



▶ NEW  
RENOVATIONS  
COMPLETE

CP<sup>two</sup>

12626 & 12636 HIGH BLUFF DRIVE  
SAN DIEGO, CA 92130



EQ Office

CBRE





Upgraded  
Common Areas

## AVAILABILITY

### 12626 HIGH BLUFF DRIVE

SUITE	RSF	AVAILABILITY
100	5,354 - 13,110	VACANT
350	1,195	VACANT

### 12636 HIGH BLUFF DRIVE

SUITE	RSF	AVAILABILITY
100*	4,989	60 DAYS NOTICE
150*	2,686	SPEC SUITE
325	2,599	SPEC SUITE

*\*SUITES 100/150 CAN BE MADE CONTIGUOUS FOR 7,675 SF.*

**ASKING RATE:** \$3.85/SF/MO + E

**PARKING:** 4.0/1,000 USF



# RENOVATIONS COMPLETE







CP<sup>two</sup>

## PROPERTY FEATURES

- » Two, 4-story office buildings totaling 118,929 RSF
- » WiFi in common areas & outdoor spaces
- » Excellent access to I-5, Highway 56 and I-805
- » Prominent building-top signage available
- » Landscaped patio courtyard with water feature and seating areas
- » Ample covered and surface parking available
- » Numerous amenities nearby including retail, restaurants and hotels
- » On-site shower and locker facilities



