




# LA JOLLA COMMONS




# Existing Campus Amenities




A true campus allowing for optimal employee engagement, wellness, and productivity

 3-building campus totaling nearly 1.0M RSF

 Efficient, rectangular designed floorplates to maximize glass line

 4.0/1,000 USF parking ratio campus wide

 All buildings LEED Certified

 Walkable open air, amenity rich environment

-  Snack & Sip
-  Sweat & Play
-  Gather
-  Accommodate



# Snack & Sip



flewrette

4727

Chef Travis Swikard serves vibrant Southern French cuisine with garden-fresh ingredients in a stunning Provençal setting — perfect for enjoying lighter dishes like Dover sole and roasted quail al fresco!



4747

Fuel your day at our vibrant grab & go café, where delicious sandwiches, fresh salads, and tasty wraps await you! Enjoy a quick bite in our cozy indoor space or soak up the sun on our inviting outdoor patio.

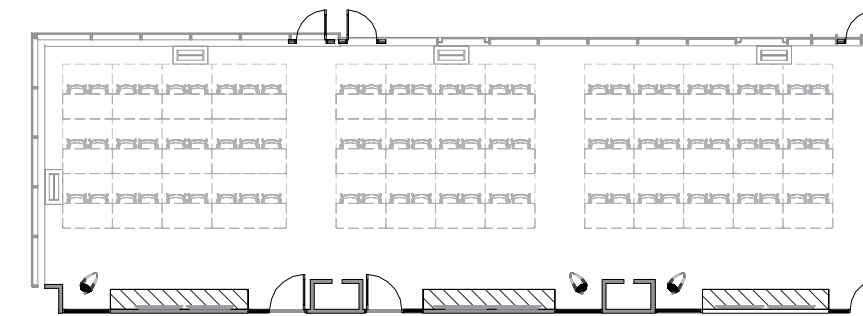


# 4747 Conferencing Center

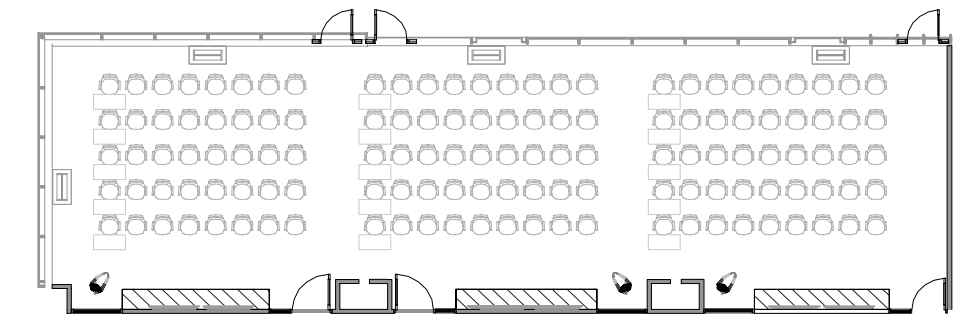


# Gather

There's no need to book a hotel; our on-site conference center is perfect for your next corporate event or all-hands meeting. Prefer the outdoors? Relax on a picnic blanket in the event plaza where endless opportunities for community & connection await!



Classroom Style Seating (81 Headcount)



Auditorium Style Seating (130 Headcount)

## All-Hands Conferencing Configurations

LA JOLLA COMMONS



# 4727 Fitness Center

Welcome to our brand new fitness center, where state-of-the-art facilities meet a supportive community! Enjoy a variety of classes from spin to yoga, personalized training sessions, and convenient amenities like towel service, showers, and lockers—all set amidst inspiring indoor and outdoor workout areas, including our dedicated "Shred Shed" for your toughest training sessions.

Operated By:

 HealthFitness.

# Sweat & Play



# Elevate

**Penthouse Patio** – An exclusive rooftop amenity available to building tenants to work, relax, or gather for informal meetings and events.



A true one-of-one opportunity—modern offices with floor-to-ceiling glass, panoramic views, and unique 27' two-story loft potential

# Find Your Fit



4707	Suite	Size	Available	Notes
	100% Leased			
4727	Suite	Size	Available	Notes
	250	8,781 RSF	5/1/2026	Future spec suite – under construction. Build out to include reception, large conference room, medium conference room, informal huddle/conference area, 14 private offices, phone room break area, work area, wellness room, IT/storage closet & open area for workstations.
	475	3,563 RSF	Immediately	Recently completed spec suite. Build out includes reception, conference room, huddle room, 4 private offices, break area, work area, wellness room, IT/storage closet & open area for workstations.
	500	5,302 RSF	9/1/2026	Future spec suite - under construction. Built out to include reception, conference room, 10 private offices, break area, phone room, storage room & open area for workstations.
	510	3,163 RSF	9/1/2026	Future spec suite - under construction. Built out to include conference room, 5 private offices, break area, storage room & open area for workstations.
	525	3,808 RSF	9/1/2026	Future spec suite - under construction. Built out to include waiting area, conference room, 5 private offices, break area, 2 phone rooms, IT/storage room & open area for workstations.
	575	3,563 RSF	9/1/2026	Future spec suite - under construction. Built out to include reception, conference room, 6 private offices, break area, 2 phone rooms, storage room & open area for workstations.
	710	11,629 RSF	Immediately	Space is in shell condition. Can build to suit. Divisible to 6,000 SF
	775	3,563 RSF	Immediately	Space is in shell condition. Can build to suit.
	800 - 1000	20,494 - 61,482 RSF	Immediately	Full floor space in shell condition with nearly column free spacing. Each floor is approximately 20,494 RSF.
4747	Suite	Size	Available	Notes
	700	24,368 RSF	2/1/2027	Full floor high end law firm buildout in place. Buildout includes large and medium sized conference rooms, 45 window line offices, 4 interior offices and support areas, and break area.
	1000	19,717 - 24,464 RSF	3/1/2027	Full floor available. Law firm build out in place with window line conferencing, 42 perimeter offices, 7 interior offices, multiple conference rooms, support rooms, reception, and break area. Can be made contiguous with 1150 for 37,792 SF.
	1150	13,405 RSF	Immediately	Plug-n-play fully furnished opportunity. Build out includes reception, 2 conference rooms, huddle room, 19 private offices, break room, IT/storage closet, copy room & open area for workstations. Can be made contiguous with 1000 for 37,792 SF.
	1300	18,691 - 22,296 RSF	12/1/2026	Penthouse opportunity with double door identity. Buildout includes mostly open layout with multiple conference rooms and interior offices.



