

# KILROY UNIVERSITY CENTER

4690 Executive Drive, San Diego, CA 92121

[HOME](#)

[BUILDING FEATURES](#)

[BUILDING SPECS](#)

[FLOOR PLANS](#)

[SITE PLAN](#)

[LOCATION](#)

[MARKET AMENITIES](#)

[CONTACT US](#)

**Best Office Value in UTC - Free Covered Parking**  
**Suite 210: Approximately 4,100 SF Available**



**KILROY**  
**REALTY**  
CORPORATION

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**CBRE**

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[BUILDING SPECS](#)

[FLOOR PLANS](#)

[SITE PLAN](#)

[LOCATION](#)

[MARKET AMENITIES](#)

[CONTACT US](#)

- Suite 210 : 4,100 SF
- Monument signage available
- Efficient office space with large private offices.
- Outstanding UTC location near retail and restaurant amenities including One La Jolla Centre and Westfield UTC
- Modern lobby and common area
- Upgraded existing improvements which can be modified to suit specific tenant needs; Including office/lab/biotech requirements
- Elevator served from subterranean parking garage to 1<sup>st</sup> and 2<sup>nd</sup> floors provides safety and convenience
- Free covered parking which is very unusual in UTC
- Fiber provided by Cox Communications
- Parking ratio at 3.7/1,000 USF (free covered and surface)
- Abundant windowline provides excellent natural light
- Strong institutional ownership with ability to accommodate near and long term space requirements
- Upgraded restrooms featuring shower and locker facilities
- Pleasant outdoor eating/break area next to the on-site pond/water feature
- Great access to I-805, I-5, Hwy 52 and Hwy 56
- Adjacent to planned future trolley stations: Executive Drive Station; UTC Transit Center. Construction expected to begin in 2016/ complete by 2019.
- Multiple time winner of the prestigious TOBY (The Office Building of the Year) Award.
- Improved ingress and egress due to opening of Judicial Drive and traffic mitigation enhancements recently added by neighboring developments

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[BUILDING SPECS](#)

[FLOOR PLANS](#)

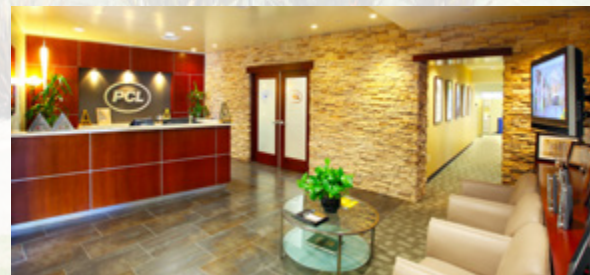
[SITE PLAN](#)

[LOCATION](#)

[MARKET AMENITIES](#)

[CONTACT US](#)

Building Size:	47,846 RSF, full two story over underground parking	Parking Spaces:	3.7/1,000 - Combination of underground and surface parking (all free)
Floor Size:	1st Floor: 22,142 RSF 2nd Floor: 25,703 RSF	Fire Sprinklers:	Fully sprinklered
Building Condition:	Fully improved	Zoning:	IP-1-1 (Formerly SR)
Year Built:	1999	Floor Load:	80 lbs. live load
Building Use:	Office/Corporate HQ/Biotech Space	Gas Service:	Yes
Building Type:	Type V, Non-Rated	Central Plant/HVAC/ Mechanical:	Water source heat pump
Building Height:	30 feet, 6 inches	Typical Column Spacing:	28' 4" x 40'
Floor-to-Floor Height:	14 feet	Elevator:	One / 4,500 lb. capacity



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[BUILDING FEATURES](#)

[BUILDING SPECS](#)

[FLOOR PLANS](#)

[SITE PLAN](#)

[LOCATION](#)

