



THE WORKPLACE. REDEFINED.


ONE
LA JOLLA
CENTER





The 15-story office tower
offering 306,000 square feet
is wrapped in linen-finished
stainless steel and
floor-to-ceiling
Viracon glass



THE REGION'S MOST PRESTIGIOUS NEW ADDRESS

Designed by world-renowned architect Pei Cobb Freed & Partners, One La Jolla Center delivers not simply office space, but an office destination that turns the workday into an inspiring lifestyle experience unlike anything else in the marketplace. The elegant Taj Mahal quartzite flooring, White Oak wood walls and engaging grand media wall make your arrival experience unforgettable. Situated in the neighboring block of the award-winning La Jolla Center property, One La Jolla Center brings convenience to the workplace.

OFFICE SPACE THAT WORKS AS HARD AS YOU DO

Tailor workspaces to suit the unique needs of your business and teams. The expansive, column-free workspace and 14' floor-to-floor height – 9'8" finished ceiling height – maximize the space, providing a flexible, adaptable environment for your employees to excel and thrive - with room to grow.

EFFORTLESS ARRIVAL

Multiple ingress/egress points deliver quick access to ample and convenient covered parking just steps to the office. The five-level parking structure offers a range of 4: to 5:1,000 usable square feet.

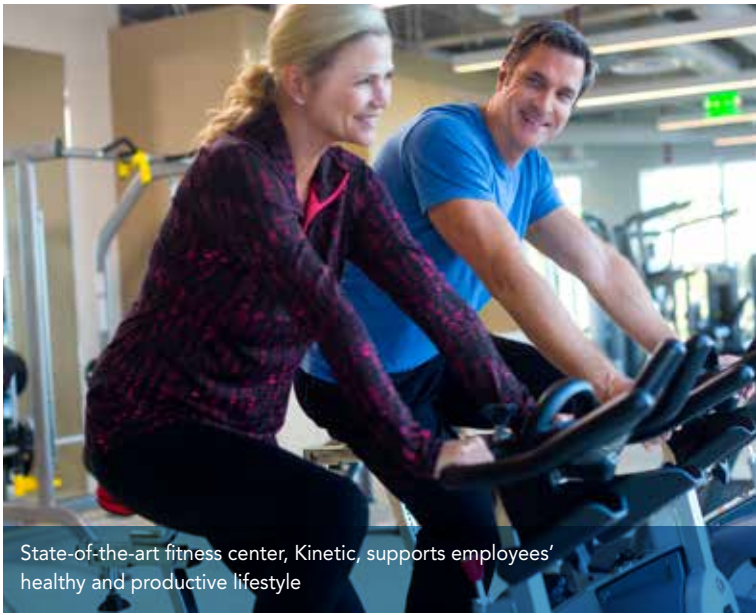
SUSTAINABLE & HEALTHIER WORK ENVIRONMENT

LEED Gold Certified, Energy Star Partner, electric-vehicle charging stations, energy-efficient building systems, water conservation practices and extensive use of floor-to-ceiling Viracon glass – employees benefit from more fresh air, daylight and better views – strong contributors to increased productivity and prevent absenteeism.

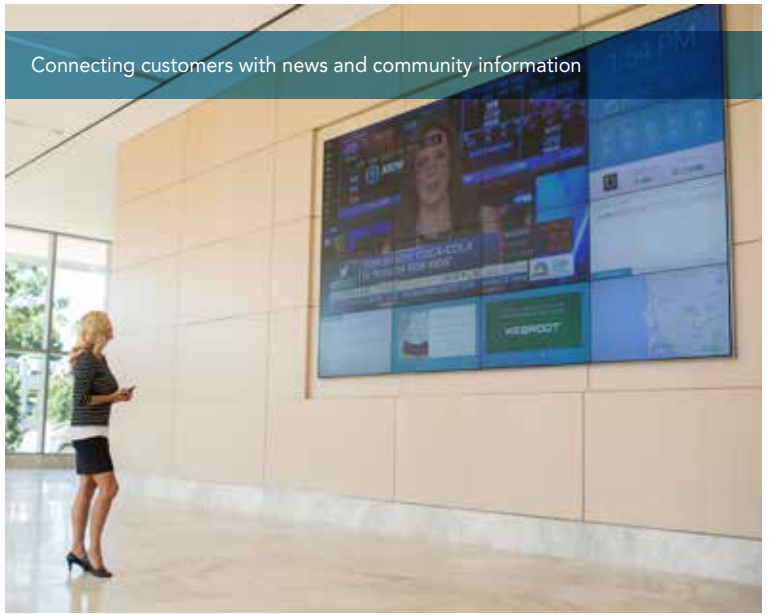
IDEALLY LOCATED IN THE CENTER OF THE NORTH/SOUTH COMMUTING GRID

Prominently located at the I-805 and La Jolla Village Drive, One La Jolla Center is easily accessible with a variety of transportation options, including SuperLoop bus stops with route expansion to UTC Transit Center – direct from One La Jolla Center. County-wide commuters benefit from direct access to the I-805 and I-5 Freeways as well as Highway 52.





