



AVENTINE

work . stay . play



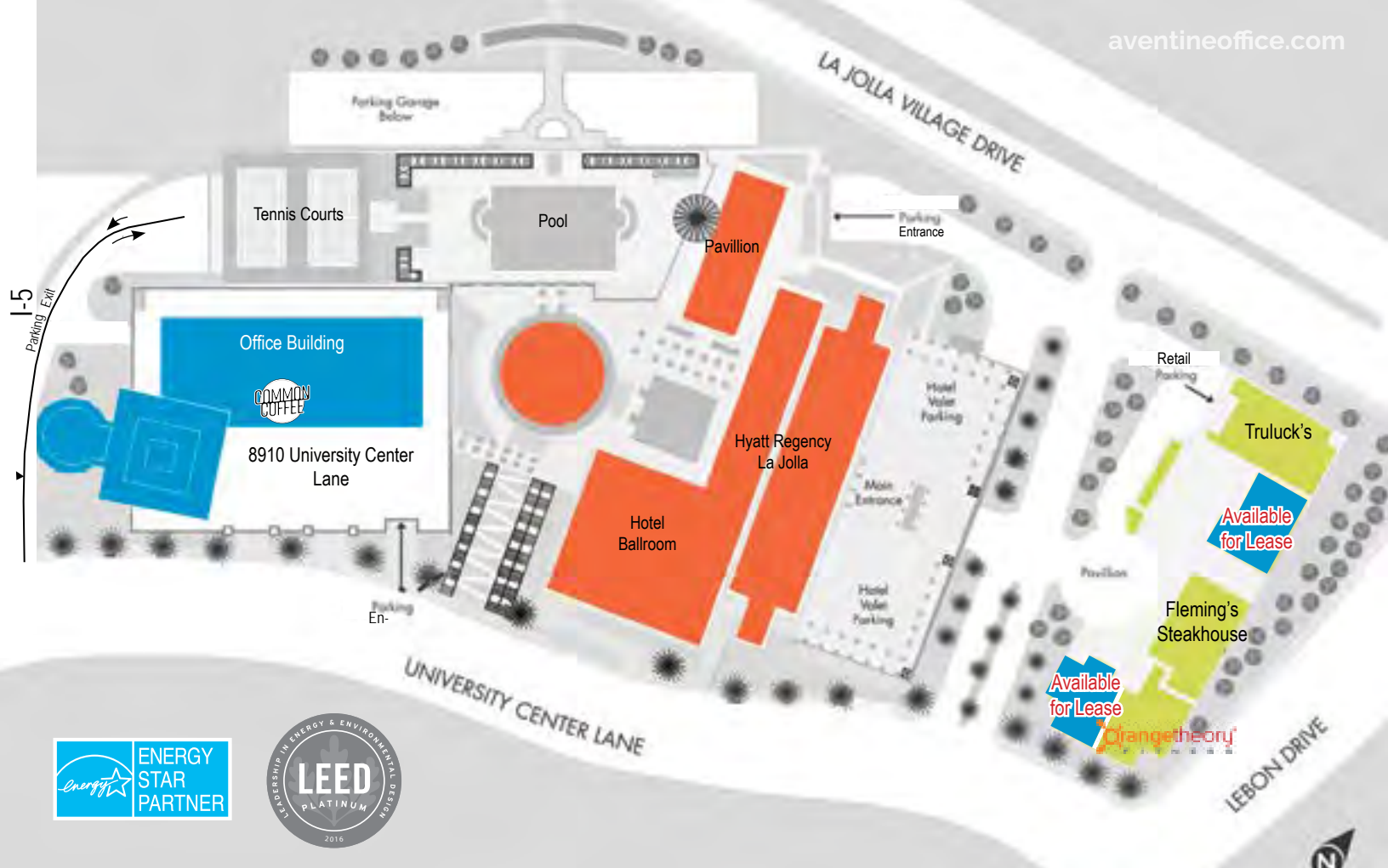
Lebon Drive

University Center Lane

La Jolla Village Drive

AVENTINE

HOTEL | RESTAURANTS | OFFICE SPACE



Vibrant Activity All In One Place

work . stay . play

- Our new common spaces have a distinct aesthetic and vibe that will inspire your team, as well as your guests visiting the building.
- Designed by renowned architect Michael Graves, Aventine provides a rare opportunity for discerning tenants to call an architectural landmark home.
- A collaborative, inspirational space to work, to stay, to play, and to dine including:
 - Hyatt Regency Hotel
 - Common Coffee Aventine
 - Flemings, Truluck's, Drift Eat+Drink
 - Wellness Center
 - Swimming pool and tennis courts



CoSTAR

AVENTINE



Sophistication Redefined

Aventine has transformed into a renowned symbol of business. This newly renovated tower boasts a sleek corten steel feature wall, indoor/outdoor gathering areas and a new cafe integrated into the modern lobby design. All of these enhancements reinforce the Aventine's position as a San Diego landmark.

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**Common Coffee Aventine | Outdoor piazza
and 1st floor lobby**

Coffee, pastry, daily fresh lunch selections

Drift Eat + Drink | 3777 La Jolla Village Drive

Enjoy day-to-night cuisine that highlights approachable Baja-inspired California cuisine. Catering to today's trend of clean and healthy eating, the menu features absolutely no fried items and has a varied selection of gluten-free, vegetarian and vegan options.

Fleming's | 8970 University Center Lane

