

BUILDING SPECIFICATIONS

ONE LA JOLLA CENTER

THE WORKPLACE. REDEFINED.



BUILDING SPECIFICATIONS:

- 15-stories; 306,000 square feet
- Rectangular floor plates with column free interior space for efficient planning (+/- 22,800 SF)
- Load Factors: 17% (multi-tenant) / 10% (single tenant)
- Dimensions: 200'-0" (length) x 120'-0" (width)
- Perimeter columns spaced 30'-0" apart with column free building corners
- Ground floor-to-floor height: 24'-0" (18'-6" finished ceiling)
- Typical floor-to-floor height: 14'-0" (9'-8" finished ceiling)
- Penthouse floor-to-floor height: 15'-8" (11'-0" finished ceiling)

SUSTAINABILITY: LEED Gold certified

PARKING STRUCTURE:

- 5-level parking garage offering 1,215 stalls
- Gated vehicular access control system monitored by security cameras
- EV charging stations
- Covered bicycle storage area with wall-mounted racks and securable lockers
- Two (2) private shower rooms and one (1) single occupancy restroom
- Rinsing and drying rack for wetsuits

BUILDING EXTERIOR:

- Highly efficient floor-to-ceiling Viracon VRE 13-54 glass (same glass used on new One World Trade Center), stainless steel with linen-finish and architectural aluminum unitized curtain wall system
- 5'-0" wide window/planning module

CUSTOMER CONVENIENCES

- Bistro 24 Café, serving craft coffee and a diverse menu of healthy, gourmet-tasting foods
- State-of-the-art KINETIC™ Fitness Center
- Technologically-equipped Conference Center
- Full-service Auto Detailing center
- Covered and WiFi-enabled outdoor spaces
- Lobby Ambassador

MAIN LOBBY:

- Elegant Taj Mahal quartzite floors and base with White Oak wood walls
- Large format acoustic ceiling field with recessed linear light fixtures and gypsum drywall
- Stainless steel elevator doors with concealed frames; building utilizes destination dispatch elevator system for maximum efficiency in vertical transportation
- Electronic touchscreen building directory system
- Finished restrooms with tile floors and walls and stone countertops (also included on upper floors)

CUSTOMER SPACES:

- Core walls taped, sanded and painted
- Perimeter columns taped, sanded and painted to 6" above ceiling
- Manually operated roller shade window coverings pre-installed (motorized on ground floor customer space)

STRUCTURAL SYSTEMS:

- Concrete slab on grade foundation
- Upper floors consist of steel beams and columns supporting a composite metal deck with lightweight concrete fill (accommodates 80 lbs psf live load)

HVAC SYSTEMS:

- Central plant with water-cooled chillers, cooling towers and pumps provide chilled water to air handling units
- One variable frequency drive air handling unit per floor
- Main trunk and full primary supply air duct loop installed ready for tenant improvement distribution
- High-efficiency boilers and pumps provide hot water to exterior zone VAV boxes for space heating; full hot water loop installed
- Direct digital control (DDC) Energy Management System controls all mechanical equipment including VAV boxes
- Dedicated closed-loop condenser water system for customer's supplemental 24/7 cooling requirements (10 tons per floor)

FIRE PROTECTION SYSTEMS:

- Hydraulically calculated combined automatic fire sprinkler and standpipe systems
- Fully recessed heads with flush concealed caps at ground floor lobby, multi-tenant elevator lobbies and restrooms
- Semi-recessed heads with white enamel trimmed escutcheons at ancillary rooms and exit corridors
- Life Safety Fire Alarm System with Fire Department central control station

PLUMBING:

- Reclaimed water for flushable fixtures, cooling towers and landscape irrigation
- Domestic hot and cold water systems, sanitary sewer systems, drainage systems and connections to plumbing fixtures and other equipment

BUILDING SERVICE FACILITIES:

- Dedicated service drive and basement level loading area with service elevator and 4' high loading dock for delivery vehicles
- Central mail facility featuring front loading keyed mailbox units and mail drop-off area
- Janitor/storage facilities on every 4th floor

ELECTRICAL SYSTEMS:

- Two 4,000 amp, 277/480 volt, 3 phase, 4 wire electrical service which provides for a capacity of 8 watts per square foot for customer lighting and power; power brought from bus ducts to panels
- Two electrical rooms per floor, each floor containing:
 - One 42 circuit, 277/480V, 3Ph, 4W lighting panel
 - Two 112.5 KVA -K4 rated transformers
 - Five 42 circuit 120/208V, 3Ph, 4W power panels
 - Three 4' x 8' communication rated backboards
 - Riser conduit for telecommunications and cable television service
- Space provisions and infrastructure, including conduit risers, to facilitate a future customer provided stand-by generator
- Emergency generator to power Life Safety systems
- Security cameras at all points of ingress and egress

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