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▶ 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
125	5,354	VACANT
150	3,726	11/1/2019
350	1,214	SPEC SUITE

### 12636 HIGH BLUFF DRIVE

SUITE	RSF	AVAILABILITY
100*	4,995	SPEC SUITE
150*	2,689	SPEC SUITE
325	2,620	SPEC SUITE

*\*SUITES 100/150 CAN BE MADE CONTIGUOUS FOR 7,684 RSF*

**ASKING RATE:** \$4.05/SF/MO + E

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



# RENOVATIONS COMPLETE







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## PROPERTY FEATURES

- » Two, 4-story office buildings totaling 119,504 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 showers and lockers



# AMENITIES MAP

## LUXURIOUS HOTELS

*L'Auberge*  
DEL MAR



*Fairmont*  
GRAND DEL MAR

PARK HYATT AVIARA®  
RESORT, GOLF CLUB & SPA  
NORTH SAN DIEGO

OMNI RESORTS  
la costa

## ICONIC DEL MAR FAIRGROUNDS AND RACETRACK

- 405-acre property constructed in 1936
- More than 3.0 million annual visitors
- Annual economic impact of more than \$425 million

## WORLD CLASS GOLF COURSES

THE CLUB AT  
LA COSTA

AVIARA  
GOLF CLUB

THE BRIDGES  
AT AVIARA GOLF CLUB

THE FARMS

RANCHO SANTA FE  
GOLF CLUB

Torrey Pines

THE GRAND  
GOLF CLUB

## UPSCALE CULINARY SCENE

searsucker.

POSEIDON  
on the beach

*Jojo's*  
del mar

BRIGANTINE  
SEAFOOD & OYSTER BAR

*Jammy O's*

MARKET  
RESTAURANT • BAR

PACIFICA

*Il Fornaio*

tocaya  
ORGANIC

NORTH  
ITALIA

## EXCLUSIVE HOUSING COMMUNITIES

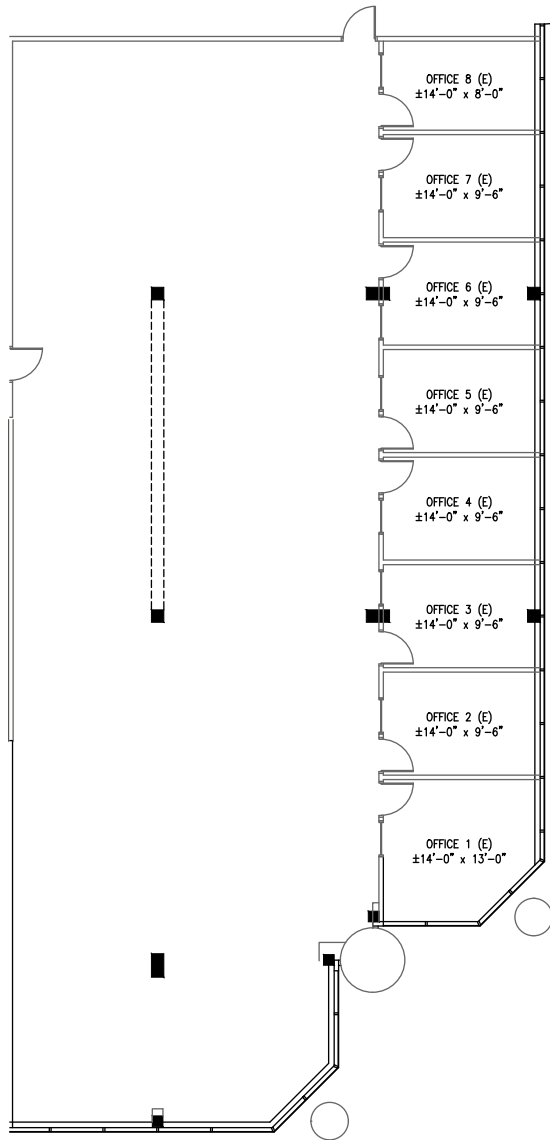
- Del Mar
- Solana Beach
- Rancho Santa Fe
- Cardiff
- Fairbanks Ranch
- Carmel Valley



