

4820 Eastgate Mall 4830

MOVE
FAST
GROW
BIGGER

Sublease Opportunity from **63k - 157k SF**



4820 & 4830 Eastgate Mall, San Diego, CA 92121



RARE SPACE FOR WHAT'S NEXT

4820 & 4830 Eastgate Mall offers move-in ready office sublease space across two buildings in UTC / Eastgate, one of San Diego's most active innovation corridors. Flexible footprint, robust on-site amenities and centrally located between I-5 and I-805. Walkable to Westfield UTC and everyday conveniences make it a rare workplace opportunity for teams ready to move quickly.

±63,532 RSF

4820 Eastgate Mall

SIGNAGE OPPORTUNITY

Prominent Building Top Signage

±93,744 SF

4830 Eastgate Mall

±32,000 SF

Efficient Rectangular Floor Plates



Move-in ready office with workstations, private offices, conference & collaboration areas



Walkable to the San Diego Trolley, Westfield UTC and surrounding area amenities



AVAILABILITY OVERVIEW

Available SF: 63,532 – 157,276 SF
Available: 60 Days
Strong Credit Lessor
Master Lease Expires: April 30, 2031

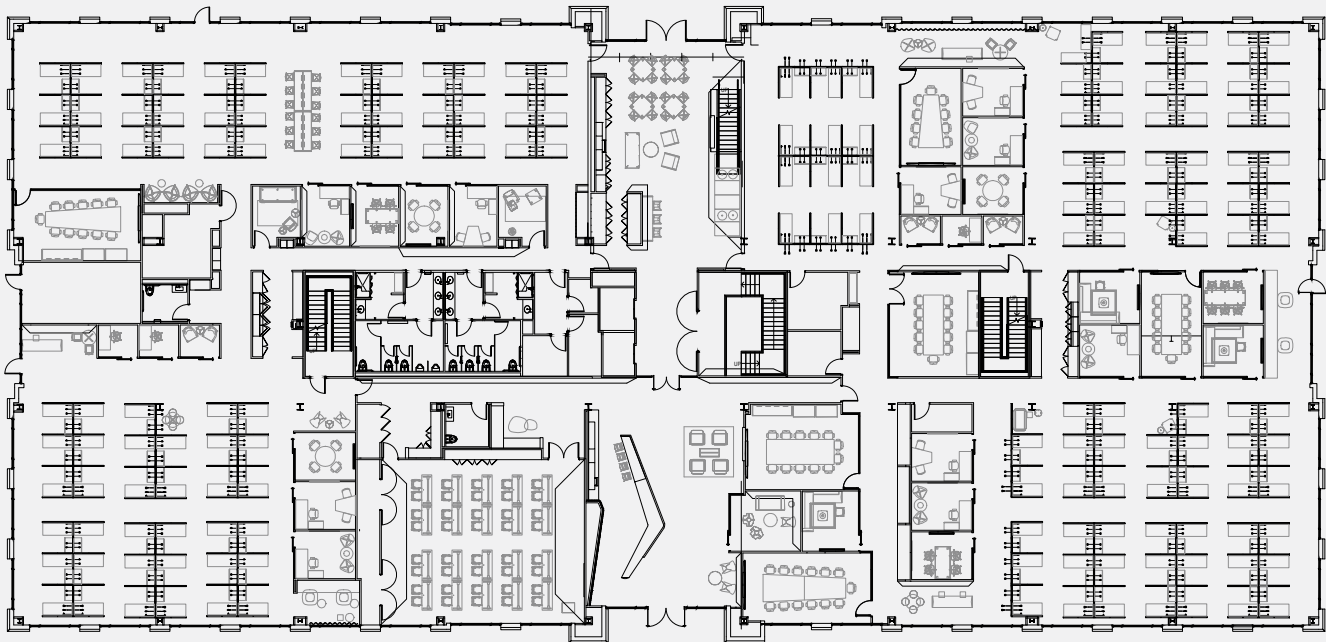
Master Landlord: The Irvine Company
Asking Rate: Negotiable
FF&E: Negotiable