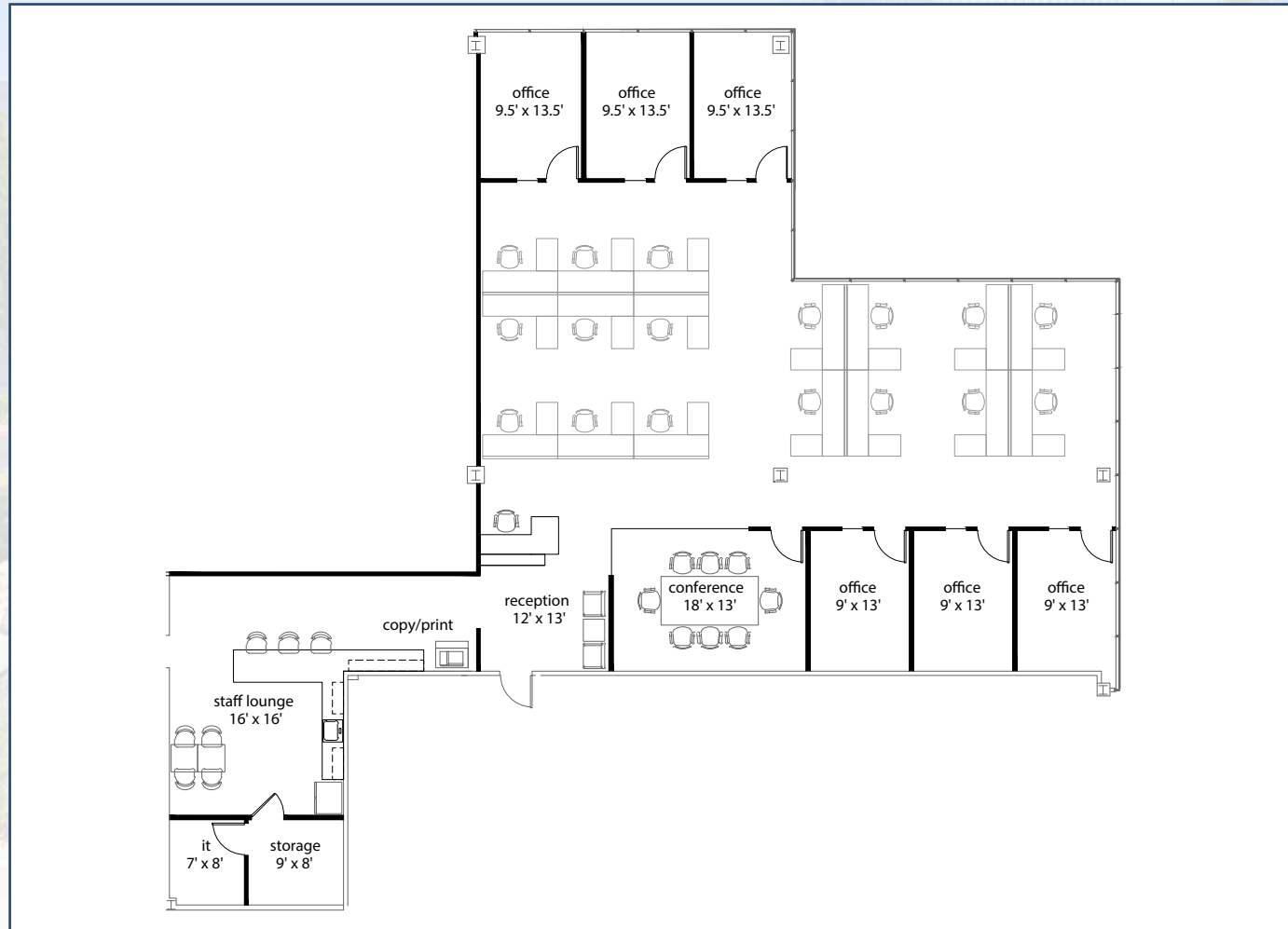
[MARKET AMENITIES](#)

[CONTACT US](#)

## 2<sup>nd</sup> Floor - Available Now

Suite 210: 4,100 SF

Hypothetical Plan



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[HOME](#)

[BUILDING FEATURES](#)

[BUILDING SPECS](#)

