

THE PLAZA

LA JOLLA UTC

4350-4380 LA JOLLA VILLAGE DR.
4365 EXECUTIVE DR.
SAN DIEGO, CALIFORNIA





OVERVIEW



Where La Jolla UTC *Connects*

Inspire your team at The Plaza where lush greenery, abundant on-site amenities, move-in ready workspace and direct access to Westfield UTC enhance productivity and well-being.

Unrivaled Amenities

A lush, park-like atmosphere encourages team connections, cultivating a collaborative environment that fuels creativity.

Flexible Workspace Solutions

Flex+ workspaces deliver enterprise-level amenities along with the agility and scalability that today's businesses demand.

Dynamic La Jolla UTC Location

Give your teams the convenience of direct access to Westfield UTC plus nearby beaches, apartments, transportation and more.

Certifications



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

AMENITIES

Unrivaled *Amenities*

Bring teams together at La Jolla UTC's best connected workplace with direct access via a pedestrian bridge to Westfield UTC.



Three office towers and one two-story building
755K SF



Flex+ move-in ready workspace



Banyan Kitchen



Kinetic Fitness



The Commons outdoor workspace



Venue Meetings & Events space for up to 126 attendees



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LOCATION

The Plaza *Area Map*

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



9

APARTMENT
COMMUNITIES



4

ENTERTAINMENT
VENUES



5

FITNESS
CENTERS



4

HOTELS



65

RESTAURANTS



87

RETAIL
SHOPS

WITHIN A 5-MILE RADIUS

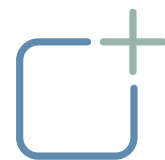
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Office, *effortlessly*

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.



move-in ready

Save on startup costs with no upfront investment, build-outs or long lead times.

get started at flexplus.com



flexible lease terms

Choose terms that work for you with no long-term commitment and scale across our 130+ workplaces.



personalized support

Make everything easier with simplified leasing and attentive customer care every step of the way.



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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 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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