

Gateway at Torrey Hills

3570 Carmel Mountain Road | 3rd Floor

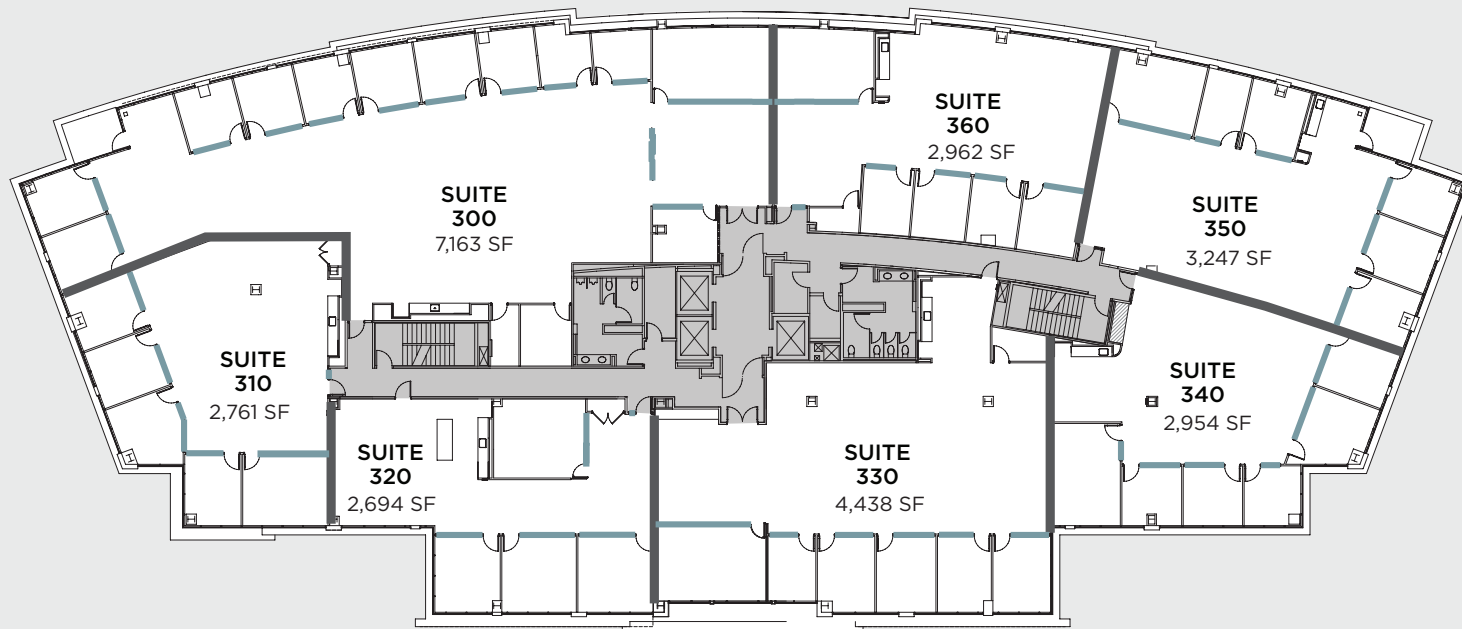
Flex+[®]
BY IRVINE COMPANY



Furniture is for representation purposes only and is not included.

Gateway at Torrey Hills

3rd Floor Overview



- 7 new, premium move-in ready suites ranging from 2.6K - 7K SF (Arriving February 2026)
- High-end suite finishes including open ceiling, specialty lighting and premium break areas
- Convenient access to on-site amenities including unique outdoor workspaces, casual and fine-dining options, Kinetic fitness center and Venue Meetings & Events