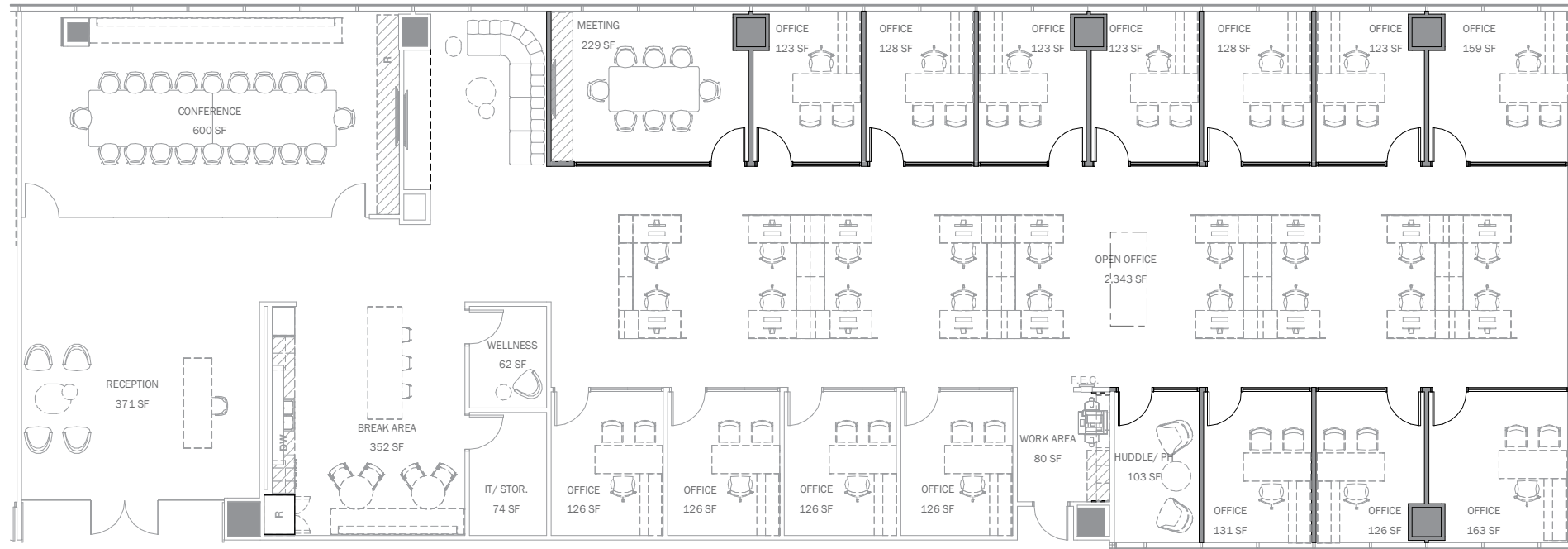
4727



4727 Suite 250  
8,781 RSF | Est. Delivery 5/1/2026



Future Spec Suite



Key Plan



Suite 250  
Spec Suite Finish Level

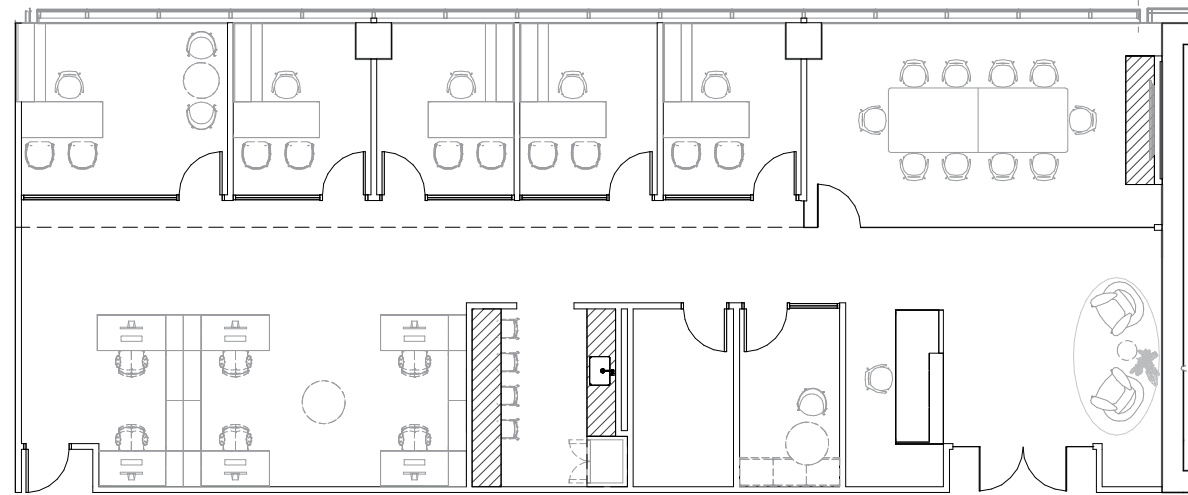
4727 Suite 475  
3,563 RSF



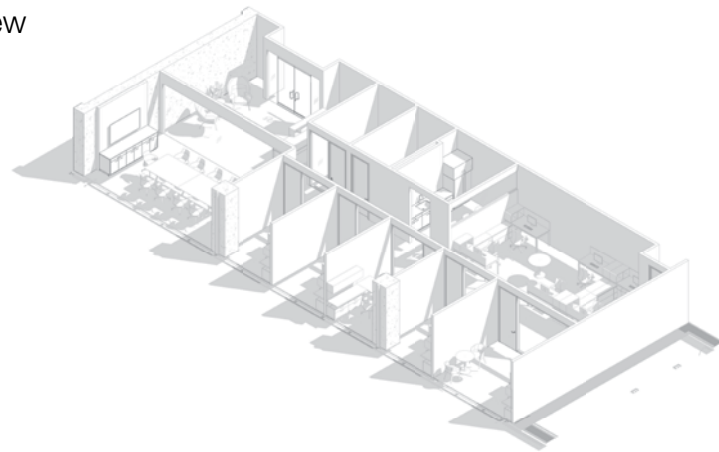
4727 Fifth Floor  
Est. Delivery 9/1/2026



