

± 9,225 SF OFFICE FOR SUBLICENSE

9191 Towne Centre Drive, Suite 510, San Diego, CA 92122



Co-Broker Bonus: 5% Leasing Commission to any Broker who brings a qualified Tenant who executes a Sublease

COLTON SPEAS

(858) 598-2873

Colton@PacificCoastCommercial.com

Lic. 02062812

TOMMAS GOLIA, CCIM

(858) 598-2891

Tommas@PacificCoastCommercial.com

Lic. 01890744


**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING


PIT
Commercial Real Estate



La Jolla Gateway

9191 Towne Centre Drive, Suite 510
San Diego, CA 92122



Plug & Play

FF&E Available



Lease Rate

\$1.95 / SF FSG

- Modern Creative Finishes With Abundant Natural Light and Open Layout
- On-Site Fitness Center Equipped With Showers and Lockers
- Shared Conference Facilities Available For Tenants
- Secure, Underground Parking
- Two Large Patios with Views of UTC & La Jolla
- Walking Distance To Westfield UTC Mall With Upscale Dining, Retail, and Entertainment
- Excellent Access To I-5, I-805, and SR-52 freeways

Suite 510



Approx. ± 9,225 SF
Office



Available Now



Sublease Term
Runs Through
September 30, 2027



Programming:
12 Private Offices,
Reception,
Conference Room,
Break Room &
46 Workstations



Floor Plan Not Fit to Scale;
for Reference Purposes Only.

EDUCATION/HEALTH

- 1 USCD
- 2 Scripps Memorial Hospital
- 3 UC San Diego Health

HOTELS

- 1 Embassy Suites
- 2 San Diego Marriott
- 3 Hyatt Regency La Jolla

WESTFIELD UTC

RESTAURANT

- Bazille
- Blue Bottle Coffee
- Crepe Delicious
- Javier's
- Lemonade Restaurant
- Lucrezia
- Piazza Market & Cucina
- Seasons 52
- SilverLake
- Sweetgreen
- The Almaf Llama
- UTC Food Court

SHOPPING

- Apple
- Lululemon
- Lush Cosmetic
- Macy's
- Nordstrom

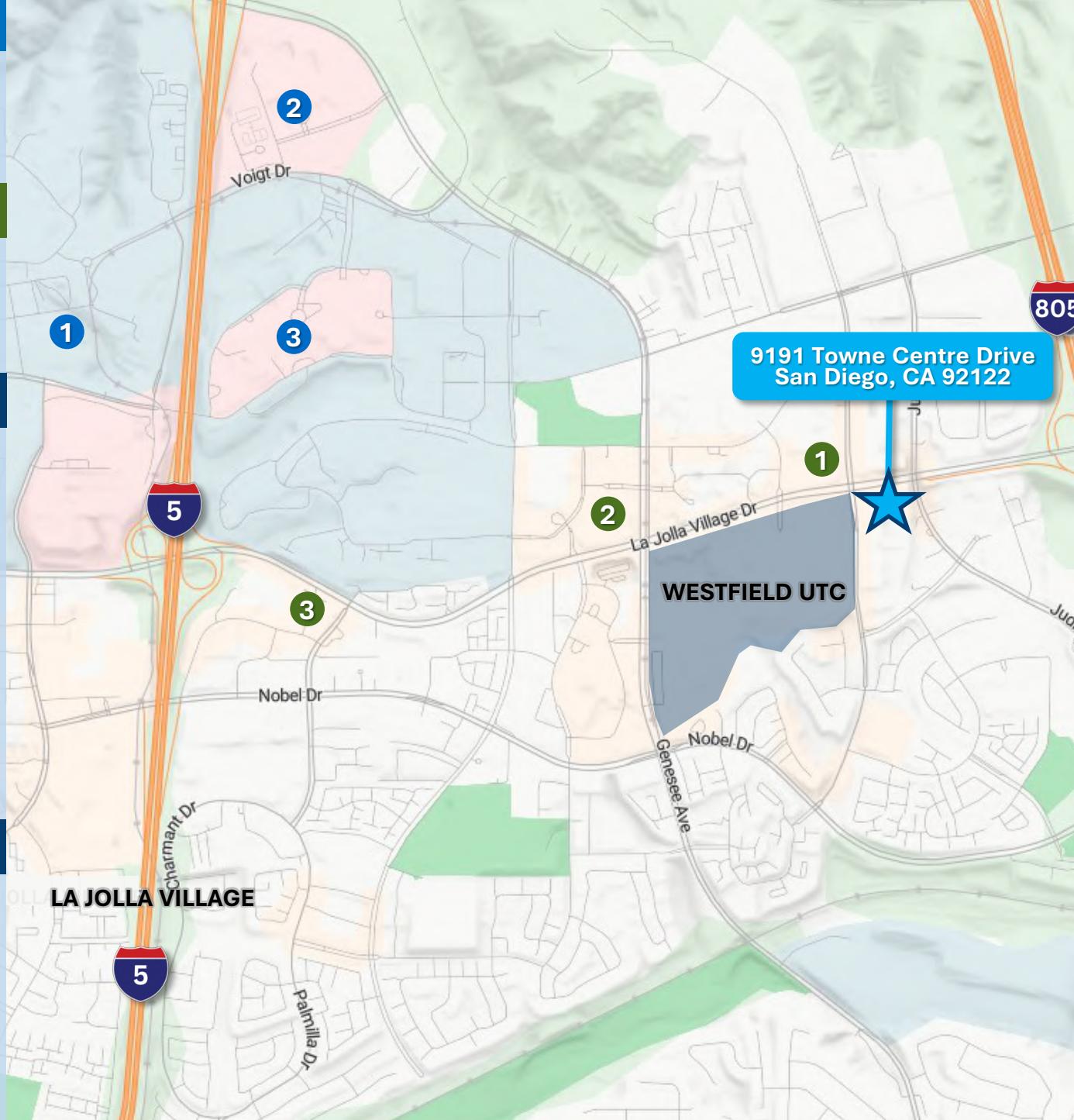
LA JOLLA VILLAGE

RESTAURANT

- CAVA
- Crumbl
- Ike's Love & Sandwiches
- Rubio's Coastal Grill
- Starbucks
- Urban Plates
- BJ's Restaurant & Brewhouse

SHOPPING

- Ralphs
- Trader Joe's
- Whole Foods



OFFICE (619) 469-3600 | 10721 Treena St., Ste 200, San Diego, CA 92131 | www.PacificCoastCommercial.com | Lic. 01209930

The information in this brochure is provided for general marketing purposes only and is believed to be reliable but not guaranteed. Interested parties should verify all details independently, including zoning, measurements, and property condition. The property owner and agents make no warranties or representations and reserve the right to change or withdraw the property or terms at any time without notice. This is not an offer or contract.