— GLASS

3570 Carmel Mountain Road

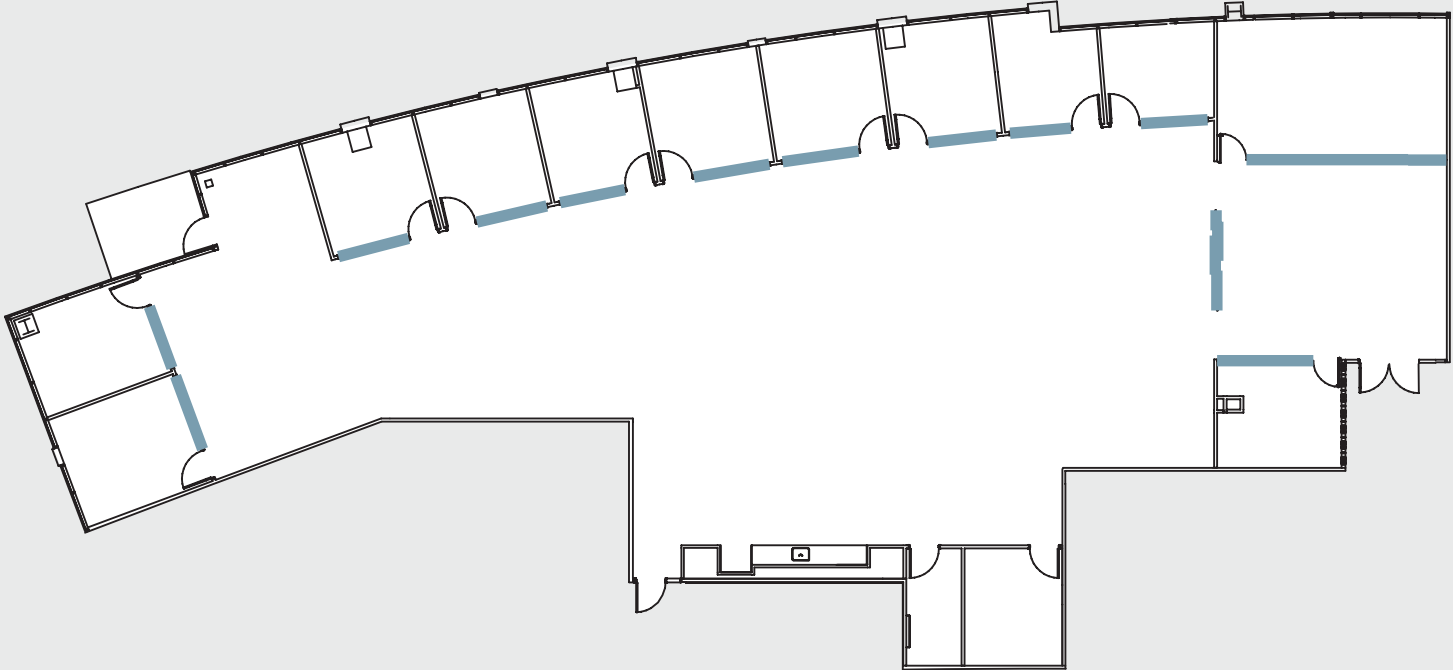
Suite 300

Total
Size
±7,163 sqft

Team
Size
32-40

Private
Offices
10

Meeting
Rooms
2



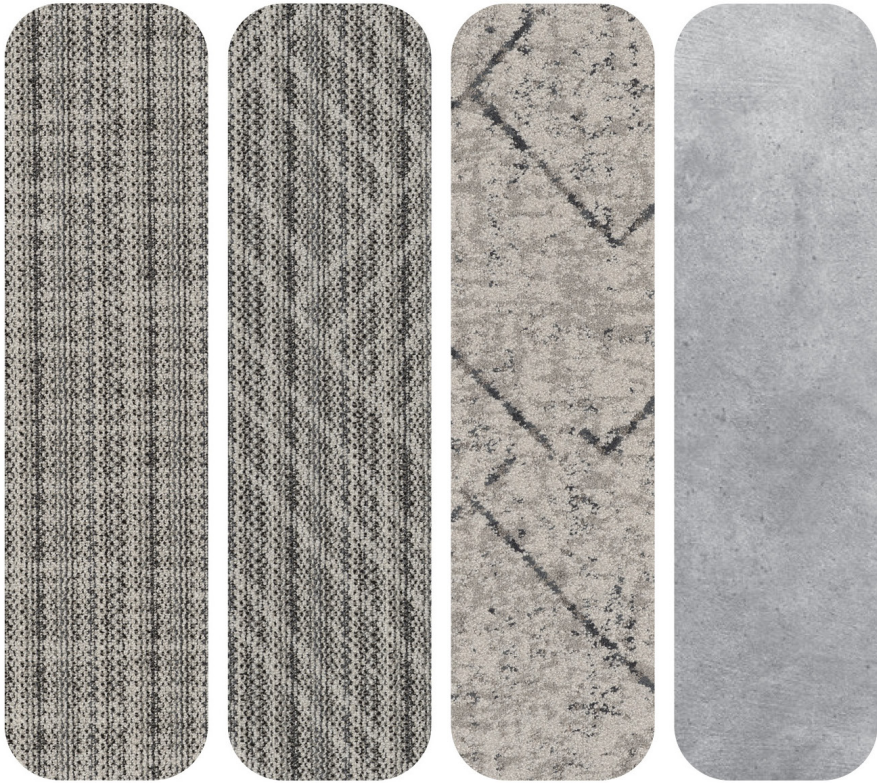
— GLASS

3570 Carmel Mountain Road

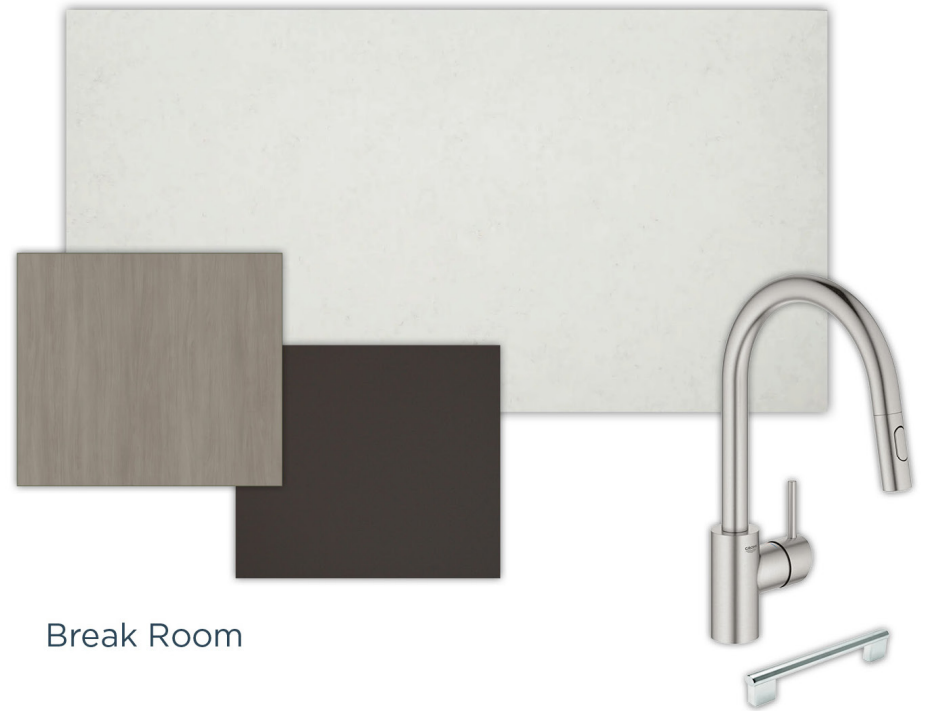
Suite 300



finish palette | Suite 300



Flooring



Break Room



