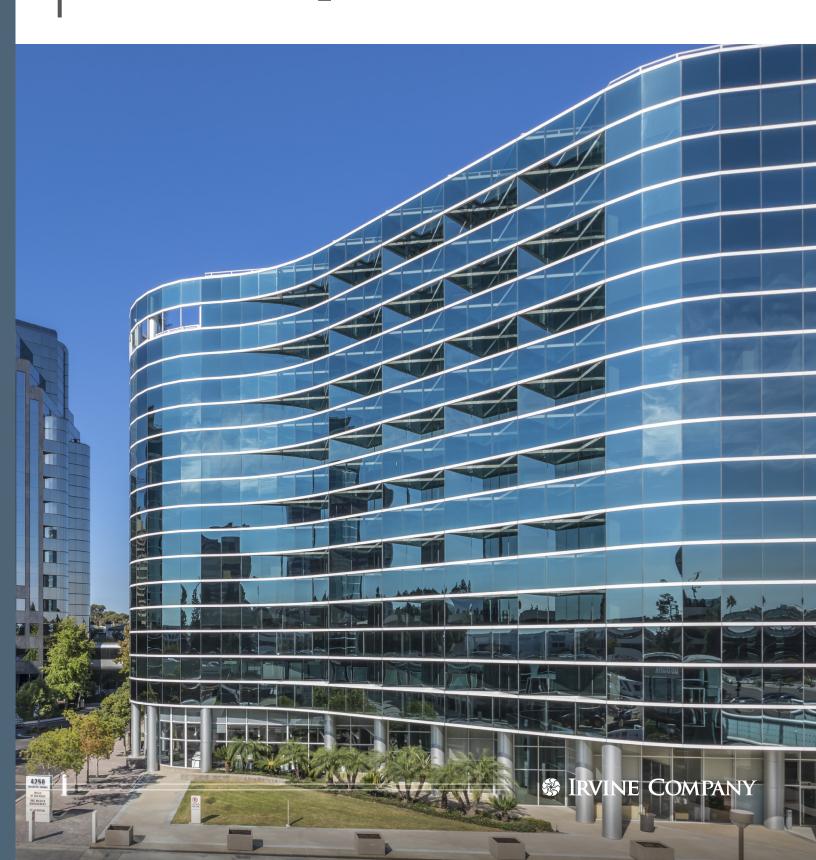
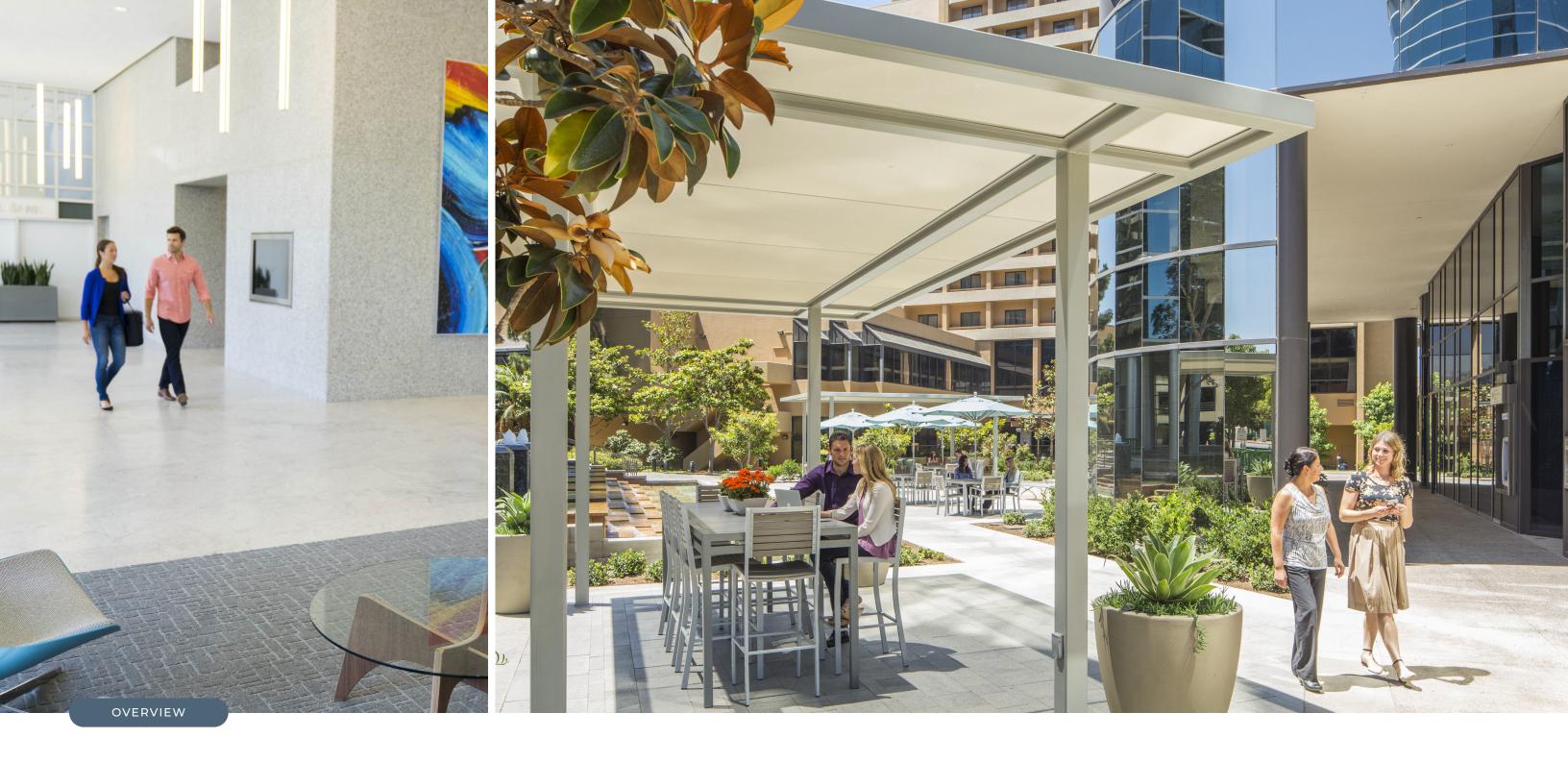
# La Jolla Square

