



LA JOLLA RESERVE

4435
EASTGATE
MALL

23,893 SF Available Now for Sublease

BUILDING DESCRIPTION



LA JOLLA RESERVE

4435
EASTGATE
MALL

Part of a three, four-story
Class A Office
building project

**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



SUBLEASE HIGHLIGHTS

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



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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

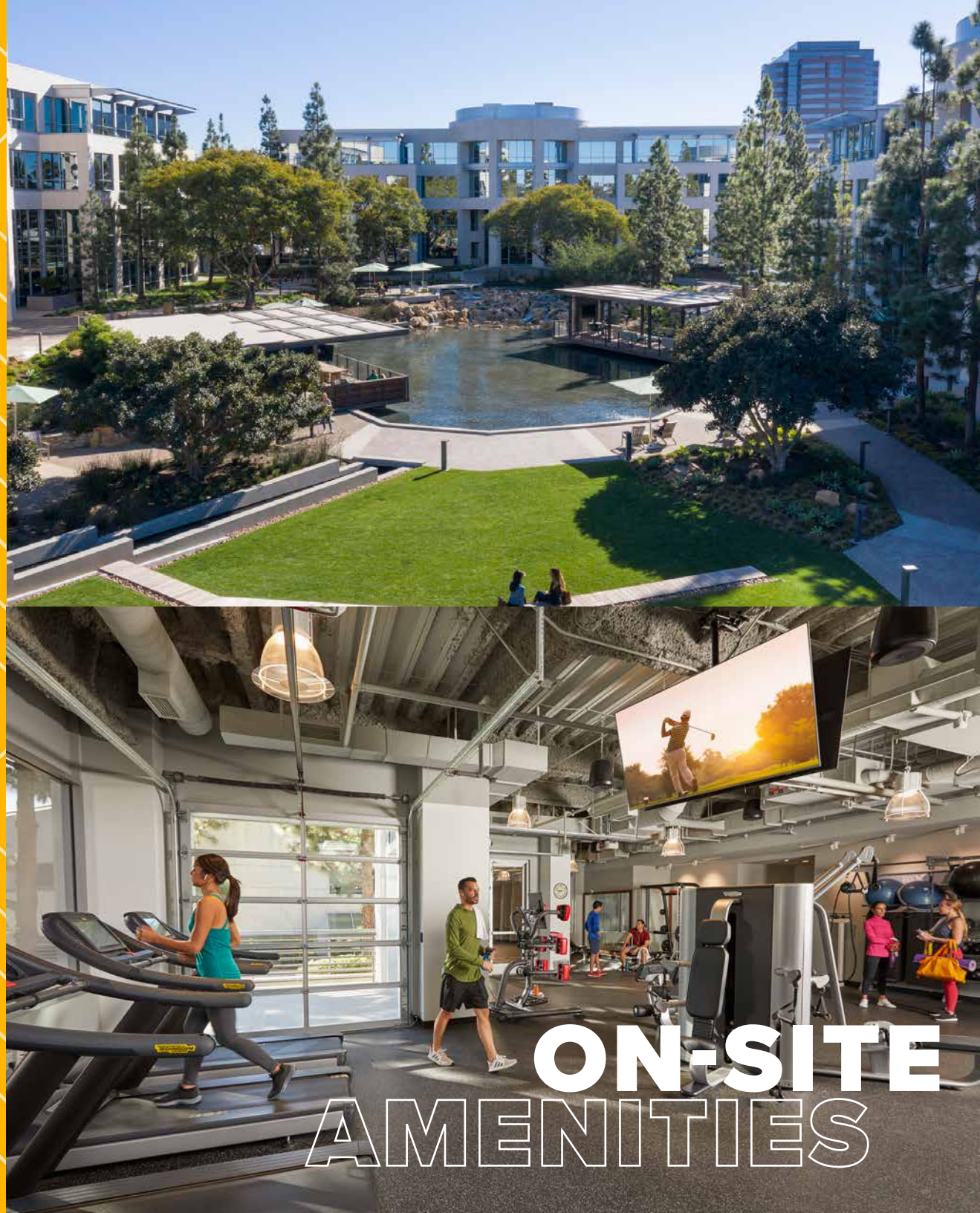
Event-ready outdoor amphitheater

Nearby shopping and dining at

Westfield UTC mall

On-Site Conveniences

Customer Resource Center and mobile salon and barber



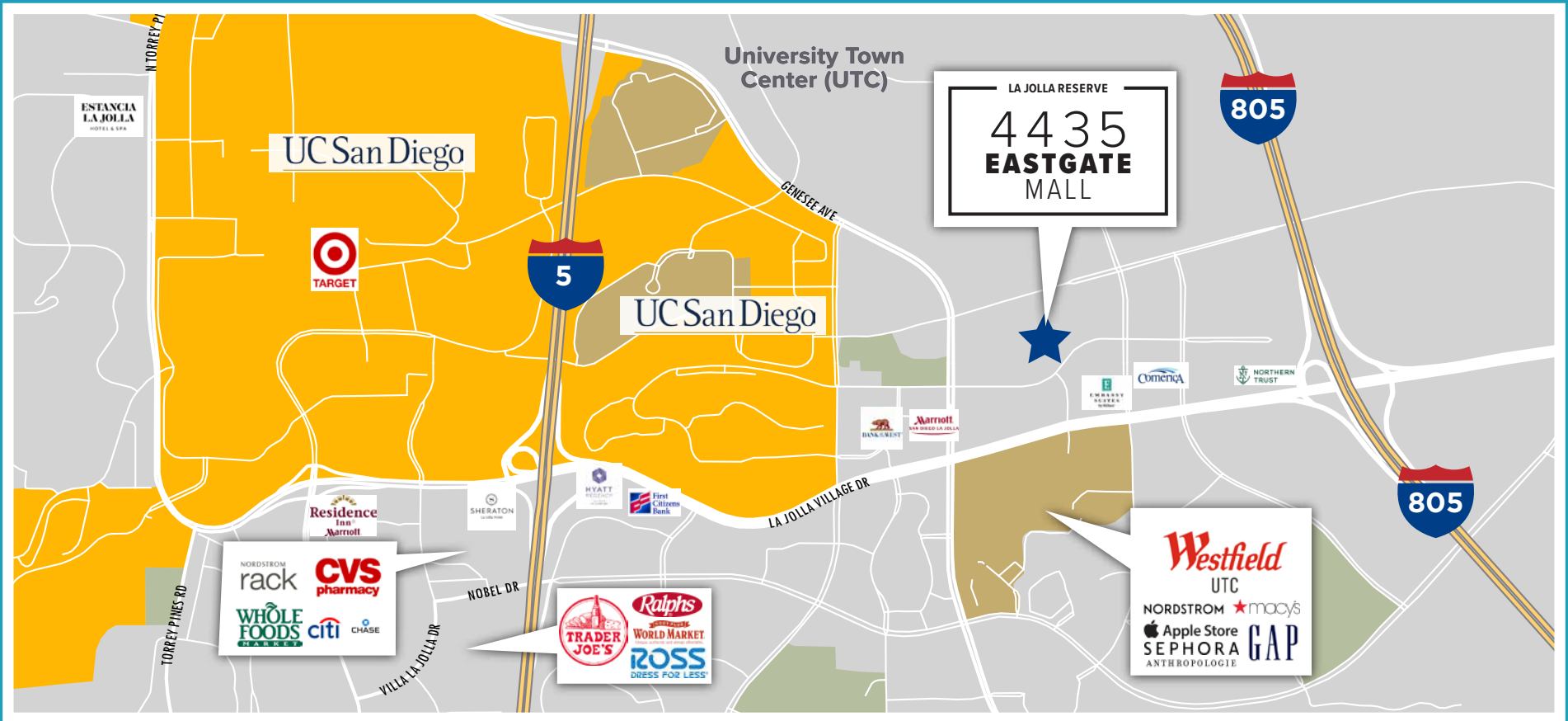
**ON-SITE
AMENITIES**

SITE PLAN



EASTGATE MALL

EASTER WAY