Paint Scheme

3570 Carmel Mountain Road

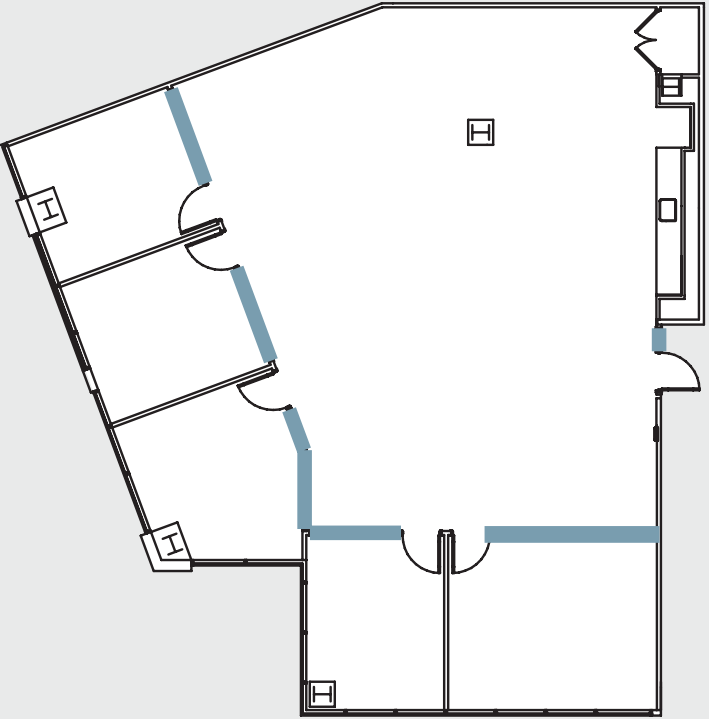
Suite 310

Total
Size
±2,761 sqft

Team
Size
12-16

Private
Offices
4

Meeting
Room
1

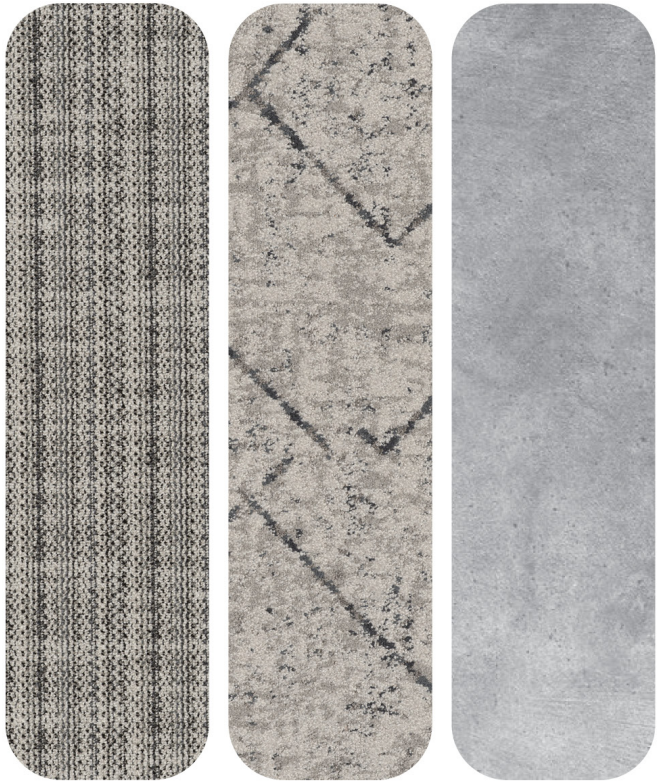


— GLASS

3570 Carmel Mountain Road Suite 310



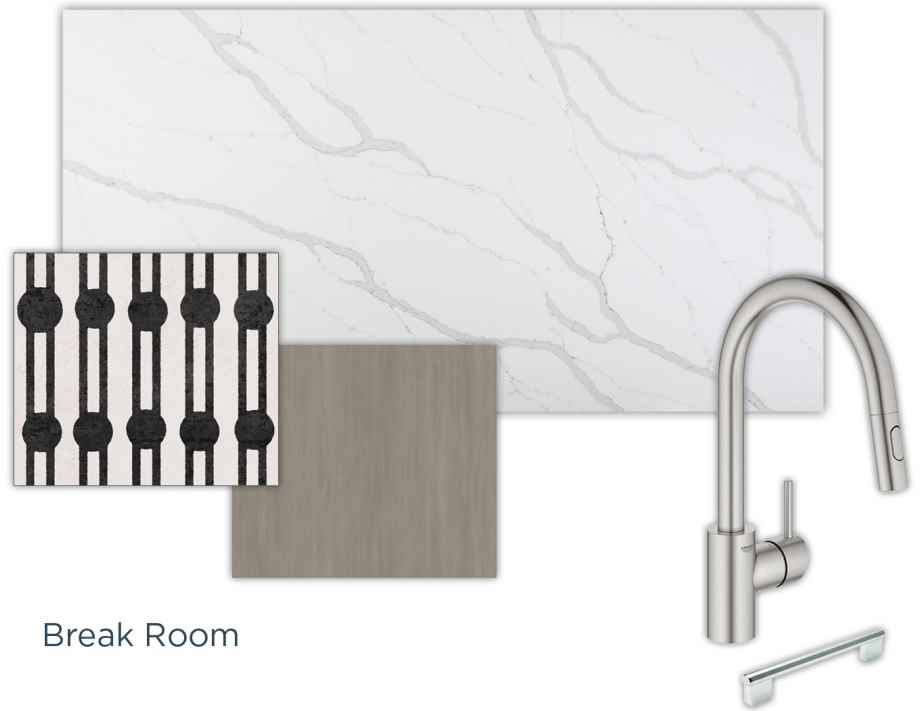
finish palette | Suite 310



Flooring



Paint Scheme



Break Room