Spec Suite



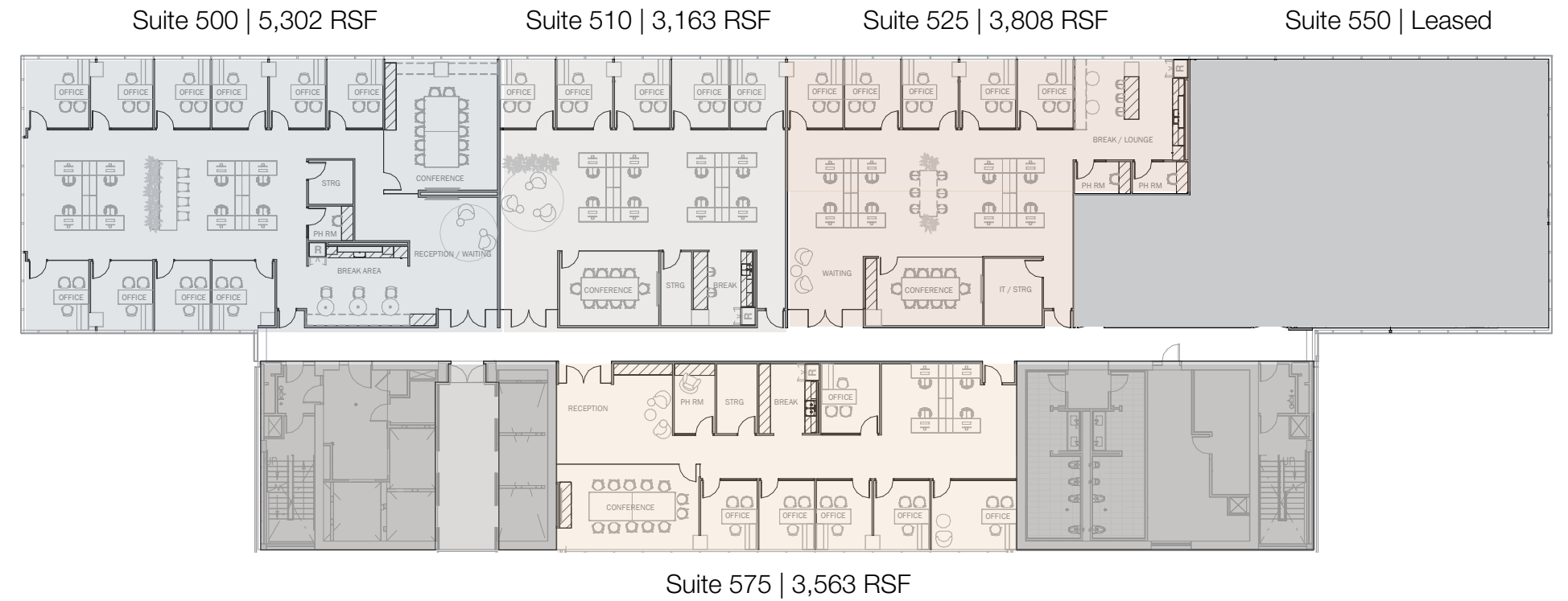
3D Conceptual View



Key Plan



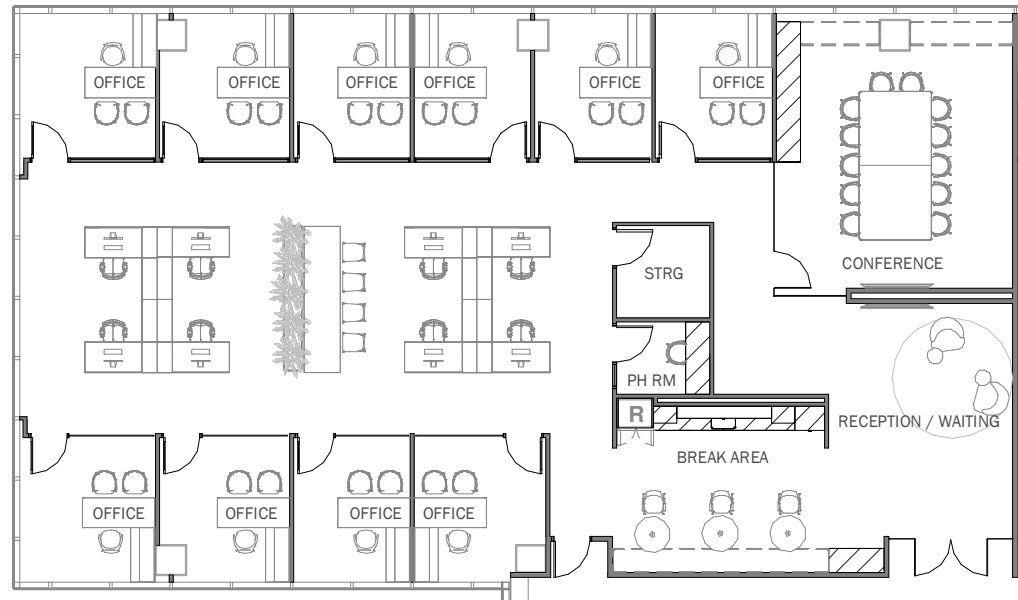
Future Spec Suites



4727 Suite 500  
5,302 RSF | Est. Delivery 9/1/2026



Future Spec Suite



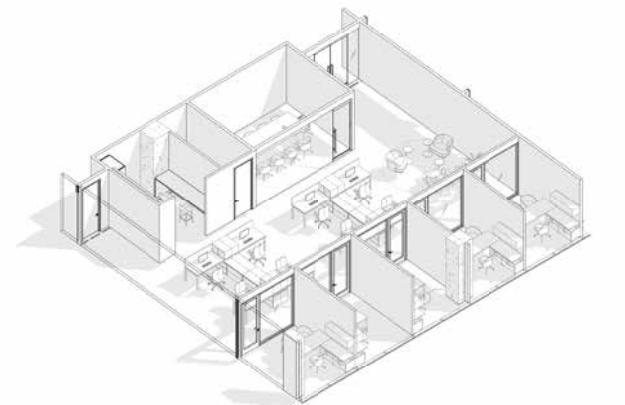
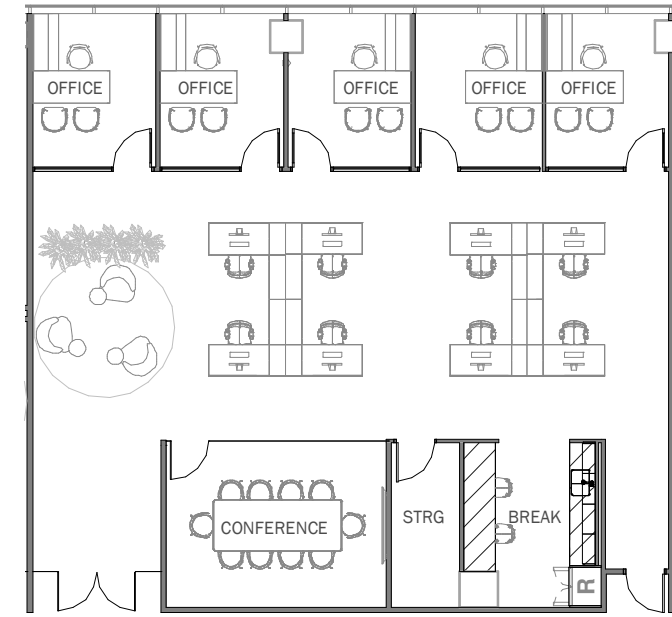
Key Plan



