

T

TOWNSHIP

NO

14

12680 HIGH BLUFF DR. • SAN DIEGO, CA 92130



township 14

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



SOPHISTICATION

Township 14 embodies state-of-the-art space beset with modern design elements and functionality. Created with both aesthetics and sustainability in mind, the project incorporates organic finishes in the common areas and offices, an attribute that helps integrate the serene outdoor surroundings with the indoor work environment.

best in class



natural
light

ILLUMINATION

An expansive floor-to-ceiling window line draws in an abundance of natural light and beautiful views of surrounding areas. Studies show that natural light increases employee productivity and attentiveness. Decreased overhead lighting reduces energy costs, while increasing sustainability.

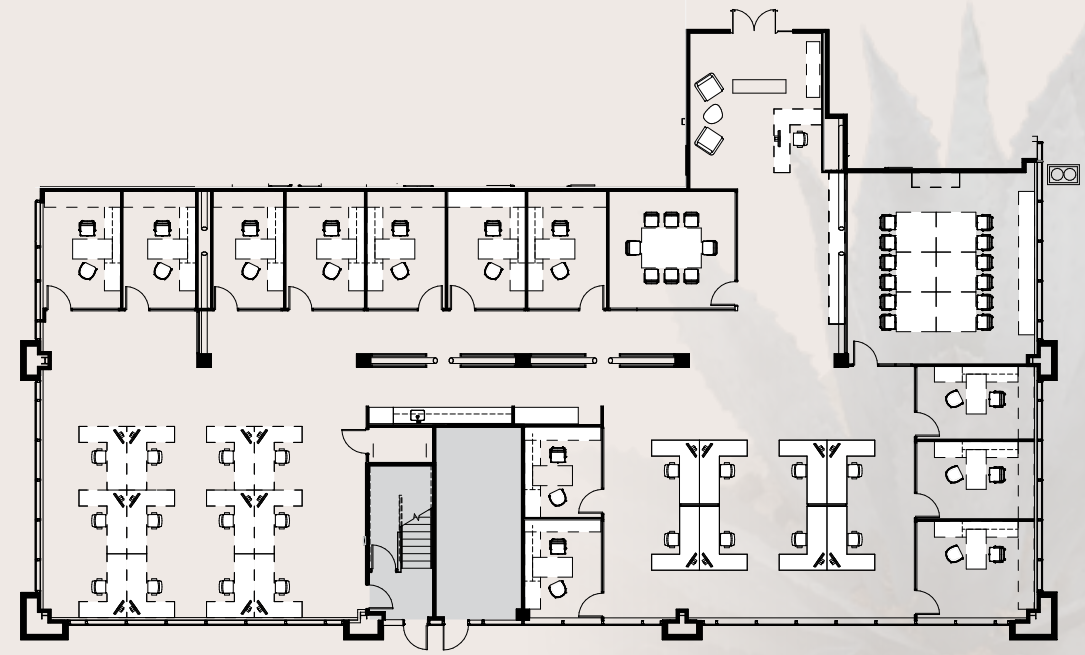
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AVAILABILITY

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FLOOR/ SUITE	RSF	RENT/SF/MONTH
150	8,079	\$4.60 + electric
200	9,870	\$4.60 + electric



Suite 150
8,079 SF

INTEGRATION

Efficient floor plates allow for concise floor planning and maximizing space utilization. The fourth floor test fit boasts an above market-standard of 216 square feet per occupant. The open floor plan allows tenants the opportunity to create a customized space which encourages collaboration, increased workflow and productivity.



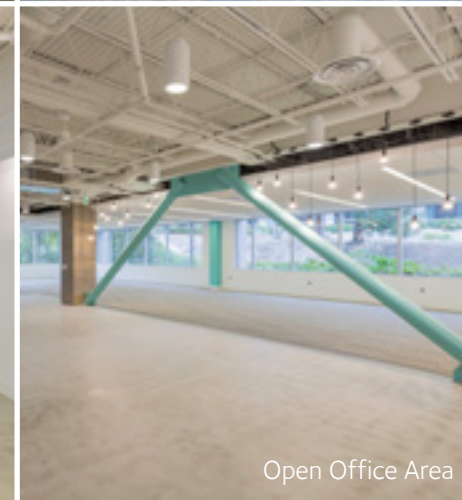
Progressive Suite Break Room



Conference Room



Modern Classic Lobby



Open Office Area



Progressive Space
Suite 200
9,870 SF

work
out

CULTIVATION

The high-performance fitness center at Township 14 provides its tenants with the tools and atmosphere to cultivate and maintain a healthy and active lifestyle. Featuring strength and cardio machines, as well as indoor and outdoor fitness areas, the fitness center is a unique, diverse workout environment. Executive locker rooms with refined finishes create an enjoyable environment to clean up and prepare for the day that lies ahead.



unique finishes

COMPOSITION

Township 14's steadfast attention to detail and use of superior materials makes it "best in class". The property's on-site amenities, featuring a gourmet café/bistro and high performance gym, are designed to surpass tenant expectations and demands. Exterior common areas can be utilized for daily office functions such as client meetings or simply as a place to take a break from the office environment and appreciate the carefully selected landscaping.



BUILDING SPECS

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- Building size – 56,560
- Year completed – 2013
- Architect – Gensler
- General Contractor – DPR Construction
- Parking – 4:1,000 USF
- APN 304-101-10-00
- Zoning – Carmel Valley Plan District - Employment Center (EC)
- Finished ceiling height – 9'
- Floor-to-floor height – 12'
- Mullion spacing – 5'
- Structural design loads 80/20 (LL/DL)
- HVAC / Mechanical – 180 Ton Evapco Cooling Tower
- Elevator Service – Otis Gen2 MRL Traction 3,500 lbs. capacity
- Electrical Service – 480/277 3 Phase 2500A service to building, separately metered electrical service to each suite
- Telecom – 8 each 4" conduit feeding building from street for utility provider paths. Fiber optic service available from Cox, Time Warner and AT&T. Copper feed provided by AT&T.
- Gas Service – SDG&E
- Security – 100% card key access
- Water / Sewer – City of San Diego
- Fire Sprinkler – Fully sprinklered
- Fire Alarm – Monitored fire alarm system



IRVINE COMPANY OFFICE PROPERTIES

The way you work has changed. At Irvine Company, we've evolved the traditional office to something much more: a modern working community. A place where collaboration is encouraged, creativity is enabled and inspiration abounds to elevate your business success. Featuring innovative workplace design, quality craftsmanship, dedicated management and a collection of memorable experiences that seamlessly combine to build this vibrant workplace community.

At your Vibrant Workplace Community™, what's exceptional today is only the beginning. Unrivaled location, attentive service, and memorable experiences come together - uniquely positioning your business to achieve unprecedented levels of success. Irvine Company's commitment to long-term ownership and continuous reinvestment means your business' home will only get better throughout the life of your lease.

OUR PROMISE TO YOU? AN EVEN BETTER TOMORROW.



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