4820 EASTGATE MALL

AVAILABILITIES

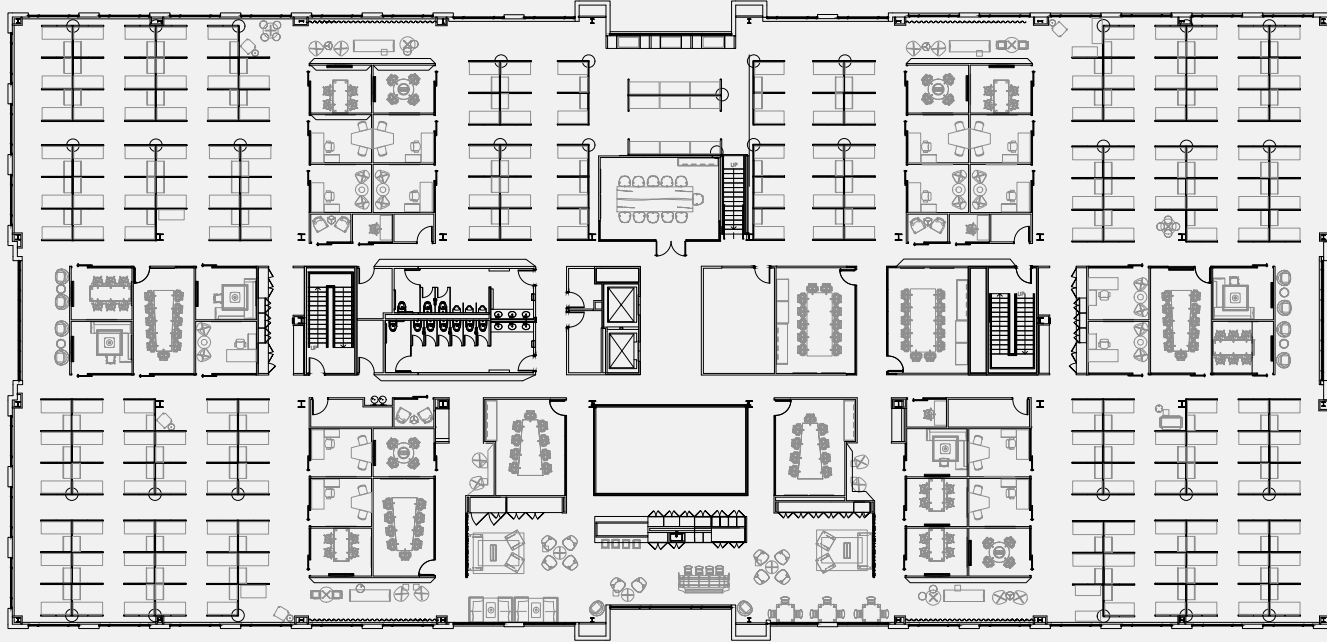
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1ST FLOOR | 31,766 SF



- LOBBY / RECEPTION AREA
- 162 WORKSTATIONS
- 10 PRIVATE OFFICES
- 6 LARGE CONFERENCE ROOMS
- 3 SMALL CONFERENCE ROOMS
- 7 HUDDLE ROOMS
- 10 COLLABORATION AREAS
- ALL-HANDS / TRAINING CENTER < UP TO 40 SEATS >
- 4 LOUNGE AREAS
- 6 FOCUS ROOMS
- BREAK ROOM
- 2 COPY ROOMS
- 5 STORAGE ROOMS
- WELLNESS ROOM
- MOTHER'S ROOM

