

# 3252 & 3262 HOLIDAY COURT

LA JOLLA, CALIFORNIA 92037

## LA JOLLA CORPORATE CENTER

**PROMOTIONAL RATE** [ON SELECT SUITES; EXP. 03/31/26]:  
**MONTHS 1-6: \$0.99 FS/SF/MO. | MONTHS 7-12: \$3.30 FS/SF/MO.**  
[MINIMUM 3-YEAR LEASE TERM WITH 4% ANNUAL INCREASE]

# OFFICE / MEDICAL FOR LEASE

### JON BOLAND, PARTNER

SENIOR VICE PRESIDENT • LIC #00999843  
(858) 458-3312 • jboland@voitco.com

### RYAN BRACKER, PARTNER

SENIOR VICE PRESIDENT • LIC #01353870  
(858) 458-3355 • rbracker@voitco.com

### PATRICK BLACK

OFFICE SPECIALIST • LIC #02206670  
(619) 993-3305 • pblack@voitco.com



▪ CLICK IMAGE TO VIEW PROPERTY TOUR ▪

# LA JOLLA CORPORATE CENTER

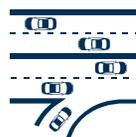
# PROJECT FEATURES



COVERED PARKING AVAILABLE (\$75/STALL)  
FREE SURFACE LEVEL PARKING



FOOD, FITNESS, HOTEL, ENTERTAINMENT  
& SHOPPING WITHIN WALKING DISTANCE



EXCELLENT VISIBILITY & FREEWAY ACCESS



TRANSIT ORIENTED WITHIN WALKING  
DISTANCE TO THE TROLLEY & BUS STOP



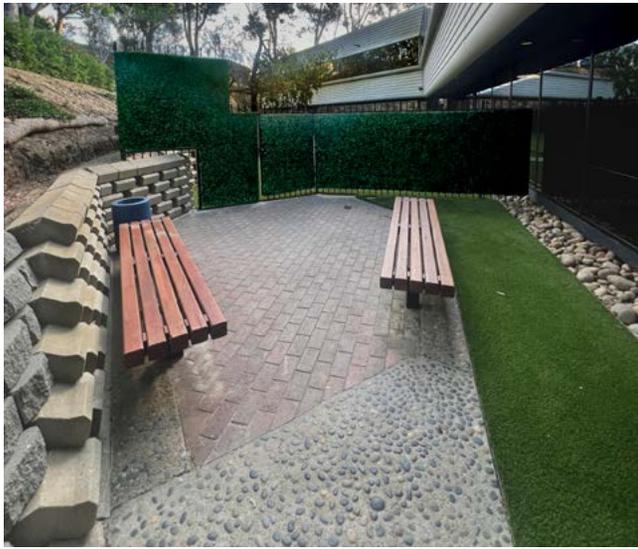
DIRECT CONNECTION TO UCSD & VA MEDICAL  
CENTER WITHIN WALKING DISTANCE

## Asking Rates

OFFICE  
\$3.15 FS/SF/Mo.

MEDICAL  
\$4.15 FS/SF/Mo.