# AMENITIES MAP



La Jolla

UTC

UC San Diego

Torrey Pines  
Golf Course

56

Plaza Carmel  
Shopping Center

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Torrey Pines  
State Beach

Baker & Olive

Searsucker

Casa Sol Y Mar  
Carnitas

Snack Shack  
Urban Plates

Taverna Blue  
Cinépolis,

Davanti Enoteca  
Mia

Francesca  
Rimel's  
Jimbo's

Ralph's  
Snooze

Del Mar Highlands  
Town Center

Carmel  
Country Plaza

ONE PASEO  
FUTURE RETAIL  
APPX. 95,000 SF - FALL 2018

El Camino Real

High Bluff Dr

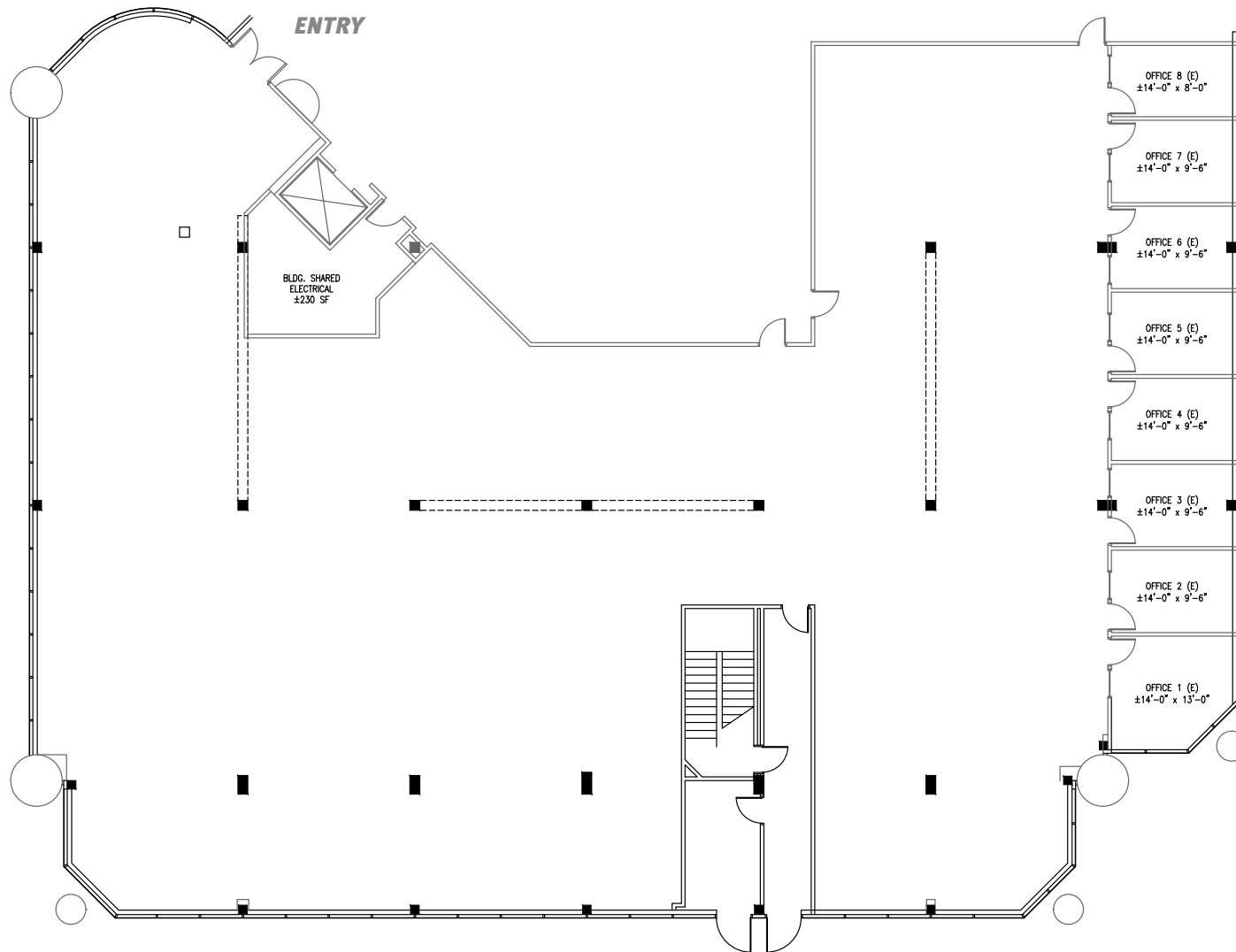
Del Mar Heights Rd

Beachside  
Del Mar

5

## FLOOR PLAN | 12626 HIGH BLUFF DRIVE | SUITE 100

13,110 SF (DIVISIBLE TO 5,354 SF)