LOCAL AMENITIES

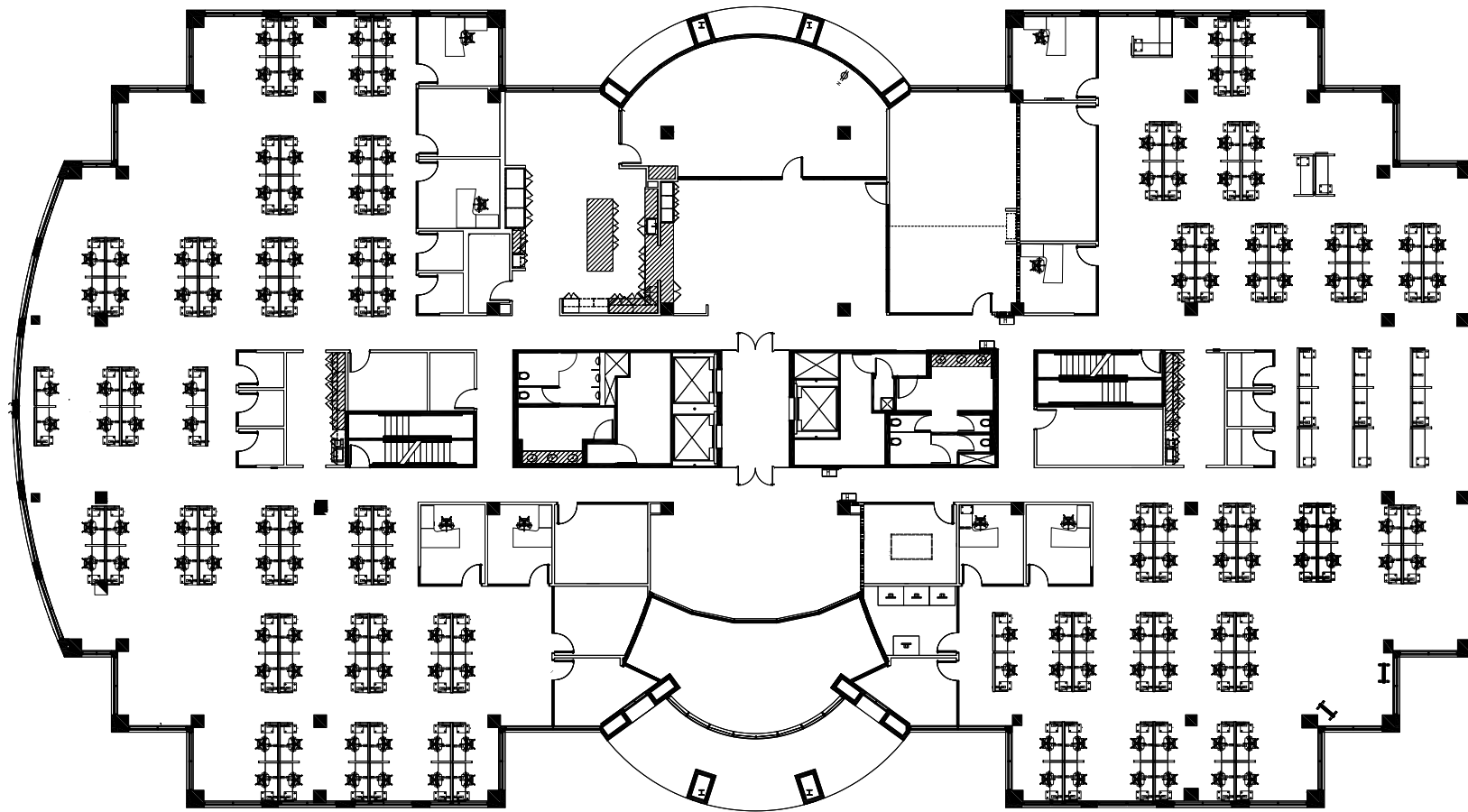
Neighboring Tenants:

- Amazon
- Apple
- Axos Bank
- Bristol Myers Squibb
- Eli Lilly
- Lytix
- Meta
- Nissan Design Intl.
- Qualcomm
- Scripps
- ServiceNow

SUITE 200 FLOOR PLAN

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For more information, please contact:

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