



HIGHLANDS
CORPORATE
CENTER

DEL MAR HEIGHTS
CLASS A OFFICE

CBRE



EQ Office



NEW AMENITY CENTER RENOVATIONS COMPLETE!

- › Canteen with gourmet options refreshed daily
- › Common area conference center
- › Table games (billiards, foosball, shuffle board, and ping pong)
- › Lounge with WiFi and multiple flat screen TVs



FEATURES

- › Modern, Class A interiors and exteriors
- › New building lobby finishes
- › Public conference center, fitness facility & outdoor pavilion
- › WiFi in common area & outdoor spaces
- › Excellent freeway visibility
- › Immediate access to Interstate 5 and Highway 56
- › Walking distance to One Paseo (97,000 SF of retail)



ASKING RATE
\$4.40/RSF/MO + ELECTRICITY

PARKING RATIO
3.8/1,000 USF



Ample surface and covered parking available



EV car charging stations on-site



Building top or eyebrow signage on the 12730, 12750 & 12760 building



Monument signage available

BUILDING	SUITE	RSF	AVAILABILITY
12730	250	8,302 SF	1/1/2020
12730	350*	4,376 SF	SPEC SUITE
12730	400*	13,420 SF	FULL FLOOR VACANT
12750	190	3,488 SF	SPEC SUITE
12750	200	4,841 SF	60 DAYS NOTICE
12750	450	3,002 SF	SPEC SUITE
12760	120**	5,602 SF	VACANT
12760	150**	4,364 SF	SPEC SUITE
12760	260	3,023 SF	SPEC SUITE
12760	300	2,741 SF	SPEC SUITE
12770	380	2,365 SF	SPEC SUITE

*Suites 350 and 400 may be contiguous to 17,796 SF

**Suites 120 and 150 may be contiguous to 9,966 SF

AMENITIES



UTC

La Columbe
Eureka! Discover
American Craft
Corner Bakery Cafe
NAPIZZA
Pressed Juicery
Shake Shack
True Food Kitchen
ArcLight Cinemas
24 Hour Fitness
Super Sport

LA JOLLA

UC SAN DIEGO

TORREY PINES GOLF COURSES

TORREY PINES STATE BEACH

56

PIAZZA CARMEL

Chipotle
Gami Sushi
Starbucks
Marketplace Grille
Pavilions
Beasley's Cleaners
Postal Annex +

ICC
HIGHLANDS
CORPORATE
CENTER

NEW PHASE OF DEL MAR HIGHLANDS TOWN CENTER

ONE PASEO

Shake Shack
Sweetfin Poke
North Italia
The Butchery
Ways & Means
International Smoke
Mizukiyama Sushi
Parakeet Cafe
Tender Greens
Tocaya Organica

Joe & The Juice
Blue Bottle
Susie Cakes
Salt & Straw
BodyRok
Soulcycle
Drybar
curBAR
Color Counter
West of Camden

Van De Vort
Whiskey + Leather
Shop Good
Urban Beach House
Faherty
Nathan West
Pigment
Marrow Fine

BEACHSIDE DEL MAR

Starbucks
Boto Sushi Del Mar
The Broken Yolk Cafe
Yoga Del Mar
Kotija Jr. Taco Shop
Bushfire Kitchen
Vons

DEL MAR HIGHLANDS TOWN CENTER

CARMEL COUNTRY PLAZA

Katana Sushi
Oggi's Pizza &
Brewing Co.
Porkyland
Coffee Bean &
Tea Leaf
Dry Clean USA
CycleBar
Carmel Valley
Pharmacy
Del Mar Floral & Gifts
Union Bank

Baker & Olive
Searsucker
Casa Sol Y Mar
Carnitas
Snack Shack
Urban Plates
Taverna Blue
Cinépolis,
Davanti Enoteca
Mia Francesca
Rimel's
Snooze
Ralph's
Jimbos

5

WALKABLE AMENITIES



ONE PASEO
SHOPPING CENTER RETAILERS

DEL MAR HIGHLANDS
SHOPPING CENTER RETAILERS



SOULCYCLE



SHAKE SHACK



BLUE BOTTLE
COFFEE



SALT & STRAW



JOE & THE JUICE
COFFEE, JUICE AND MUCH MORE



drybar



HANDMADE WITH LOVE
Est. 2002
NORTH
ITALIA
FROM SCRATCH DAILY



pigment



HARLAND BREWING
EST. 2011
A LABOR OF BEER
SAN DIEGO — CALIFORNIA
CO. U.S.A. NO. 10129
@harlandbrew

MENDOCINO FARMS
sandwich market



Davanti
Enoteca



JIMBO'S
...Naturally!



nékter
JUICE BAR



PAPPALECCO
cappuccino



Philz Coffee
...ONE CUP AT A TIME...