Indulge yourself with the finest prime steak, aged to perfection, as well as fresh seafood, innovative side dishes and decadent desserts.

Truluck's | 8990 University Center Lane

Truluck's is a getaway for the senses where you can savor the freshest crab direct from their own fisheries, and a fresh-catch seafood menu updated weekly by their chef.

Grab a Bite or
Dine in Style





PACIFIC OCEAN

DEL MAR

TORREY PINES

JOLLA

UCSD

VA MEDICAL CENTER

UCSD HEALTH SYSTEMS

Voigt Drive

(Under Construction)

over 40,000 cars per day

.05 miles to I-5 N
La Jolla Village Drive



THE SHOPS AT LA JOLLA VILLAGE



MENDOCINO FARMS sandwich market



Mid-Coast Trolley Line



Shops at La Jolla Village & La Jolla Village Square & I-5 South



0.3 miles to The Shops at La Jolla Village

over 160,000 cars per day

Nobel Drive

AVENTINE

Mid-Coast Trolley Line (Under Construction)



Trolley Line



Trolley Station

Peloton bikes

On-Site Amenities

Wellness Center

- equipped with towel service
- resort-like shower facilities & changing rooms
- Peloton bikes
- lockers

Pool & Tennis Courts

Orangetheory Fitness

Location

Quick freeway access

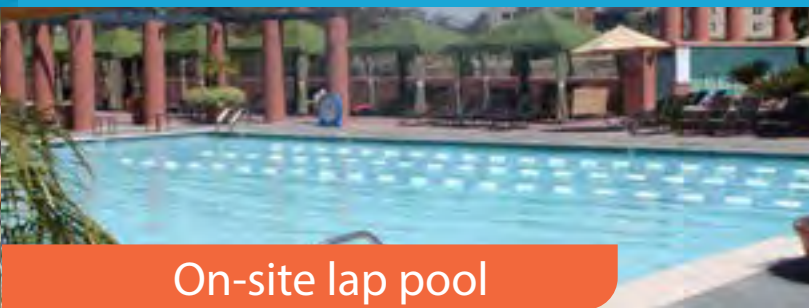
I-5 less than .05 miles away

Off-site retail .04 miles away

Westfield Mall only 1 mile away



Convenience & Accessibility



On-site lap pool





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Hyatt Regency La Jolla | 3777 La Jolla Village Drive
lajolla.hyatt.com

Offering AAA Four Diamond service and accommodations, the Hyatt can meet all of your company, client & employee needs.

