

# GATEWAY at Torrey Hills

3570 CARMEL MOUNTAIN ROAD  
SAN DIEGO, CALIFORNIA 92130



**FOR SUBLEASE**

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# Features

Prominently located along Interstate 5 at Carmel Mountain Road, Gateway at Torrey Hills incorporates 198,000 square feet of Class A office space distributed throughout two, four-story office buildings. Clad in a striking limestone, aluminum and glass facade that enhances the magnificent architecture, the buildings feature flexible floor plates, functional balconies, patios and open-air spaces, as well as on-site amenities, sweeping views, freeway visibility and generous on-site parking. The workplace community is also optimally located just north of the I-5/I-805 interchange and within minutes of a wealth of restaurants, retailers, hotels, residential communities and the world-renowned Torrey Pines Golf Course.

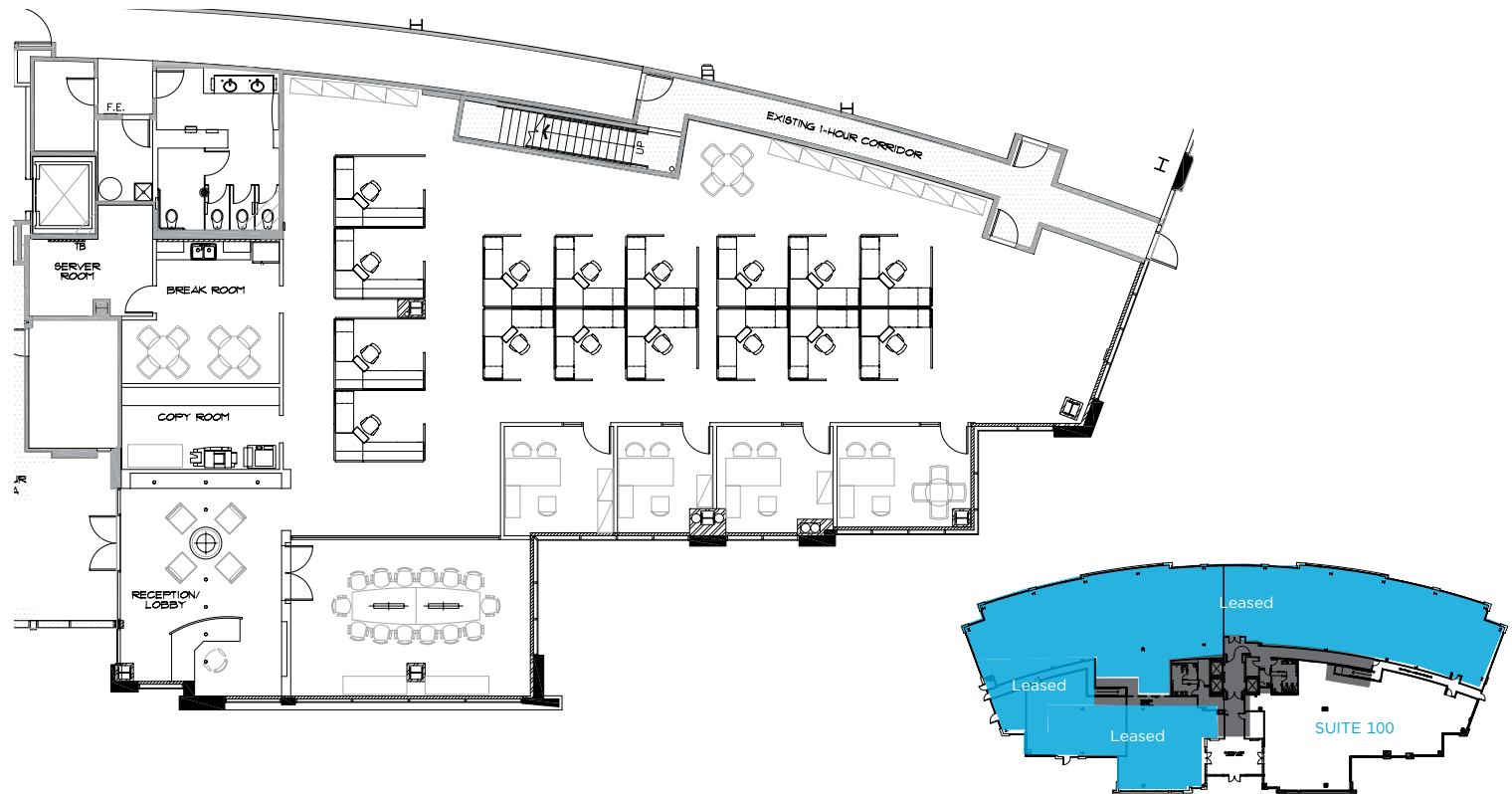
- » Sublease is located in two-building, four-story Class 'A' office project totaling 198,000 square feet designed in a timeless arc concept
- » Suite 100 (5,503 RSF) sublease available through 6/30/25
- » Sublease rate: \$3.85/SF + E
- » Panoramic ocean views north and west to Torrey Pines Reserve
- » Excellent access to I-5 and State Route 56 via four-way interchange at Carmel Mountain Road
- » Fully equipped private fitness center onsite, complete with leading-edge strength and cardio equipment and full-service locker rooms
- » Connect @ The Commons, an open-air outdoor gathering space that provides flexibility in the way you work, collaborate, innovate and re-energize throughout the workday.
- » On-site dining at Enclave and a wealth of nearby shopping and dining options at Torrey Hills Marketplace
- » 4:1,000 USF parking ratio (70% covered parking)



# 3570 Carmel Mountain Rd

## SUITE 100 - 5,503 RSF

Double door entry off lobby, reception area, conference room, 4 private offices, open office area, huddle area, break room and copy room. Furniture shown for demonstration purposes only and is not included with the sublease of the space. Sublease available through 6/30/25.



# Location