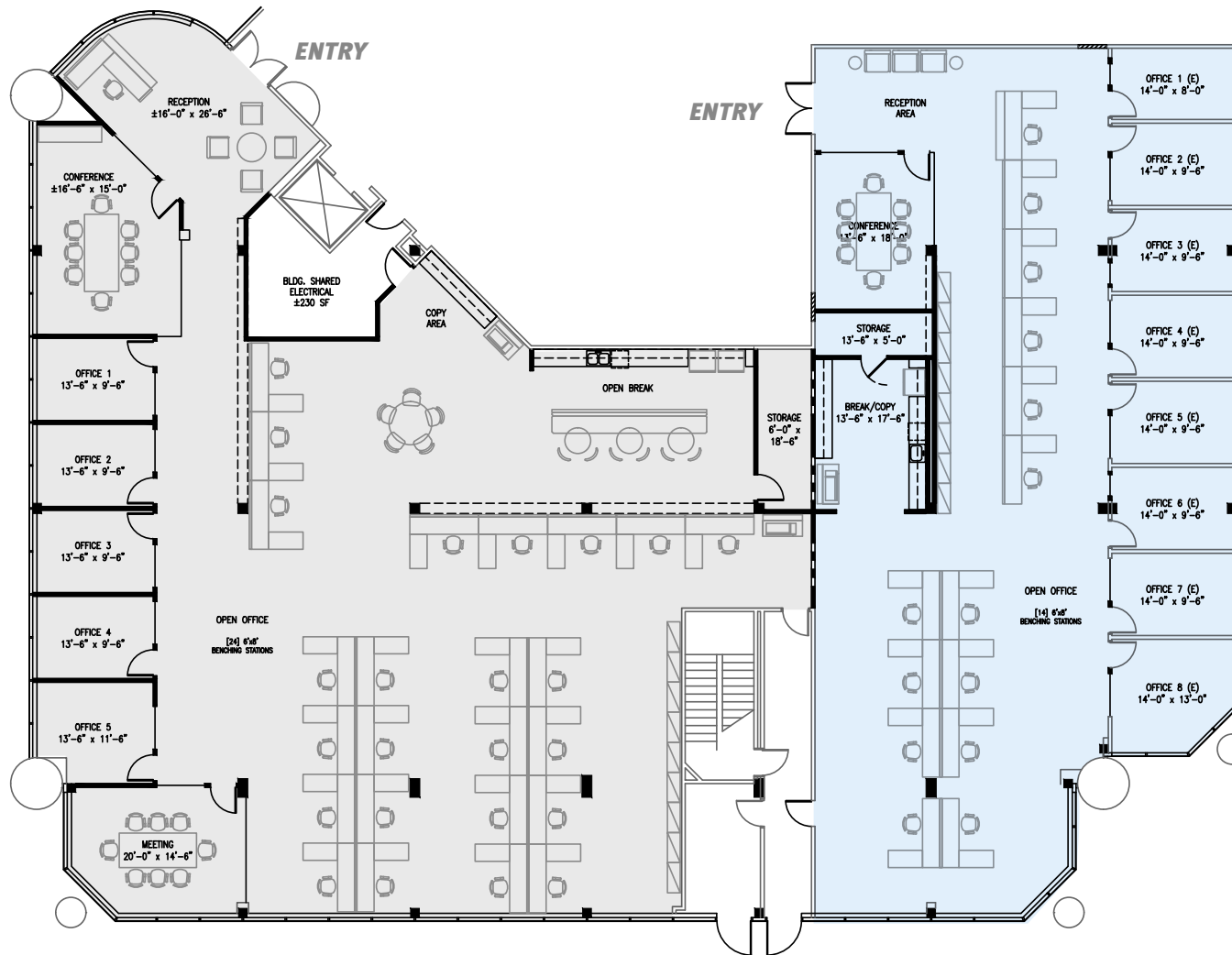
**AS-BUILT PLAN**



## FLOOR PLAN | 12626 HIGH BLUFF DRIVE | SUITES 100/125

CAN BE MADE CONTIGUOUS FOR 13,110 SF

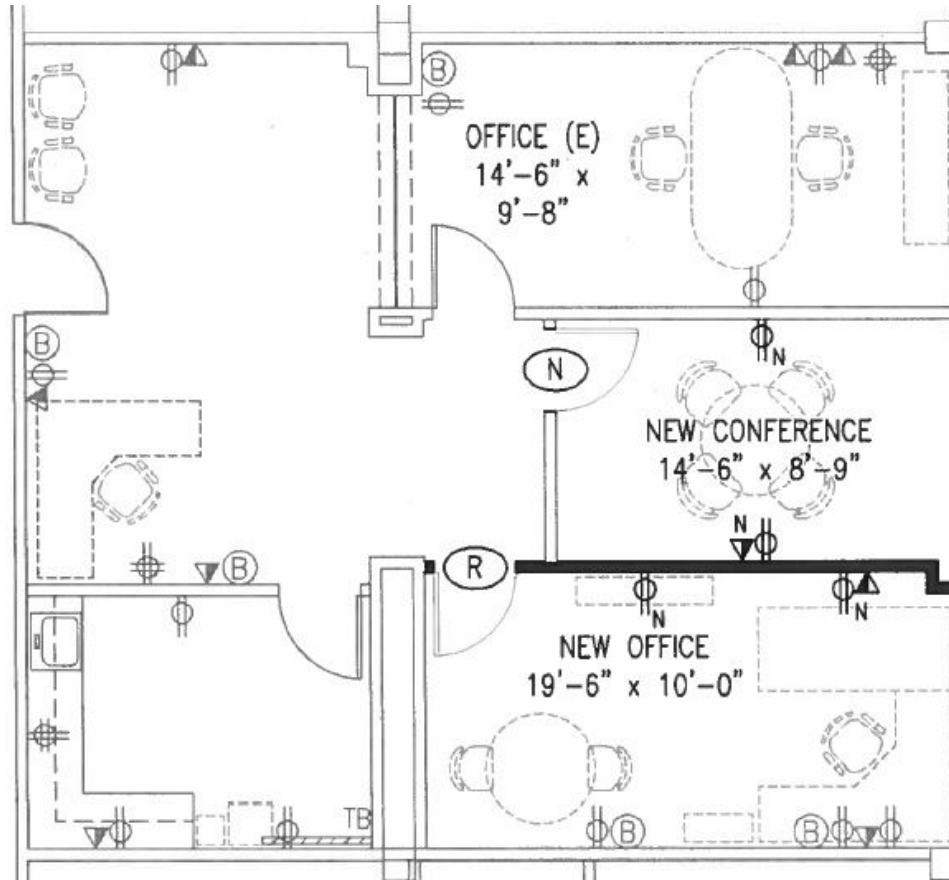
## HYPOTHETICAL DIVISIBILITY PLAN



## FLOOR PLAN | 12626 HIGH BLUFF DRIVE | SUITE 350

1,195 SF