searsucker



Snooze
AN AM EATERY

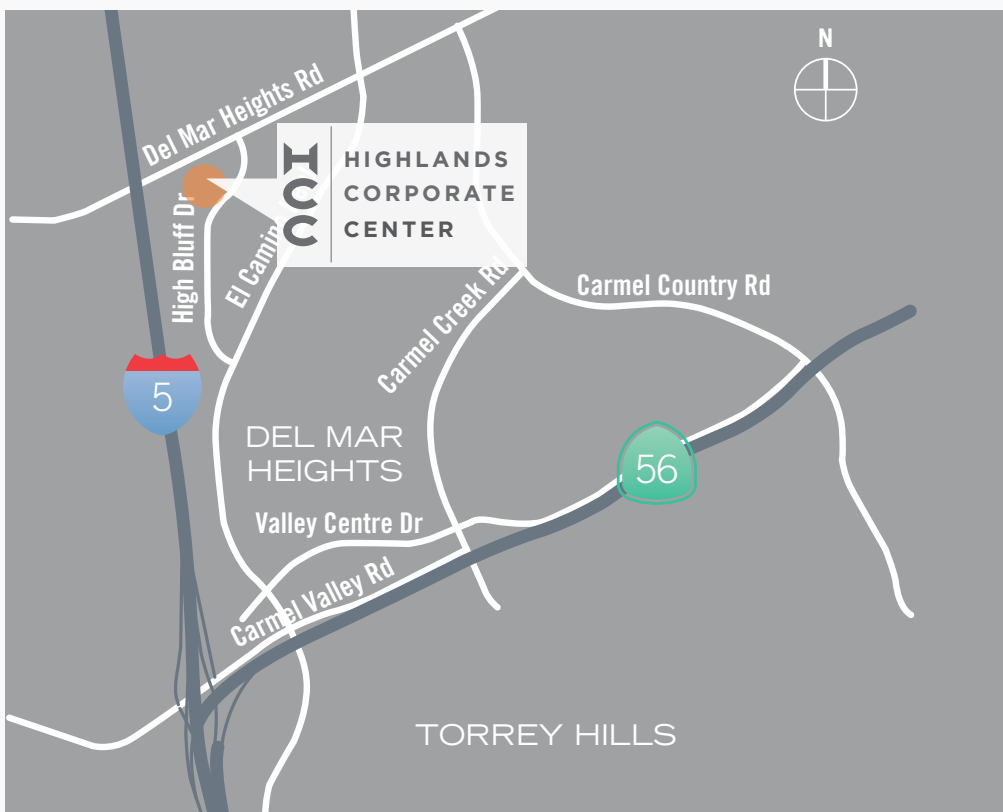


urban plates



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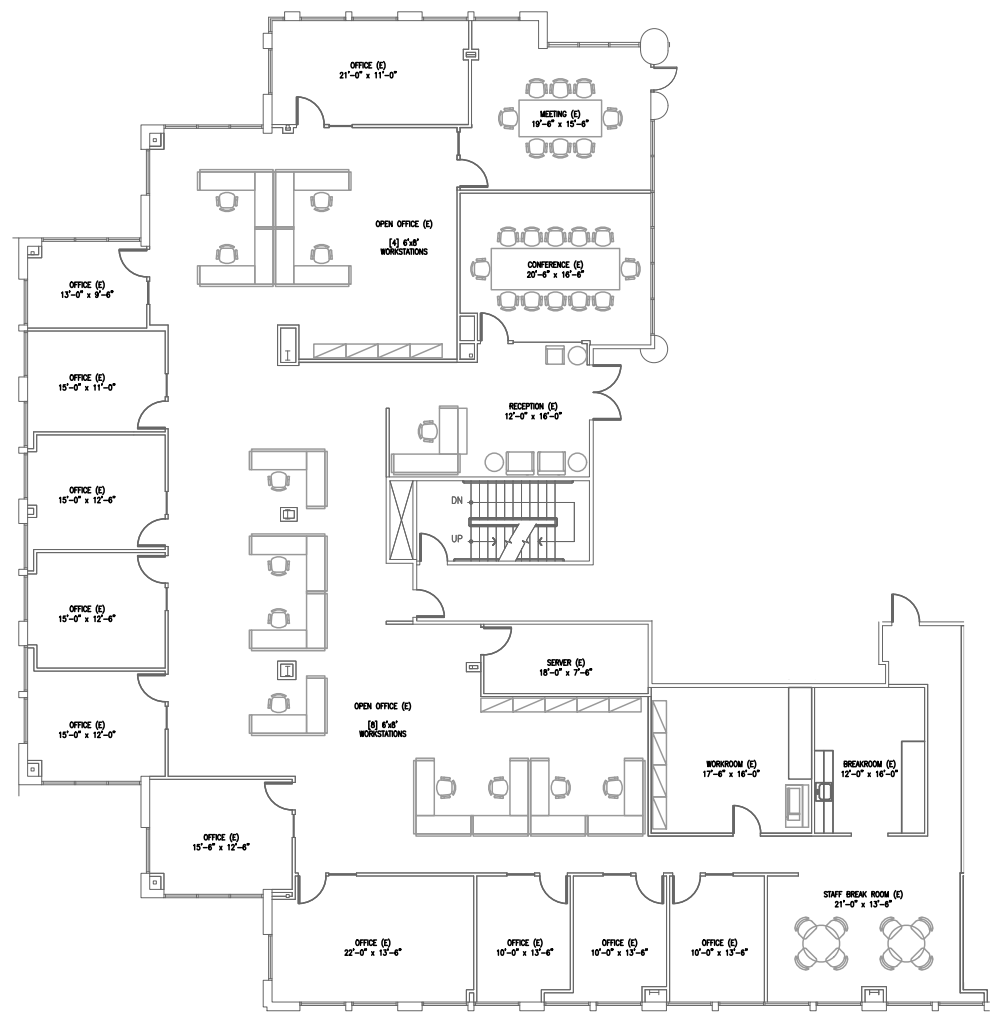