3570 Carmel Mountain Road

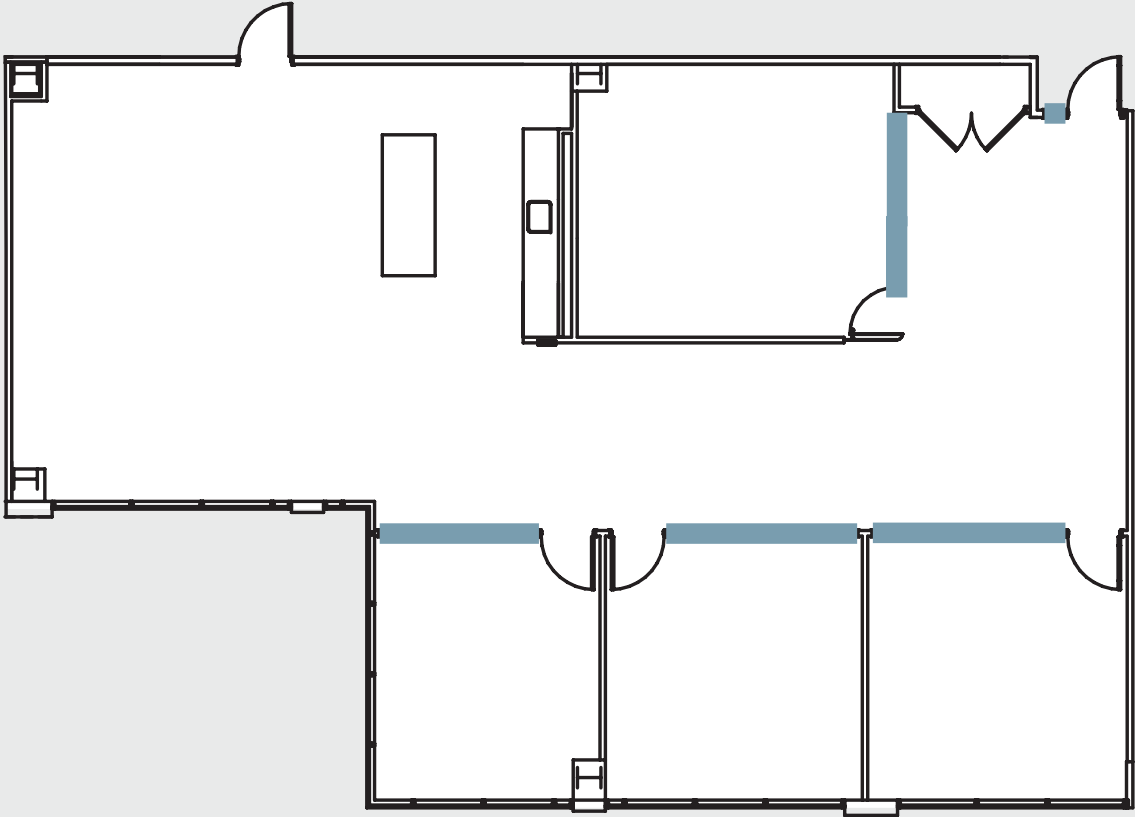
Suite 320

Total
Size
±2,694 sqft

Team
Size
12-16

Private
Offices
3

Meeting
Room
1



— GLASS

3570 Carmel Mountain Road

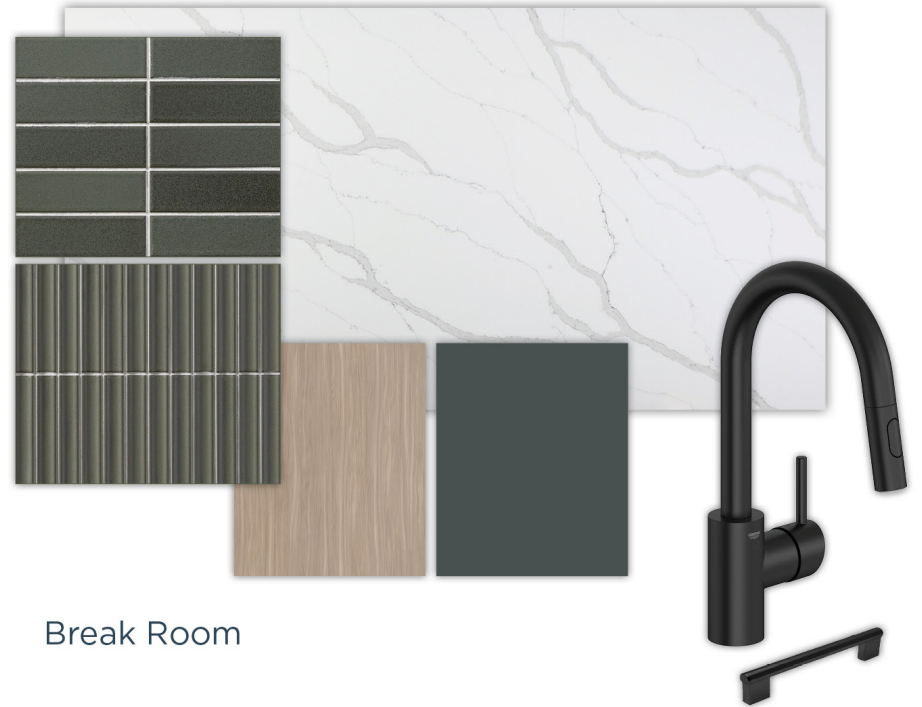
Suite 320



finish palette | Suite 320



Flooring



Break Room



Paint Scheme

3570 Carmel Mountain Road

