

FORTY 180
LA JOLLA VILLAGE DRIVE



Voit
REAL ESTATE SERVICES

EXPERIENCE THE AMENITIES


REGENT PROPERTIES



4180 LA JOLLA VILLAGE DRIVE • LA JOLLA, CA 92037

Approximately 100,748 square foot, five-story, Class A office building located in the University Towne Center office submarket

Centrally located with direct access to Interstates 5 & 805 and convenient to Highways 52 & 56

Newly renovated common area lobbies, restrooms & gym
Energy Star Efficiency

Extraordinary food & retail amenities within walking distance

4.0/1,000 SF subterranean and surface parking with direct elevator access to building floors

Monument and building signage available

WALK TO AMENITIES



±100,748 SF
TOTAL SF

±2,099 - ±7,638 SF
SF AVAILABLE

\$3.65/SF/MO FS
LEASE RATE



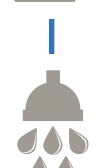
BUILDING & SURROUNDING AMENITIES



NUMEROUS DINING OPTIONS



HOTELS



OUTDOOR DINING



NEW GYM WITH SHOWERS AND LOCKERS



Rx PHARMACY



UPGRADED LOBBY AND RESTROOMS



NEW TROLLEY CONSTRUCTION UNDERWAY

BANKING ON-SITE



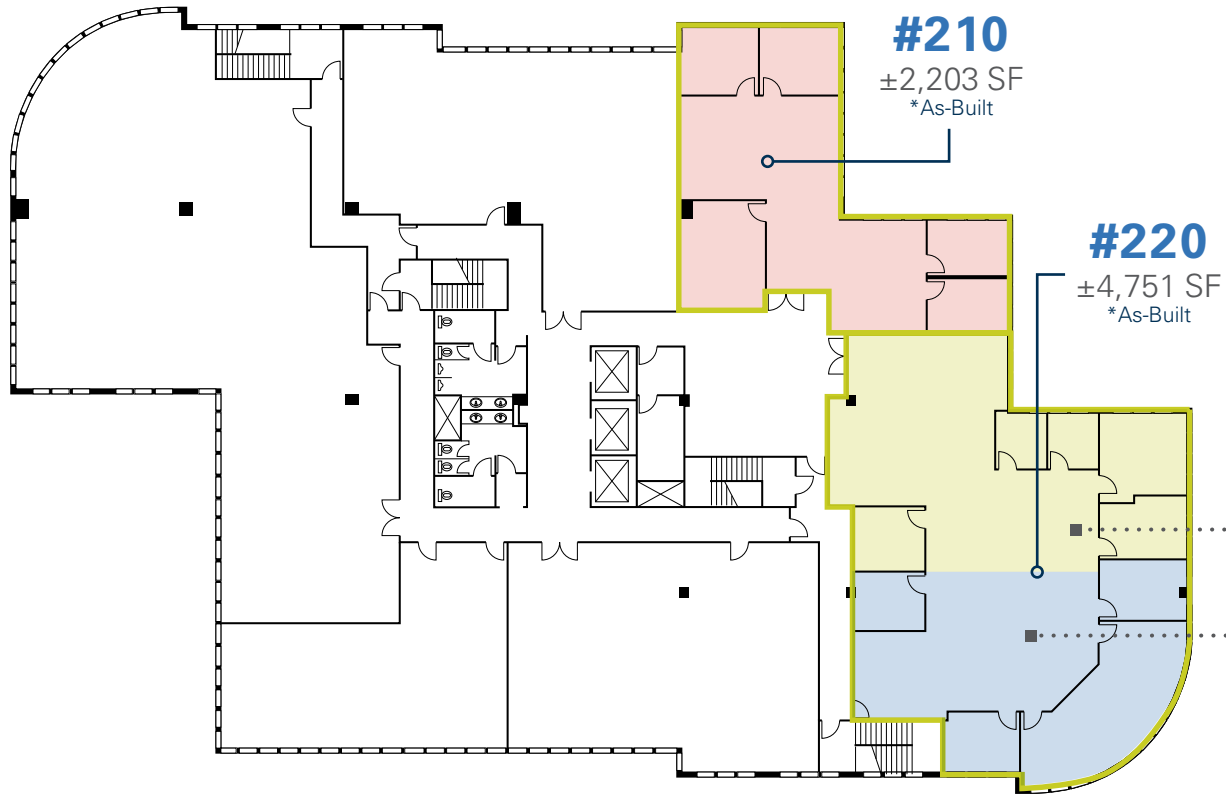
PRESTIGIOUS LA JOLLA ADDRESS

FLOOR PLAN & AVAILABILITIES

*Suite 210-220

±6,954 SF

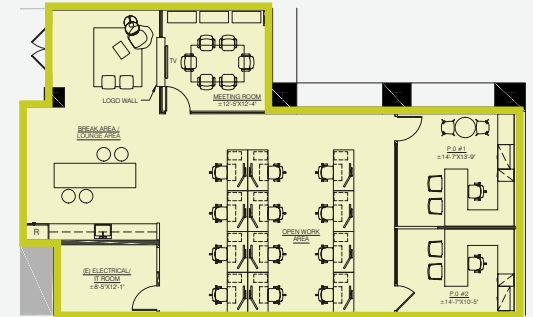
*Contiguous



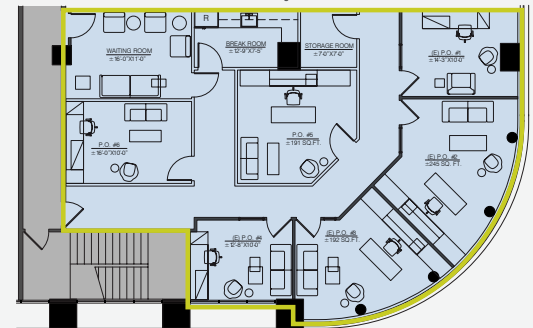
Suite 220

DIVISIBLE TO: ±2,451 & ±2,300 SF

HYPOTHETICAL PLANS



±2,451 SF
*Hypothetical Plan



±2,300 SF
*Hypothetical Plan

Ideal build-out for psychology / psychiatry uses

Availability Summary

SUITE #	TOTAL SF	RATE	AVAILABILITY
210	±2,203 SF	\$3.65 FSG	NOW
NOTES: (4) Private Offices, Conference Room, and Open Area			
220	±4,751 SF	\$3.65 FSG	NOW
NOTES: (8) Private Offices, Reception, Conference Room, and Large Open Area; Divisible			
210-220 (Suites 210, 215, 220)	±6,954 SF	\$3.65 FSG	NOW
NOTES: (12) Private Offices, Reception, Conference Room, Break Room and Large Open Area; Divisible			

