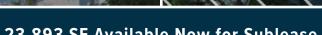
#### LA JOLLA RESERVE



EASTGATE Mall

23,893 SF Available Now for Sublease

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# DESCRIPTION

4435 EASTGATE MALL

LA JOLLA RESERVE

Class A Office

Beautifully landscaped

park like setting with lake

The indoor-outdoor experience at La Jolla Reserve offers a **dynamic destination** for innovation and excellence

An abundance of glass exposure providing **natural light & views** of the park-like setting

> WELL Certified Health Safety Rated 2022



SUITE 200: **23,893 SF** 

Available Now for Sublease

Quality, plug & play class A office

ASKING RENTAL RATE: Negotiable

SUBLEASE TERM: Through April 30, 2027

OCCUPANCY: **30 days** 

Easy access to I-5, I-805, 52 and 56 freeways and the future mid-coast trolley expansion

Tons of glass exposure providing natural light and views of the park-like setting

Covered subterranean and structure parking options @ 4/1000 SF

Strong ownership and expansion options





#### **Cargo Cafe**

Waterside eatery offering coffee, tea and blended drinks with seating over the pond

### Dining

Weekly gourmet food trucks and wood-fired pizza

#### **KINETIC**

Indoor-outdoor fitness center with resort-style locker rooms

#### **The Commons**

WiFi-enabled, waterfront lounge area with comfortable shaded seating

#### **Meeting & Event Space**

Event-ready outdoor amphitheater

Nearby shopping and dining at Westfield UTC mall

#### **On-Site Conveniences**

Customer Resource Center and mobile salon and barber

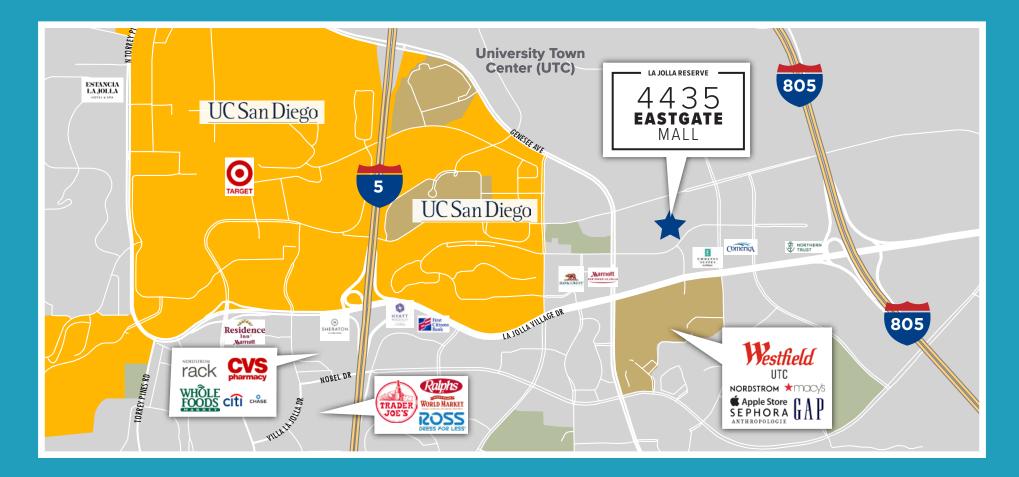






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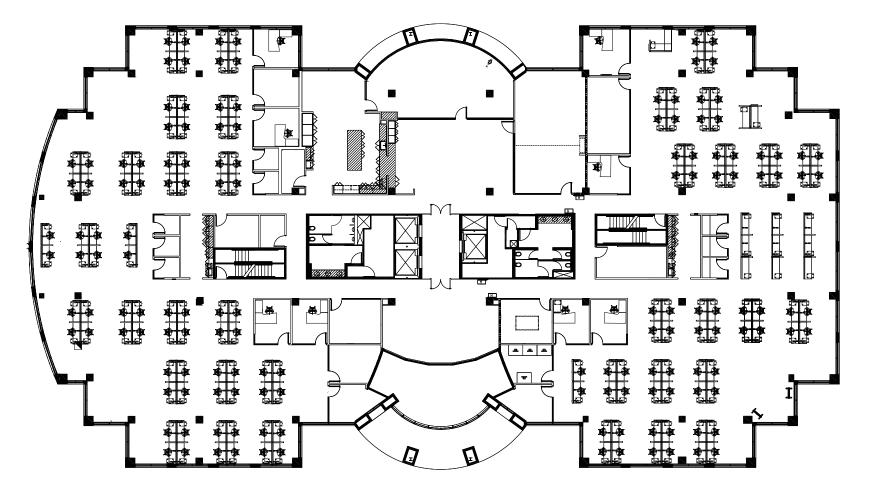
## LOCAL Amenities

#### **Neighboring Tenants:**

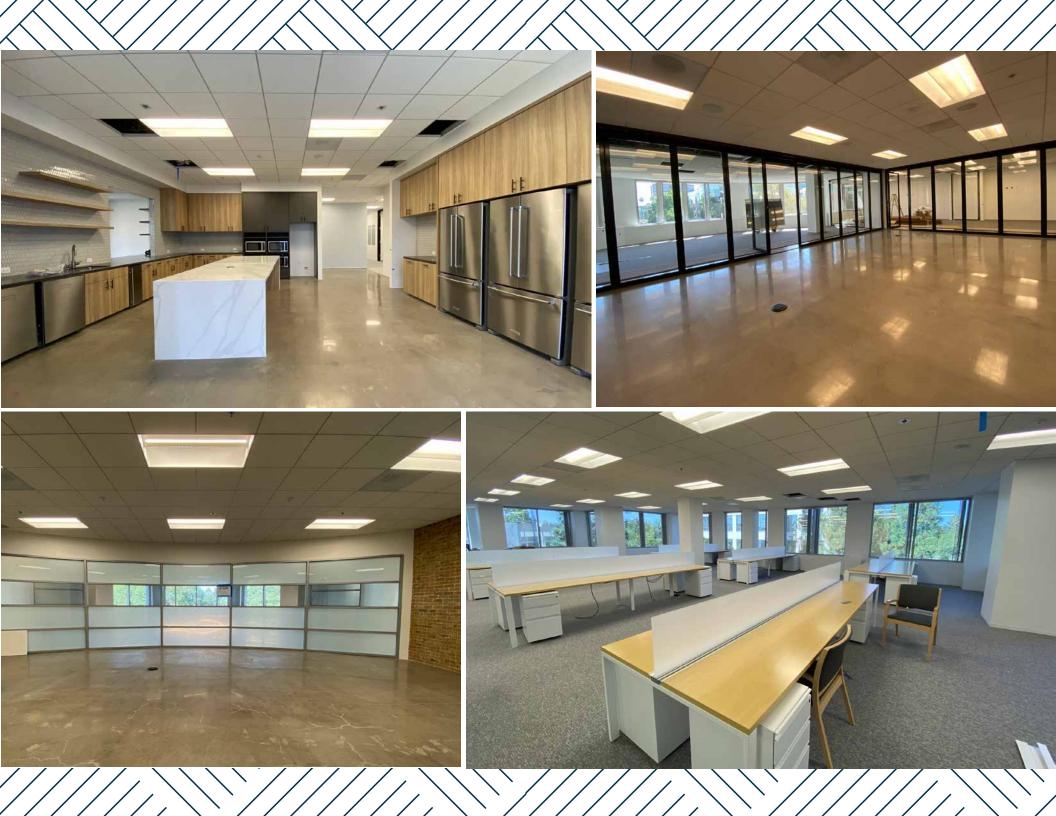
AmazonMetaAppleNissan Design Intl.Axos BankQualcommBristol Myers SquibbScrippsEli LillyServiceNowLytxLytx







23,893 SF Available Now for Sublease





LA JOLLA RESERVE

23,893 SF Available Now for Sublease

#### For more information, please contact:

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