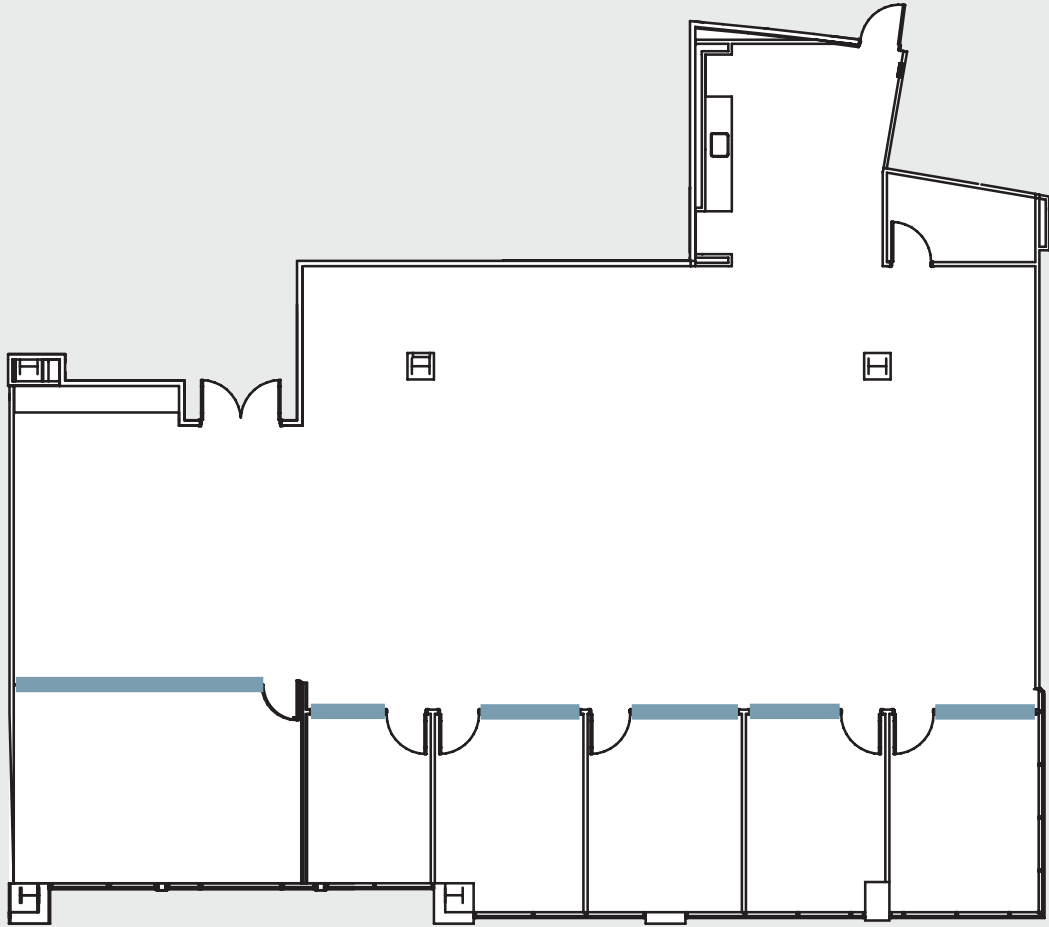
Suite 330

Total
Size
±4,438 sqft

Team
Size
20-26

Private
Offices
5

Meeting
Room
1



— GLASS

3570 Carmel Mountain Road

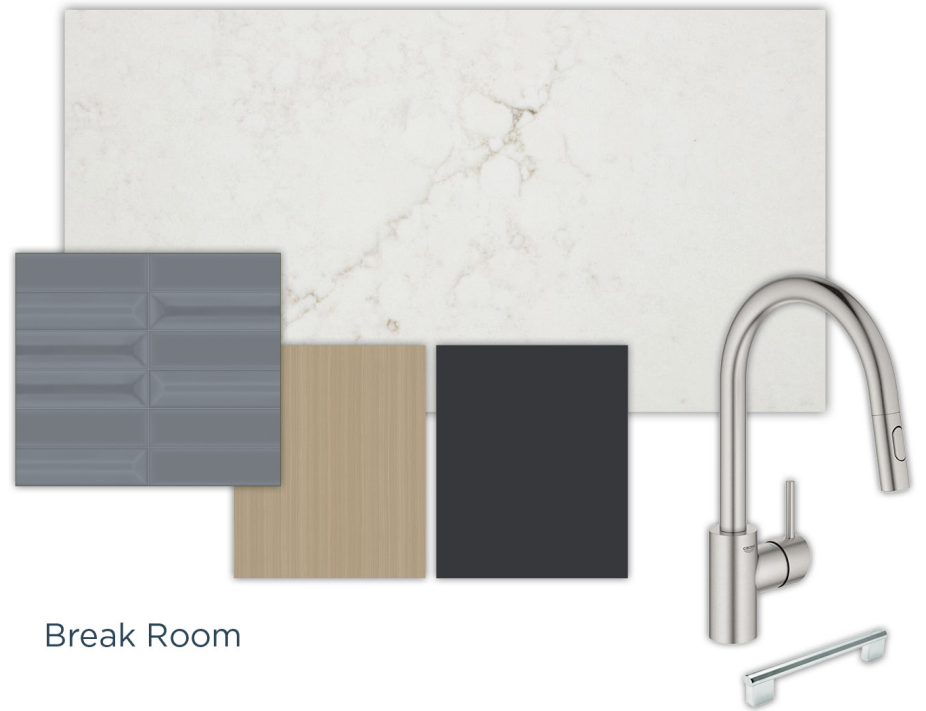
Suite 330



finish palette | Suite 330



Flooring



Break Room



Paint Scheme

3570 Carmel Mountain Road

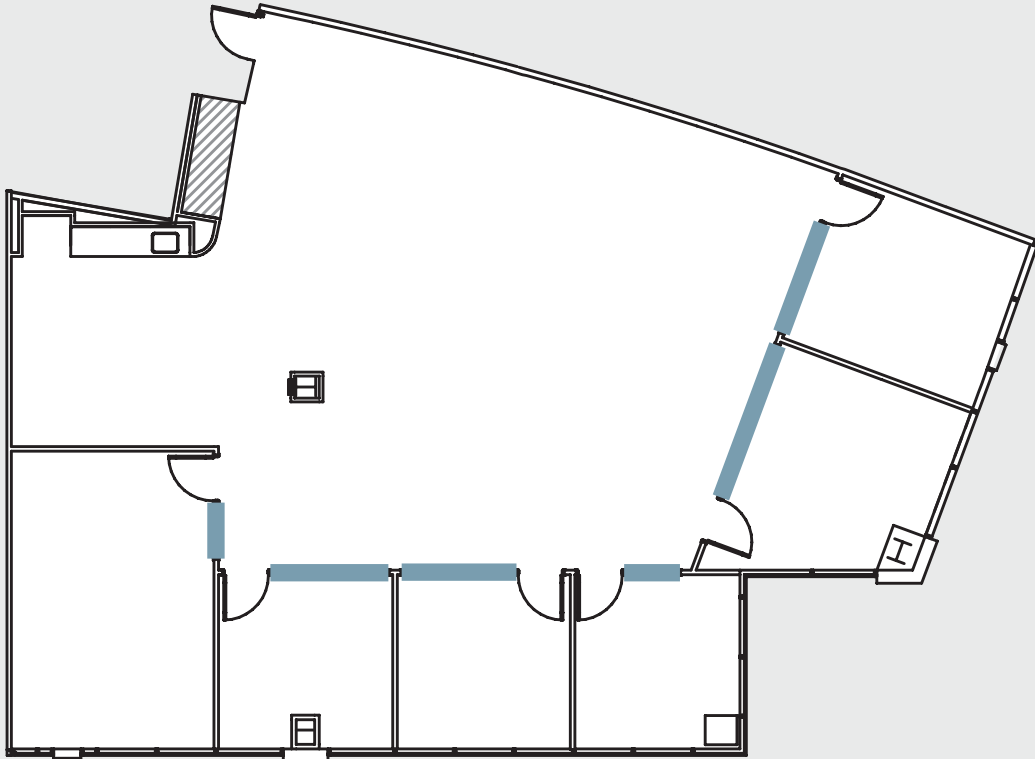
Suite 340

Total Size