## SPEC SUITE PLAN





## FLOOR PLAN | 12636 HIGH BLUFF DRIVE | SUITES 100/150

CAN BE MADE CONTIGUOUS FOR 7,675 SF

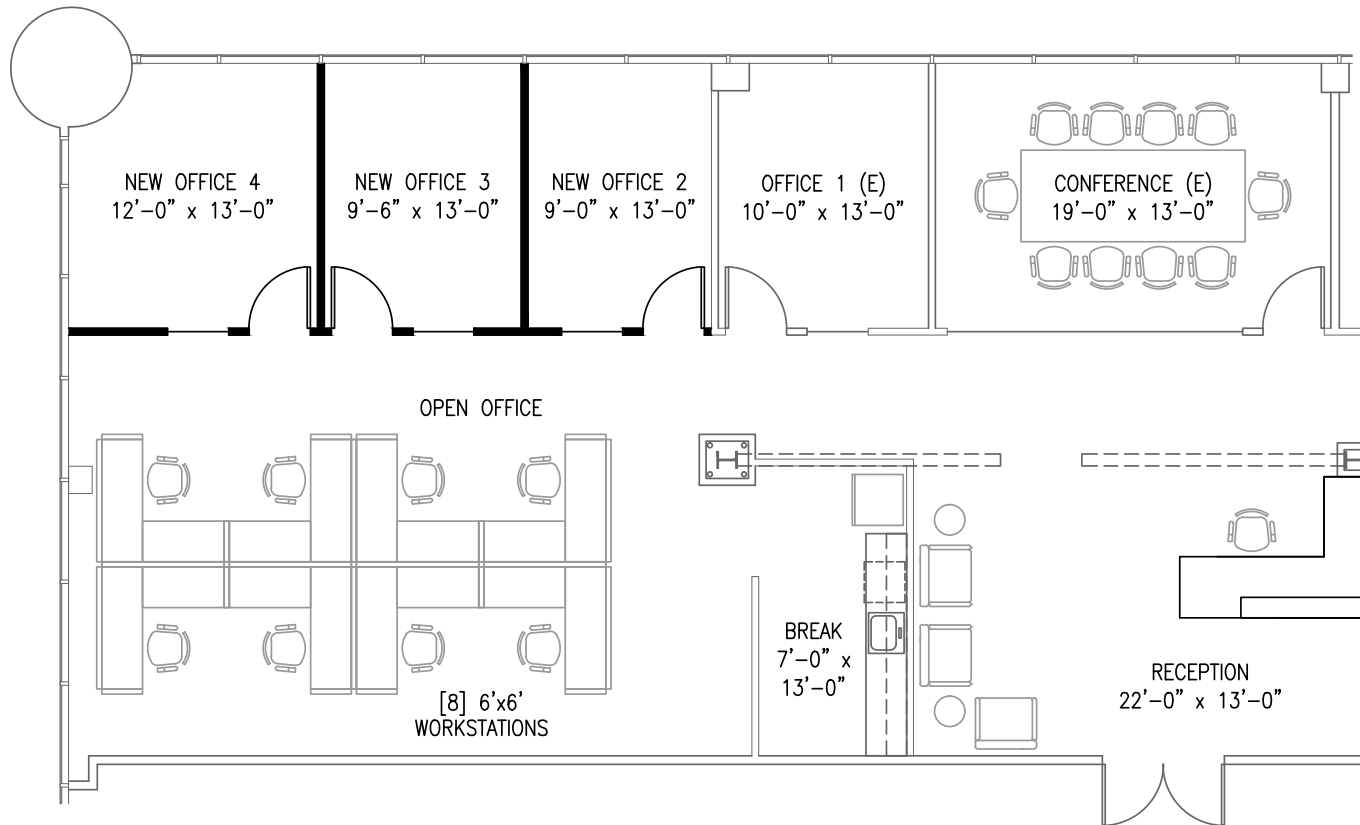
## SPEC SUITE PLAN



## FLOOR PLAN | 12636 HIGH BLUFF DRIVE | SUITE 325

2,599 SF

## SPEC SUITE PLAN





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