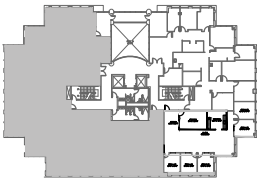
12730 HIGH BLUFF DRIVE

SUITE 250: 8,302 RSF | AVAILABLE 1/1/2020

AS-BUILT PLAN



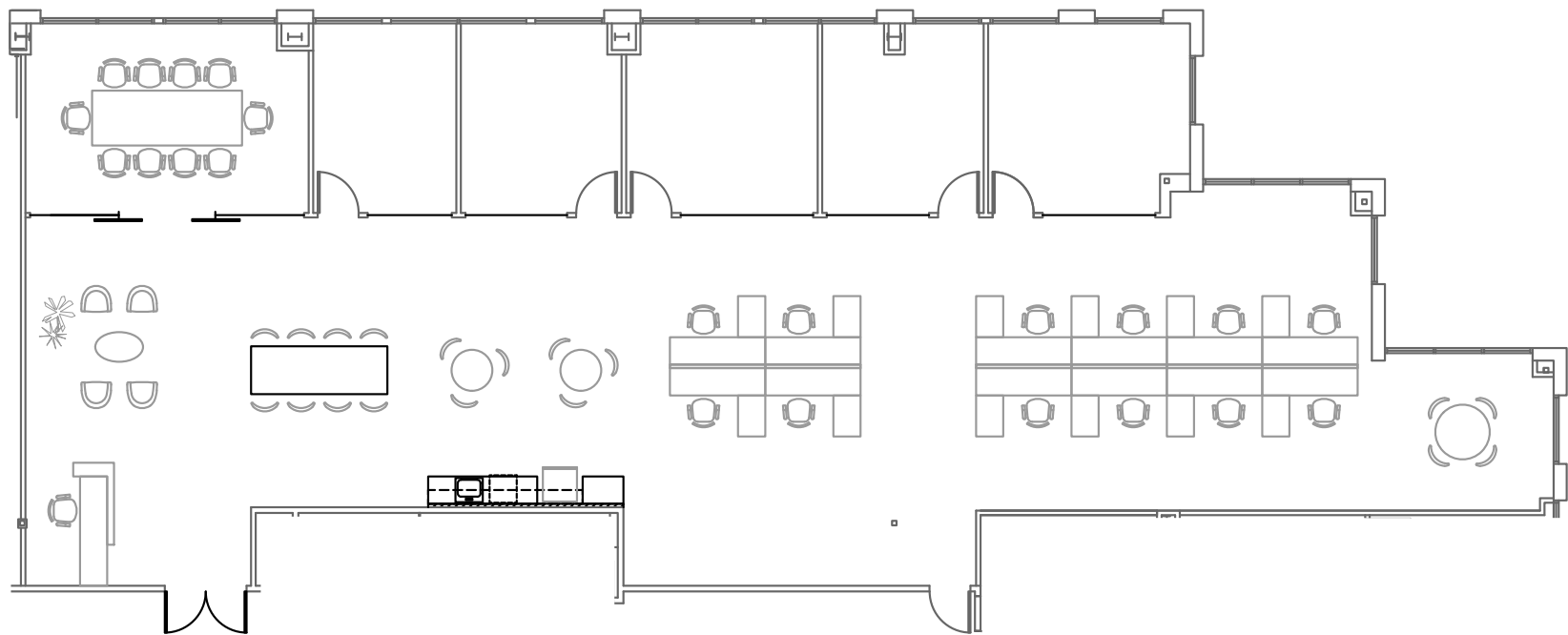
KEY PLAN



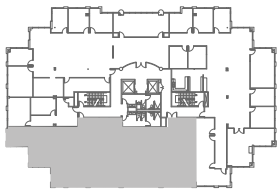
12730 HIGH BLUFF DRIVE

SUITE 350: 4,376 RSF | VACANT

SPEC SUITE PLAN



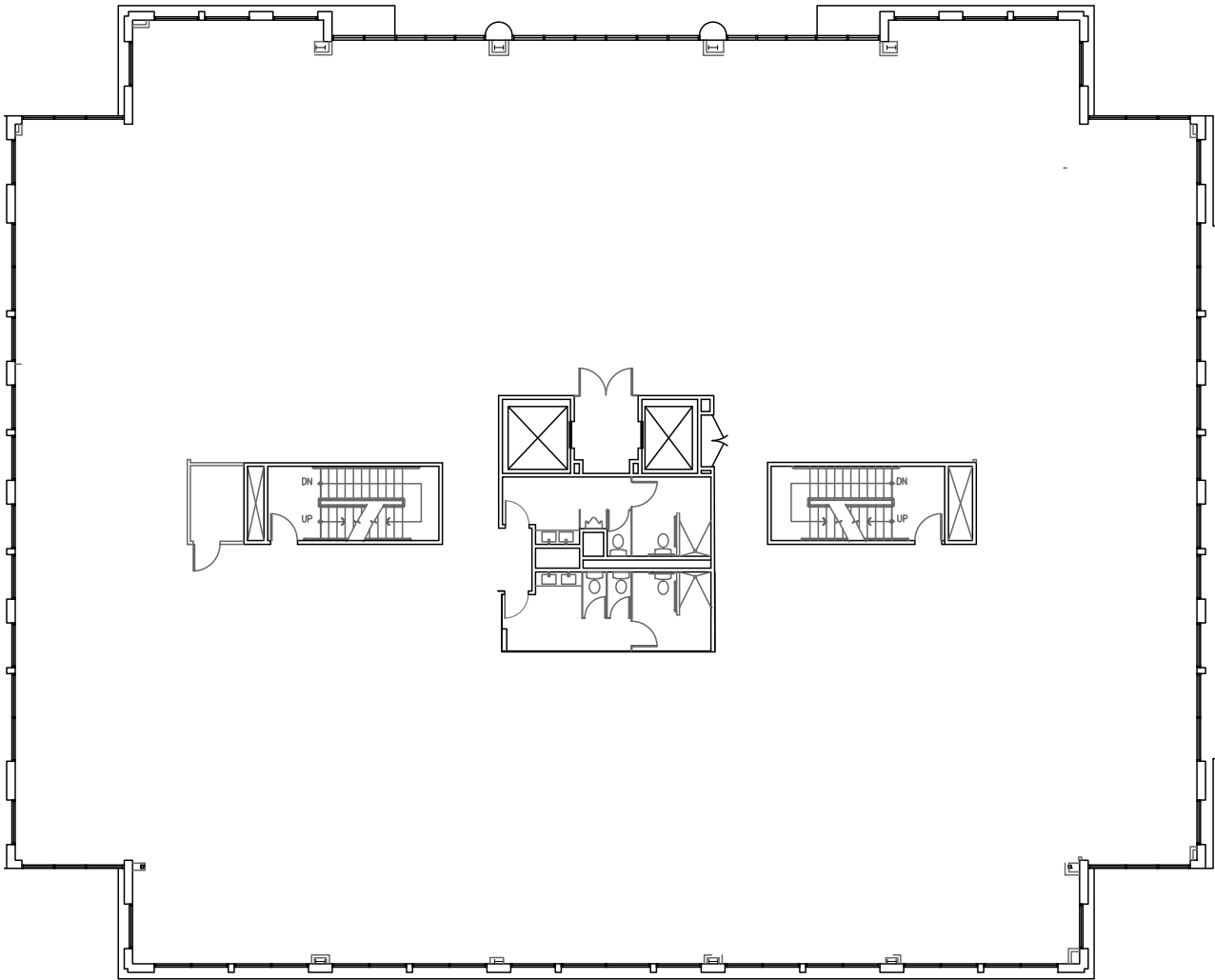
KEY PLAN



12730 HIGH BLUFF DRIVE