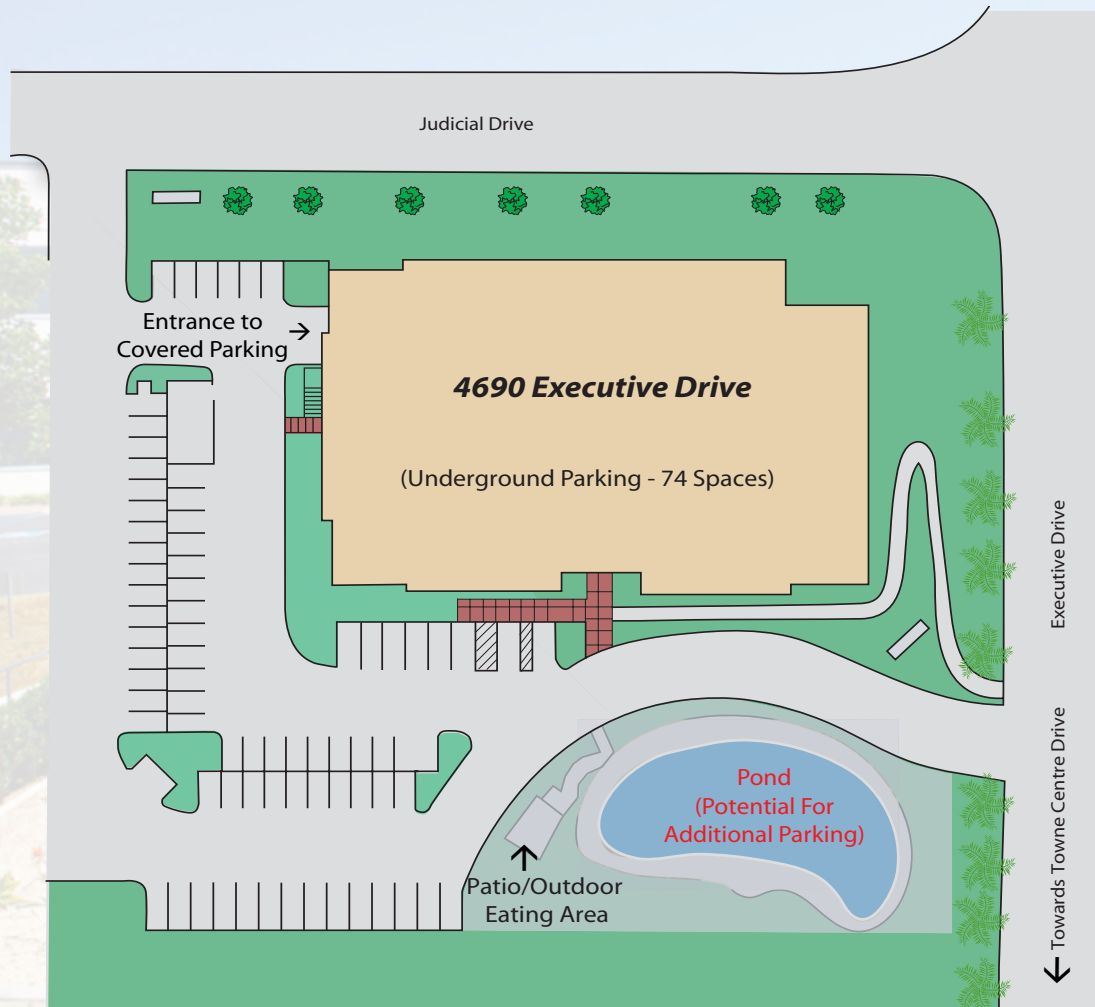
[FLOOR PLANS](#)

[SITE PLAN](#)

[LOCATION](#)

[MARKET AMENITIES](#)

[CONTACT US](#)



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[HOME](#)

[BUILDING FEATURES](#)

[BUILDING SPECS](#)

