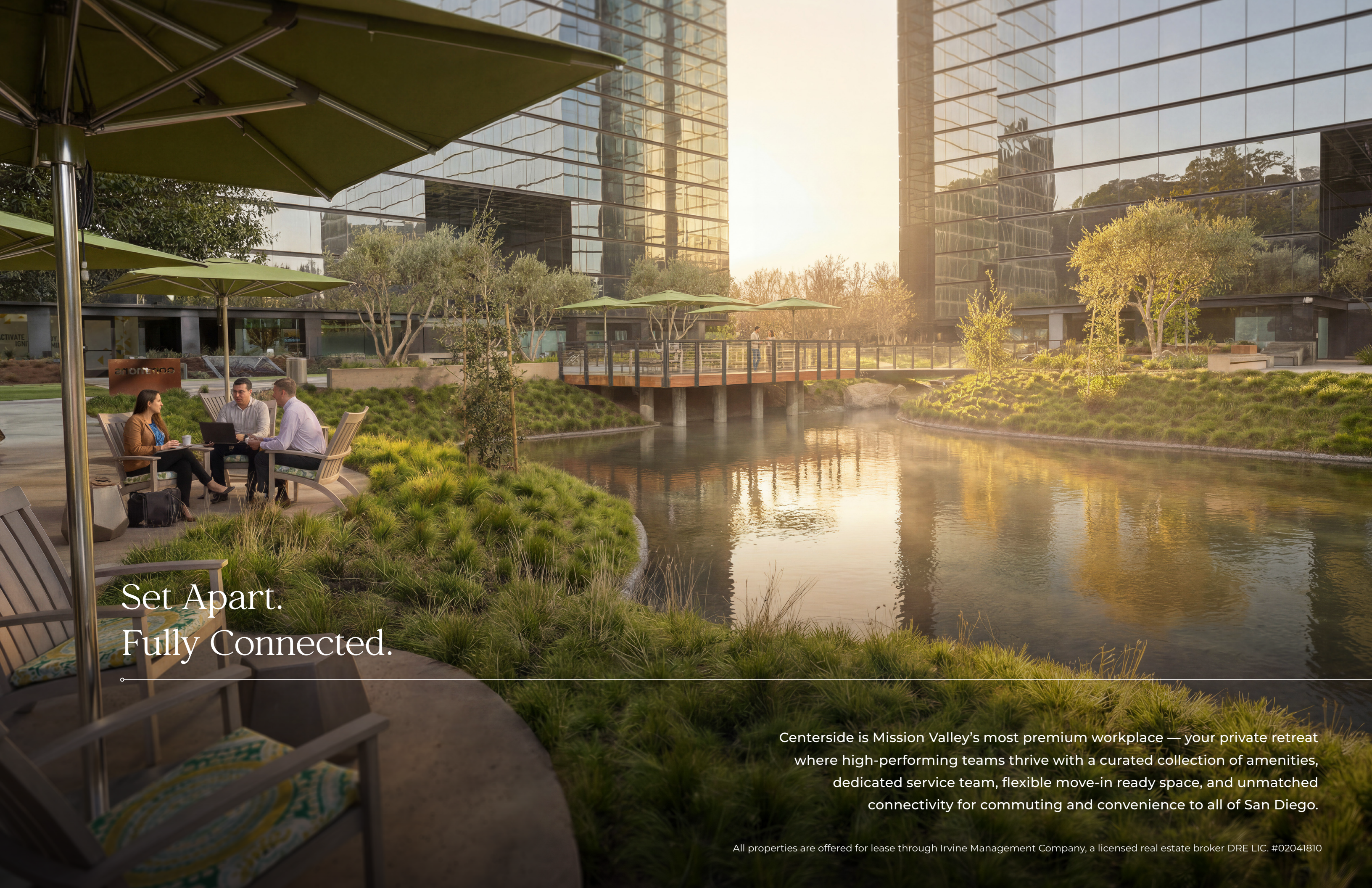


Centerside

3111 & 3131 CAMINO DEL RIO NORTH
SAN DIEGO, CALIFORNIA





Set Apart.
Fully Connected.

Centerside is Mission Valley's most premium workplace — your private retreat where high-performing teams thrive with a curated collection of amenities, dedicated service team, flexible move-in ready space, and unmatched connectivity for commuting and convenience to all of San Diego.

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Artistic rendering subject to change.

A Private Retreat

This secluded lakeside workplace is optimized for focus and performance, with a complete amenity collection and dedicated service team.

Unrivaled Access

Mission Valley's most connected location offers seamless freeway access and direct bridge connection (coming 2027) to dining, retail, transit and the SDSU Innovation District.

Speed, Ease and Certainty

Premium move-in ready suites, flexible lease terms and all-inclusive rent deliver simplicity and cost certainty in Mission Valley's only Irvine Company workplace.



Immersive Vertical Campus

A sleek, modern workplace elevates the workday for teams with engaging on-site amenities and relaxing open air spaces with water views.

