

THE CAMPUS ON VILLA LA JOLLA

8950 Villa La Jolla Drive, CA, 92037

the Campus
ON VILLA LA JOLLA

**MED
WEST**
REALTY

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Medical and Office Suites for Lease



BUILDING AMENITIES

The Campus on Villa La Jolla is an exciting property with many unique features. The property has over 30,000 SF of outdoor gathering areas for both Tenants and their visitor to enjoy. Our on-site property management team treats the property as their home away from home and stands ready to assist each Tenant with their individual needs.

- Numerous outdoor gathering areas
- Covered parking
- Security Guard provided on Nights and Weekends
- On-site property management

TENANT AMENITIES

The Campus on Villa La Jolla provides many tenant amenities not typically found in a medical office building. The on-site café is modern and welcoming with an expansive indoor/outdoor dining facility. The conference room/library can accommodate up to 30 people and has state of the art video conferencing capabilities. Both the Café and conference room can be reserved free of charge by the Campus on Villa Ja Jolla tenants for training or client events.

- On-site cafe
- State of the art conference room
- Locker rooms and showers



INDIVIDUAL SUITES

The existing medical tenant eco system is robust with a diverse mix of medical practitioners. Many of the suites have been upgraded to modern finishes providing a warm welcome to their patients and staff.



BUILDING SPECS

Site Area	6.78 Acres
Total Campus Area	199,518 SF
Total Medical/Office Building Area	
- 8910	14,750 SF
- 8950 Building A, B, C	212,588 SF
Amenity Space	30,000 SF
Construction Type	Wood Frame
Connectivity	Outdoor bridges connecting Buildings A, B, C
Parking	3.64/1,000 SF
Management	Fully staffed on-site management office

**The Campus
on Villa La
Jolla**



THE CAMPUS - LEVEL I



CURRENT AVAILABILITIES

SUITE	RSF
A118	317
A124	11,249
A126, A127*	3,749
B109	2,271
B115	1,282
B122	6,415
C113	1,259
C114	1,042
C135	1,243

* A126/A127 can be combined with A125 to 5,595 RSF

THE CAMPUS - LEVEL II



CURRENT AVAILABILITIES	
SUITE	RSF
A203, A204, A206, A208, A212, A217, A218	23,340
B208	823
B218**	2,268
B220**	2,057
B225	2,536
C203	7,760
C212	2,323
C213	1,465
C215 (Planned Spec Suite)	1,246
C226	1,263
C227	3,868