4225-4275 EXECUTIVE SQ. LA JOLLA, CA





# Elevate Your Business

La Jolla Square is a four-building campus in the heart of La Jolla UTC offering a new view of success with sophisticated workspaces, premium amenities and on-site conveniences that elevate every workday.

# **Productivity Beyond the Everyday**

Strike the optimal work-life balance with on-site amenities including ATM, banking and car detailing, plus inspiring outdoor workspace with WiFi and calming water features.

# **Revitalize Mind, Body and Business**

Activate your body and ignite your mind with two state-of-the-art Kinetic Fitness centers with equipment and on-demand classes.

# **Dynamic La Jolla UTC Location**

Located a short walk from Westfield UTC, La Jolla Square gives your team everything they need to thrive with 200+ elevated dining, shopping, wellness and entertainment options.







# Work and Life, Streamlined

Design the ideal workday with fitness, dining, retail, entertainment and resortstyle living all within easy reach.



3 towers, 1 low rise; 550K SF



Flex+ move-in ready workspace



Kinetic Fitness



The Commons outdoor workspace



Venue Meetings & Events



Walkable to Westfield UTC

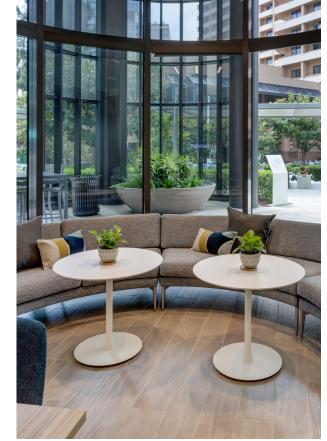
### Certifications



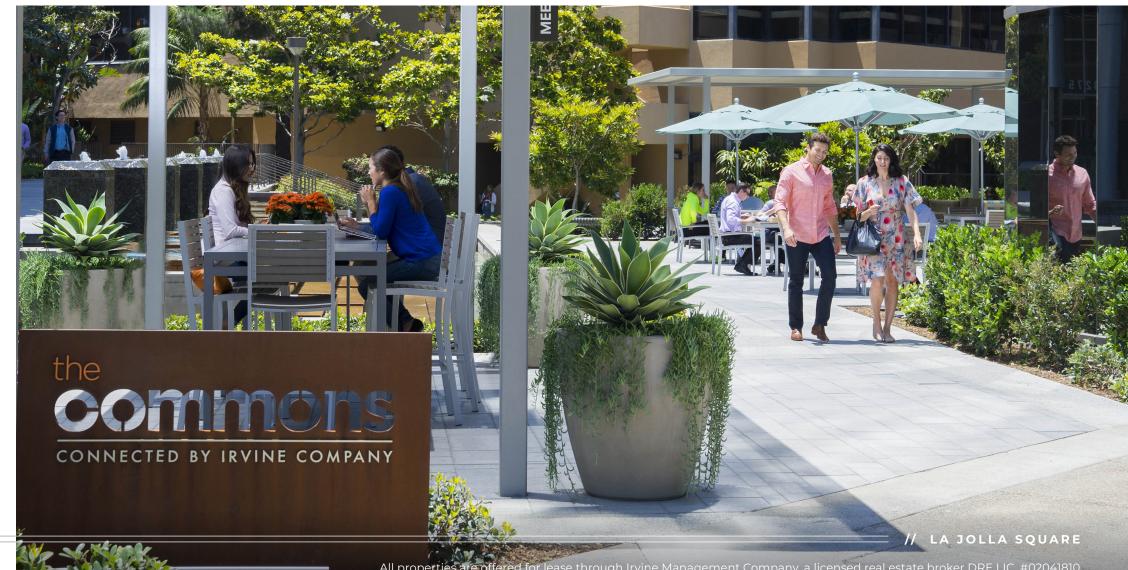




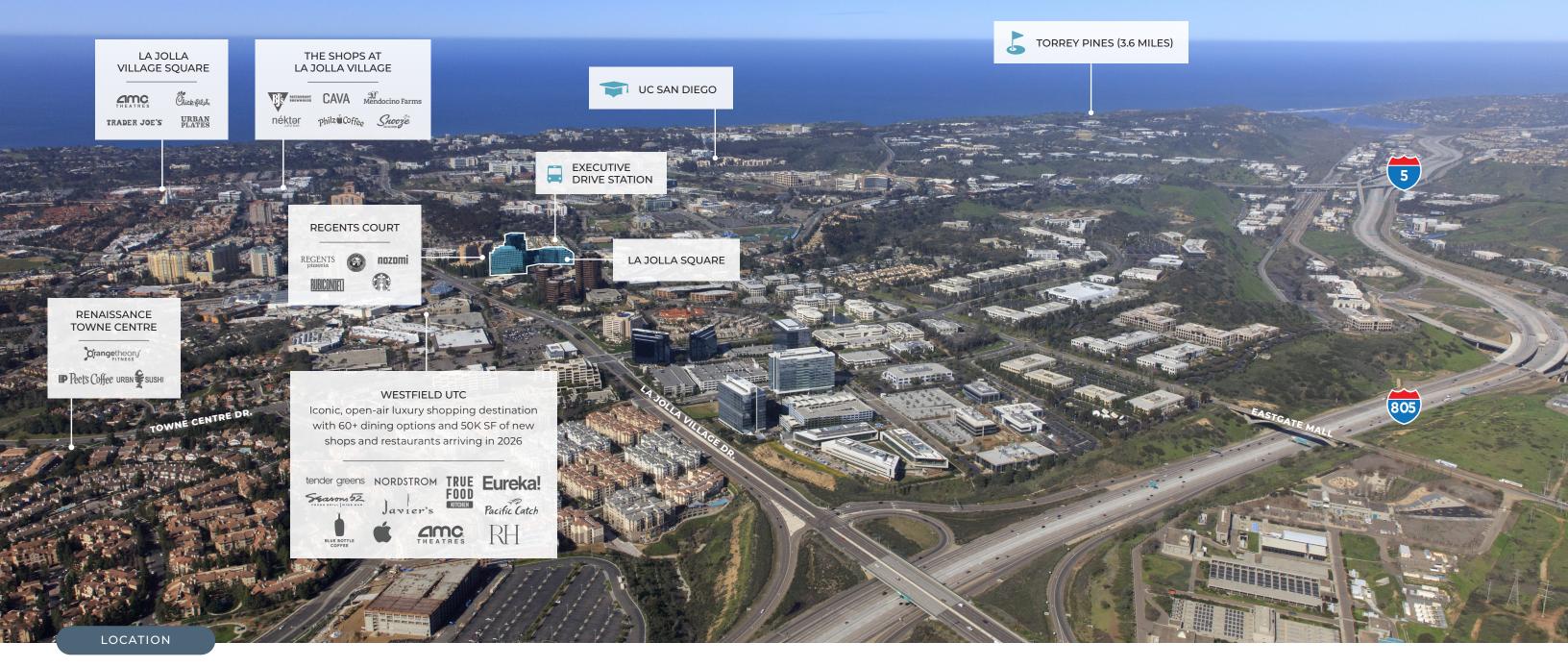












# La Jolla Square Area Map

Access the best of La Jolla UTC within minutes — from resort-style living nearby to Westfield UTC's 200+ dining, retail and entertainment options just steps away.