SUITE 400: 13,420 RSF | VACANT

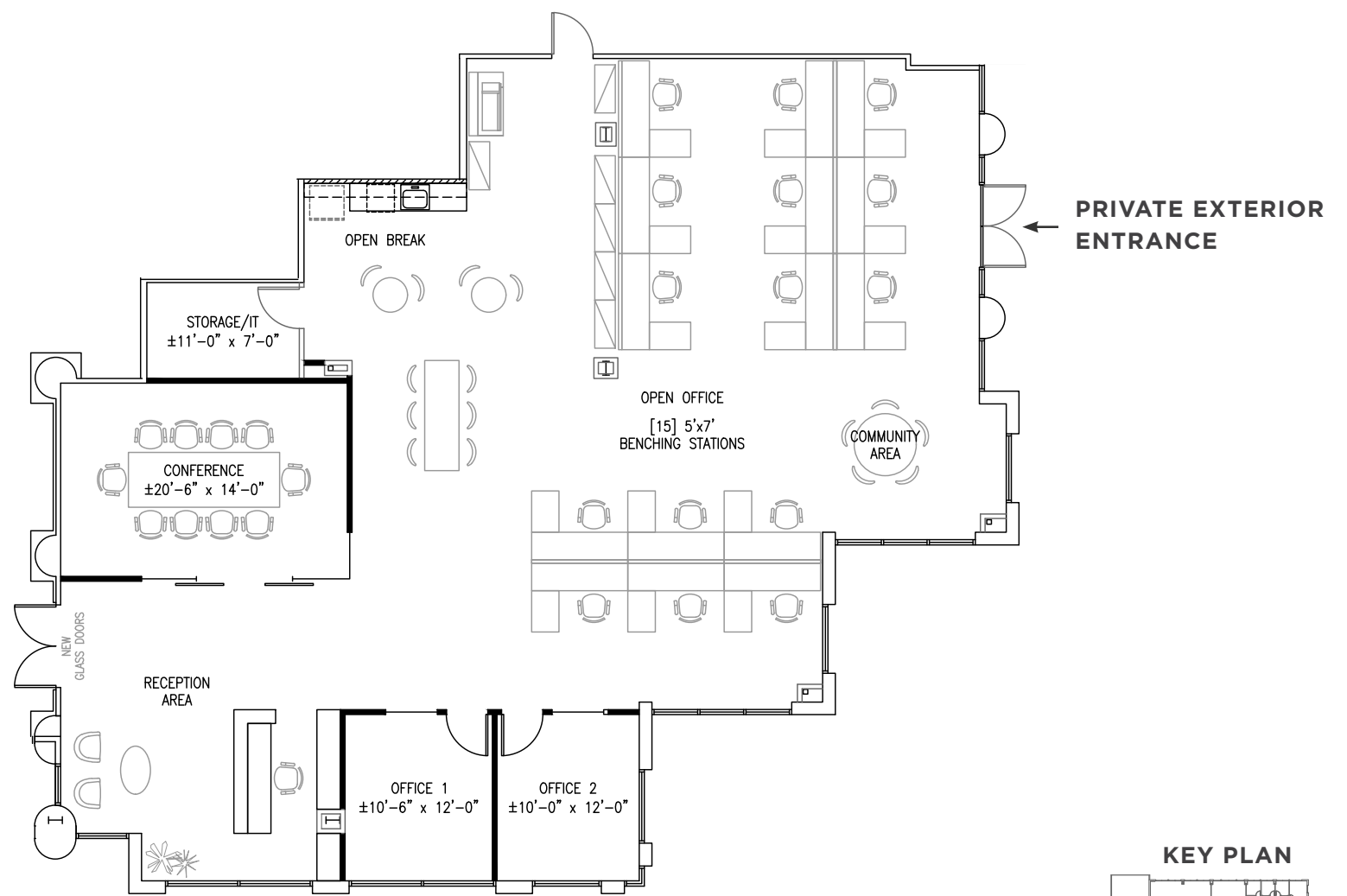
SHELL CONDITION



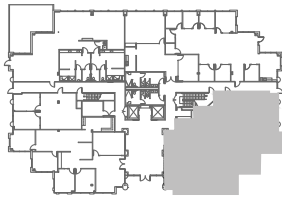
12750 HIGH BLUFF DRIVE

SUITE 190: 3,488 RSF | VACANT

SPEC SUITE PLAN



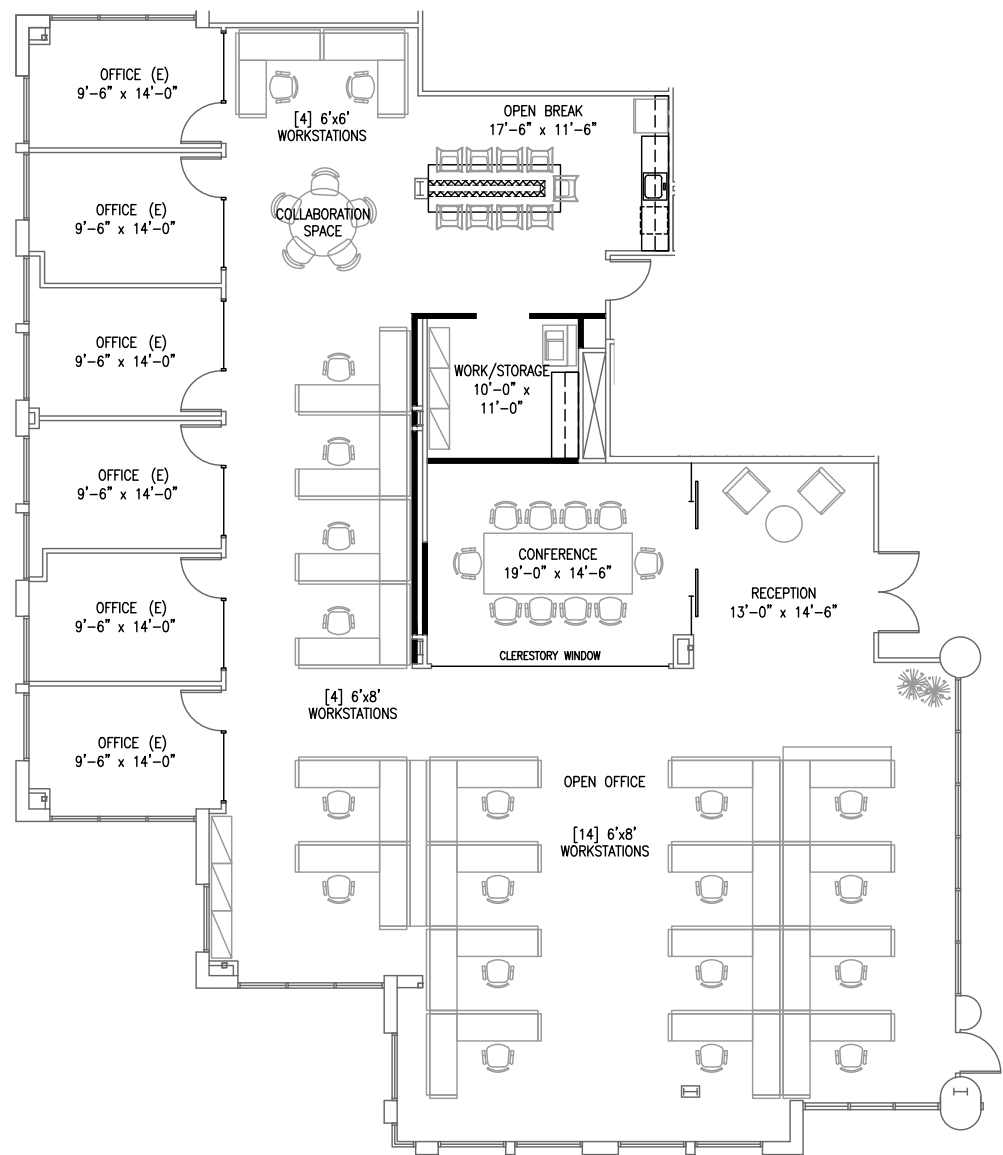
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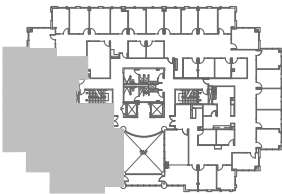
12750 HIGH BLUFF DRIVE

