

EASTGATE

LA JOLLA UTC

4780 EASTGATE MALL

UPGRADED, FLEXIBLE OFFICE, LAB & R&D SPACE



WORKSPACE OPPORTUNITY

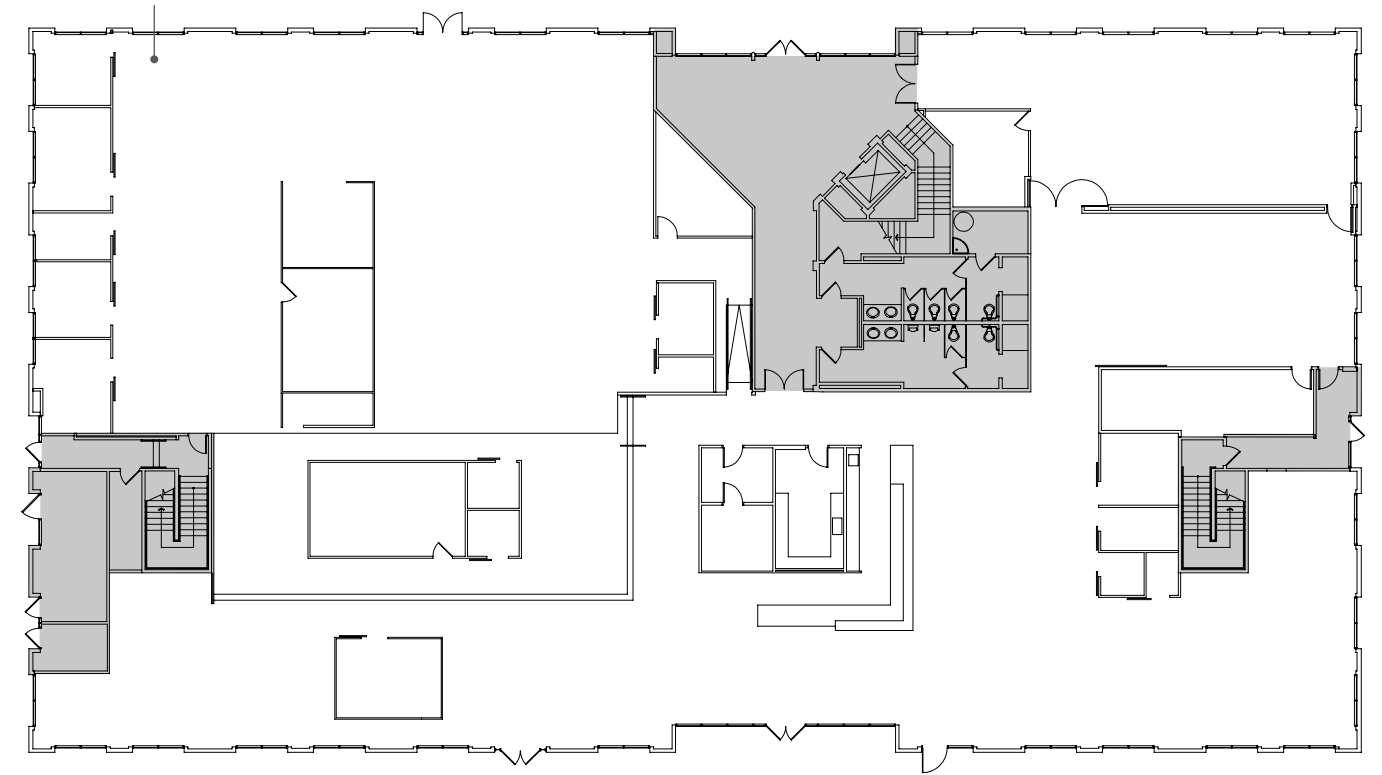
47,000 TOTAL SF

- **2-Story Class A Building:**
 - Autonomy to express company culture
 - Flexibility for growth
 - Private entry
- **Ceiling Height:**
 - First floor: 10'-9"
 - Second floor: 11'
 - Floor-to-deck: 15'-6"
 - Floor-to-beam: 13'-2"
- **Reimagined to Inspire:**
 - Modern building entry experience with landscaping upgrades
 - Transformed outdoor workspace with new shade structure and comfortable seating
- **Electrical:** Expandable to 3,000 Amps Bus, 277/480 Volts 3 Phase, 4 Wire 56,000 AIC
- **Free Surface Parking:** 4/1,000 SF
- **EV Charging:** 1 station at building entry, 8 stations within the workplace
- **Building Top and Monument Signage**

