



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	FUTURE SPEC SUITE
12730	400*	13,420 SF	FULL FLOOR VACANT
12750	190	3,488 SF	FUTURE SPEC SUITE
12750	200	4,841 SF	60 DAYS NOTICE
12750	450	3,002 SF	FUTURE SPEC SUITE
12760	120**	5,602 SF	8/1/2019
12760	150**	4,364 SF	FUTURE SPEC SUITE
12760	260	3,023 SF	SPEC SUITE
12760	300	2,741 SF	FUTURE SPEC SUITE
12770	380	2,365 SF	FUTURE 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



PIAZZA CARMEL

- 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

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

CCC
HIGHLANDS CORPORATE CENTER

- 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

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

- 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

BEACHSIDE DEL MAR



WALKABLE AMENITIES



ONE PASEO
SHOPPING CENTER RETAILERS

DEL MAR HIGHLANDS
SHOPPING CENTER RETAILERS



MENDOCINO FARMS
sandwich market



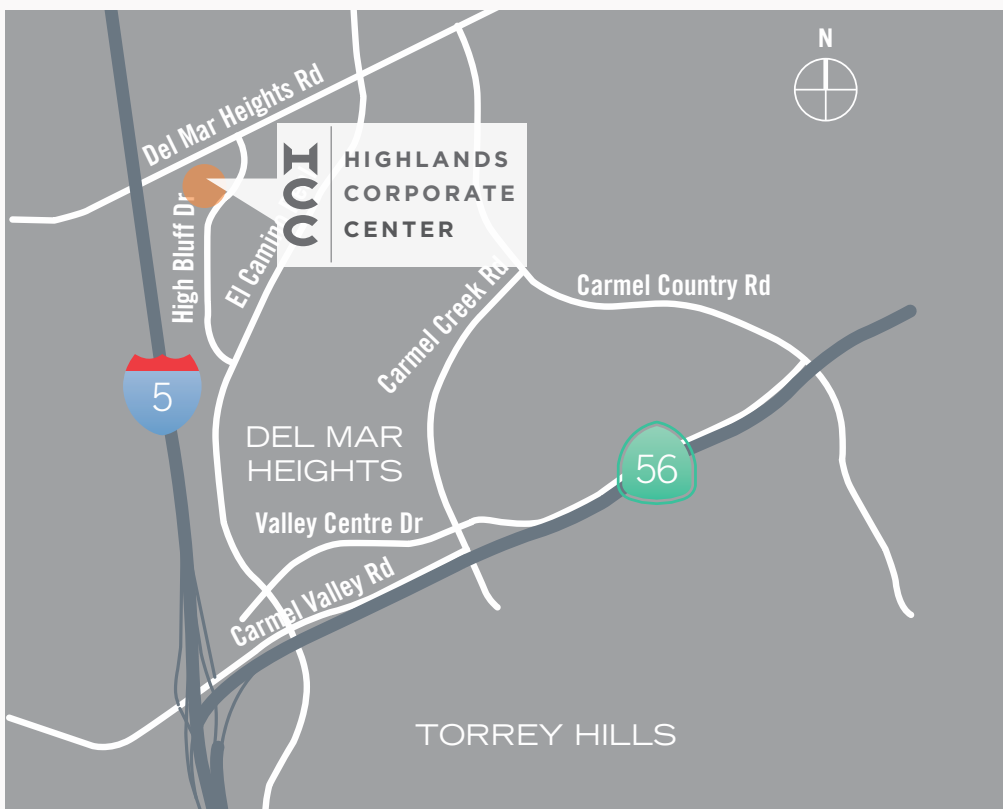
searsucker





HCC | HIGHLANDS
CORPORATE
CENTER

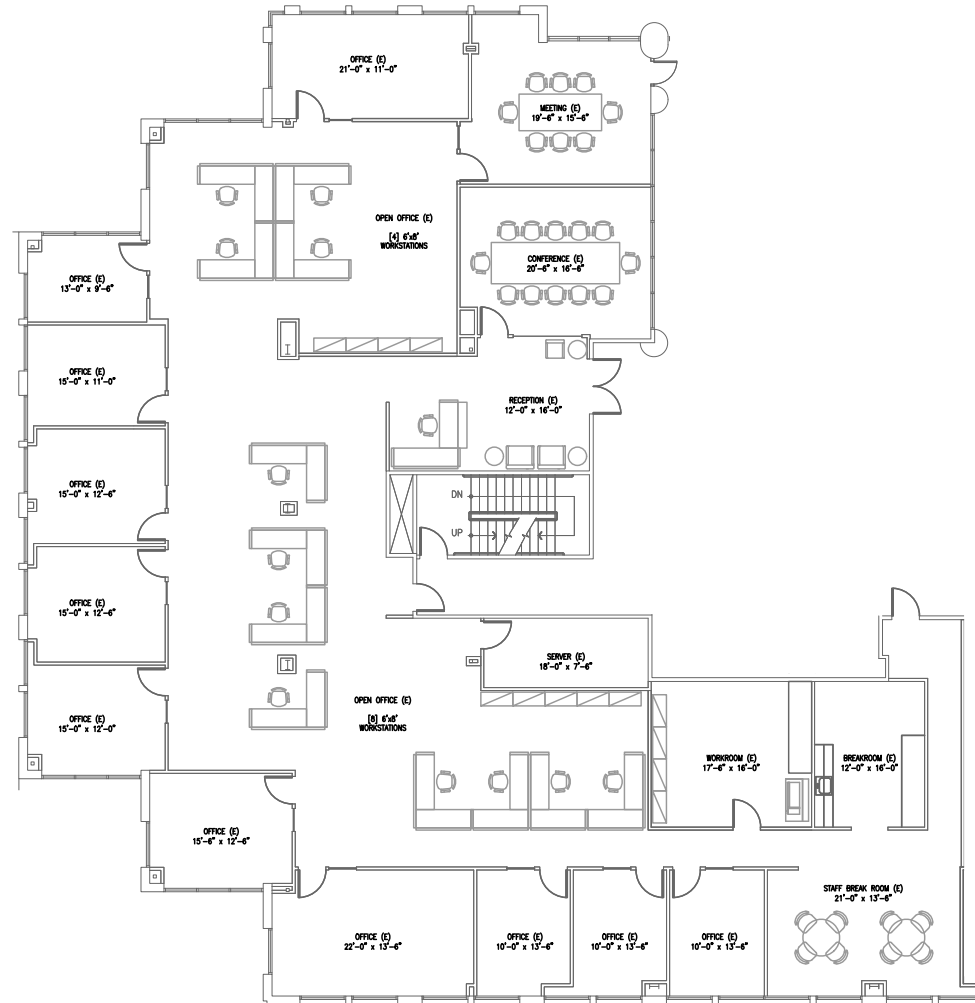




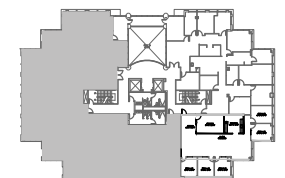
12730 HIGH BLUFF DRIVE

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

AS-BUILT PLAN



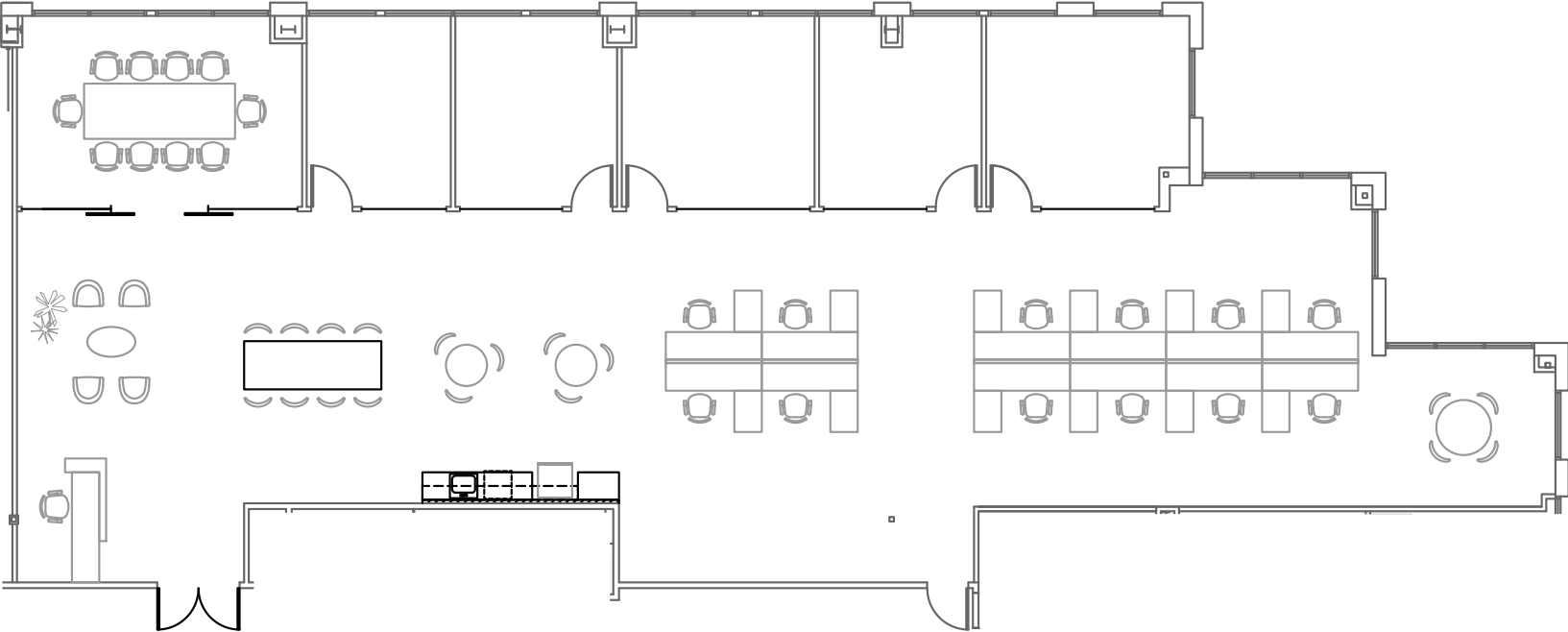
KEY PLAN



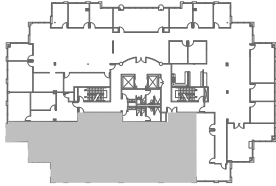
12730 HIGH BLUFF DRIVE

SUITE 350: 4,376 RSF | VACANT

FUTURE SPEC SUITE PLAN (UNDER CONSTRUCTION)