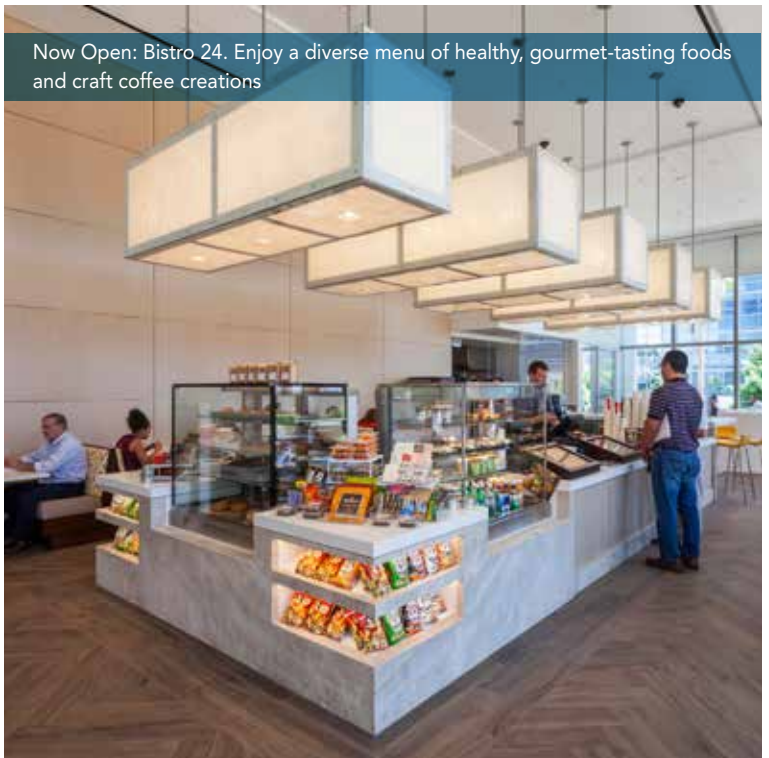
State-of-the-art fitness center, Kinetic, supports employees' healthy and productive lifestyle



Connecting customers with news and community information

WHERE EFFICIENCY MEETS INSPIRATION

The workplace community at One La Jolla Center offers a full spectrum of amenities to attract the best – shaded outdoor workspace with plush, soft seating, cafe and craft coffee bar, state-of-the-art fitness center with lockers and showers, conference center, full-service auto detailing center and welcoming lobby ambassador.



Now Open: Bistro 24. Enjoy a diverse menu of healthy, gourmet-tasting foods and craft coffee creations



Surf lockers and showers support the La Jolla lifestyle



Contemporary, technologically-equipped Conference Center accommodates up to 50 people for on-site meetings and trainings

CONNECT. INSPIRE. INNOVATE.

Choosing One La Jolla Center makes a bold statement about where your business is going and the company you keep.

Built in the path of UTC innovation and growth, One La Jolla Center is a vertical community where anything is possible - for your business and your people.

Surround your enterprise with technology, professional services and leading global financial firms; access a highly-educated employee base; collaborate with San Diego's business and thought leaders – all within a highly-efficient business environment.





UTC

AN IDEAL COMMUNITY ENVIRONMENT TO ATTRACT AND RETAIN YOUR BEST ASSET – YOUR EMPLOYEES





WHERE WORK MEETS LIFE

- Cutting-edge research campuses, hotels, shopping and dining at Westfield UTC, oceanside golf, sandy beaches, sun-kissed shores and resort-style living at neighboring apartment communities – an ideal community environment to attract and retain your best asset – your employees
- The nearby University of California, San Diego and Scripps Research Institute bring collaboration and research and talented future employee base that will help energize and stimulate growth in the local economy and related industries
- Adjacent to the 1.1 million square foot Westfield UTC Shopping Mall, featuring more than 30 dining choices, 135 specialty boutiques – including Banana Republic, lululemon athletica, Macy's, Michael Kors, Pirch, Restoration Hardware, Tesla, Tiffany & Co, Williams-Sonoma – as well as ArcLight Cinema. The center is now in the midst of a multi-stage transformation featuring stylish new boutiques, outdoor plazas, beautifully landscaped gardens and al fresco dining. Also coming in 2017, palm-lined valet drop off with arrival lounge, new 5-level parking structure and 144,000 sq. ft. Nordstrom department store
- The variety of nearby hotels, including Hyatt Regency, Marriott and Embassy Suites, offer flexible and well-equipped meeting space, globally inspired cuisine and luxury guestrooms for out-of-town visitors and guests
- Walk to work from nearby resort-style living apartment homes and residential communities, including the adjacent La Jolla Crossroads and The Villas of Renaissance Apartment Homes



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WINNER OF THE COMMERCIAL REAL ESTATE DIGITAL INNOVATION AWARD FOR:
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