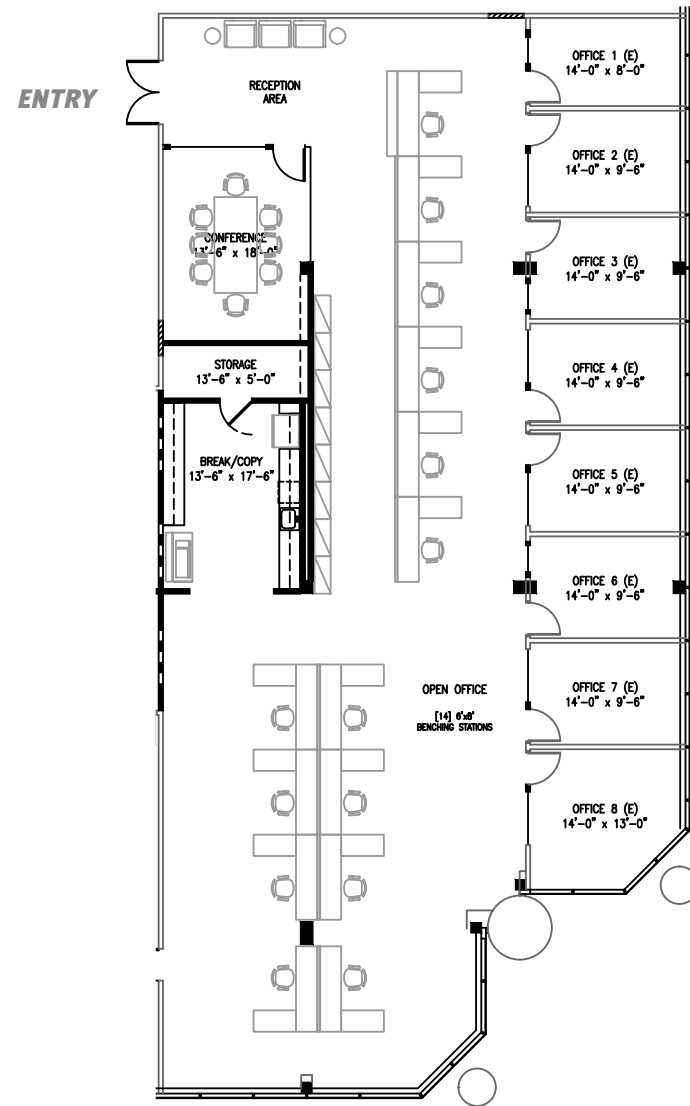
## FLOOR PLAN | 12626 HIGH BLUFF DRIVE | SUITE 125

5,354 RSF

## AS-BUILT PLAN



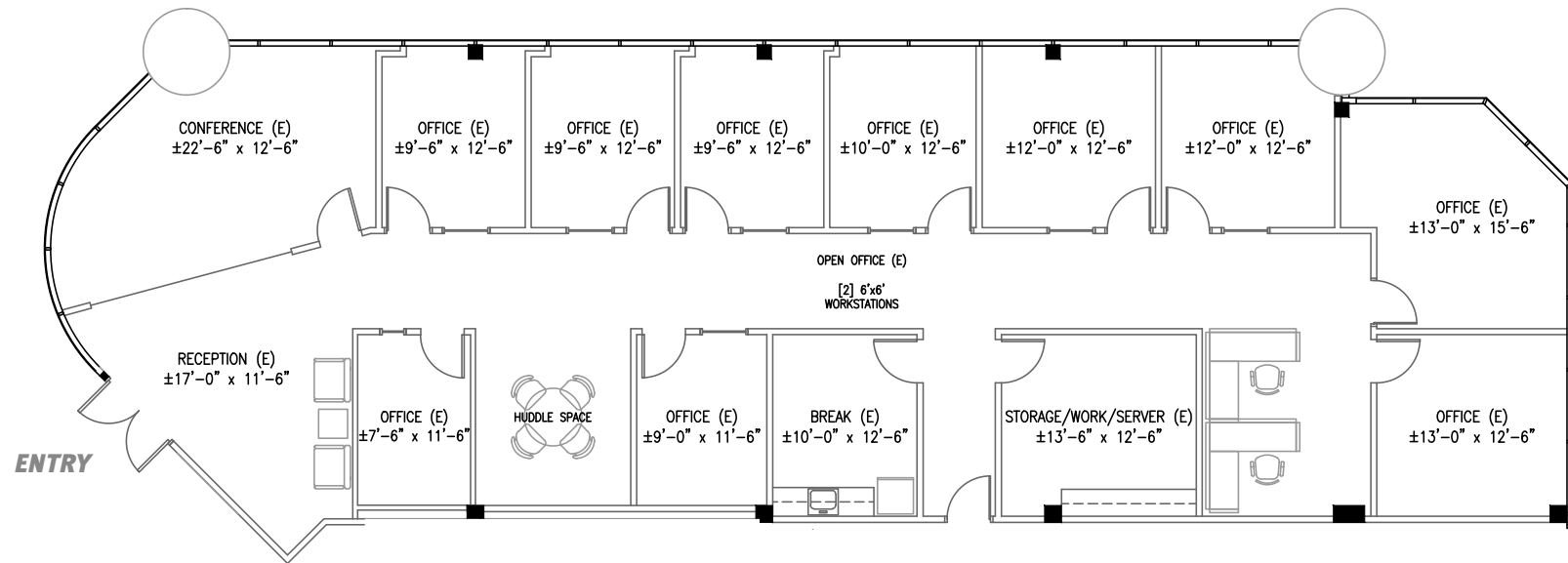
## HYPOTHETICAL PLAN



## FLOOR PLAN | 12626 HIGH BLUFF DRIVE | SUITE 