

CLASS A OFFICE SUBLEASE IN LA JOLLA | UTC

# 4225 EXECUTIVE SQUARE

LA JOLLA, CA 92037

APPROX. ±4,210 SF



**CBRE**



# EXECUTIVE SUMMARY

COLLABORATE. INNOVATE. ELEVATE.

**Available SF:** Suite 1000 (4,210 SF)

**Availability:** Immediately

**Sublease Term:** Through Apr 2026

**Asking Rate:** Negotiable

**FF&E:** Negotiable



NEWLY UPDATED  
WITH MODERN  
DESIGN



IMMEDIATELY  
ADJACENT TO MASS  
TRANSIT



4/1000 PARKING  
RATIO



WESTFIELD UTC MALL  
NEARBY WITH 30+  
DINING CHOICES



IRVINE COMPANY  
PERKS & AMENITIES,  
INCLUDING OUTDOOR  
MEETING AREAS



CREATIVE AND  
FLEXIBLE PLAN





# FLOOR PLAN - SUITE 1000

10th Floor  
4,210 SF



# LOCATION

## NOTABLE HIGHLIGHTS

HIGHWAY

**3 MIN.**



TROLLEY

**5 MIN.**



UTC MALL

**5 MIN.**



COMMUTER RAIL

**7 MIN.**



AIRPORT

**20 MIN.**



DOWNTOWN

**25 MIN.**



LOS ANGELES

**2 HOURS**



LA JOLLA VILLAGE

**15 MIN.**



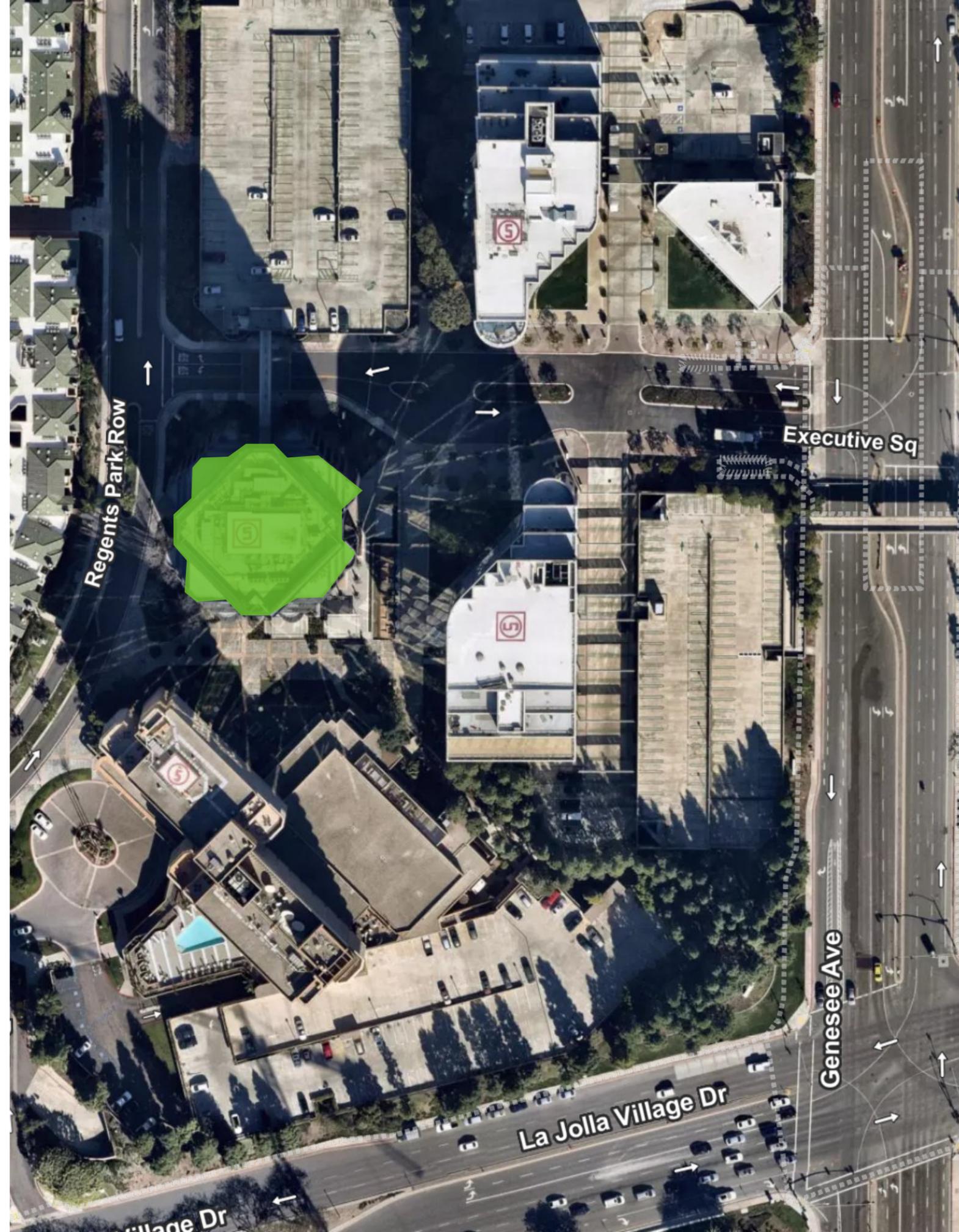
## WALKABLE AMENITIES

### DINING

True Food	0.2 Mi.	PF Chang's	0.5 Mi.	Tender Greens	0.9 Mi.
Din Tai Fung	0.2 Mi.	Cargo Cafe	0.5 Mi.	Blue Ocean Sushi & Grill	0.9 Mi.
Red O	0.2 Mi.	Salt & Straw	0.6 Mi.	Starbucks	1 Mi.
The Pointe	0.2 Mi.	Blue Bottle Cafe	0.6 Mi.	Queenstown Bistro	1 Mi.
Javier's	0.3 Mi.	Ben Gong's Tea	0.6 Mi.	Taste of the Himalayas	1.1 Mi.
Rasied by Wolves	0.3 Mi.	Bazille	0.7 Mi.	Natural Forward Socal Bistro	1.1 Mi.
Shake Shack	0.3 Mi.	Season's 52	0.8 Mi.	Rubio's Costal Grill	1.4 Mi.
Panini Kabob Grill	0.4 Mi.	Corner Bakery	0.8 Mi.	Chipolte	1.6 Mi.
Eureka!	0.4 Mi.	Board & Brew	0.8 Mi.		

### RETAIL & LIFESTYLE

Peloton	0.3 Mi.	UTC Trolley	0.5 Mi.	Wells Fargo	0.6 Mi.
SoulCycle	0.3 Mi.	Nordstrom	0.6 Mi.	Williams-Sonoma	0.8 Mi.
Allbirds	0.3 Mi.	24 Hour Fitness	0.6 Mi.	Macy's	0.8 Mi.
San Diego Marriott	0.3 Mi.	Lululemon	0.6 Mi.	Ice Rink	1 Mi.
Apple	0.3 Mi.	AMC Theatres	0.6 Mi.	CVS	1.1 Mi.
Embassy Suites	0.5 Mi.	Bank of America	0.6 Mi.		





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