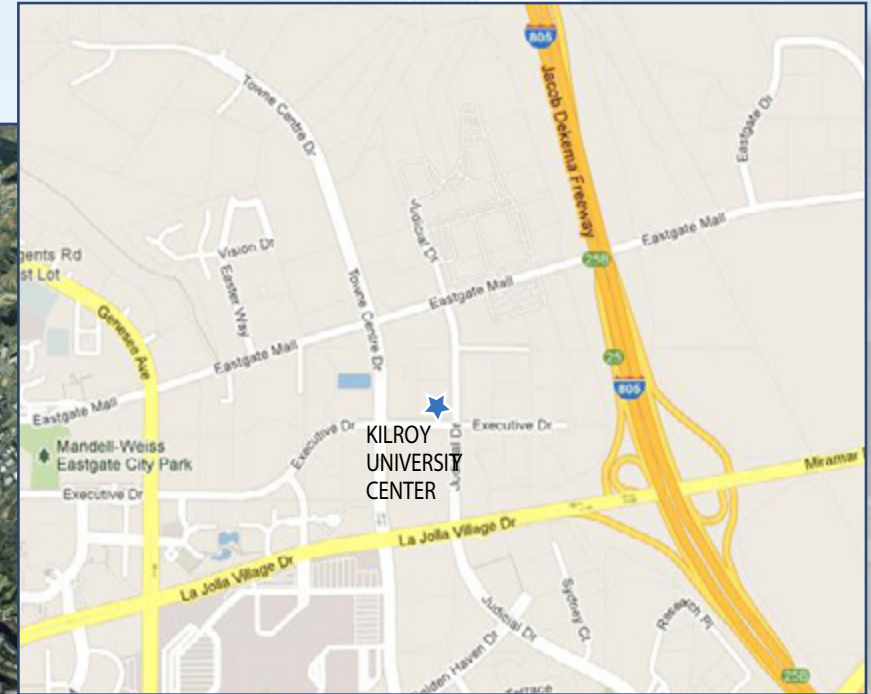
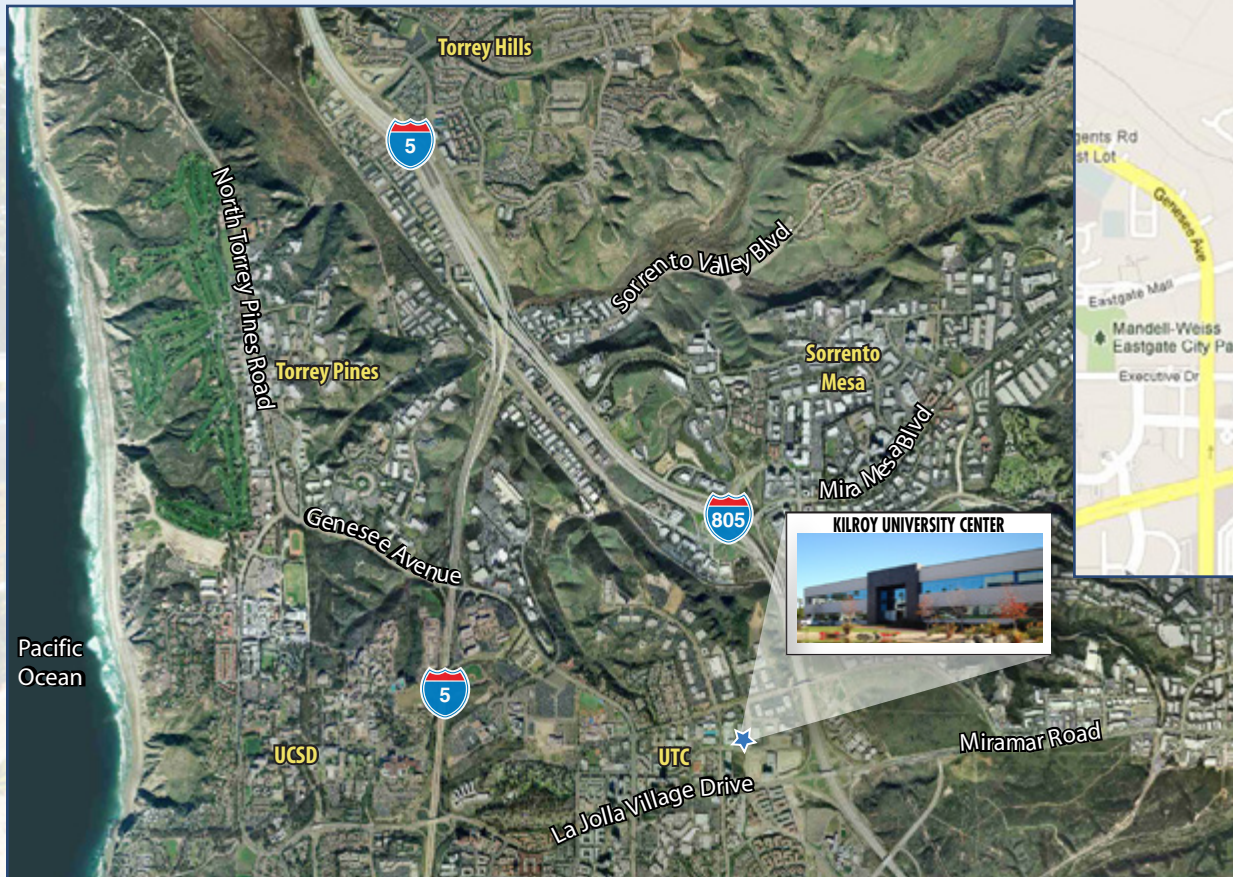
[FLOOR PLANS](#)