2ND FLOOR | 31,766 SF

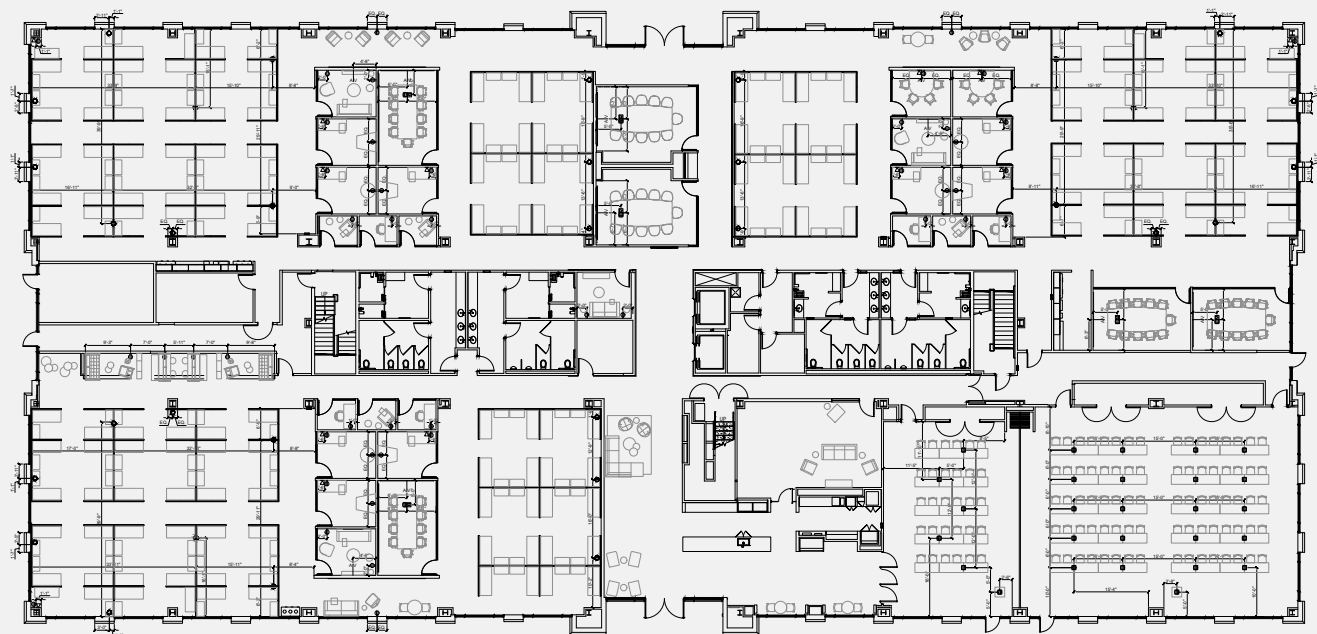


- 183 WORKSTATIONS
- 14 PRIVATE OFFICES
- 8 LARGE CONFERENCE ROOMS
- 7 SMALL CONFERENCE ROOMS
- 8 HUDDLE ROOMS
- 11 COLLABORATION AREAS
- 6 FOCUS ROOMS
- BREAK ROOM
- 2 COPY ROOMS
- 7 STORAGE ROOMS