Meetings and Events: The Hyatt currently provides a 15% discount on meeting room rental, food, non-alcoholic beverages, and a 10% discount on audio visual for all meetings and events held by Aventine tenants at the hotel. Seasonal discounts are also provided in December. Conference rooms on the second floor can accommodate up to 70 in classroom style with the Ballrooms on the first floor available for larger meetings.

Hotel Rooms: The Hyatt provides discount room rates for Aventine tenants.

Dining: Lunch and happy hour are available at Drift Eat+Drink. A 20% discount is provided to Aventine tenants.

Pool and Tennis: The pool and tennis courts are available for use by employees of the Aventine at no additional charge.

Stay for Business
or Pleasure



Availability

Suite	RSF	Comments
Second Floor		
255	1,791	Warm shell condition.
265	2,328	New improvements just completed! Upgraded finishes. Combo creative reception/break area along with 7 private offices on the window and open area.
Fifth Floor		
500*	13,688	Vacant. Double-door elevator lobby entrance, mostly open floor plan with oversized collaborative break room.
520*	5,886	Available with 60 days notice.
550	4,387	Reception, 9 private offices, team room, conference room, break room, storage & 2 work areas.
Sixth Floor		
615	3,338	Reception, conference, 5 private offices, break room, work room, storage, IT room and open area.
660	2,309	New creative office build-out! Panoramic views from this rotunda suite with floor to ceiling glass. Fantastic open/creative opportunity.
Seventh Floor		
750	4,135	Vacant.

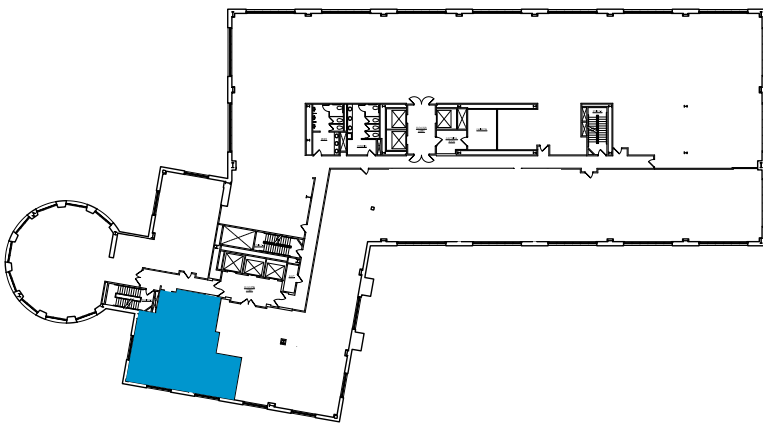
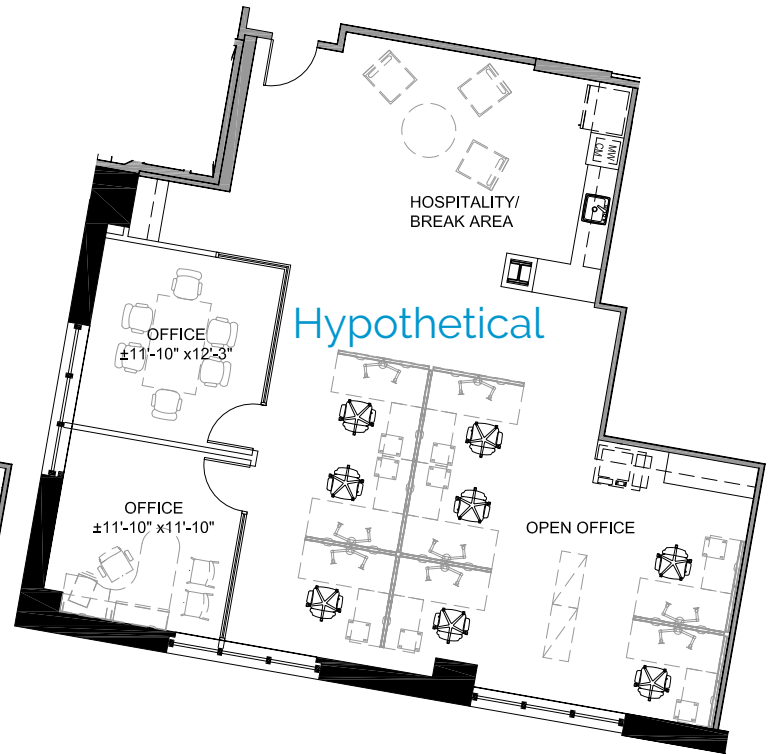
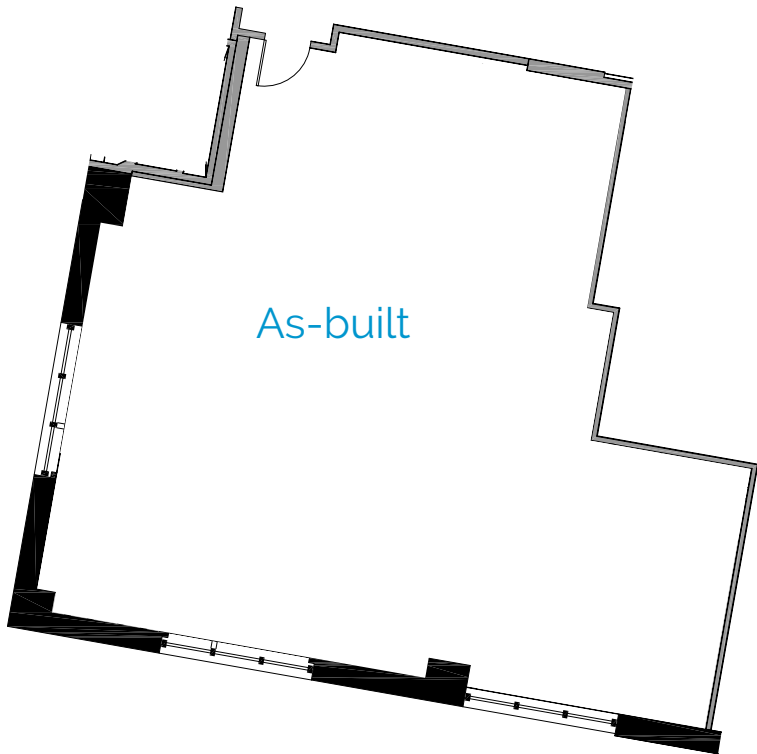
*Suites 500 & 520 are contiguous for up to 19,574 r.s.f.
**Entire floor could be made available for up to 30,280 r.s.f.

