



For Lease

- 2,038 - 3,362 RSF built-out suites available
- Class A building
- Abundant natural light with floor-to-ceiling windows
- Visibility from Interstate 5
- Excellent accessibility in UTC via La Jolla Village Drive, Nobel Drive, Interstate 5 and the newly built trolley station
- Close proximity to UCSD and Scripps hospital campuses and Westfield UTC regional mall
- Walkable distance to restaurants, Whole Foods & Trader Joe's
- Covered parking (4.0/1,000 SF)

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ELEMENT | UTC

UC San Diego Innovation Hub

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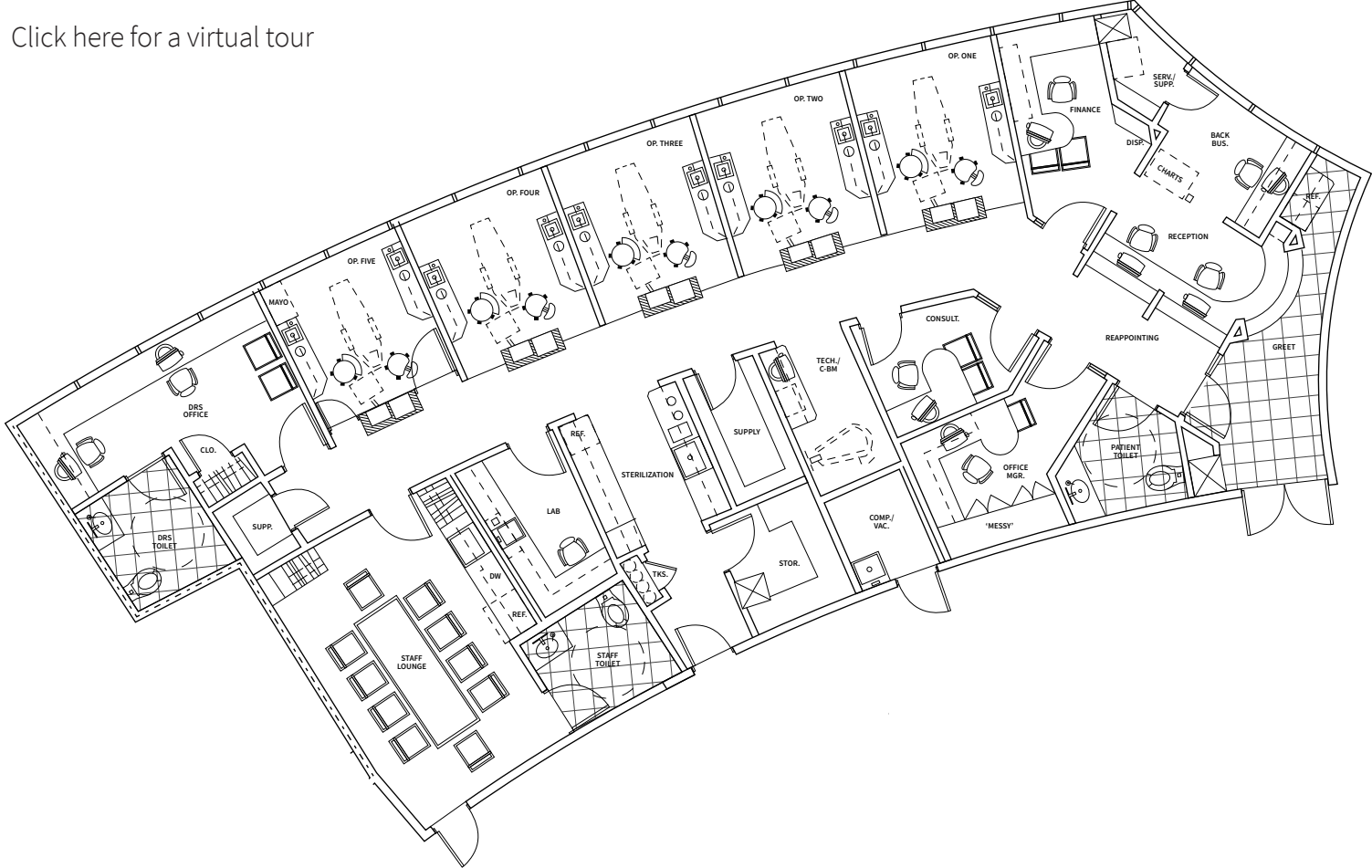
8899 University Center Lane

