

ONE LA JOLLA CENTER

THE NEXT ICONIC OFFICE TOWER IN UTC – INTEGRATING QUALITY AND EFFICIENCY WITH SPECTACULAR VIEWS



SITE LOCATION: Ideally located in University Towne Centre; the center of the north and south commuting grid, with easy access to the 805 & 5 Freeways and Highway 52

BUILDING EXTERIOR: Highly efficient floor-to-ceiling glass, stainless steel and architectural aluminum unitized curtain wall system

BUILDING MAIN LOBBY FINISHES:

- Elegant Italian travertine floors
- Eucalyptus wood walls
- Stainless steel elevator doors and frames
- Electronic directory system

BUILDING SPECIFICATIONS:

- 15-stories offering 306,000 square feet
- Highly-efficient, column-free floor plate approximately 22,800 SF
- Ground floor ceiling height: 18'-6"
- Typical finished floor-to-ceiling height: 9'-8"
- Penthouse finished ceiling height: 11'-0"

CAMPUS AMENITIES: Abundant customer conveniences on-site include Cafe, fitness center, conference center, canopy-shaded outdoor areas with complimentary WiFi, lobby Ambassador and on-site Customer Resource Center

PARKING: Five-level parking structure; 5:1,000 usable sq. ft.

LEED® CERTIFICATION: LEED® Silver design

ELECTRICAL:

SDG&E power is provided to the building by two separate 4,000 amp electrical bus duct risers. Will serve customer lighting, power requirements and mechanical systems

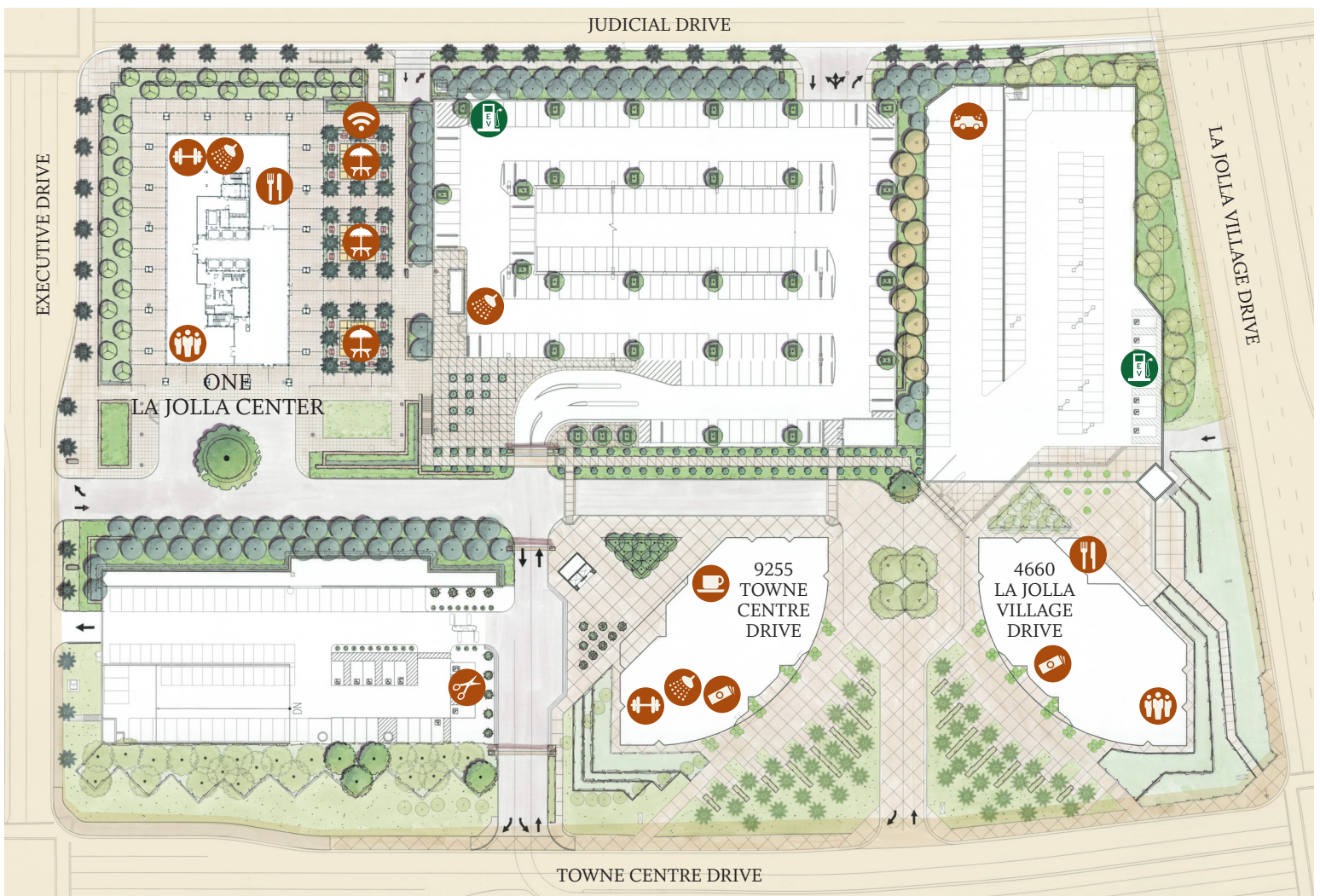
HVAC:

- Central utility plant with highly-efficient chillers utilizing magnetic bearing compressors, cooling towers and pumps, provide chilled water to variable air volume air handlers
- High-efficiency condensing boilers provide hot water for space heating
- Chilled water and hot water system are variable flow for optimum efficiency

ARCHITECT: Pei Cobb Freed & Partners

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LANDMARK OFFICE TOWER IN THE THRIVING UTC MARKET

- Commuting made easy with future on-site SuperLoop stop, featuring shuttle service to UTC Transit Center
- Abundant customer conveniences on-site include café, fitness center, conferencing and canopy-shaded outdoor plaza. La Jolla Centre superblock features additional fitness center, banking services, EV charging station, coffee bar and deli
- Adjacent to the 1.1 million square foot Westfield UTC Shopping Mall, featuring more than 30 dining choices, 135 retailers and ArcLight Cinema
- Across the street from the Embassy Suites, featuring 360 rooms, with more than 16,000 sq. ft. of flexible and well-equipped meeting space
- Less than one mile to resort-style living at The Villas of Renaissance Apartment Homes



SUSTAINABILITY IN FORM & FUNCTION

Floor-to-ceiling glass on every floor



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OFFICE PROPERTIES

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