SUITE 200: 4,841 RSF | 60 DAYS NOTICE

EXISTING SPEC SUITE PLAN



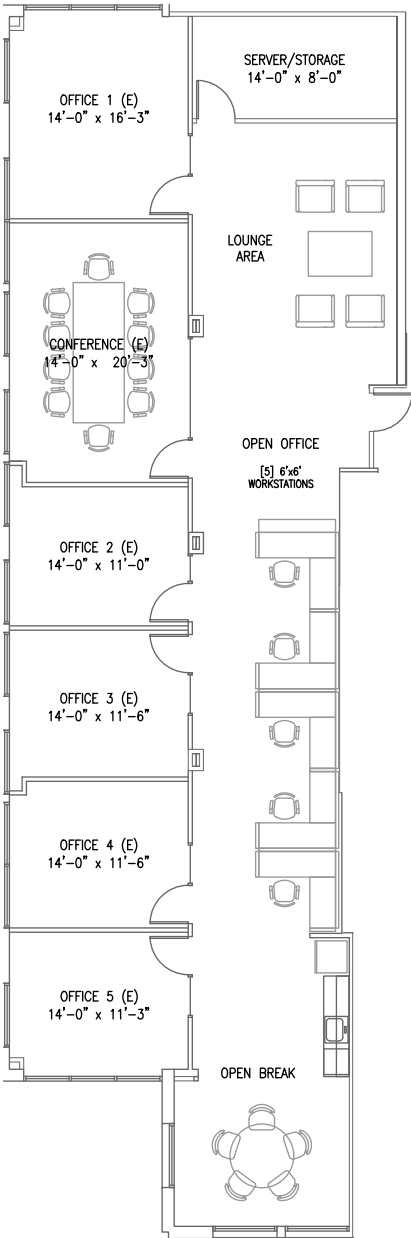
KEY PLAN



12750 HIGH BLUFF DRIVE

SUITE 450: 3,002 RSF | VACANT

SPEC SUITE PLAN



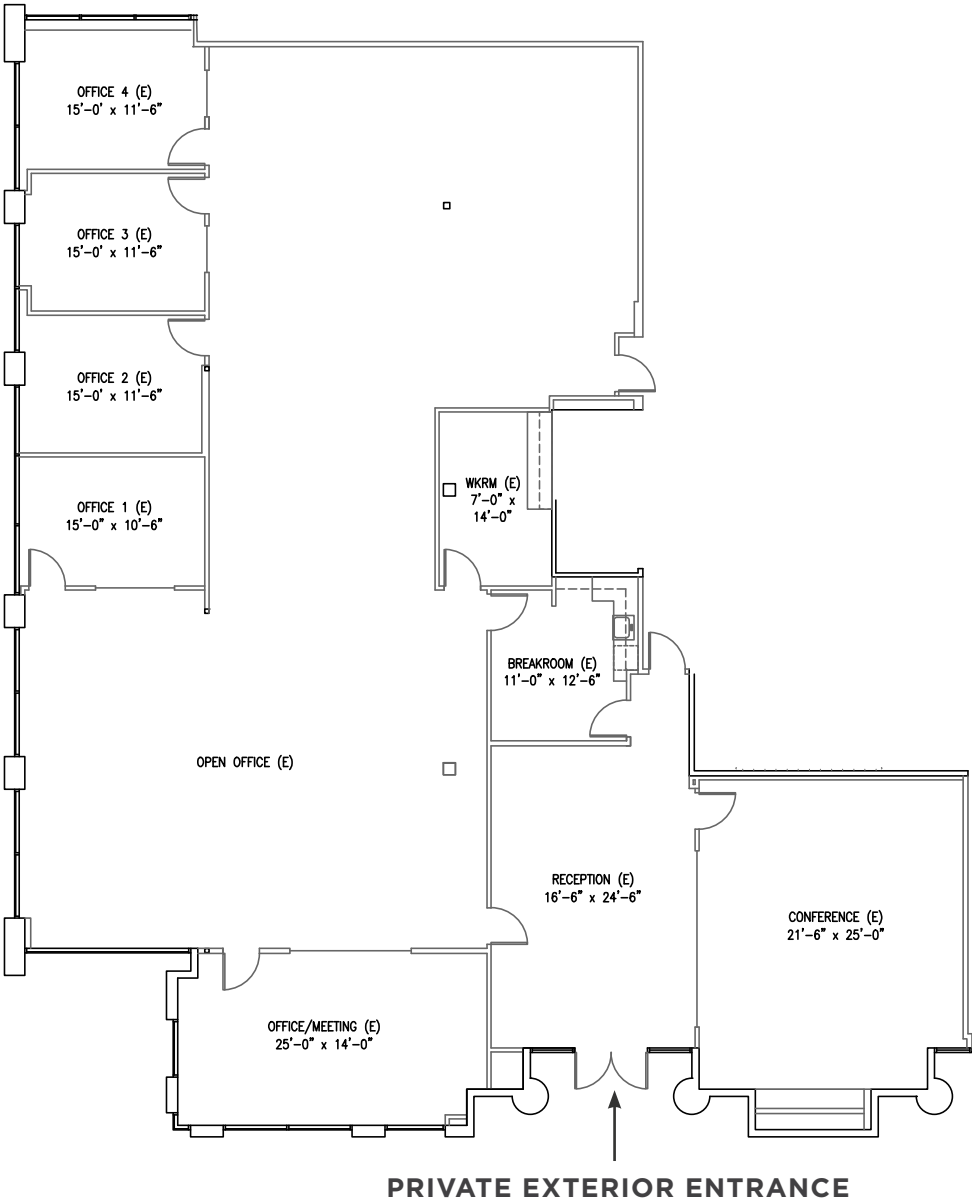
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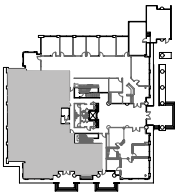
12760 HIGH BLUFF DRIVE