Retail/Storefront Office Space

8950 University Center Ln.	2,708	Vacant, shell condition, Access to 2 patios exclusive to the suite
8980 University Center Ln.	3,562	Available July 1, 2020. Access to patio exclusive to the suite. Mezzanine level open to space below.



Suite 255 | 1,791 r.s.f.



 <http://bit.ly/8910Ste255>



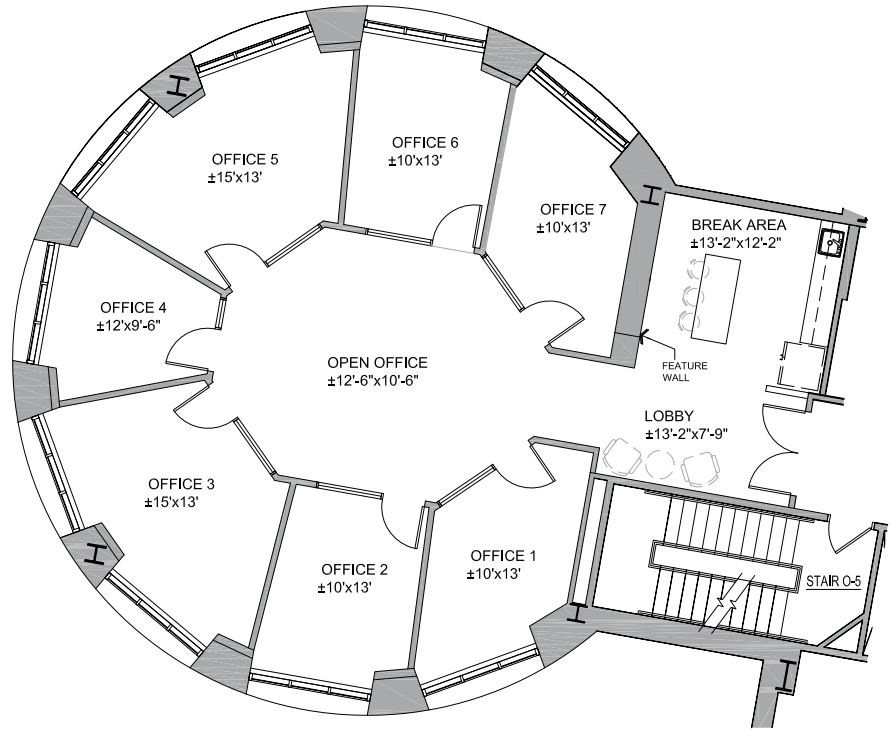
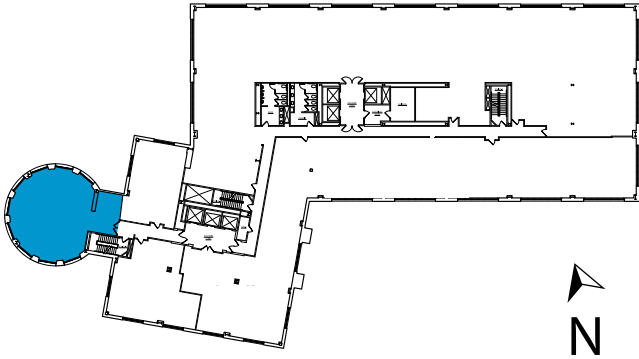
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<http://bit.ly/8910Ste265>



Suite 265 | 2,328 r.s.f.

New Improvements Underway!
Upgraded finishes. Combo creative reception/break area
along with 7 private offices on the window and open area.

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Suite 500 | 13,688 r.s.f.

Vacant

[▶ https://bit.ly/8910_Suite500](https://bit.ly/8910_Suite500)

Suite 550 | 4,387 r.s.f.