±2,954 sqft

Team Size
14-16

Private Offices
5

Meeting Room
1



— GLASS

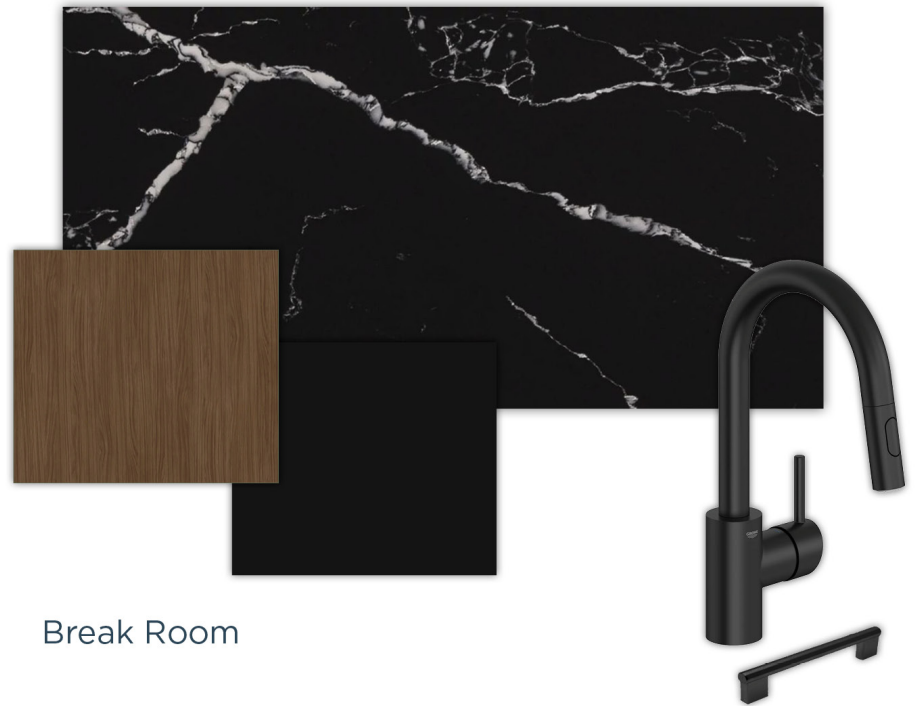
3570 Carmel Mountain Road Suite 340



finish palette | Suite 340



Flooring



Break Room



Paint Scheme

3570 Carmel Mountain Road

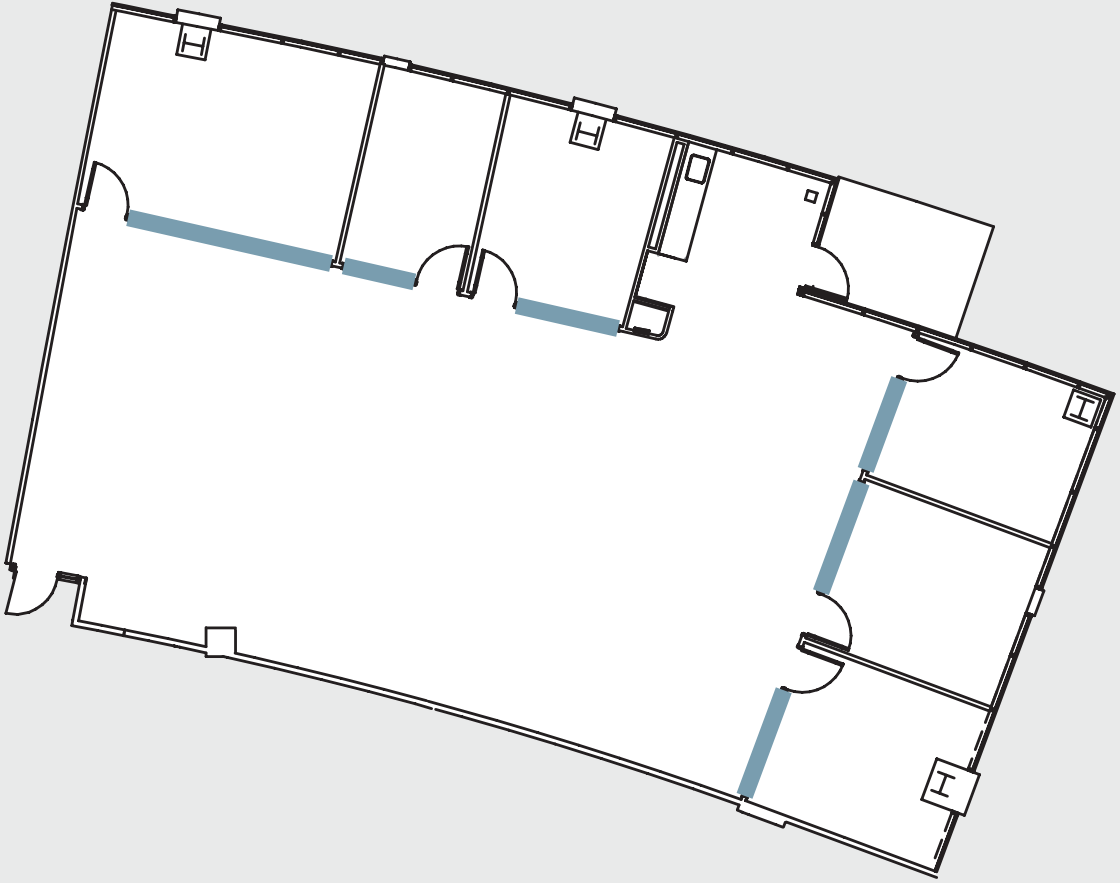
Suite 350

Total Size
±3,247 sqft

Team Size
14-18

Private Offices