Suite 100

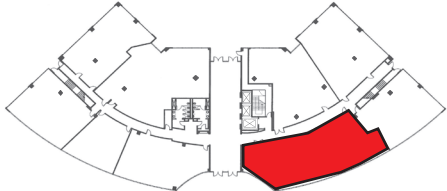
3,362 RSF - Available December 1, 2024

Built-Out Dental Suite

[Click here for a virtual tour](#)



First Floor Locator Map



Interior photos of Suite 100

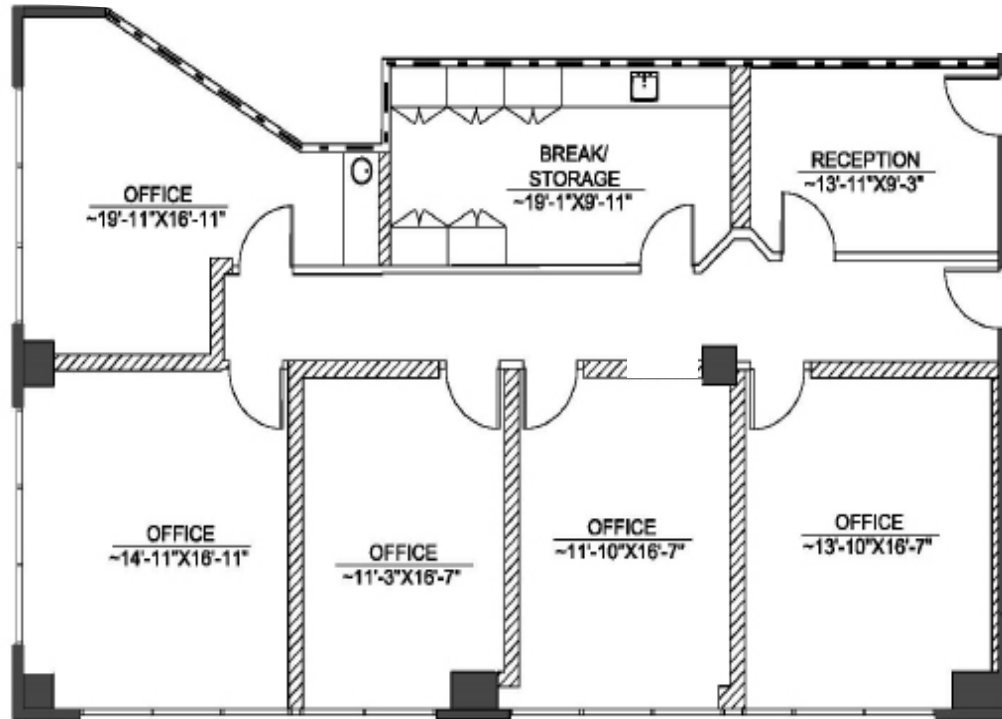


8899 University Center Lane

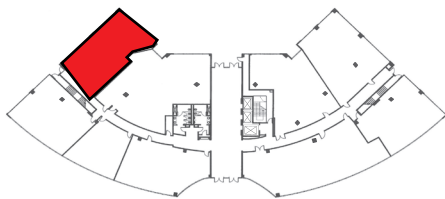
Suite 170

2,038 RSF

Built-Out Psychiatry Office



First Floor Locator Map



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Demographics (5-mile radius)



219,949

Population



4.55%

Projected Population Growth
between 2018-2023



38.30

Average Age



\$93,308

Median Household
Income

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