



PARK PLAZA

UNIVERSITY TOWNE CENTRE

THREE-STORY, GARDEN-STYLE, ATRIUM BUILDING TOTALING APPROXIMATELY 73,000 SQUARE FEET

GENEROUS SURFACE PARKING

IDEALLY LOCATED IN UNIVERSITY TOWNE CENTRE; THE ABSOLUTE CENTER OF THE NORTH AND SOUTH
COMMUTING GRID WITH EASY ACCESS TO THE 805 & 5 FREEWAYS AND HIGHWAY 52

A WEALTH OF NEARBY AMENITIES INCLUDING WESTFIELD UTC SHOPPING MALL,
COSTA VERDE CENTER AND REGENTS MARKETPLACE

PARK PLAZA

4350 EXECUTIVE DRIVE, UNIVERSITY TOWNE CENTRE

FEATURES

- Clean, modern architecture with atrium style entry
- Mature tree-lined courtyard with seating areas
- Floor plates easily accommodate smaller requirements
- Ample and convenient surface parking
- Onsite banking with ATM

DESIRABLE AREA AMENITIES

- Westfield UTC Shopping Mall within walking distance, featuring an open air environment with a wide variety of dining, shopping and entertainment
- Minutes to the The San Diego Marriott La Jolla, featuring 360 rooms, two concierge levels, restaurants, lounges and 22 meeting rooms with more than 16,000 sq. ft. of flexible and well-equipped meeting space
- Close to the desirable residential communities of La Jolla, Carmel Valley and Del Mar

EASY ACCESS

- Conveniently located within University Towne Centre
- Excellent access to the 5, 805 and 52 Freeways
- Fifteen minutes to downtown San Diego and the international airport

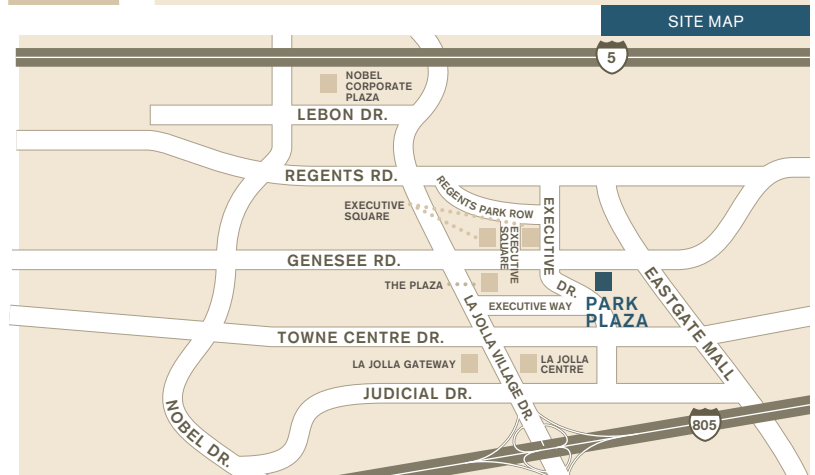
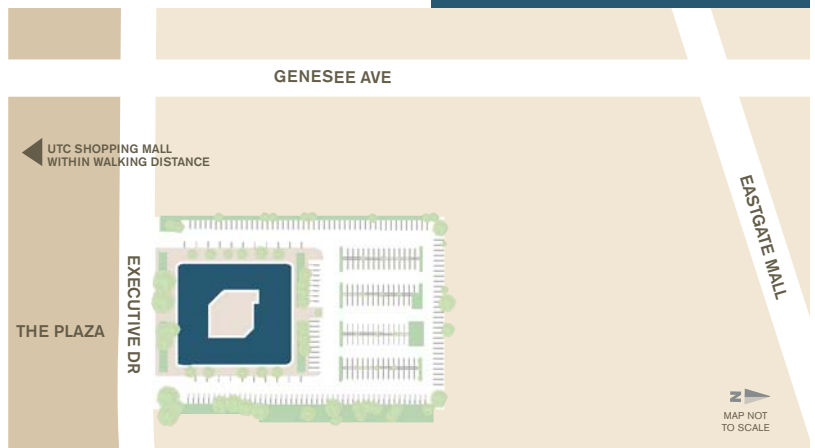


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FOR LEASING INFORMATION, CALL 858.677.7960
4365 EXECUTIVE DRIVE, SUITE 100, SAN DIEGO, CA 92121



IDEALLY LOCATED IN SEASIDE LA JOLLA



LOCATION MAP

CELEBRATING

30
YEARS IN
SAN DIEGO

Irvine Company Office Properties proudly celebrates 30 years in San Diego County. From the development of a single project in 1982 to ongoing investment in more than 7.4 million square feet of office buildings and campus office space, we are pleased to be part of the fabric of one of America's finest places to live and work.