**PROMO RATE** [ON SELECT SUITES; EXP. 03/31/2026]  
Months 1-6: \$0.99 FS/SF/Mo. | Months 7-12: \$3.30 FS/SF/Mo.

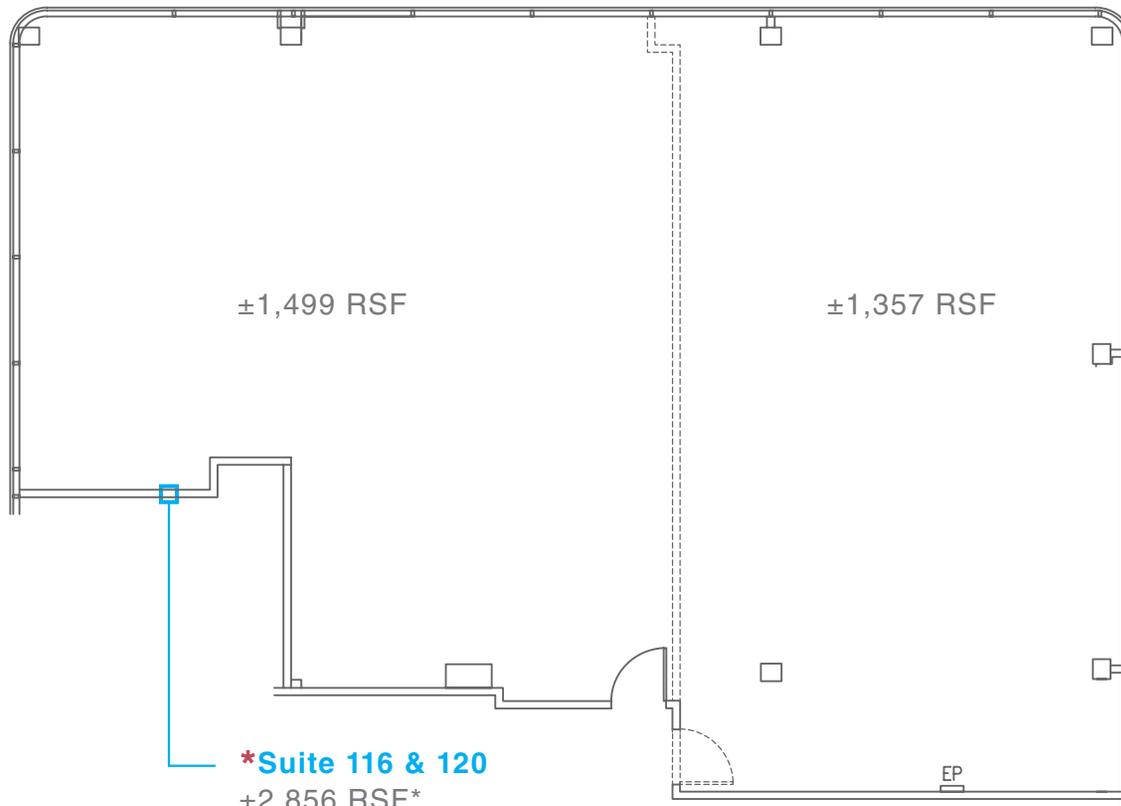


LA JOLLA  
CORPORATE  
CENTER

PROPERTY PHOTOS

# LA JOLLA CORPORATE CENTER

## 3252 HOLIDAY COURT AVAILABILITY

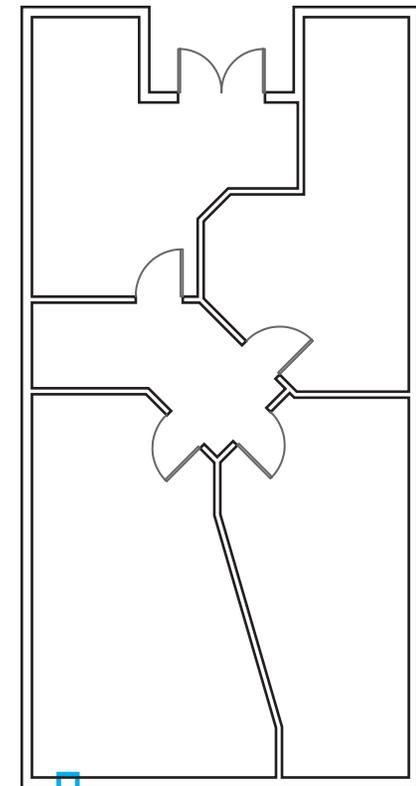


**\*Suite 116 & 120**

±2,856 RSF\*

AVAILABLE NOW

\*Divisible by (#116) ±1,357 RSF & (#120) ±1,499 RSF



**Suite 220**

±773 RSF

\$3.15 FS/SF/Mo.