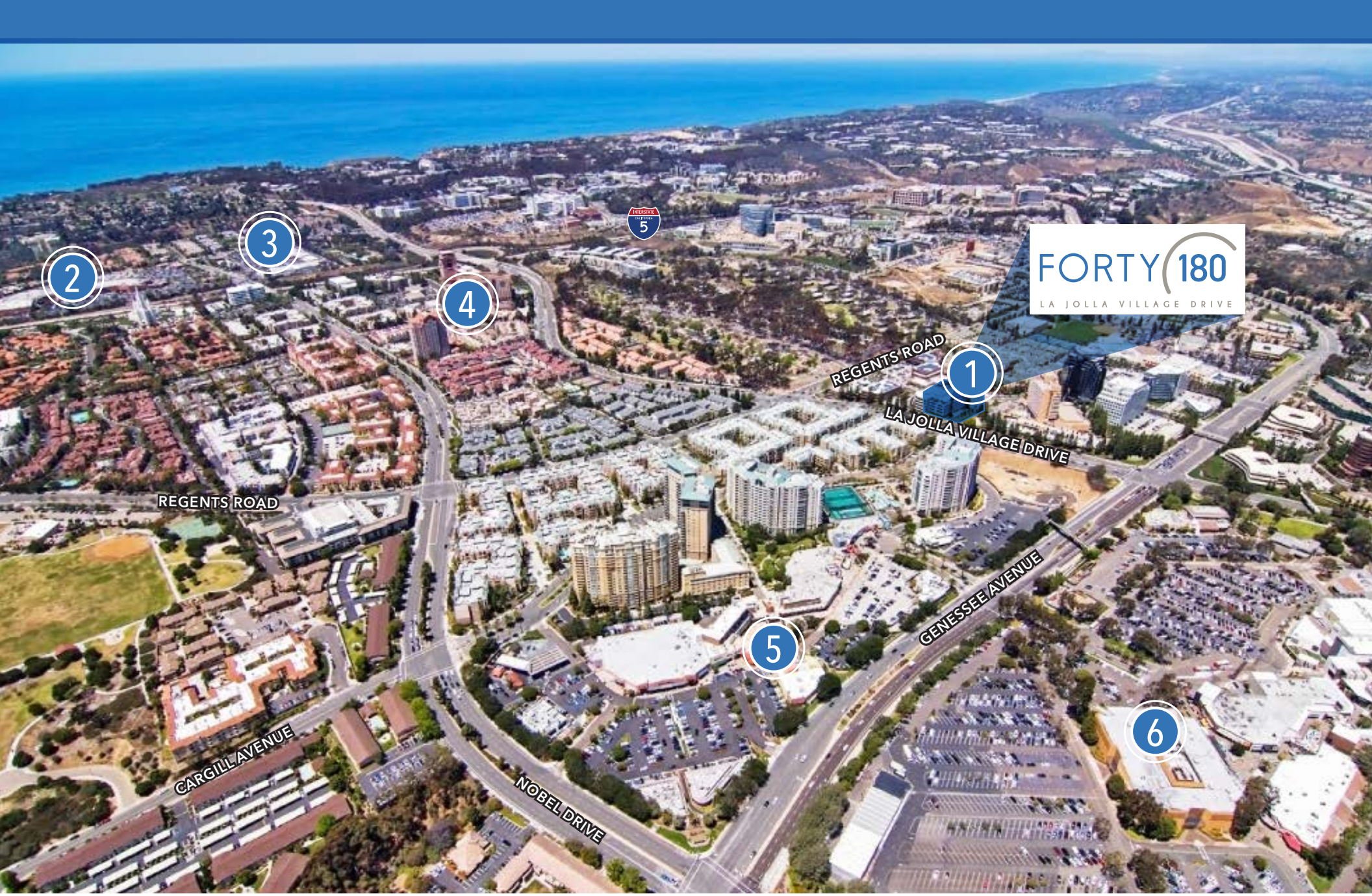


SURROUNDING AMENITIES

4180

- 1 REGENTS PARK RETAIL CENTER**
Continent European Deli, Einstein Bagels, L&L Hawaiian, Lil Dipper, Nozomi, Regents Pizzeria, Starbucks
- 2 LA JOLLA VILLAGE SQUARE**
AMC, AT&T, Best Buy, California Pizza Kitchen, Chipotle, Cost Plus World Market, Daphne's Greek, Islands, Petsmart, Ralphs, Starbucks, Trader Joes, Ulta, Union Bank, Urban Plates
- 3 THE SHOPS AT LA JOLLA VILLAGE**
Bank of America, BJ's Restaurant, Chase Bank, CVS, FedEx, Mendocino Farms, Nekter Juice Bar, Nordstrom Rack, Rubio's Snooze Breakfast Eatery, Sprinkles, T-Mobile, USPS, Whole Foods Market
- 4 THE AVENTINE**
Café Japengo, Drift Eat + Drink, Flemings, Hyatt Regency Hotel, Truluck's, Melting Pot, The Patio Marketplace
- 5 COSTA VERDE CENTER**
Apollonia Greek Bistro, Barnes & Nobel, Baskin Robbins, Bristol Farms, Chipotle, Draft Republic, Five Guys Burger & Fries, Ki Sushi & Sake Bar, La Jolla Cleaners, Massage Envy, Men's Warehouse, McDonald's, Robeks Juice, Roy's La Jolla, Sammy's Woodfired Pizza, Starbucks, Subway, Supercuts, The Boxing Club, Wells Fargo, USPS, Yogurtland
- 6 WESTFIELD UTC**
24 Hour Fitness, Anthropologie, Apple Store, ArcLight Cinemas, Bottege Italiana Gelato, Corner Bakery Cafe, Craft Pizza, Crate & Barrel, Elixir Espresso & Wine Bar, Eureka, Express, Janie & Jack, Jersey Mike's Subs, Johnny Rockets, Michael Kors, Napizza, Noodles & Company, Nordstrom, Panda Express, Pinkberry, Pottery Barn, Raised By Wolves, Restoration Hardware, Rubio's, Seasons 52, Sephora, Shake Shack, Smokeyard BBQ & Chop Shop, Tender Greens, True Food Kitchen

*Partial list of stores & services



FORTY 180
LA JOLLA VILLAGE DRIVE

2

3

4

1

5

6

REGENTS ROAD

REGENTS ROAD

LA JOLLA VILLAGE DRIVE

GENESSEE AVENUE

CARGILL AVENUE

NOBEL DRIVE

FOR LEASING INFORMATION, PLEASE CONTACT:

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 **REGENT PROPERTIES**

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