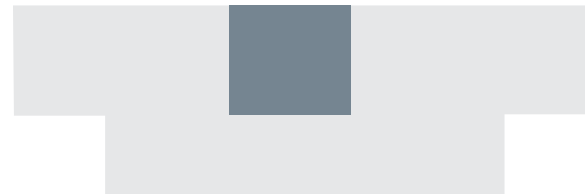
4727 Suite 510  
3,163 RSF | Est. Delivery 9/1/2026



Future Spec Suite



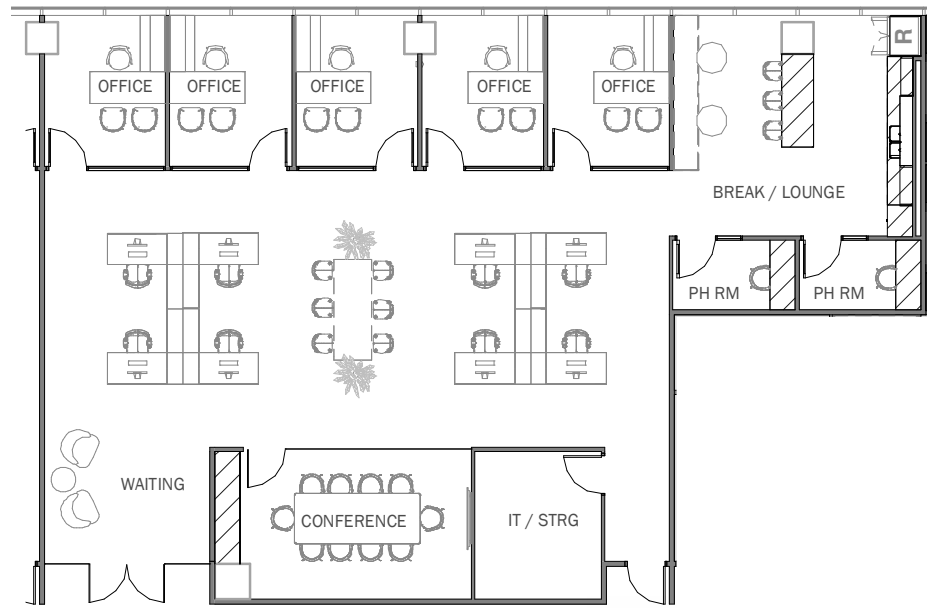
Key Plan



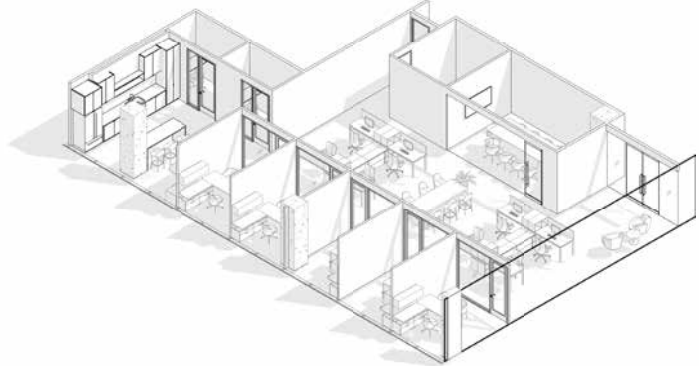
4727 Suite 525  
3,808 RSF | Est. Delivery 9/1/2026



Future Spec Suite



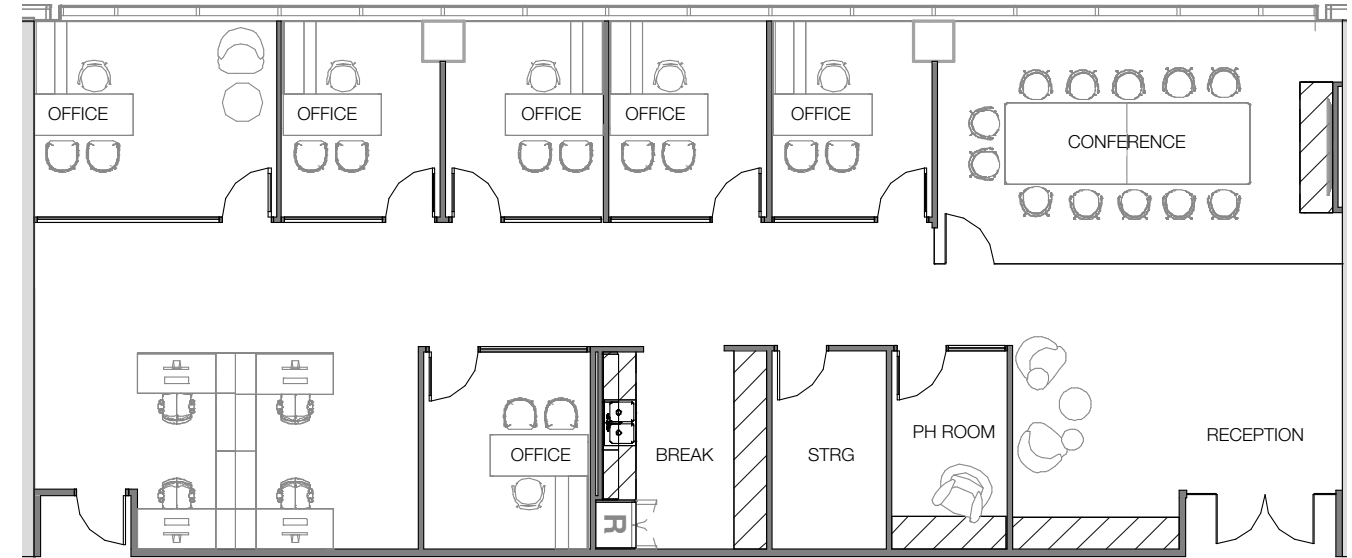
Key Plan



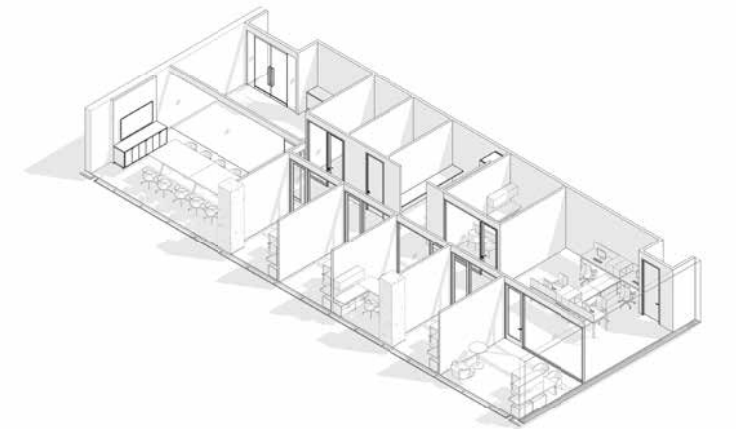
4727 Suites 575  
3,563 RSF | Est. Delivery 9/1/2026