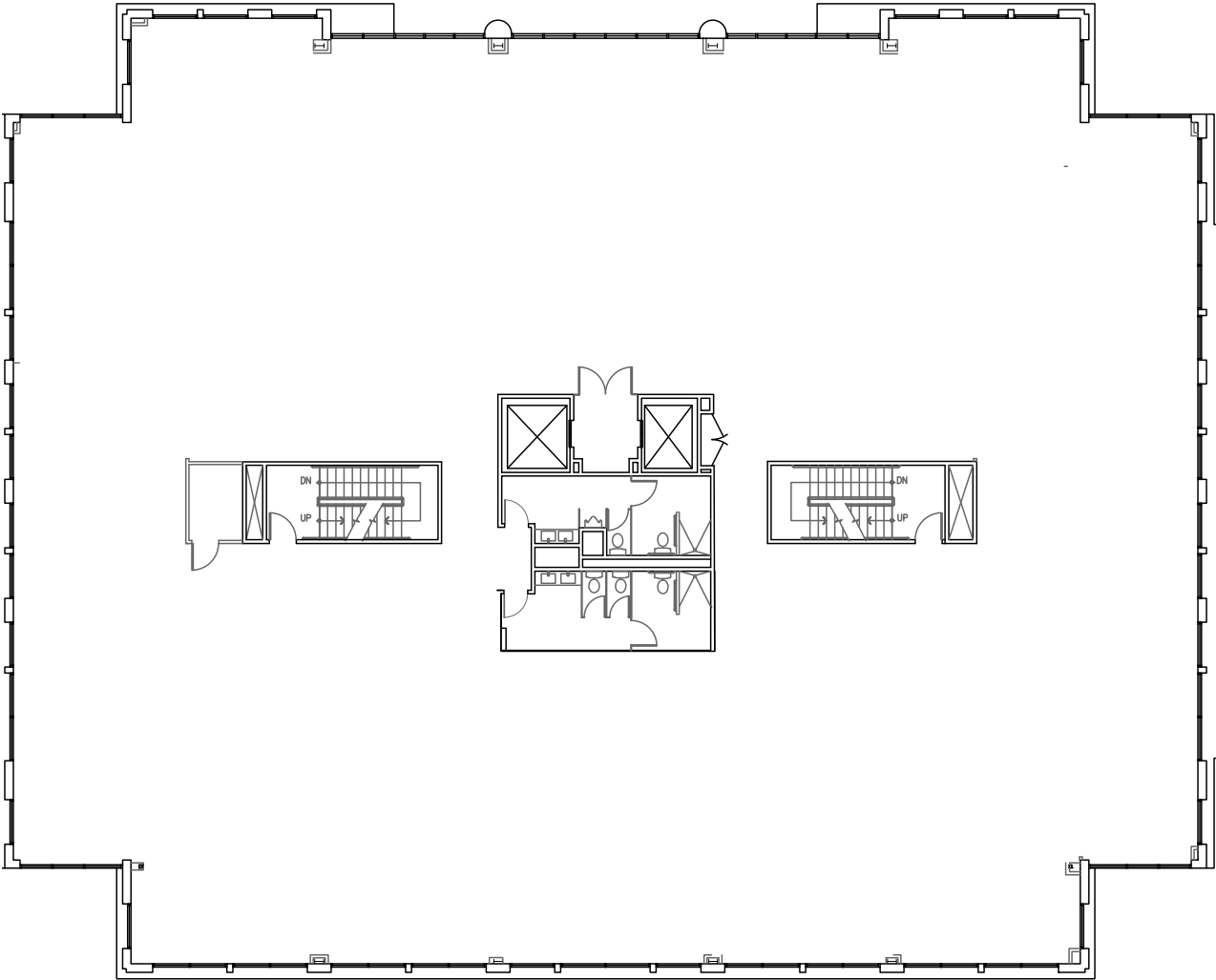
KEY PLAN



12730 HIGH BLUFF DRIVE

SUITE 400: 13,420 RSF | VACANT

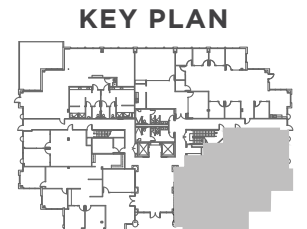
