

OFFICE/LAB SUBLEASE

4475 **EXECUTIVE**





7,064 SF | AVAILABLE

Suite 150 Details

- Office/Lab Sublease
- 55% Office / 45% Lab Ratio
- Asking Rent: Negotiable
- Available Now
- Fully Furnished
- Master lease expires: 03/31/2026

4475
EXECUTIVE
Drive

AS BUILT

Suite 150 | 7,064 SF
Fully Furnished

■ Lab
■ Office

Suite 150 | Lab Space

- 4 Benches
- 3 Lab Support Rooms
- 1 6' Fume Hood



Suite 150 | Office Space

- 26 Workstations
- 3 Private Offices
- 1 Conference Room
- 1 Break Room
- IT Server Room
- Print/Copy Area



SURROUNDING AMENITIES

RESTAURANT & RETAIL

- 1 The Alexandria
Farmer & The Seahorse
- 2 A.R. Valentien
- 3 The Grill at Torrey Pines
- 4 Torreyana Grille
- 5 Parakeet Cafe
- 6 Red O
- 7 Aventure - *Trulucks, Flemings*
- 8 Cargo Café -
La Jolla Reserve
- 9 Bom Dia Café
- 10 Banyan Kitchen
- 11 The Quay Café
- 12 Indulge Restaurant and Bar
- 13 Westfield UTC
Javier's 24 Hour Fitness
Din Tai Fung AMC Cinemas
Shake Shack Sweetfin Poke
La Colombe Coffee True Food Kitchen
SoulCycle Tocaya Organica
Raised by Wolves The Wine Bar
Nordstrom
- 14 The Collection at UTC
Board & Brew Pazzo Market &
Blue Bottle Coffee Cucina
Batch & Box Sweetgreen
Pacific Catch Salt & Straw
- 15 The Shops at La Jolla Village
- 16 La Jolla Village Square

HOTELS

- 1 The Lodge at Torrey Pines
- 2 Estancia, La Jolla
- 3 Sheraton, La Jolla
- 4 Hyatt
- 5 Marriott
- 6 Embassy Suites





BROKER CONTACTS

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SUITE 150

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