Future Spec Suite

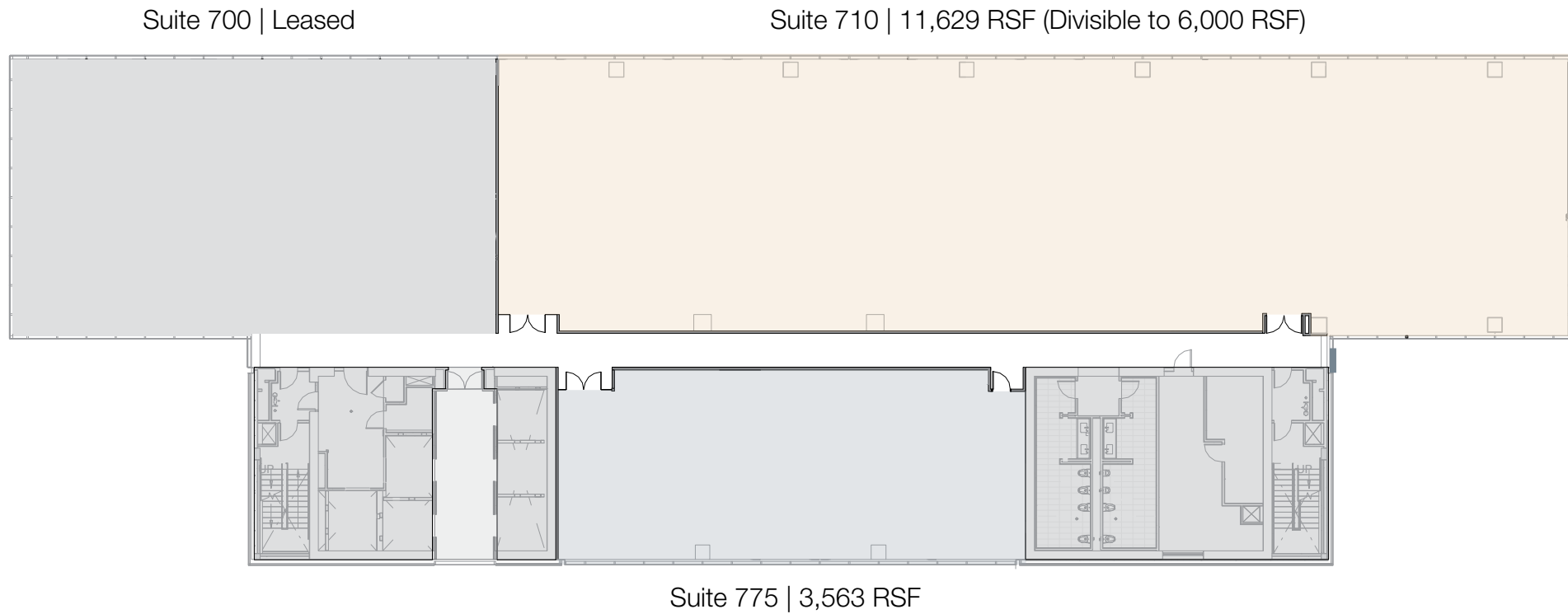


Key Plan



# 4727

Seventh Floor  
Vacant (Shell Condition)