SUITE 120: 5,602 RSF | VACANT

AS-BUILT PLAN | FORMER SPEC SUITE



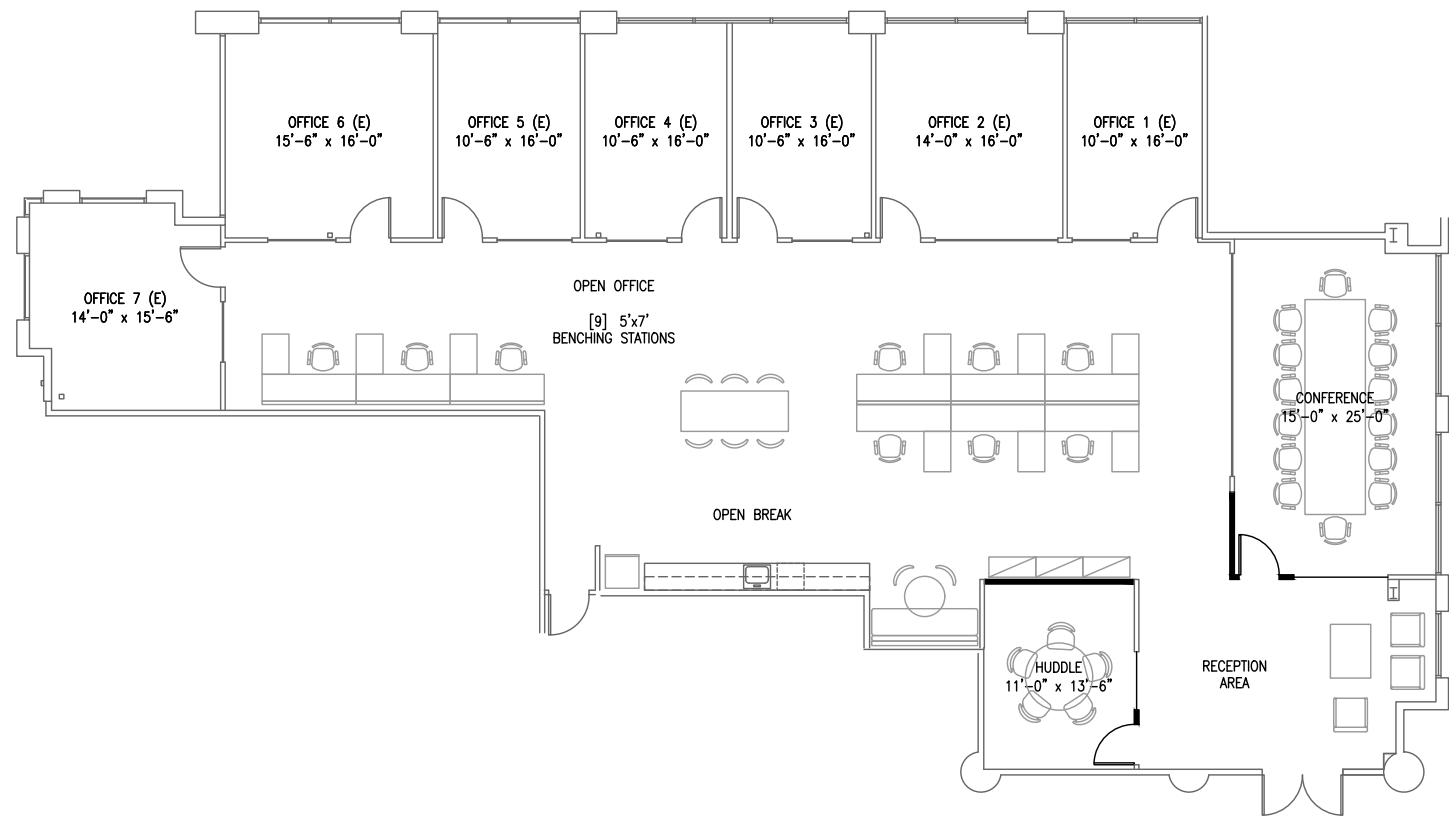
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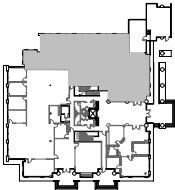
12760 HIGH BLUFF DRIVE

SUITE 150: 4,364 RSF | VACANT

SPEC SUITE PLAN



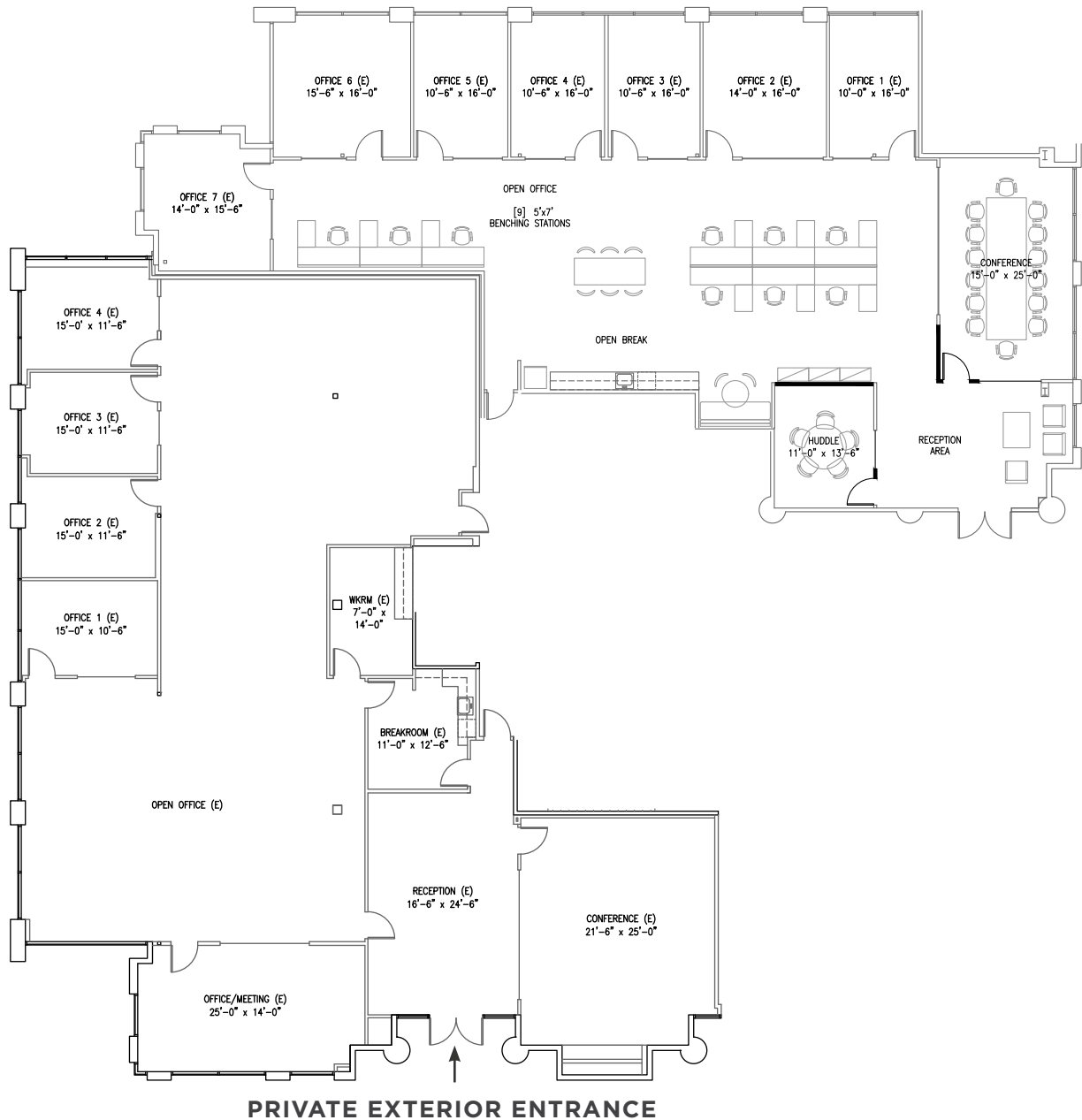
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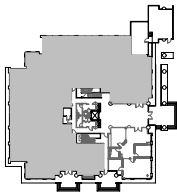
12760 HIGH BLUFF DRIVE

