

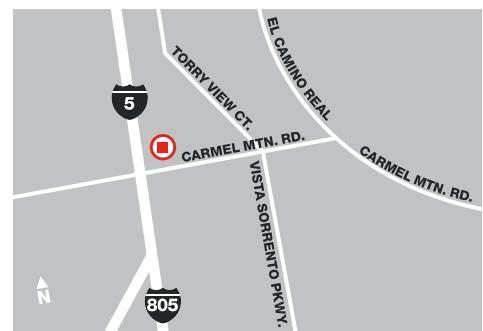


Gateway at Torrey Hills

3570 & 3580 Carmel Mountain Road • San Diego, CA 92130

San Diego
Del Mar Heights

Prominently located along Interstate 5 at Carmel Mountain Road, Gateway at Torrey Hills incorporates 198,000 sq. ft. of Class A office space. A striking facade highlights the project's contemporary architecture. The buildings feature functional balconies, patios, a dramatic courtyard, freeway visibility and generous on-site parking.

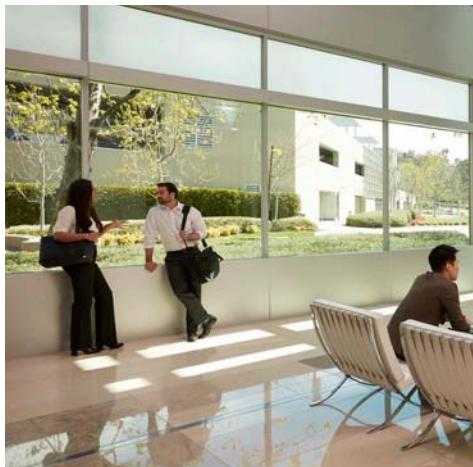


World Class Features

- Two, four-story buildings with 25,000 SF floor plates
- WiFi-powered outdoor workspaces
- Within minutes of Torrey Pines Golf Course and the Village of Del Mar
- Strategically located off the 5 and 56 freeway bypass
- Private fitness center and access to Del Mar Heights' running/biking trails
- Optimally located just north of the I-5/I-805 interchange
- Lush landscaping accented with a sculpture by Kevin B. Robb
- Floor-to-floor height of 13' and finished ceiling height of 9'
- 20-minute drive to San Diego International Airport

/ Exceptional Today. Even Better Tomorrow.® /

/ Work Smart. Live Well.® /



Workday Conveniences

Bring the best of work and life together with an on-site cafe and a wealth of nearby shopping and dining options at Torrey Hills Marketplace.

Community + Connectivity

Connect, collaborate and unlock creativity at Gateway at Torrey Hill's WiFi-powered outdoor workspace and open-air gathering area.

Health + Wellness

Energize mind and body with a fully equipped private fitness center onsite, complete with leading-edge strength and cardio equipment and full-service locker rooms.

ReadyNow® Offices

Consider custom-crafted suites that support your business needs and minimize disruption with fast move-in, high-quality design, and flexible leasing terms.

Exclusive Del Mar Heights

A sought-after location in the heart of exclusive Del Mar Heights puts your business in the center of San Diego's suburban hub for legal, financial and tech companies.

For leasing information, call: **858.658.7700**
4365 Executive Drive, Suite 100
San Diego, CA 92121
IrvineCompanyOffice.com



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