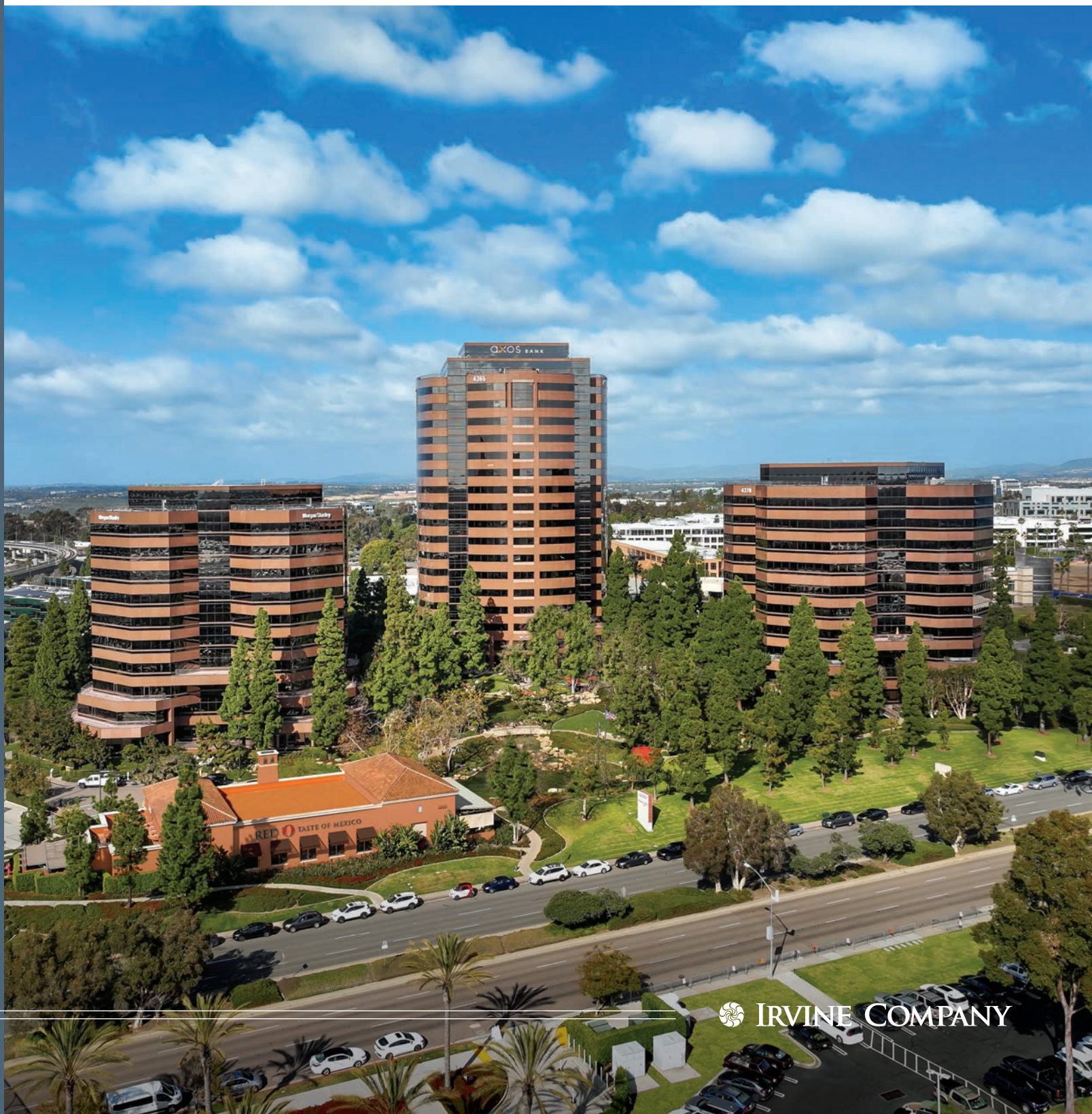


# THE PLAZA

LA JOLLA UTC

4320-4380 LA JOLLA VILLAGE DRIVE  
4365 EXECUTIVE DRIVE  
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

## 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









// THE PLAZA

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.

-  3 office towers,  
2, three-story buildings,  
825K+ SF
-  Flex+ move-in  
ready workspace
-  Red O Taste of Mexico  
& Banyan Kitchen,  
arriving early 2025
-  KINETIC  
fitness center
-  The Commons  
outdoor workspace
-  Venue meeting & event space,  
arriving early 2025



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LOCATION

# The Plaza *Property 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.

- |   |   |   |  |  |
|---|---|---|--|--|
| <br>ATM                  | <br>AUTO<br>DETAILING    | <br>CONFERENCE<br>CENTER | <br>DINING | <br>FITNESS<br>CENTER   |
| <br>OUTDOOR<br>WORKSPACE | <br>PEDESTRIAN<br>BRIDGE | <br>RESOURCE<br>CENTER   | <br>RETAIL | <br>VEHICLE<br>CHARGING |



# Move-in Ready *Workspaces*

Private, premium spaces where experience-driven amenities and HQ-quality design meet the speed and flexibility your team needs.



## premium private suites

Access HQ-quality workspace backed by our high standards of excellence and long-term stability.



## move-in ready

Move in fast, thanks to work-ready space with no upfront capital and available furniture.



## scalable options

Unmatched flexibility, with lease terms starting at 6 months, makes it easy to scale across our portfolio.



## frictionless experience

A simple leasing experience and concierge service keep you focused on what matters.

**get started at [flexplus.com](https://flexplus.com)**



# 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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