Vacant



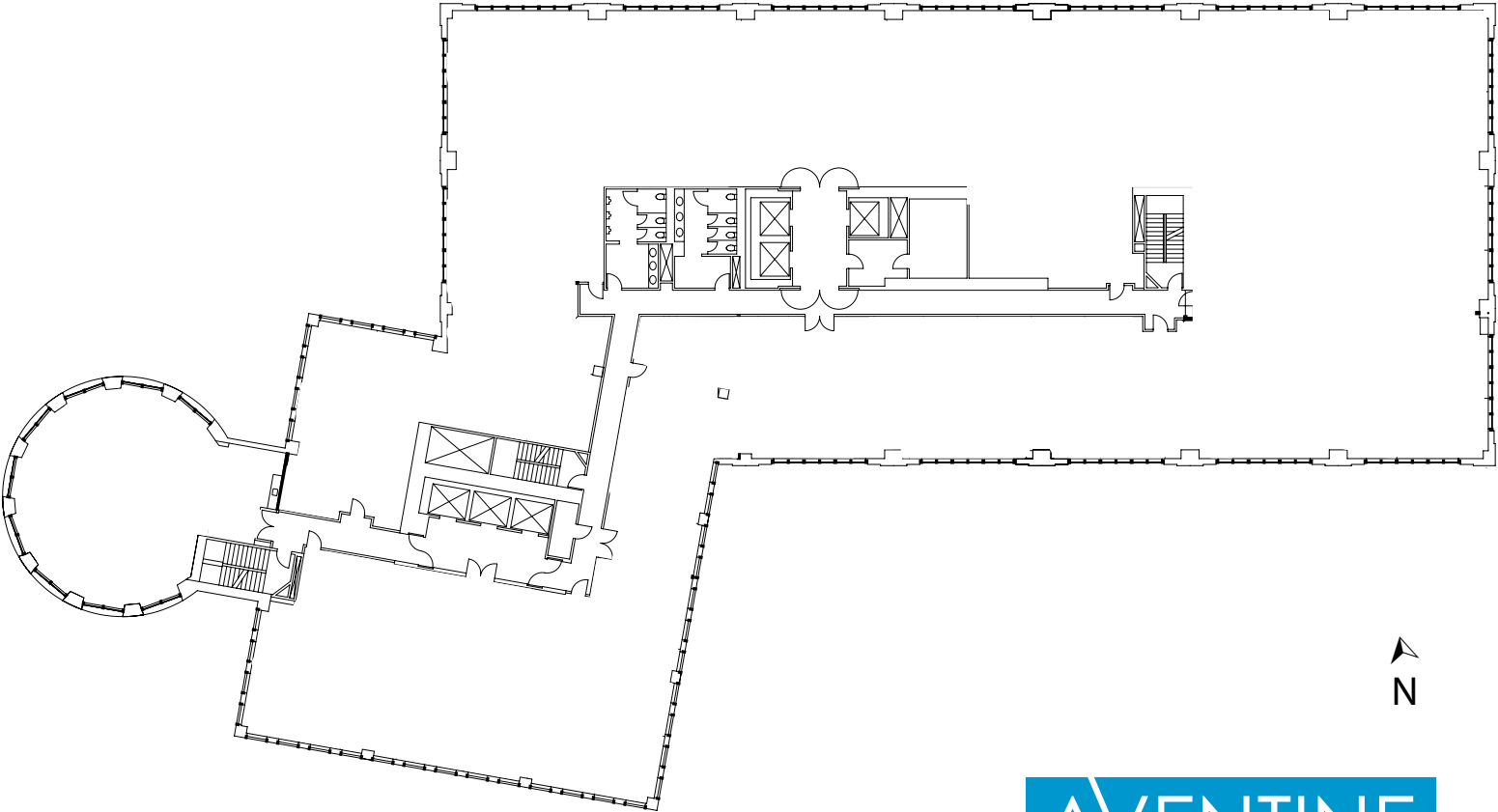
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Entire 5th Floor | 30,280 r.s.f.



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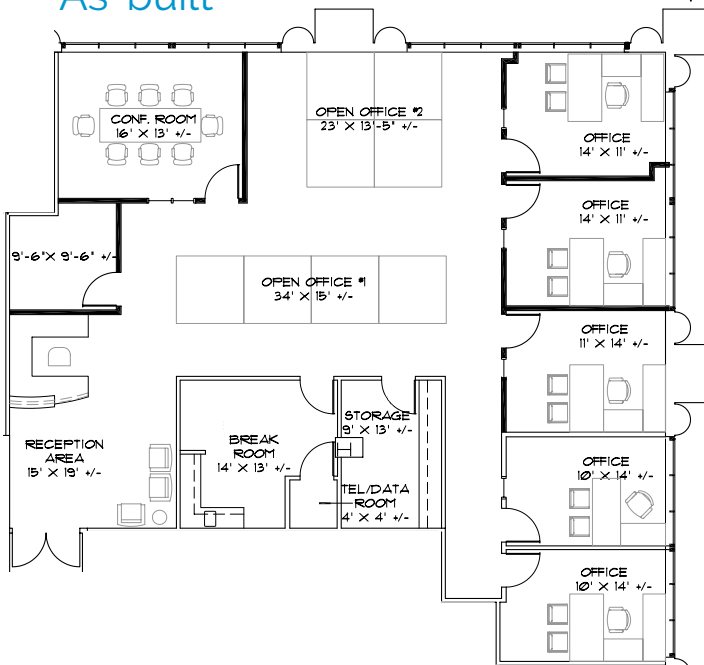
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Suite 615 | 3,338 r.s.f.

