

ONE

LA JOLLA
CENTER

4655 EXECUTIVE DR.
SAN DIEGO, CALIFORNIA



 **IRVINE COMPANY**



OVERVIEW



Connect. Inspire.
Innovate.

Make a bold statement about where your business is going in a distinctive 15-story high rise with floor-to-ceiling glass and enterprise-worthy amenities in prestigious La Jolla UTC.

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

Balance Work and Life

Transform the workplace into a destination with amenities including state-of-the-art Kinetic Fitness centers and outdoor workspace.

Your Space, Your Way

Flexible floor plates and column-free interiors accommodate a range of workspace design possibilities while Flex+® offers move-in ready options.

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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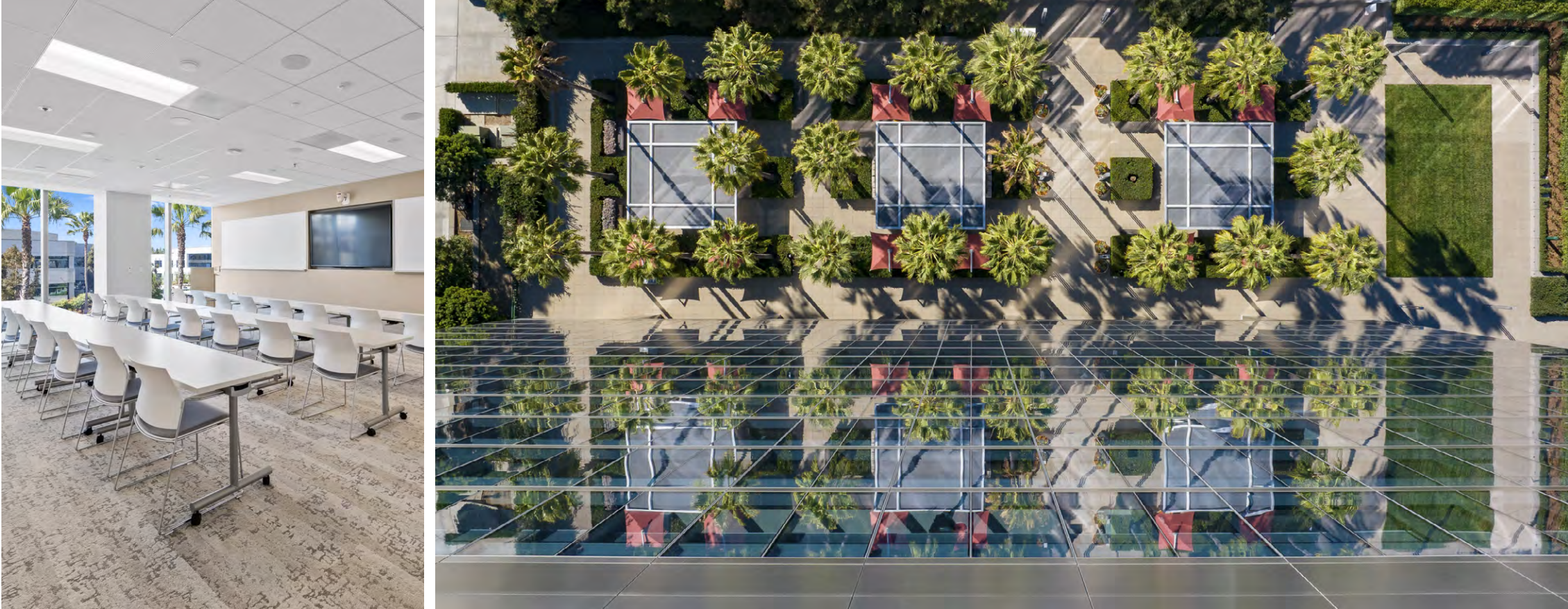
FEATURES

Work Better, *Live Better*

Energize the week with on-site dining, fitness and outdoor workspace and the best in restaurants, retail and wellness steps away.

-  15-story high rise, 306K SF
-  Flex+ move-in ready workspace
-  Banyan Kitchen, Bom Dia Café coffee shop
-  2 Kinetic Fitness centers
-  2 Venue Meetings & Events
-  Outdoor workspace

Certifications



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LOCATION

One La Jolla Center

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.