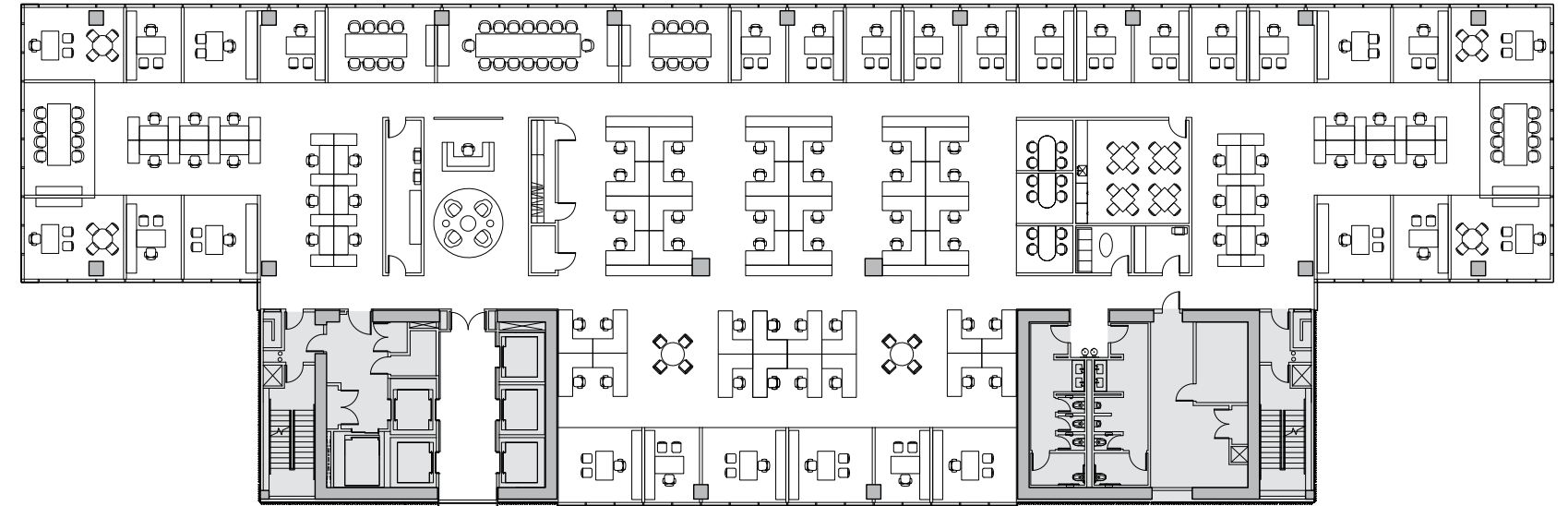


# 4727

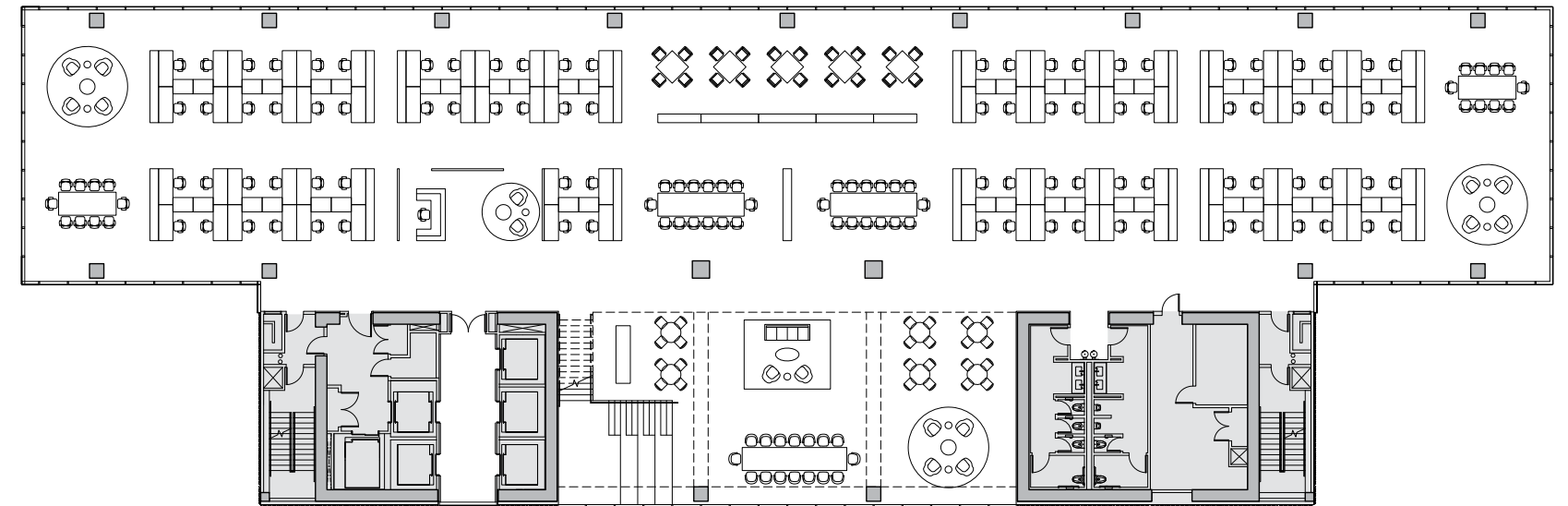
Suites 800 – 1000  
20,493 RSF | Vacant (Shell Condition)