AVAILABLE NOW

### **\*SUITE 116 & 120 PROMOTIONAL RATE:**

Months 1-6: \$0.99 FS/SF/Mo. | Months 7-12: \$3.30 FS/SF/Mo.

[MINIMUM 3-YEAR LEASE TERM WITH 4% ANNUAL INCREASE]

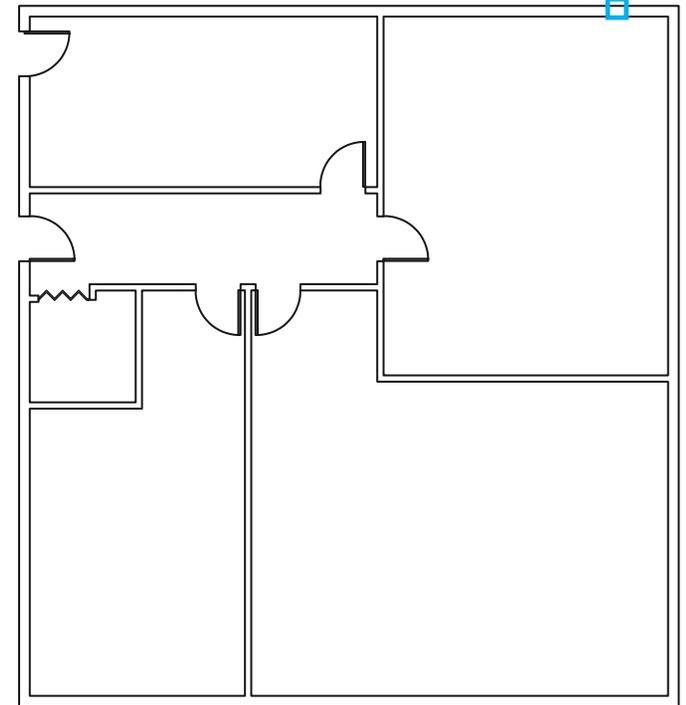
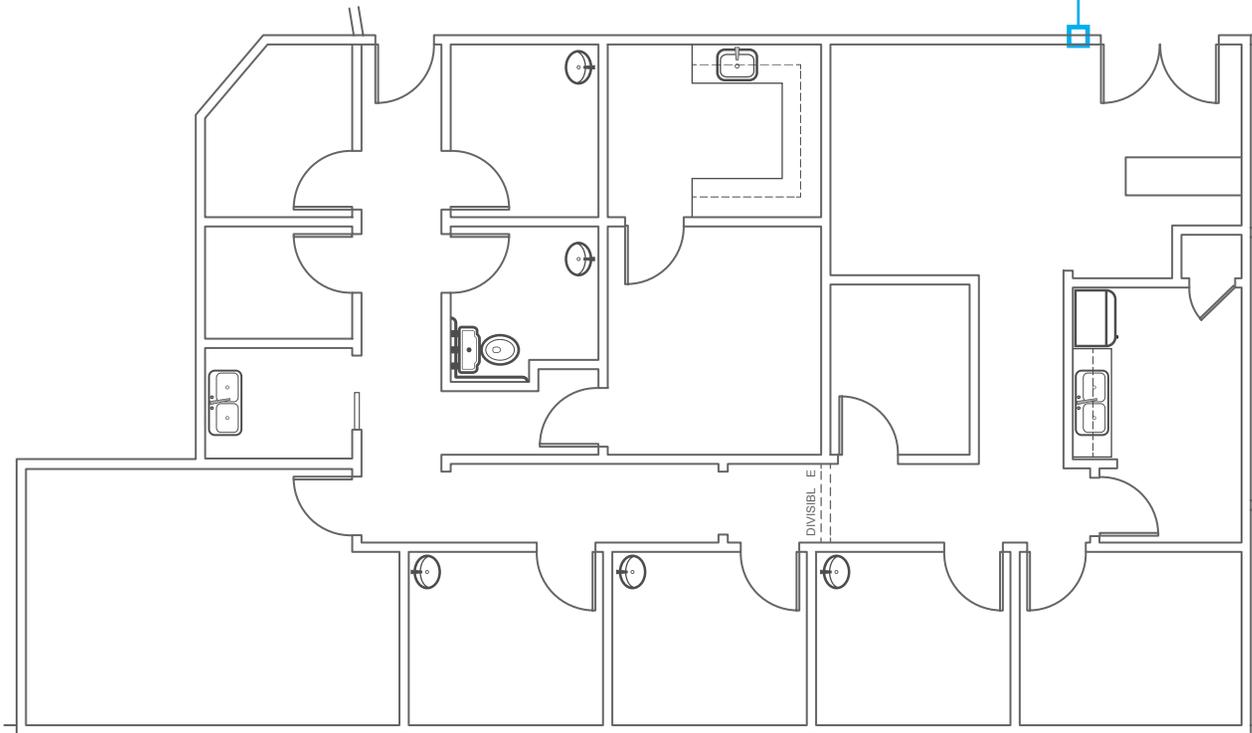
PROMO RATE EXPIRES MARCH 31, 2026