5

Meeting Room
1



— GLASS

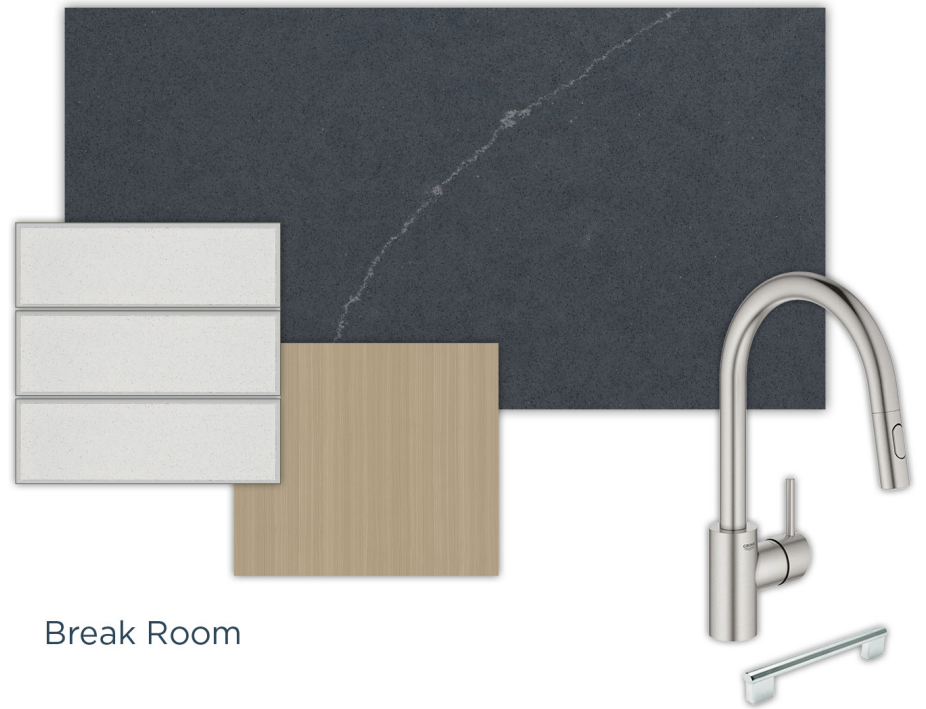
3570 Carmel Mountain Road Suite 350



finish palette | Suite 350



Flooring



Break Room



Paint Scheme

3570 Carmel Mountain Road

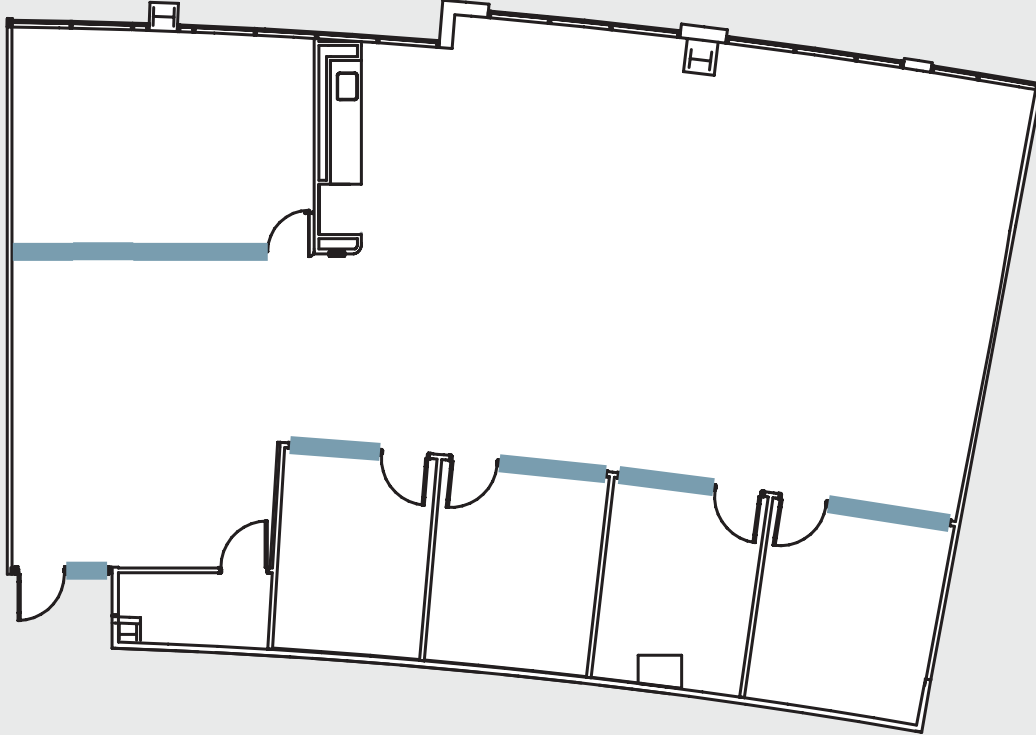
Suite 360

Total Size
±2,962 sqft

Team Size
14-16

Private Offices
4

Meeting Room
1