## Traditional Layout



## Open Concept Layout

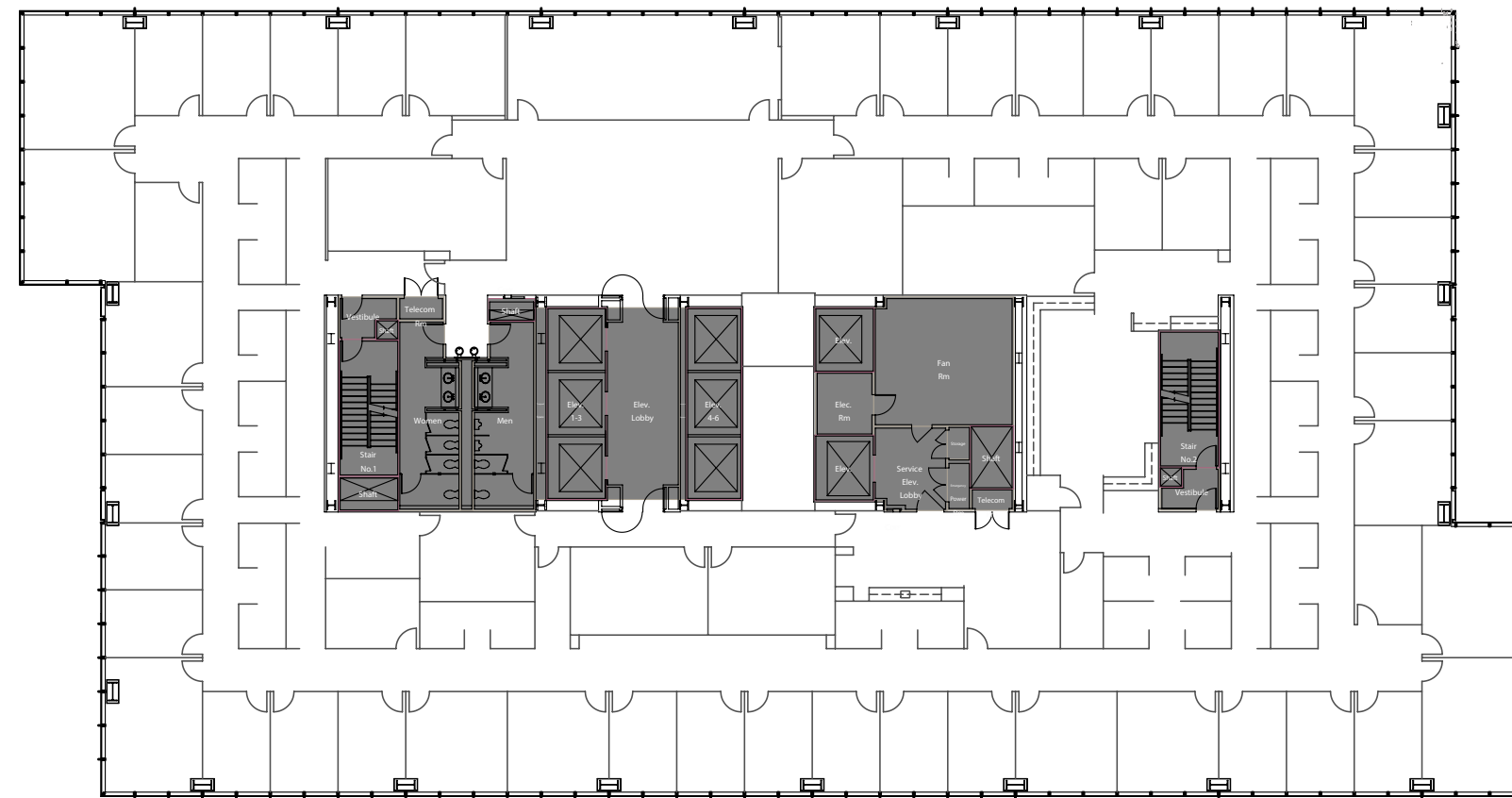




4747

4747 Suite 700  
24,368 RSF | 2/1/2027

As-Built Plan



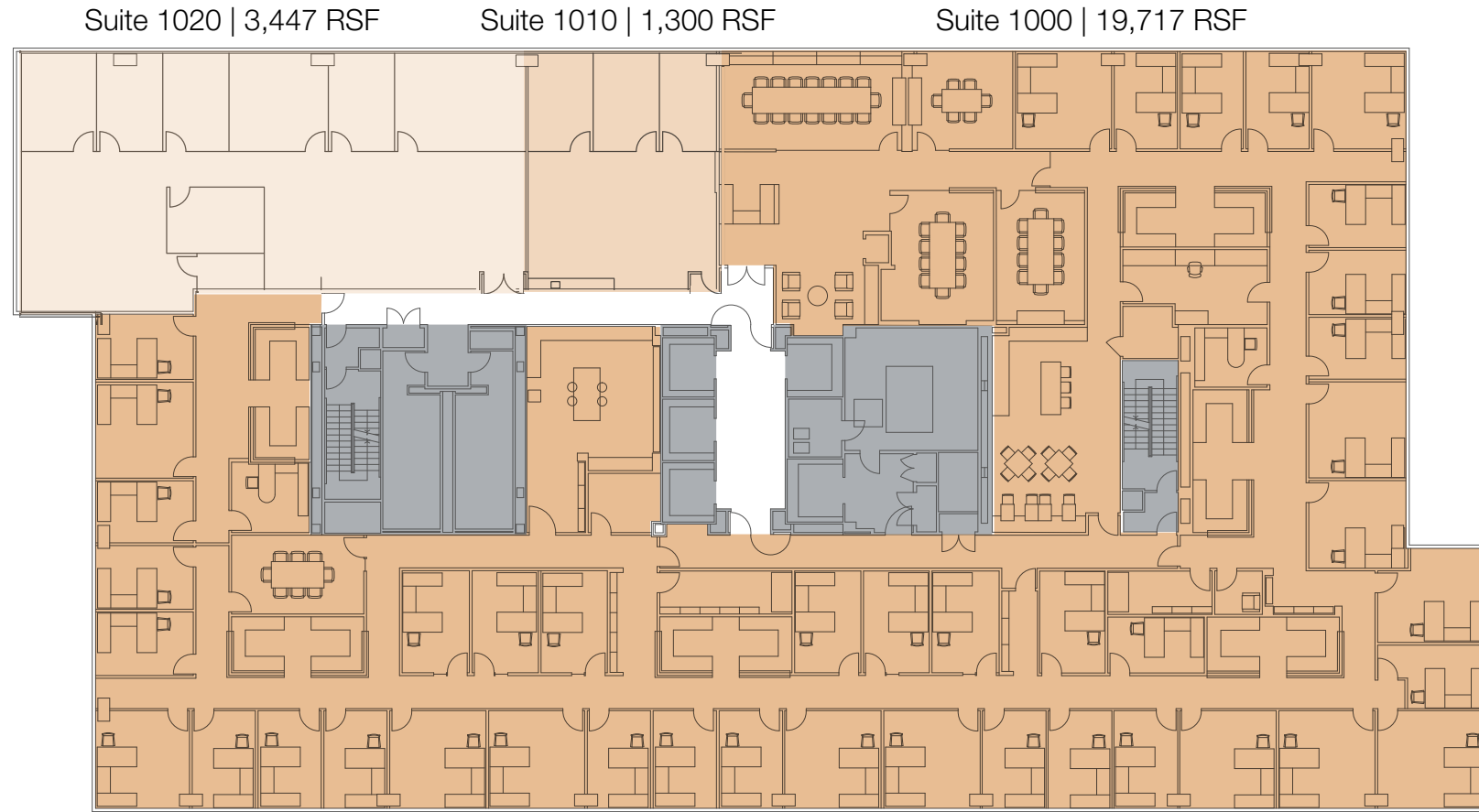
Key Plan



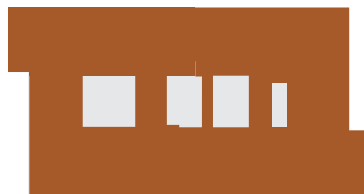
# 4747 10th Floor

19,717 - 24,464 RSF | 3/1/2027

## As-Built Plan



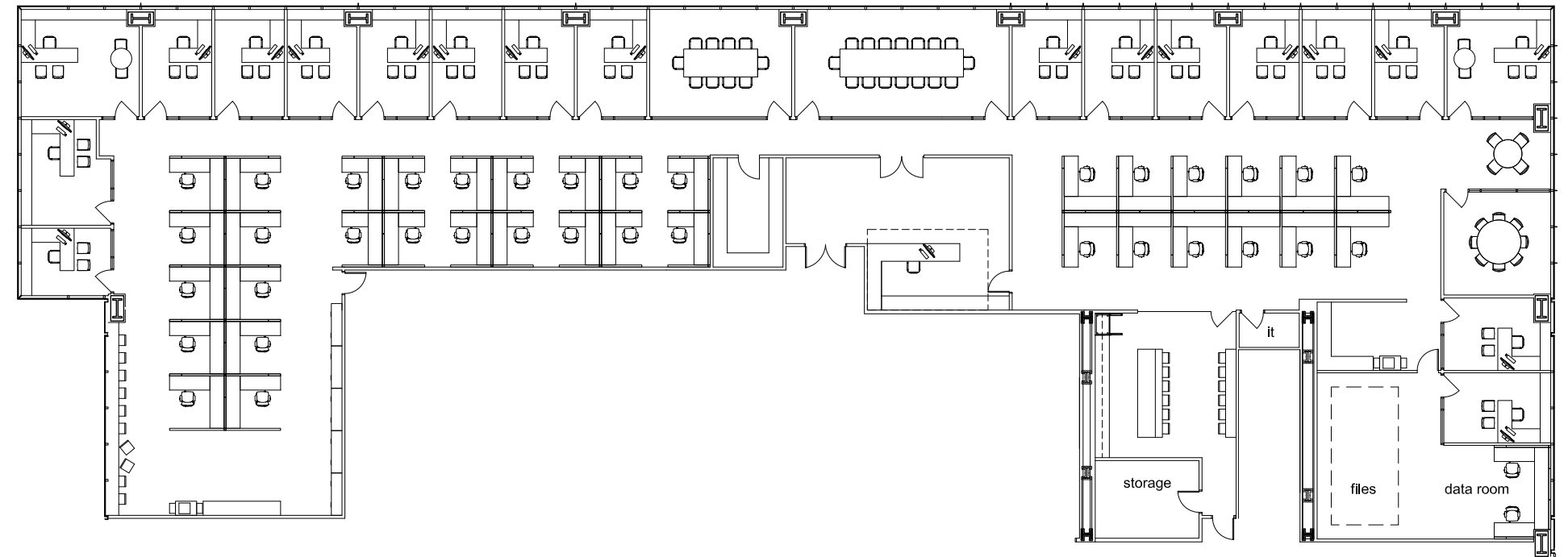
### Key Plan



# 4747 Suite 1150

13,405 RSF | Vacant  
\*Plug-n-play fully furnished opportunity

## As-Built Plan



### Key Plan



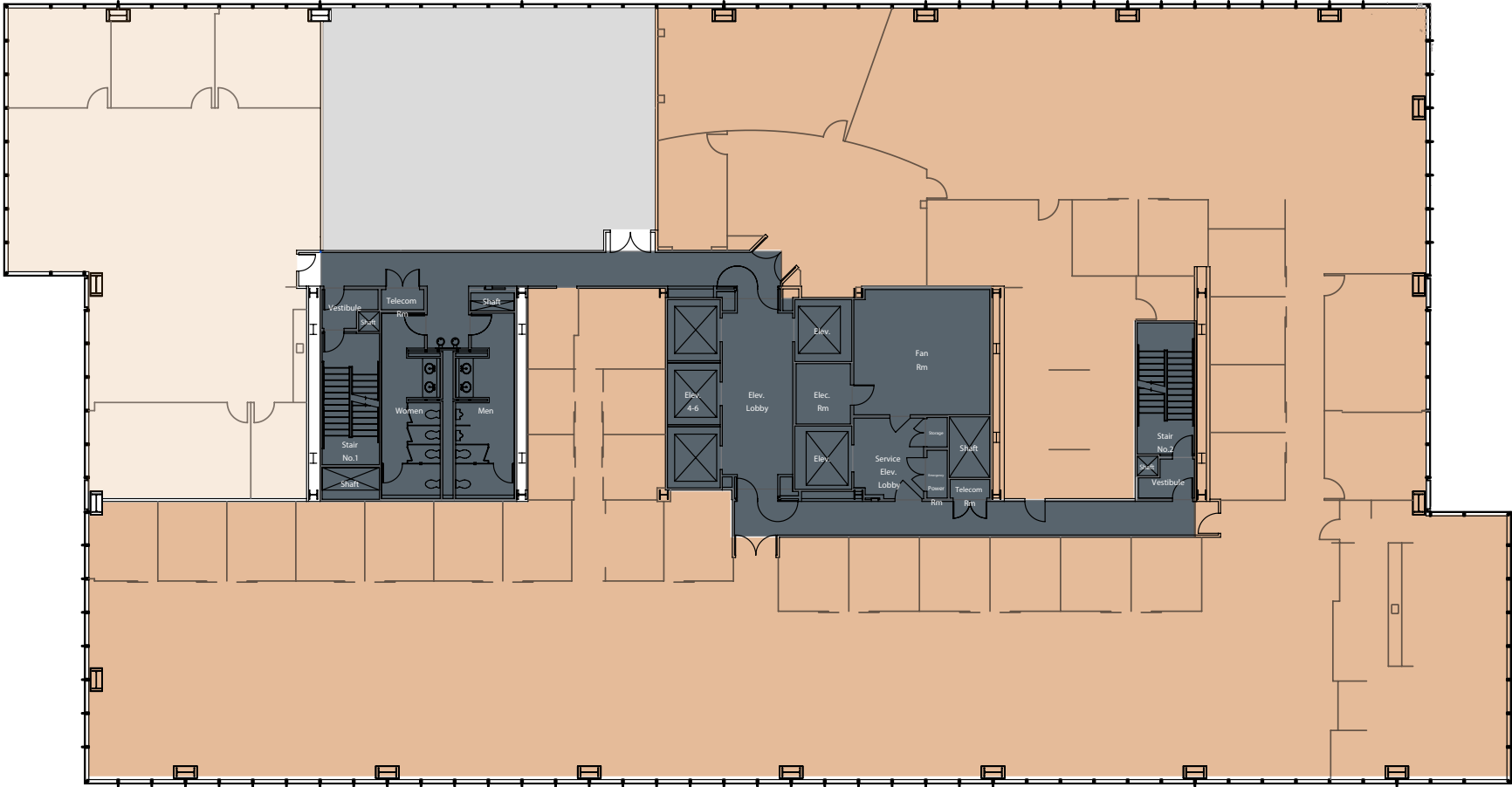
4747 Suite 1300  
18,691 - 22,296 RSF | 12/1/2026

As-Built Plan

Suite 1350 | 3,606 RSF

Leased

Suite 1300 | 18,691RSF



Key Plan



# Shop & Explore

Just a stroll away from 1.2 million square feet of shopping at Westfield UTC, plus easy access to local gems like UCSD, Torrey Pines, and public transport

## Westfield UTC

- |                    |                      |
|--------------------|----------------------|
| Alo Yoga           | L55                  |
| Amalfi Llama       | Nordstrom            |
| AMC Theatres       | Raman Nagi           |
| Apple Store        | Restoration Hardware |
| Blue Bottle Coffee | Seasons 52           |
| Din Tai Fung       | Shake Shack          |
| Haidialao          | Soulcycle            |
| Hermes             | Starbucks            |
| Javier's           | Sweetgreen           |
| La Colombe Coffee  | The Winery           |
| Lucrezia           | True Food Kitchen    |
| Lululemon          | 24 Hour Fitness      |

## La Jolla Village Square

- |                |               |
|----------------|---------------|
| AMC Theatres   | Ralphs        |
| Chipotle       | Starbucks     |
| Club Pilates   | Trader Joes   |
| Crumbl Cookies | Urban Pilates |
| PetSmart       | Yogasix       |

## The Shops at La Jolla Village

- |                  |              |
|------------------|--------------|
| CAVA             | Philz Coffee |
| CVS              | Sephora      |
| Mendocino Farms  | Snooze       |
| Nékter Juice Bar | Sports Clips |
| Nordstrom Rack   | Whole Foods  |



M Transportation  
■ Retail  
■ Hospitality



# LA JOLLA COMMONS

## Leasing Contacts

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AMERICAN  
ASSETS  
TRUST 

**CBRE**

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