CENTERS







**5**3

APARTMENT COMMUNITIES 28

ENTERTAINMENT VENUES **[3**]

FITNESS H

HOTELS

68

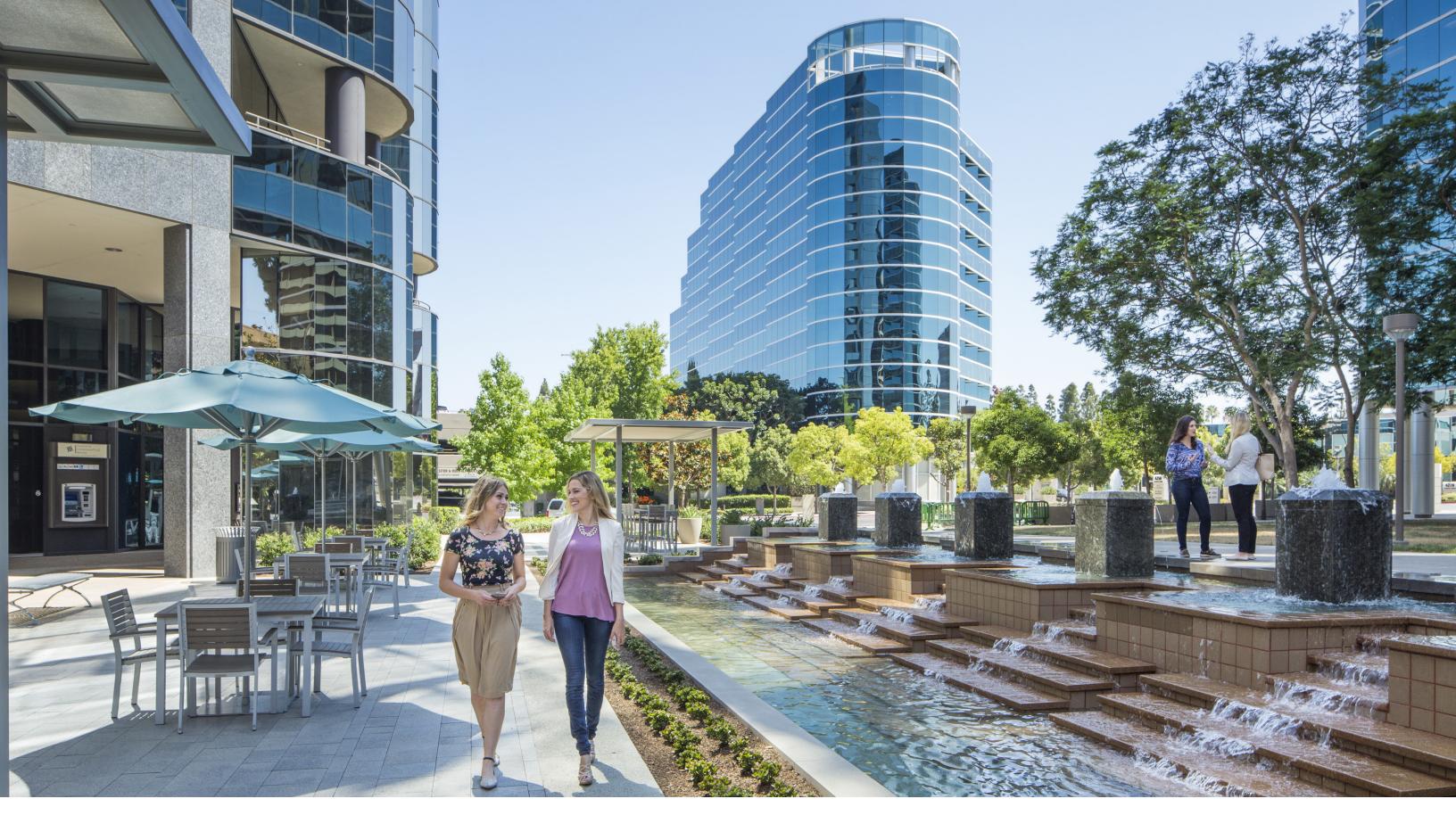
RESTAURANTS

146

RETAIL SHOPS

WITHIN A 5-MILE RADIUS

// LA JOLLA SQUARE





# 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.



## flexible lease terms

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





# **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 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.

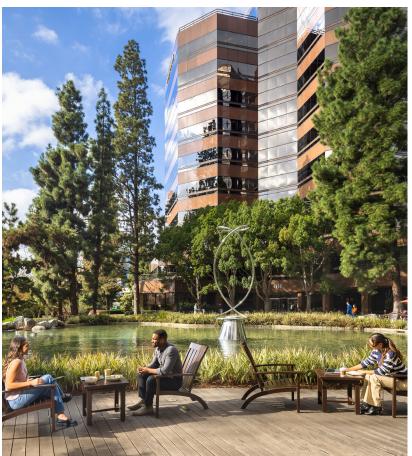
#### **Activated to Attract & Engage Teams**

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.









#### IRVINECOMPANYOFFICE.COM / 858.658.7700



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