SUITE 120 AND 150: 9,966 RSF | VACANT

AS-BUILT CONTIGUOUS FLOOR PLAN



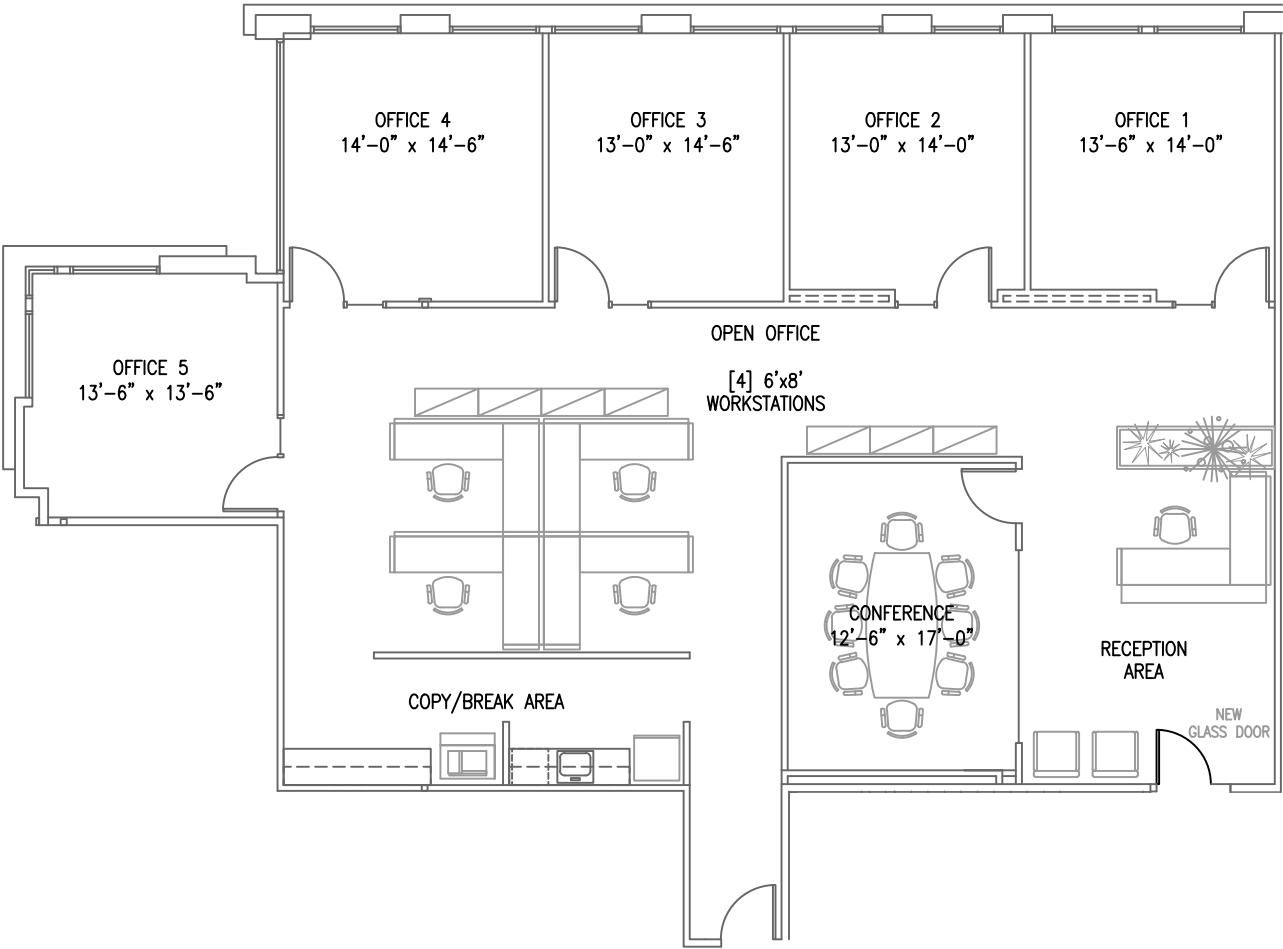
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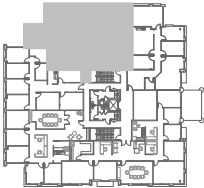
12760 HIGH BLUFF DRIVE