[SITE PLAN](#)

[LOCATION](#)

[MARKET AMENITIES](#)

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BUILDING SPECS

FLOOR PLANS

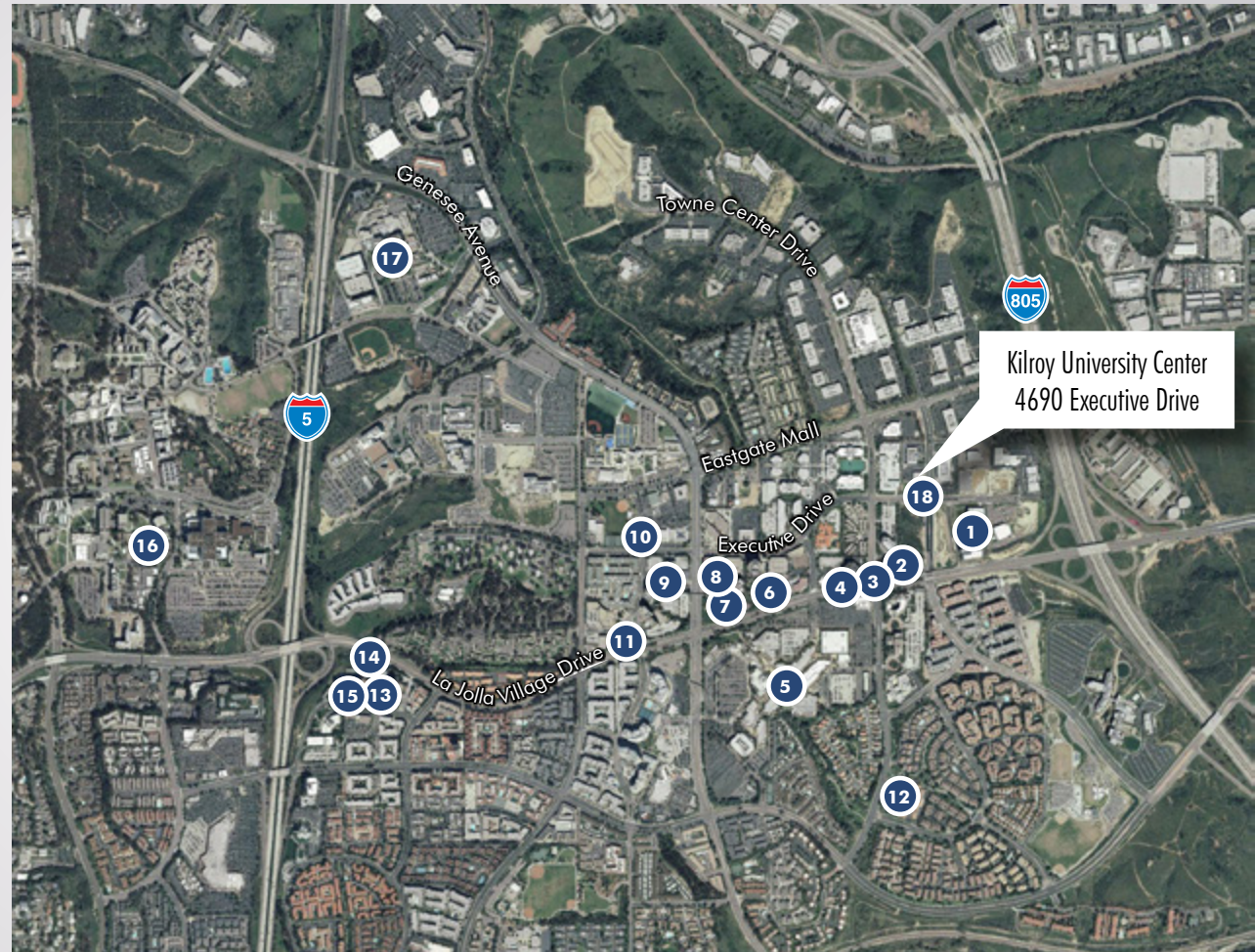
SITE PLAN

LOCATION

MARKET AMENITIES

CONTACT US

- 1 BISTRO 24, EDDY M'S DELI & COFFEE
- 2 ORGANIC TO GO DELI
- 3 EMBASSY SUITES HOTEL
- 4 P.F. CHANG'S CHINA BISTRO
- 5 UTC REGIONAL MALL
- 6 RED O (COMING SOON)
- 7 SPECIALTY'S CAFE AND BAKERY
- 8 DONOVAN'S STEAKHOUSE
- 9 EDDY M'S DELI & COFFEE
- 10 JCC RECREATION CENTER
- 11 MARRIOTT HOTEL
- 12 RENAISSANCE TOWNE CENTRE
- 13 AVENTINE RESTAURANT COURT  
FLEMMING'S STEAKHOUSE  
TRULUCK'S  
THE MELTING POT  
CAFE JAPENGO
- 14 HYATT REGENCY AT THE AVENTINE
- 15 THE SPORTING CLUB
- 16 UCSD
- 17 SCRIPPS HOSPITAL
- 18 FUTURE AMENITY SERVICE



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## SINCE 1947...DECADES OF EXPERIENCE AT YOUR SERVICE

Kilroy Realty Corporation (NYSE:KRC) has built deep experience within West Coast commercial real estate markets by serving a range of dynamic industries over an ever-evolving business landscape for over 65 years. Their premium commercial properties total more than 14 million square feet, spanning from Seattle to San Diego.

## A MAGNET FOR INNOVATION

Kilroy knows that when looking for commercial real estate, businesses aren't just looking for a building, but an environment that reflects their culture. Their primary goal is to provide premium, adaptable and productive work environments for a wide range of client industries, including technology, media, telecommunications, engineering, entertainment, healthcare, biotechnology, and professional services. Location is everything, which is why their properties are at the center of vibrant business communities that offer a unique quality of life for their clients' employees.

## OUTSTANDING CLIENT RELATIONSHIPS

Many of KRC tenants have done business with them for decades. In a way, you could say they've grown up with them. These relationships are built on a history of trust and experience, so they take the time to understand each prospective client's needs and offer their knowledge and experience to help create the right workplace solution for each one.

## WORKSPACES YOU WANT TO BE IN

Kilroy does everything they can to accommodate the needs of their clients. That's why they design many of their properties in relaxed, campus-style settings that feature outdoor and indoor common spaces, flexible interior floor plates and adaptable office plans. Of course, state-of-the-market infrastructure and amenities always come standard. They believe these efforts increase productivity and employee retention while creating a more successful recruiting experience.

## SUSTAINABILITY IS IN THEIR DNA

Kilroy shares a common interest with their clients for work environments that optimize resources and minimize the impact on the environment. That's why they have become a leading proponent of LEED-certified design, development and property operation. They build all of their new development projects to LEED specifications, some of which have received Gold or Silver certification levels.