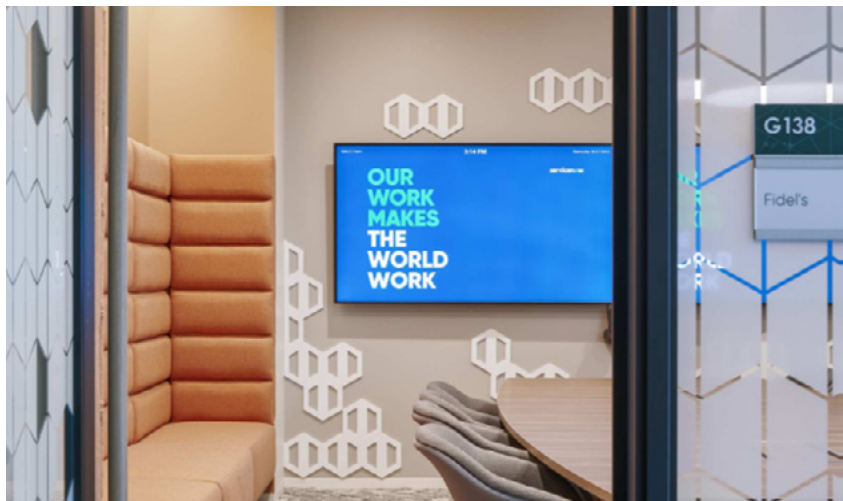


4830 EASTGATE MALL AVAILABILITIES

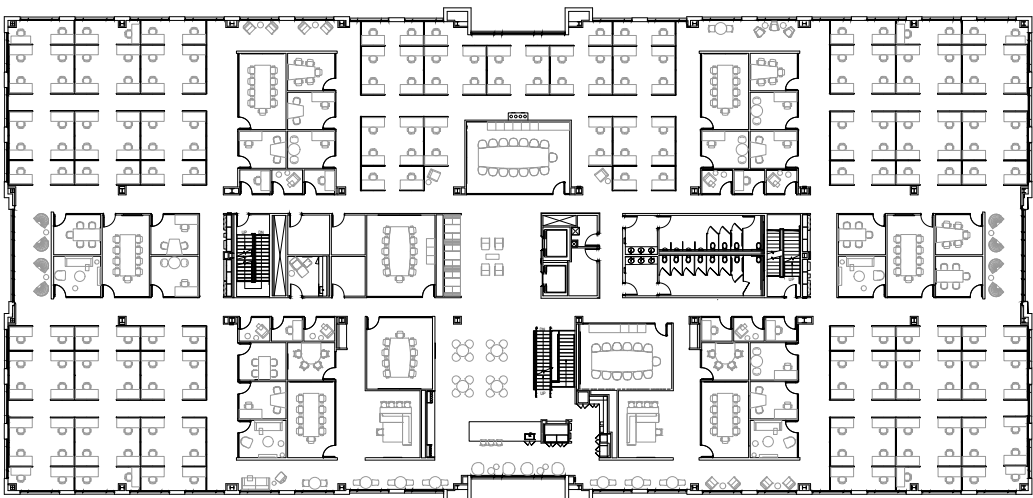
1ST FLOOR | 31,249 SF



- 160 WORKSTATIONS
- 9 PRIVATE OFFICES
- 6 LARGE CONFERENCE ROOMS
- 2 SMALL CONFERENCE ROOMS
- 3 HUDDLE ROOMS
- 5 COLLABORATION AREAS
- 2 COPY ROOMS
- BREAK ROOM
- 3 STORAGE ROOMS
- WELLNESS ROOM
- 2 ALL-HANDS / TRAINING CENTERS < UP TO 110 SEATS >

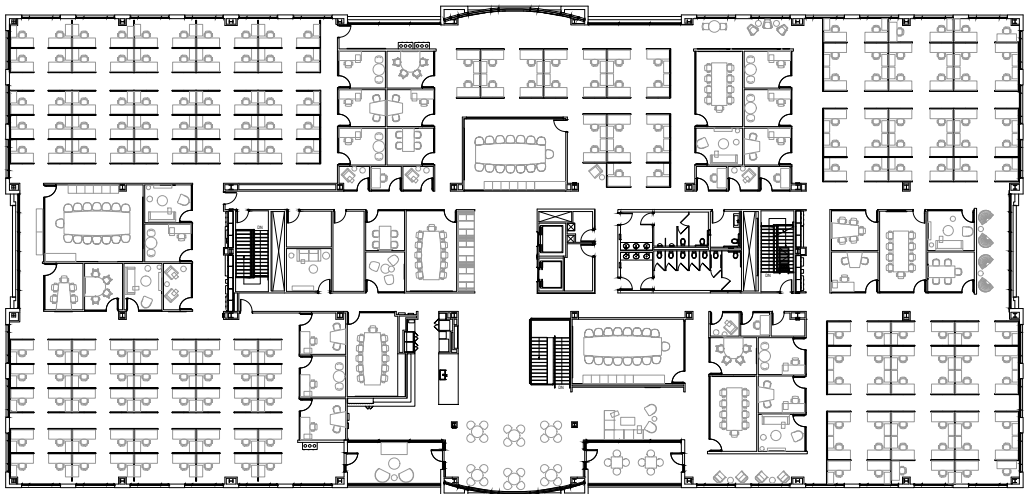


2ND FLOOR | 31,248 SF



- 186 WORKSTATIONS
- 11 PRIVATE OFFICES
- 12 FOCUS ROOMS
- 11 LARGE CONFERENCE ROOMS
- 8 SMALL CONFERENCE ROOMS
- 4 HUDDLE ROOMS
- 2 COPY ROOMS
- 2 BREAK ROOMS
- 2 STORAGE ROOMS
- MOTHER'S ROOM

3RD FLOOR | 31,247 SF



- 189 WORKSTATIONS
- 14 PRIVATE OFFICES
- 9 FOCUS ROOMS
- 8 LARGE CONFERENCE ROOMS
- 8 SMALL CONFERENCE ROOMS
- 6 HUDDLE ROOMS
- 5 COLLABORATION AREAS
- 2 PATIOS
- BREAK ROOM
- LOUNGE AREA
- WELLNESS ROOM
- 2 COPY ROOMS
- 2 STORAGE ROOMS

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WORK PLAY RE- CHARGE

4820 & 4830 Eastgate Mall gives tenants more reasons to stay on-site, with robust amenities that cover everything from the morning workout to the afternoon coffee break.

ON-SITE AMENITIES

- 

EV CHARGING STATIONS
- 

PICKLEBALL COURT
- 

VOLLEYBALL COURTS
- 

BASKETBALL COURTS
- 

OUTDOOR WORKSPACES WITH WIFI
- 

PUTTING GREEN
- 

COFFEE CART OPERATED BY CARGO CAFE
- 

MULTIPLE WALKING PATHS



NEARBY AMENITIES

- 

CONFERENCE CENTER
- 

FITNESS CENTER
- 

OUTDOOR WORKSPACES WITH WIFI
- 

PUTTING GREEN
- 

EV CHARGING STATIONS

ANCHORED BY WEST- FIELD UTC

Set in central La Jolla UTC, 4820 & 4830 Eastgate Mall is minutes from Westfield UTC, the San Diego Trolley and the neighborhood's dining and retail. Being centrally located between I-5 and I-805 means commutes stay short from every direction.