150

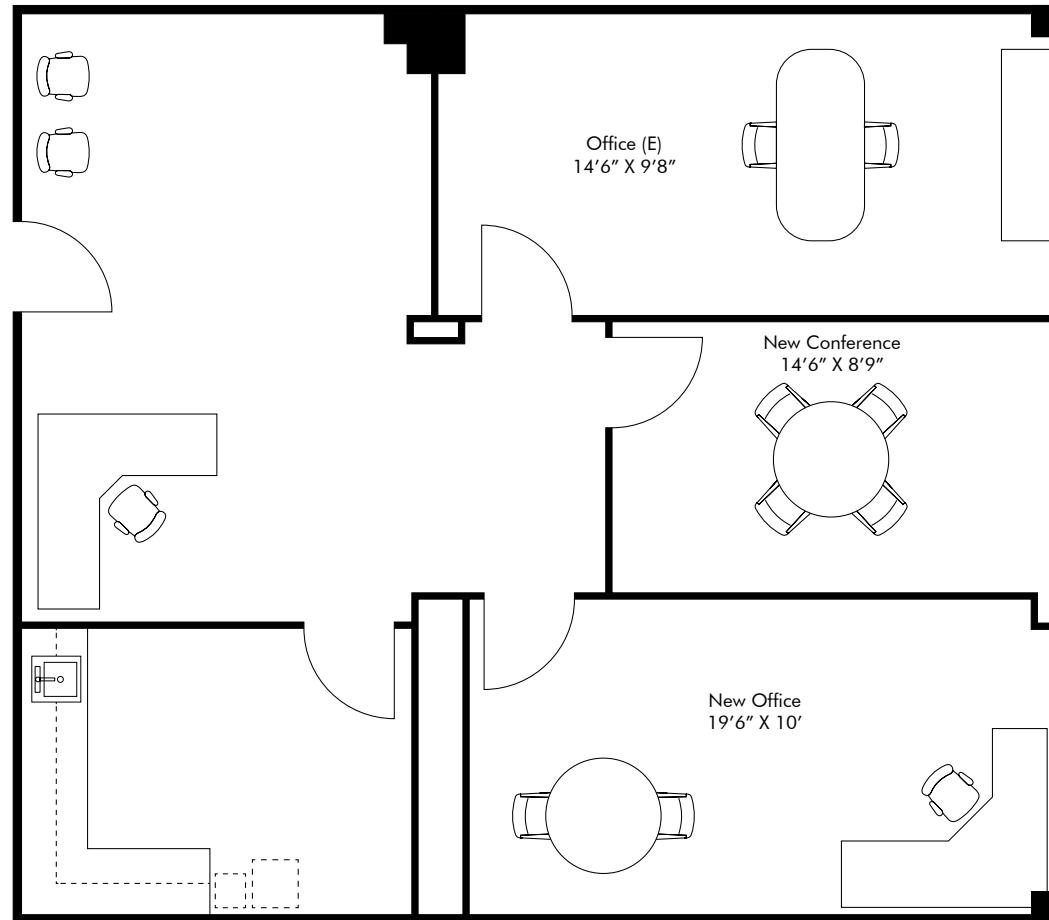
3,726 RSF

## AS-BUILT PLAN



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

1,214 RSF

**SPEC SUITE PLAN**



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