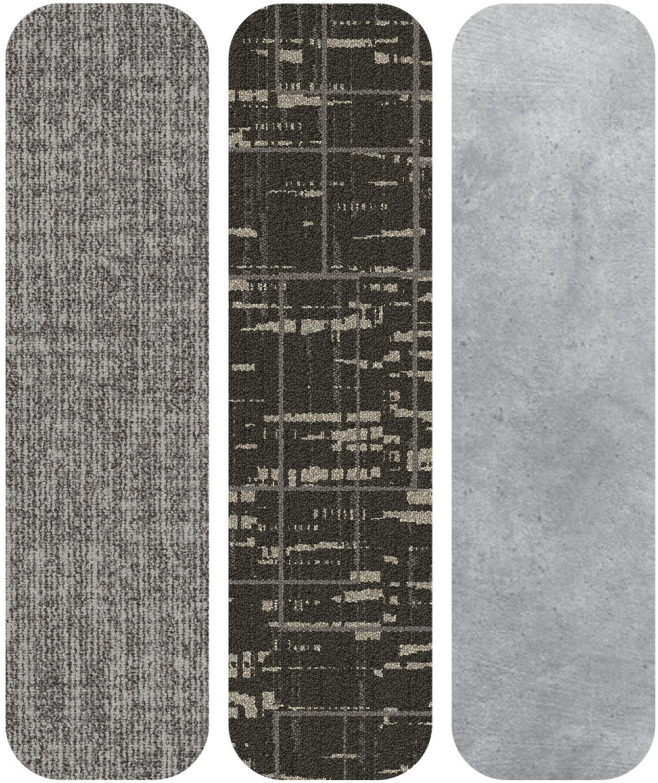
— GLASS

3570 Carmel Mountain Road

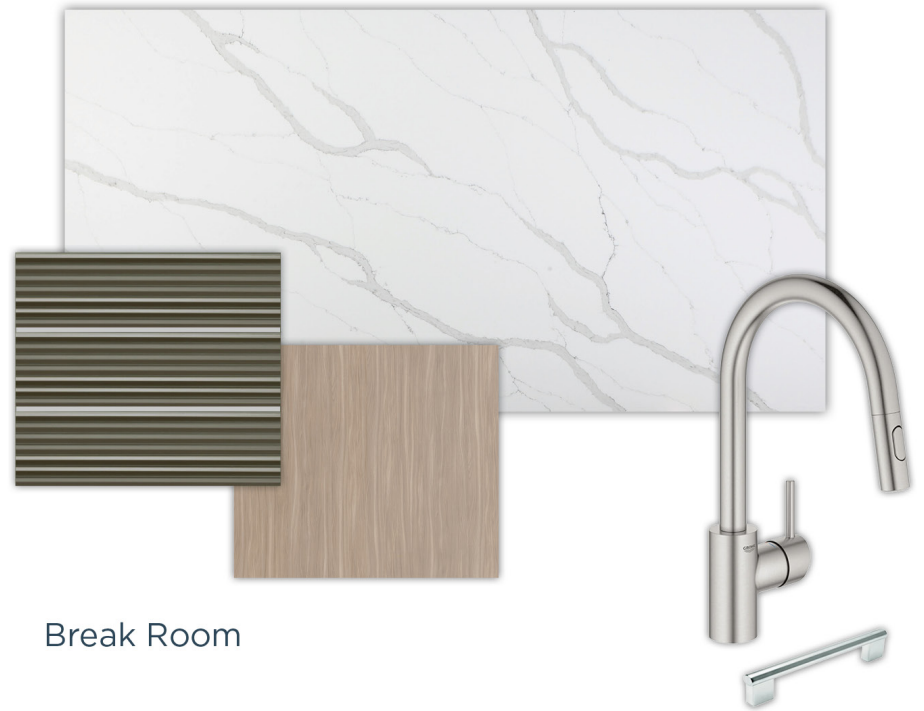
Suite 360



finish palette | Suite 360



Flooring



Break Room



Paint Scheme

Gateway at Torrey Hills



-  CAFE/
RESTAURANT
-  FITNESS
CENTER
-  OUTDOOR
WORKSPACE
(WIFI-ENABLED)
-  PARKING
STRUCTURE



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