# LA JOLLA CORPORATE CENTER

# 3252 HOLIDAY COURT AVAILABILITY

**Suite 206**  
±2,690 SF\*  
\$4.15 FS/SF/Mo.  
AVAILABLE NOW

**Suite 225**  
±1,033 SF  
\$3.15 FS/SF/Mo.  
AVAILABLE NOW



\*Divisible by ±1,112 RSF & ±1,578 RSF

# LA JOLLA CORPORATE CENTER

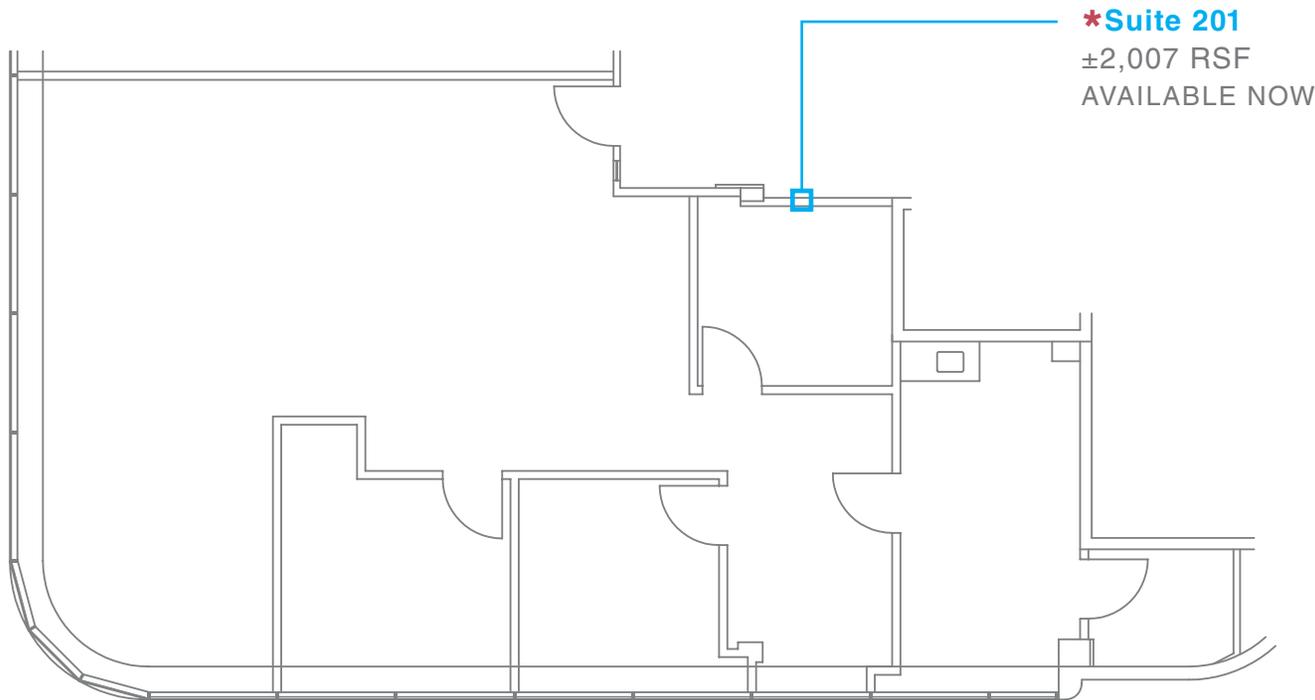
## 3262 HOLIDAY COURT AVAILABILITY

### \*SUITE 201 PROMOTIONAL RATE:

Months 1-6: \$0.99 FS/SF/Mo. | Months 7-12: \$3.30 FS/SF/Mo.

[MINIMUM 3-YEAR LEASE TERM WITH 4% ANNUAL INCREASE]

PROMO RATE EXPIRES MARCH 31, 2026



# LA JOLLA CORPORATE CENTER

# PROPERTY PHOTOS



3252

HOLIDAY COURT



3262

HOLIDAY COURT



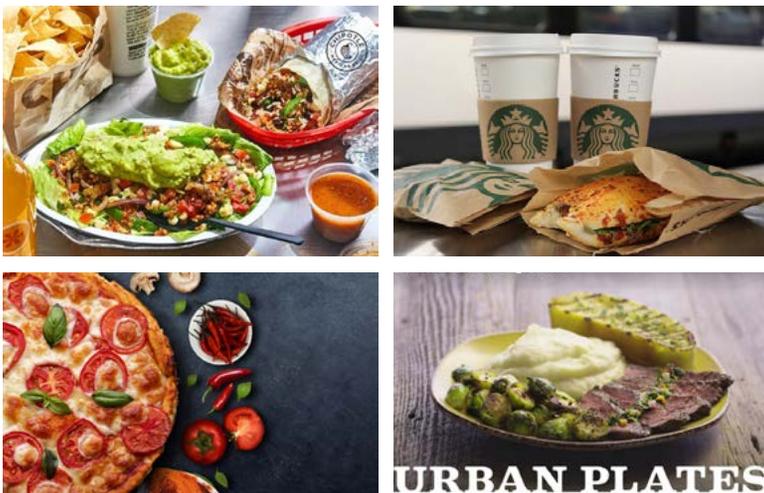
# LA JOLLA CORPORATE CENTER

# WALKABLE AMENITIES

## SHOPS AT LA JOLLA VILLAGE (COMMUNITY CENTER)



## LA JOLLA VILLAGE SQUARE (POWER CENTER)



# LA JOLLA CORPORATE CENTER

# NOBEL TRANSIT CENTER

6 MINUTE WALK TO LA JOLLA CORPORATE CENTER



TROLLEY TIME

BLUE LINE TROLLEY STOPS

DISTANCE TO LJCC

0

MIN.

**LA JOLLA CORPORATE CENTER**  
TO NOBLE DRIVE STATION

0.5

MILES

2

MIN.

**LA JOLLA CORPORATE CENTER**  
TO VA MEDICAL CENTER

1.2

MILES

9

MIN.

**LA JOLLA CORPORATE CENTER**  
TO UTC TRANSIT CENTER

2.2

MILES

17

MIN.

**LA JOLLA CORPORATE CENTER**  
TO OLD TOWN TRANSIT CENTER

9.2

MILES

26

MIN.

**LA JOLLA CORPORATE CENTER**  
TO SANTA FE DEPOT (DOWNTOWN)

12.8

MILES



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# Voit

REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 • 858.453.0505 • 858.408.3976 Fax • Lic #01991785 • www.VoitCo.com

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