SUITE 260: 3,023 RSF | VACANT

SPEC SUITE PLAN



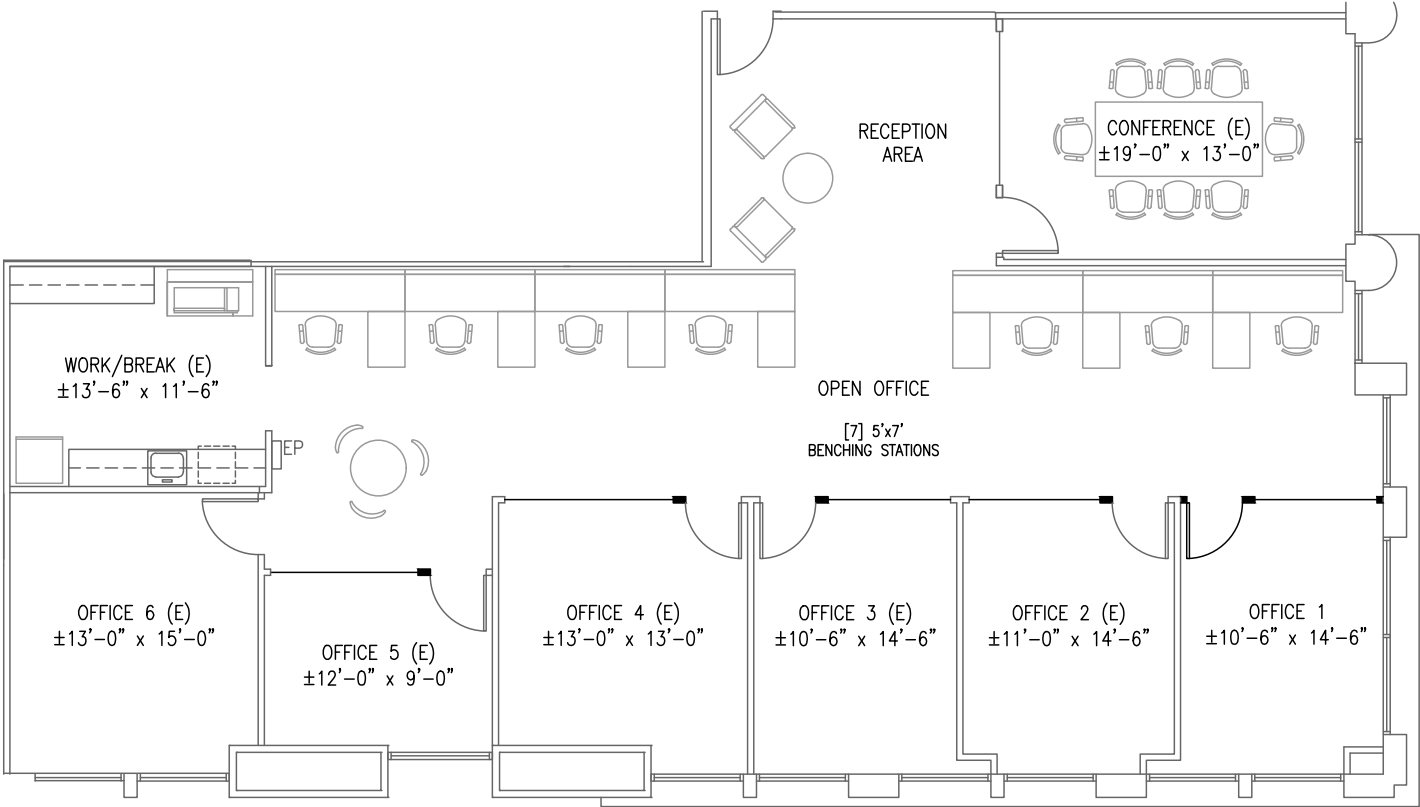
KEY PLAN



12760 HIGH BLUFF DRIVE

SUITE 300: 2,741 RSF | VACANT

SPEC SUITE PLAN



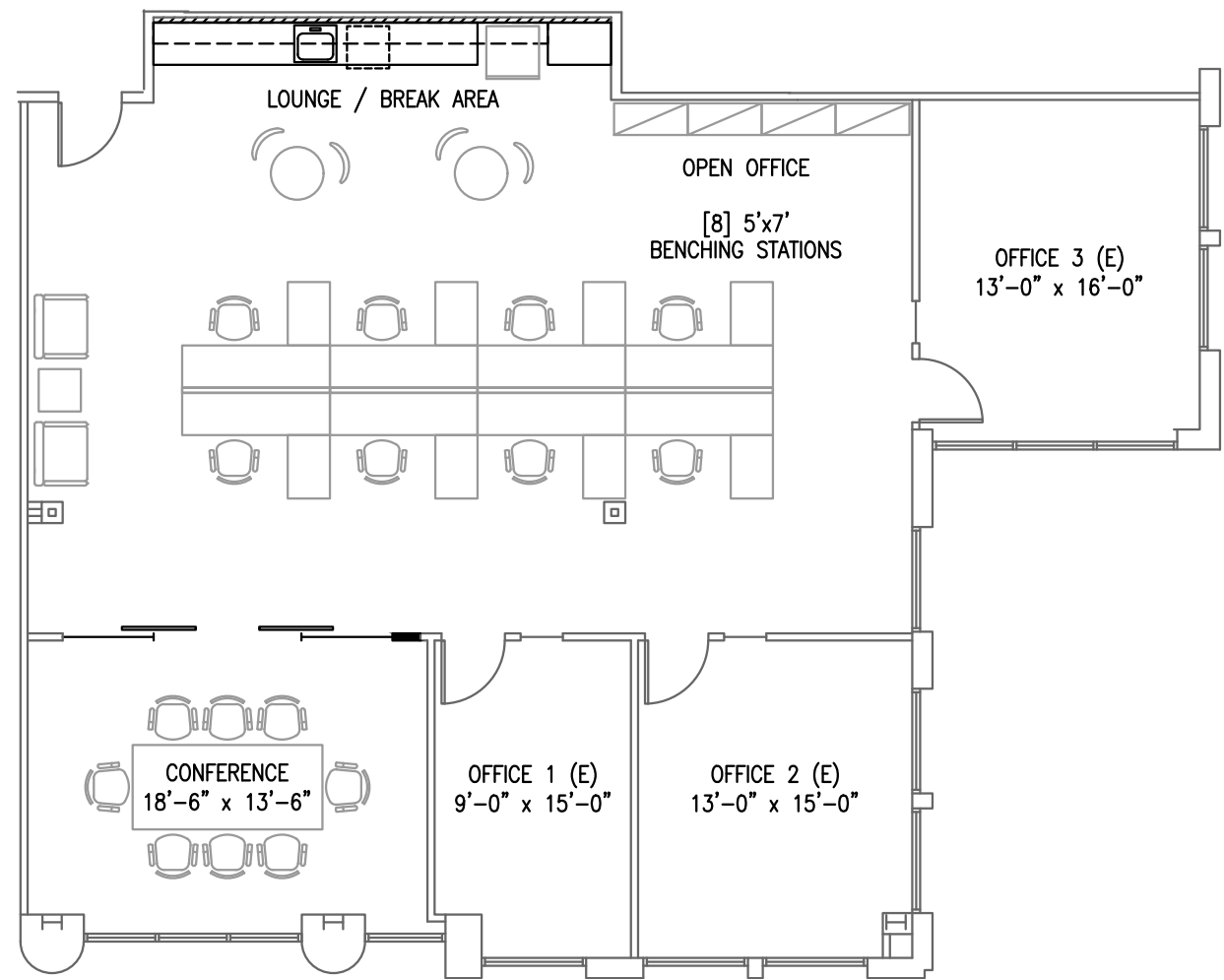
KEY PLAN



12770 HIGH BLUFF DRIVE

SUITE 380: 2,365 RSF | VACANT

SPEC SUITE PLAN



KEY PLAN



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FOR INFORMATION CONTACT

CHRIS PASCALE

Lic. 0890849
+1 858 546 4601
chris.pascale@cbre.com

MIKE HOECK

Lic. 01386247
+1 858 646 4700
mike.hoeck@cbre.com

RYAN EGLI

Lic. 01445615
+1 858 546 4648
ryan.egli@cbre.com

CBRE

CBRE, INC
Broker Lic. 00409987



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