*Suites could be combined up to 23,340 rsf

**Suites can be combined to 4,325 rsf

THE CAMPUS - LEVEL I

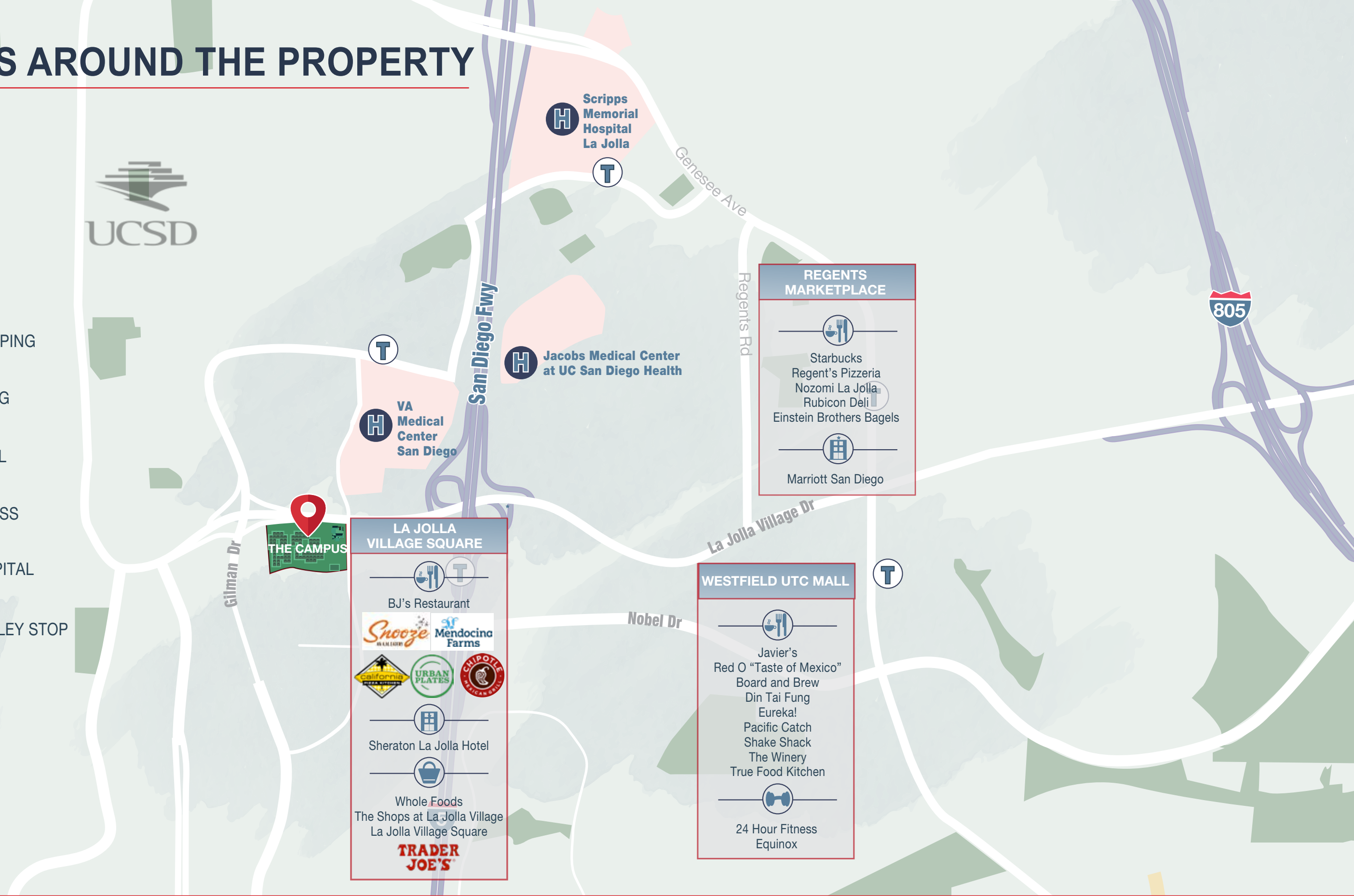
AMENITIES MAP



-  Current Availabilities
-  Locker/Shower Room
-  Management Office
-  Conference Center & Cafe'

AMENITIES AROUND THE PROPERTY

-  SHOPPING
-  DINING
-  HOTEL
-  FITNESS
-  HOSPITAL
-  TROLLEY STOP



THE CAMPUS

LA JOLLA VILLAGE SQUARE

-  
- BJ's Restaurant
-  
-   
- 
- Sheraton La Jolla Hotel
- 
- Whole Foods
The Shops at La Jolla Village
La Jolla Village Square
- TRADER JOE'S**

 **Scripps Memorial Hospital La Jolla**



 **Jacobs Medical Center at UC San Diego Health**

 **VA Medical Center San Diego**

REGENTS MARKETPLACE

- 
- Starbucks
Regent's Pizzeria
Nozomi La Jolla
Rubicon Deli
- 
- Marriott San Diego

WESTFIELD UTC MALL

- 
- Javier's
Red O "Taste of Mexico"
Board and Brew
Din Tai Fung
Eureka!
Pacific Catch
Shake Shack
The Winery
True Food Kitchen
- 
- 24 Hour Fitness
Equinox



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