



ELEMENT UTC
UC San Diego Innovation Hub

For Lease

8899 University Center Lane

2,038-5,275 SF Available

Class A Medical Office

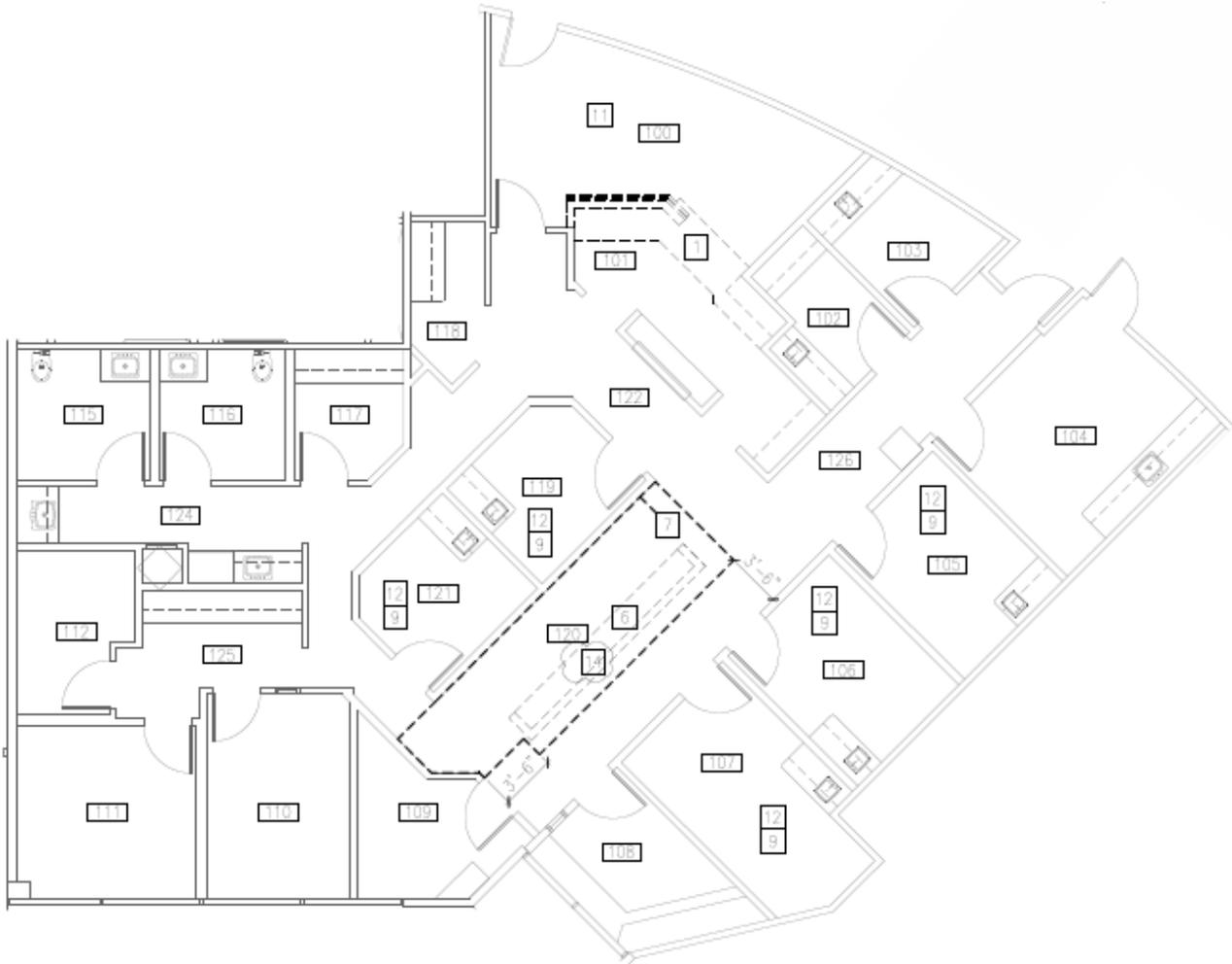




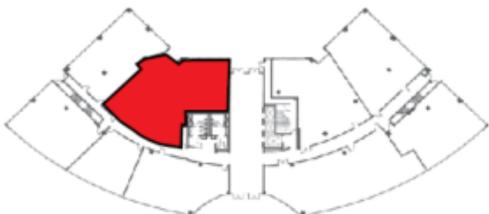
8899 University Center Lane

Suite 160 - 3,237 RSF (5,275 RSF contiguous)