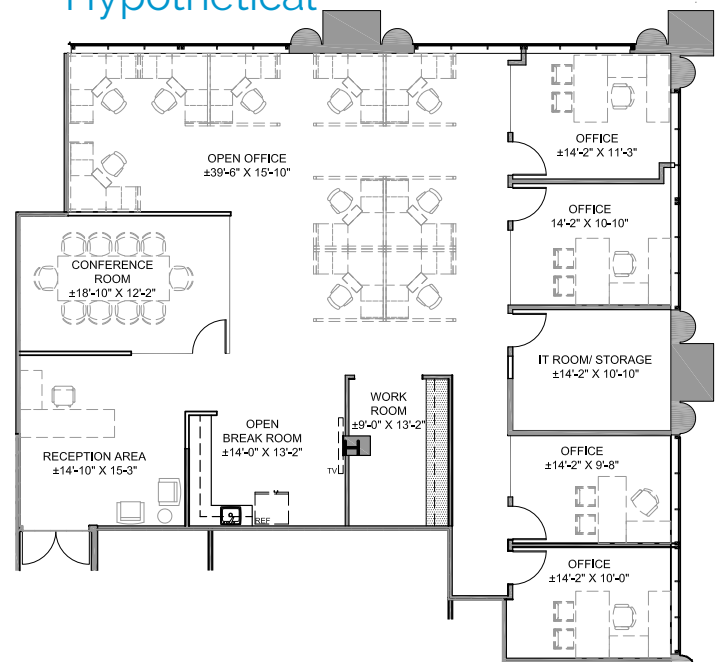
Reception, conference, 5 private offices, break room, work room, storage, IT room and open area.

<http://bit.ly/8g10Ste615>

As-built



Hypothetical

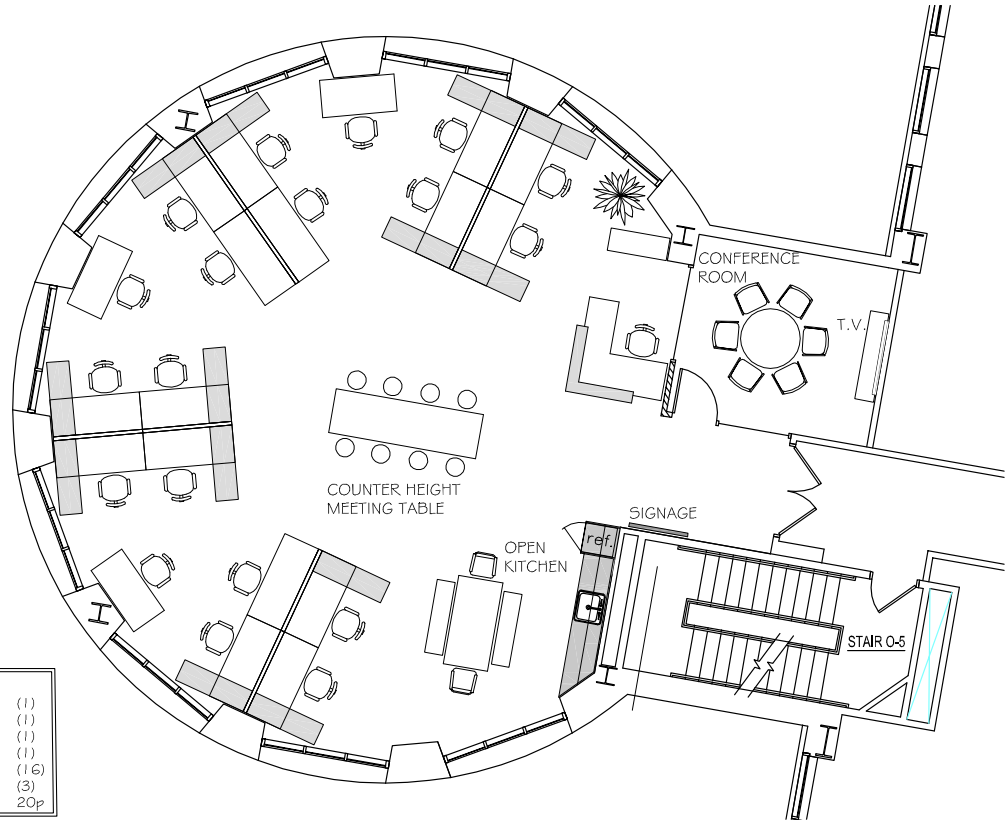


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New Creative Office Suite



PROGRAM SHOWN:	
CONFERENCE ROOM	(1)
OPEN KITCHEN	(1)
OPEN AREA COLLABORATIVE SPACE	(1)
EXECUTIVE / RECEPTION DESK	(1)
30"x72" BENCHING STYLE DESKS	(16)
24"x60" DESKS	(3)
TOTAL	20p



Suite 660 | 2,309 r.s.f.