-  Two towers, 506K+ SF
-  Flex+ move-in ready workspace
-  Cargo Cafe
-  Kinetic Fitness
-  The Commons outdoor workspace
-  Meeting & event space

Certifications





Centerside Area Map

Be where everything connects, with the adjacent Fenton Parkway Bridge (coming in 2027) and easy access to the Fenton Parkway trolley station and nearby highways, the SDSU Innovation District and the area’s best retail, dining, luxury living and entertainment.



128

APARTMENT
COMMUNITIES



60

ENTERTAINMENT
VENUES



52

FITNESS
CENTERS



9

HOTELS



435

RESTAURANTS



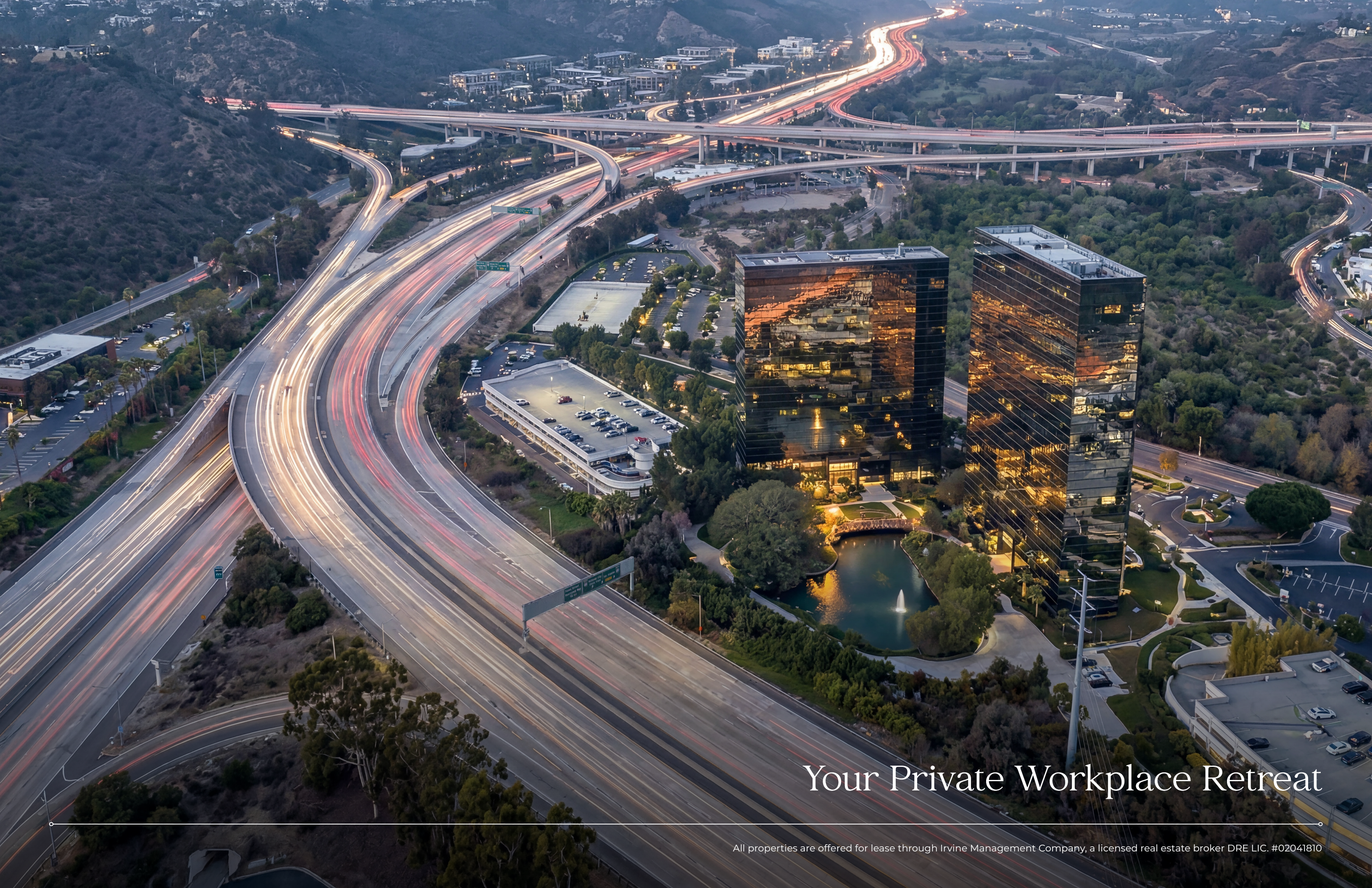
251

RETAIL
SHOPS

WITHIN A 5-MILE RADIUS

CENTERSIDE

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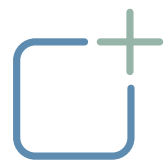
Your Private Workplace Retreat

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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.



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.

get started at flexplus.com



CENTERSIDE

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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.



La Jolla Reserve



The Village Mission Valley Apartments



Gateway at Torrey Hills



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