- **100+**
SHOPS

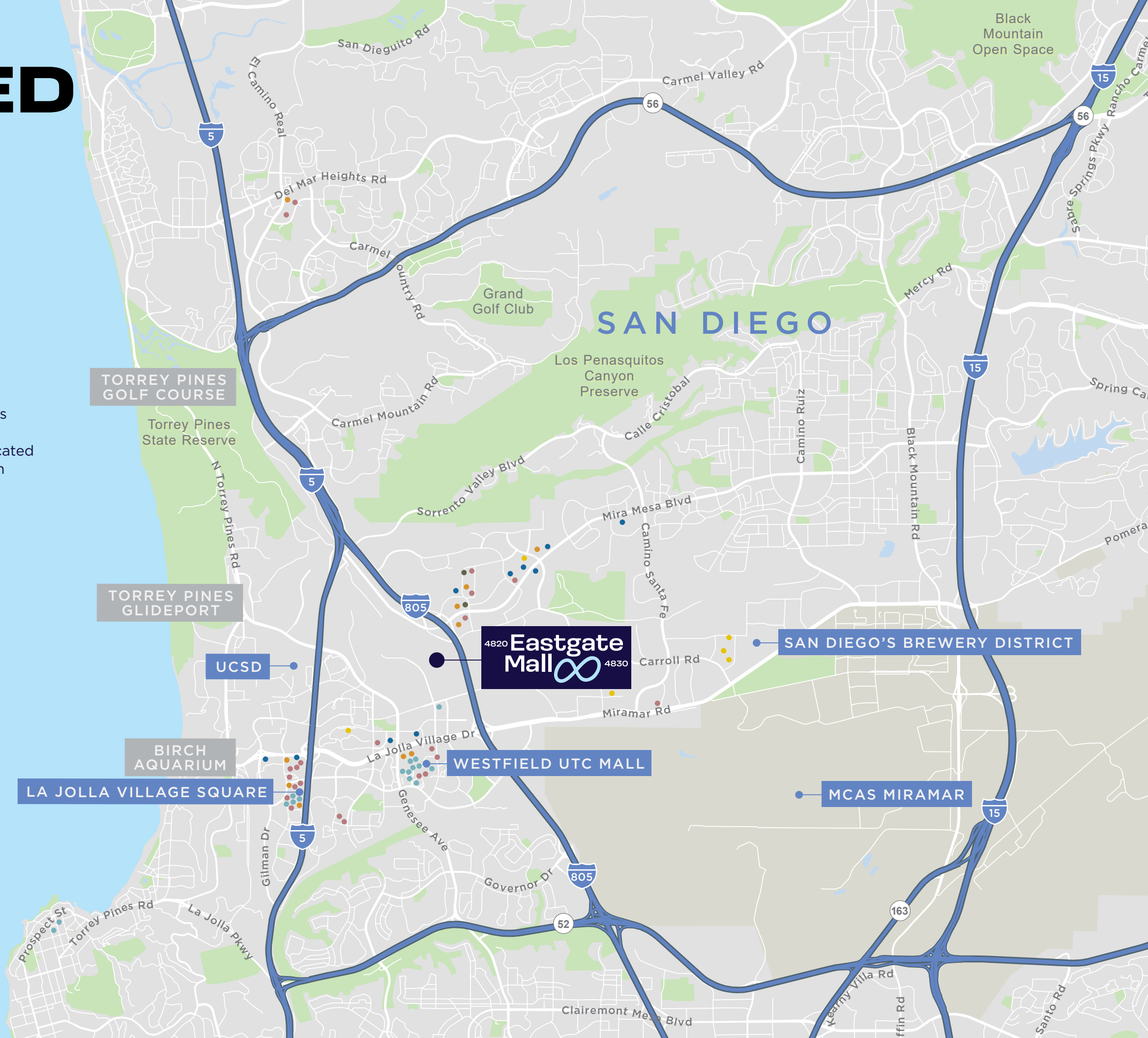
● **41+**
DINING

- **8+**
HOTELS

- **6+**
FITNESS

8+ BREWERIES & BARS

● **30+**
QUICK BITES



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**FOR MORE
INFORMATION,
PLEASE
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