Built-out medical suite available – contact us for details



First Floor Locator Map



Kelly Moriarty
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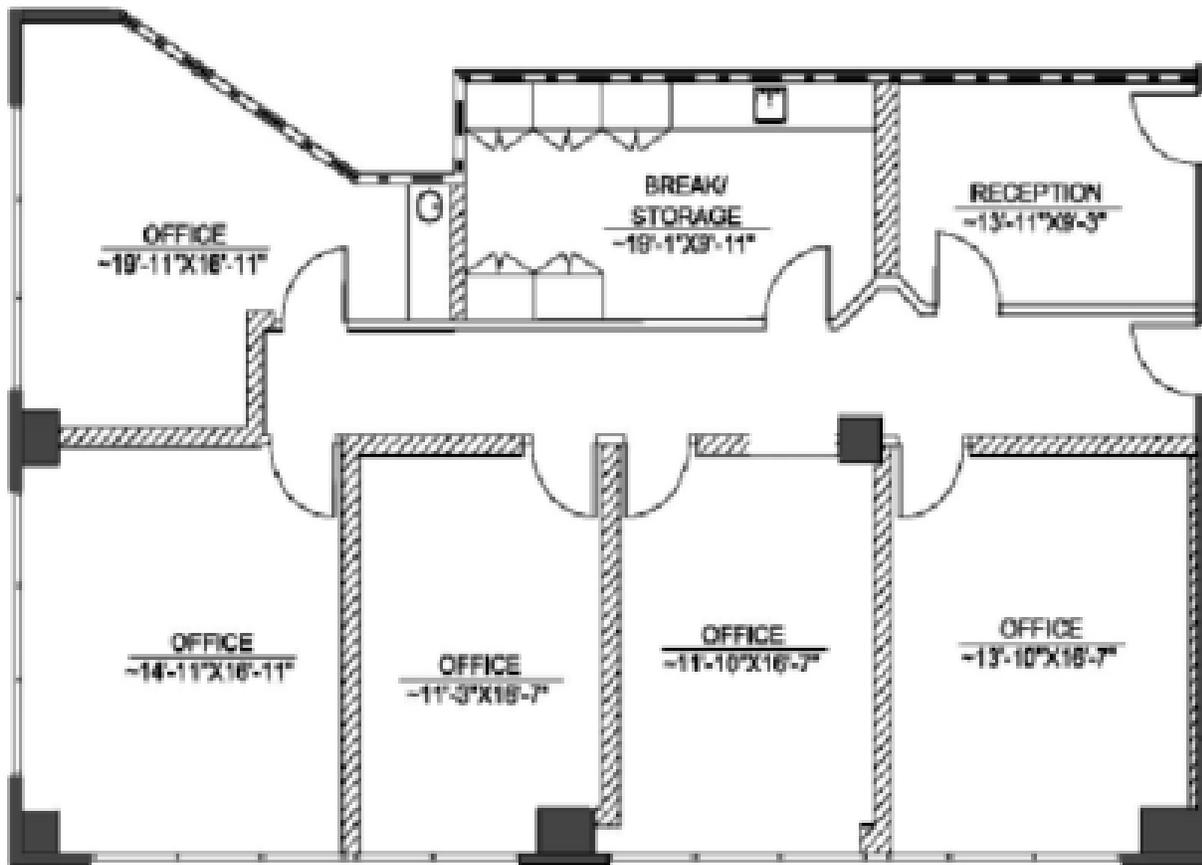
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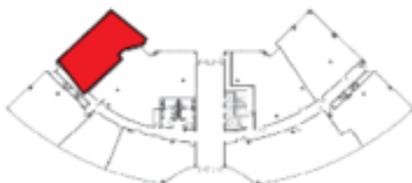
8899 University Center Lane

Suite 170 - 2,038 RSF (5,275 RSF contiguous)

Built-out Psychiatry Office



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- Built-out medical suite available
- Abundant natural light with floor-to-ceiling windows
- Visibility from Interstate 5
- Excellent accessibility in UTC via La Jolla Village Drive, Nobel Drive, Interstate 5 and the newly built trolley station
- Close proximity to UCSD and Scripps hospital campuses and Westfield UTC regional mall
- On-site coffee cart (coming March 2026)
- Walkable distance to restaurants, Whole Foods & Trader Joe's
- Covered parking (4.0/1,000 SF)

Central San Diego Demographics

211,685

Population

-0.01%

Projected Population Growth

36.4

Average Age

\$130,507

Median Household Income