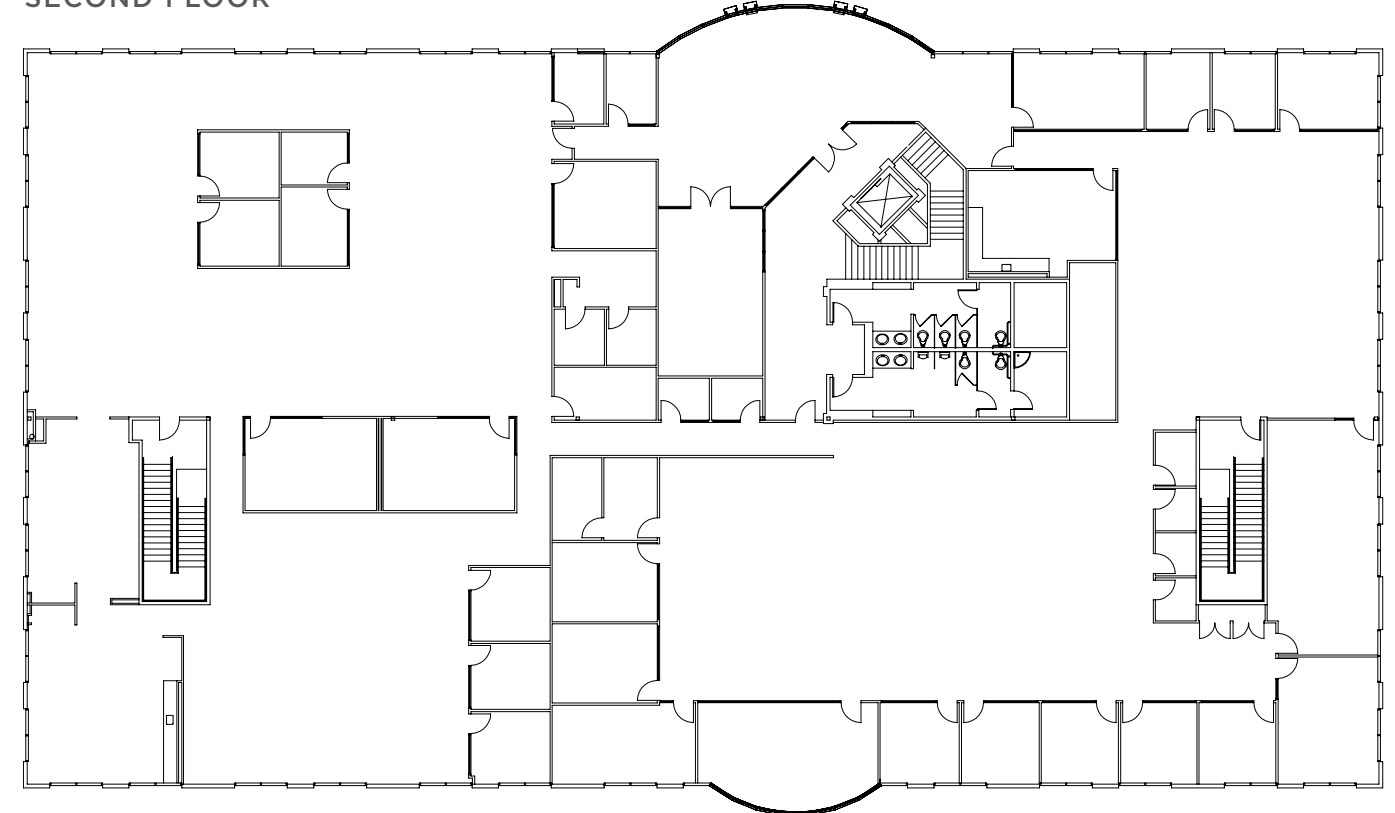


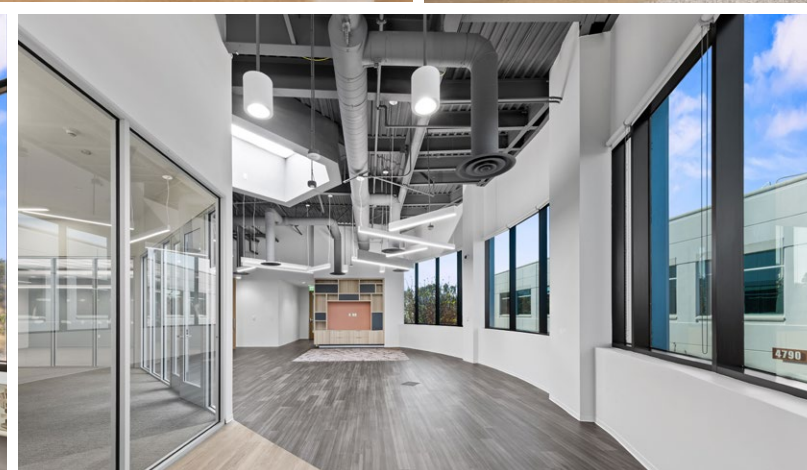
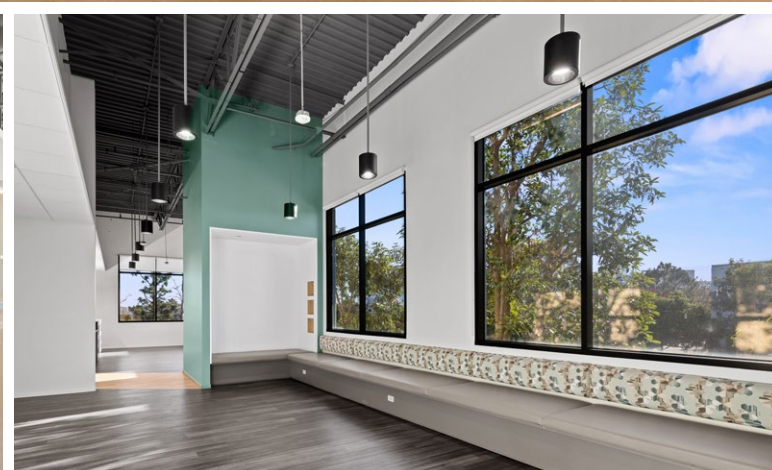
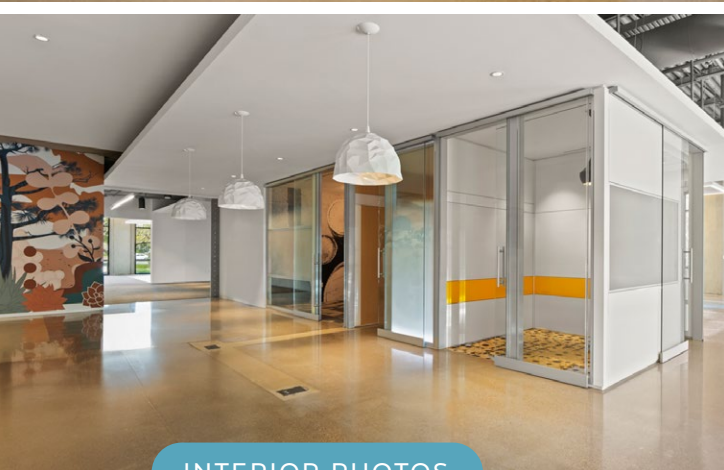
FIRST FLOOR