• Hypothetical furniture layout

<http://bit.ly/8g10Ste660>

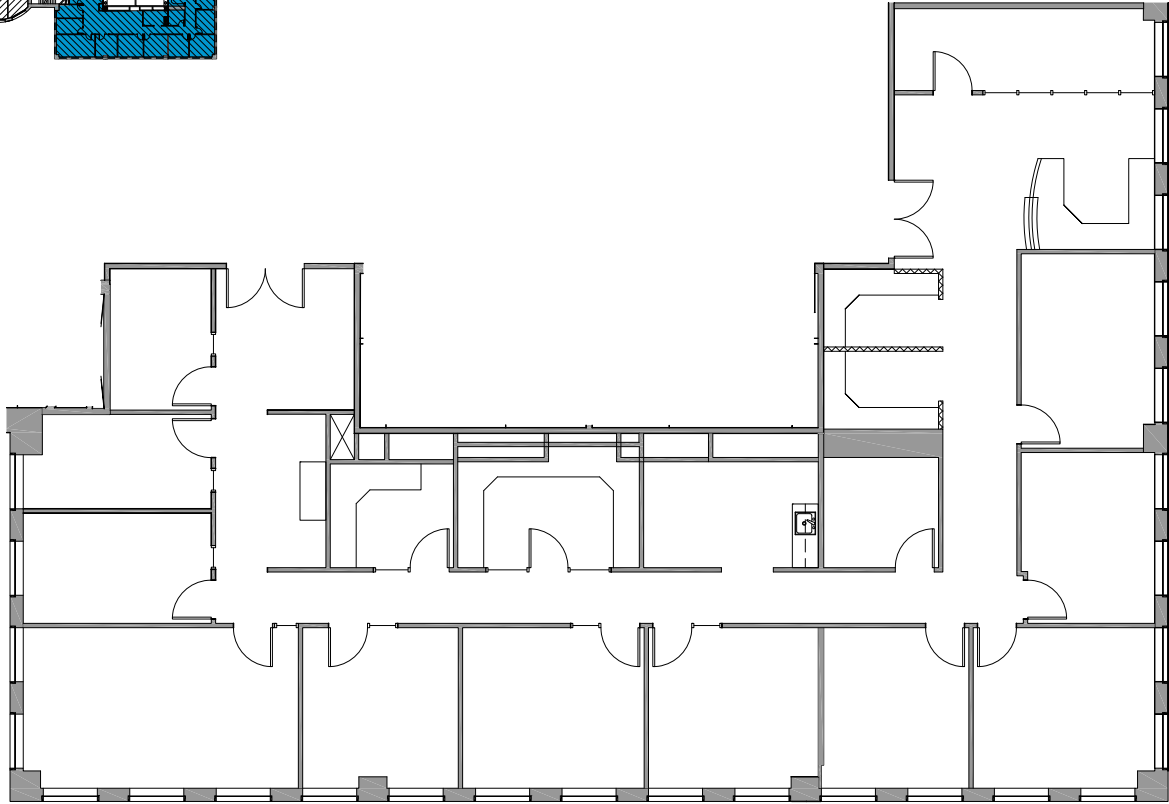
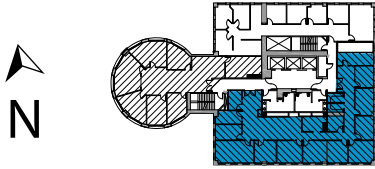


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Suite 750 | 4,135 r.s.f.



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ROCKPOINT
G R O U P