

Gateway at Torrey Hills

// SAN DIEGO 3570 AND 3580 CARMEL MOUNTAIN ROAD



Success Works Here®

- Two, four-story buildings with 198K SF of Class A office space featuring functional balconies, patios and sweeping views
- Flexible 25K SF floor plates with floor-to-floor height of 13 ft and finished ceiling height of 9 ft
- Signage opportunities with freeway visibility
- The Commons: WiFi-powered, open-air gathering areas with sweeping views
- KINETIC®: Fully equipped private fitness center with strength and cardio equipment and full-service locker rooms
- Meeting & Event Space: State-of-the-art conference room with flexible seating for 40 at nearby Irvine Company workplace Paseo Del Mar
- Direct access to the 5 and 805 freeways and 56 freeway bypass; 20 minutes from San Diego International Airport
- Close proximity to running and biking trails, Torrey Pines Golf Course, Del Mar Fairgrounds, and shopping and dining at Torrey Hills Center and Del Mar Highlands Town Center

All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810. All renderings/pictures shown are for information and illustration purposes only and are subject to change. Any reliance on this information is solely at your own risk. Building certifications do not guarantee prevention of contracting COVID-19 or other communicable diseases.



Outdoor Workspace



Upgraded Lobbies



Fully Furnished Flex+® Workspace



KINETIC® Private Fitness Center

A Pinnacle of Inspiration

Perfectly situated to optimize convenient access, Gateway at Torrey Hills makes a striking presence—and upgraded lobbies will further enhance the sophisticated and inviting entry experience.

Live, Work, Play

From hiking and golf to easy freeway access and retail centers, teams enjoy an ideal Del Mar Heights location minutes from it all.

Inspiration in Full View

Open-air spaces with sweeping views foster an atmosphere of abundance, establishing a centerpiece of creative ground where bright ideas flourish.

Flexibility at Your Convenience

20,000 SF of fully furnished Flex+® workspace provides scalability and support for your team's evolving needs.

// FOR LEASING INFORMATION: 858.658.7700 | IRVINECOMPANYOFFICE.COM