CONNECTED PATIO TO OUTDOOR WORKSPACE



SECOND FLOOR





INTERIOR PHOTOS

FLEXIBLE, CUSTOM, FULL-BUILDING HQ

4780 Eastgate Mall provides sufficient electrical capacity and design elements such as open ceilings, modern lighting and inviting collaboration spaces.

Spaces Designed for Collaboration and Productivity: Abundant collaboration areas, high-tech infrastructure and layouts tailored to optimize your team's workday create the perfect environment to support your next breakthrough.

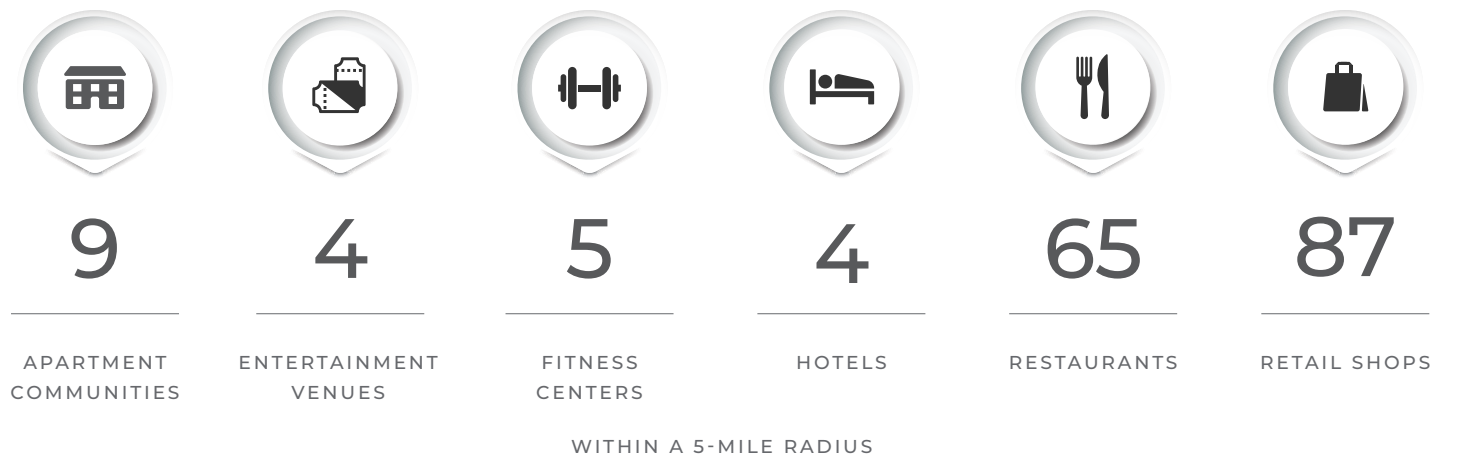
A Supportive Landlord: Our established relationships with trusted vendors allow us to coordinate services within your space.

Modern, California Lifestyle Amenities: Recruit, retain and engage top talent on a campus with sought-after amenities like sports courts and abundant outdoor enclaves for working and socializing in the open air.



THE ULTIMATE COASTAL WORKDAY LIFESTYLE

Eastgate is the premier workplace destination with a range of on-site amenities and conveniences in a central La Jolla UTC location, surrounded by industry-leading companies and offering easy access to freeways, Westfield UTC and nearby resort-style living.





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