CAN BE MADE CONTIGUOUS FOR 7,684 RSF

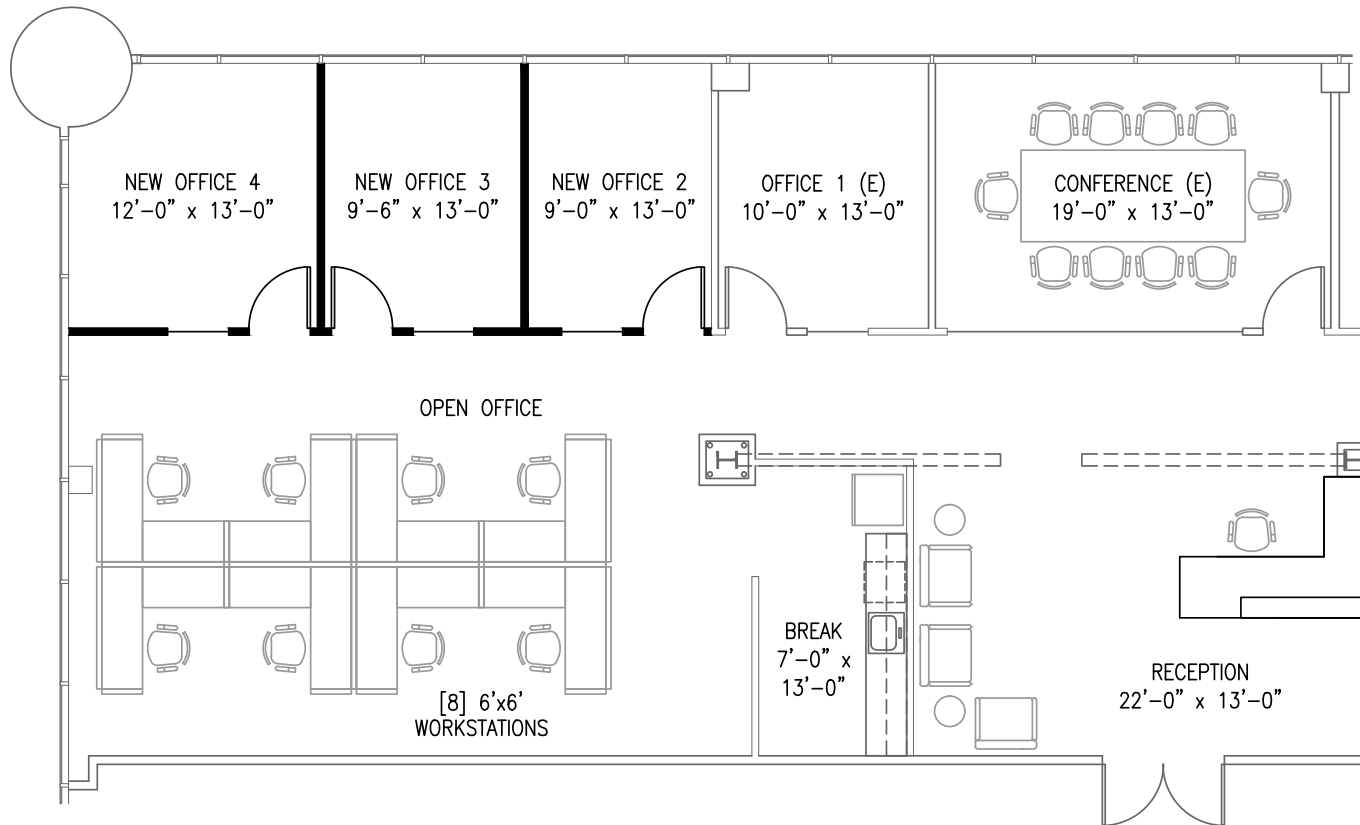
## SPEC SUITE PLAN



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

2,620 RSF

## SPEC SUITE PLAN





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