53

APARTMENT
COMMUNITIES



28

ENTERTAINMENT
VENUES



13

FITNESS
CENTERS



7

HOTELS



68

RESTAURANTS



146

RETAIL SHOPS

WITHIN A 5-MILE RADIUS

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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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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.

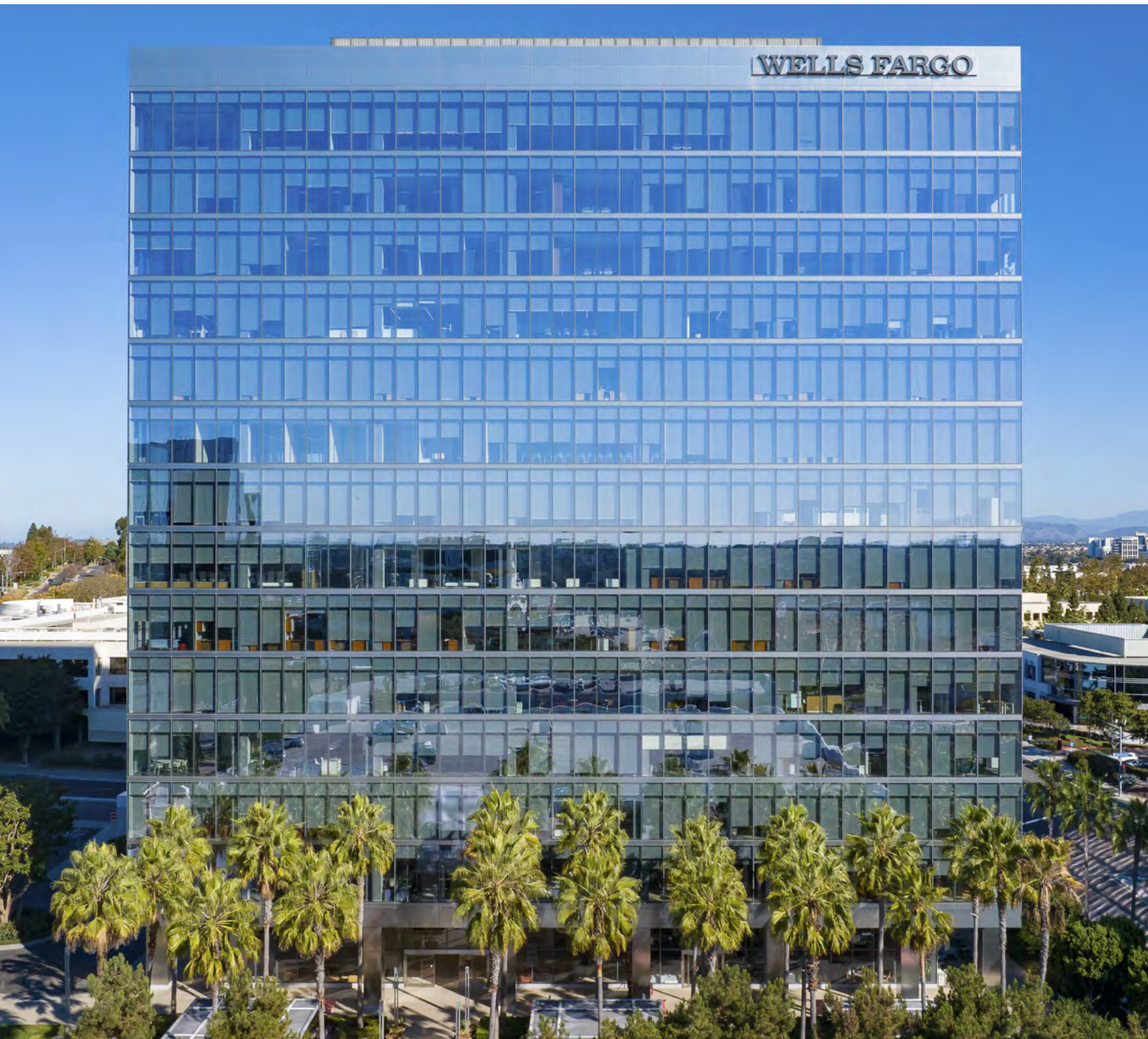
Sustainability By Design

We strive to lead and innovate for the preservation of environmental resources.





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