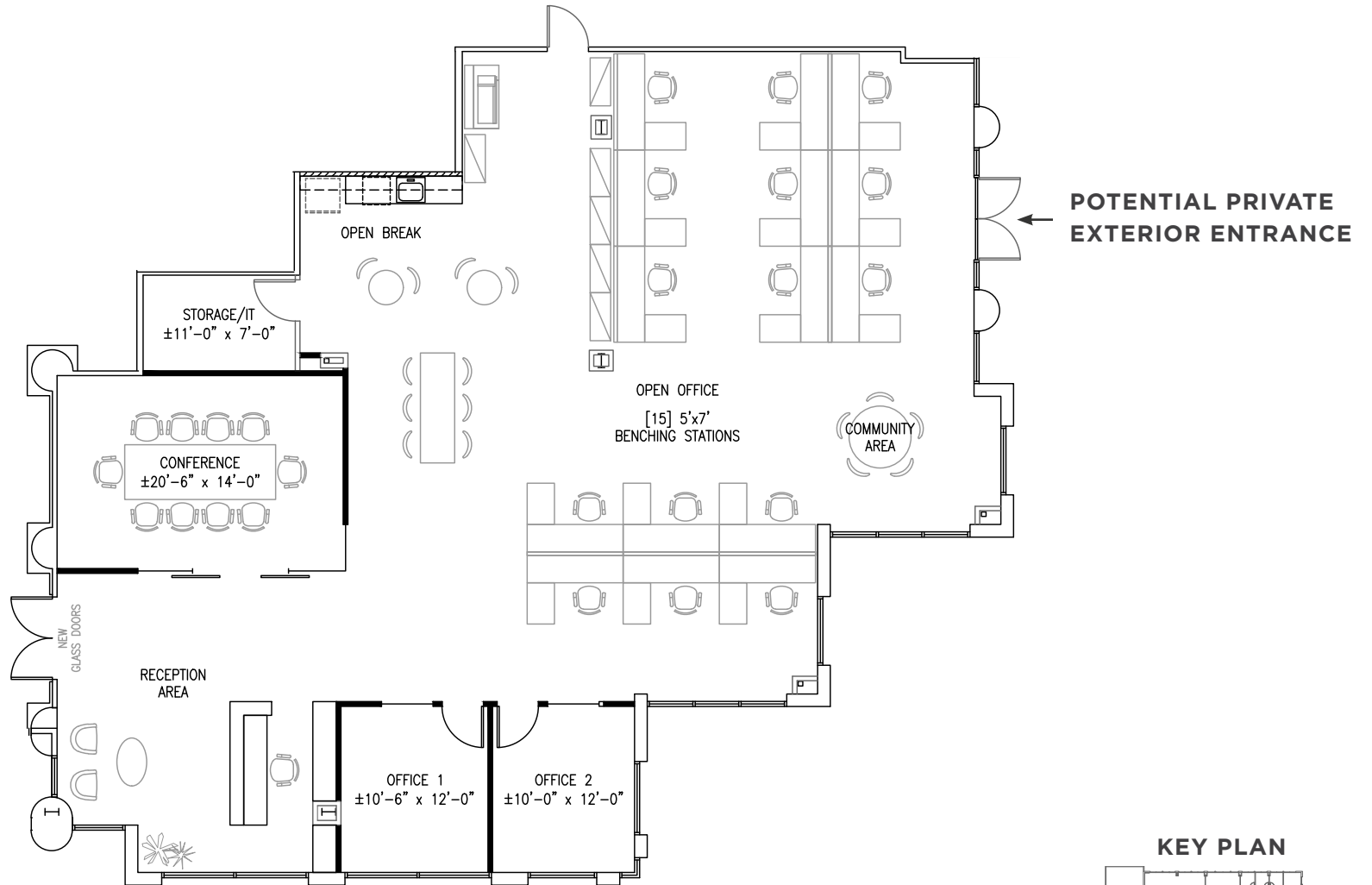
SHELL CONDITION



12750 HIGH BLUFF DRIVE

SUITE 190: 3,488 RSF | VACANT

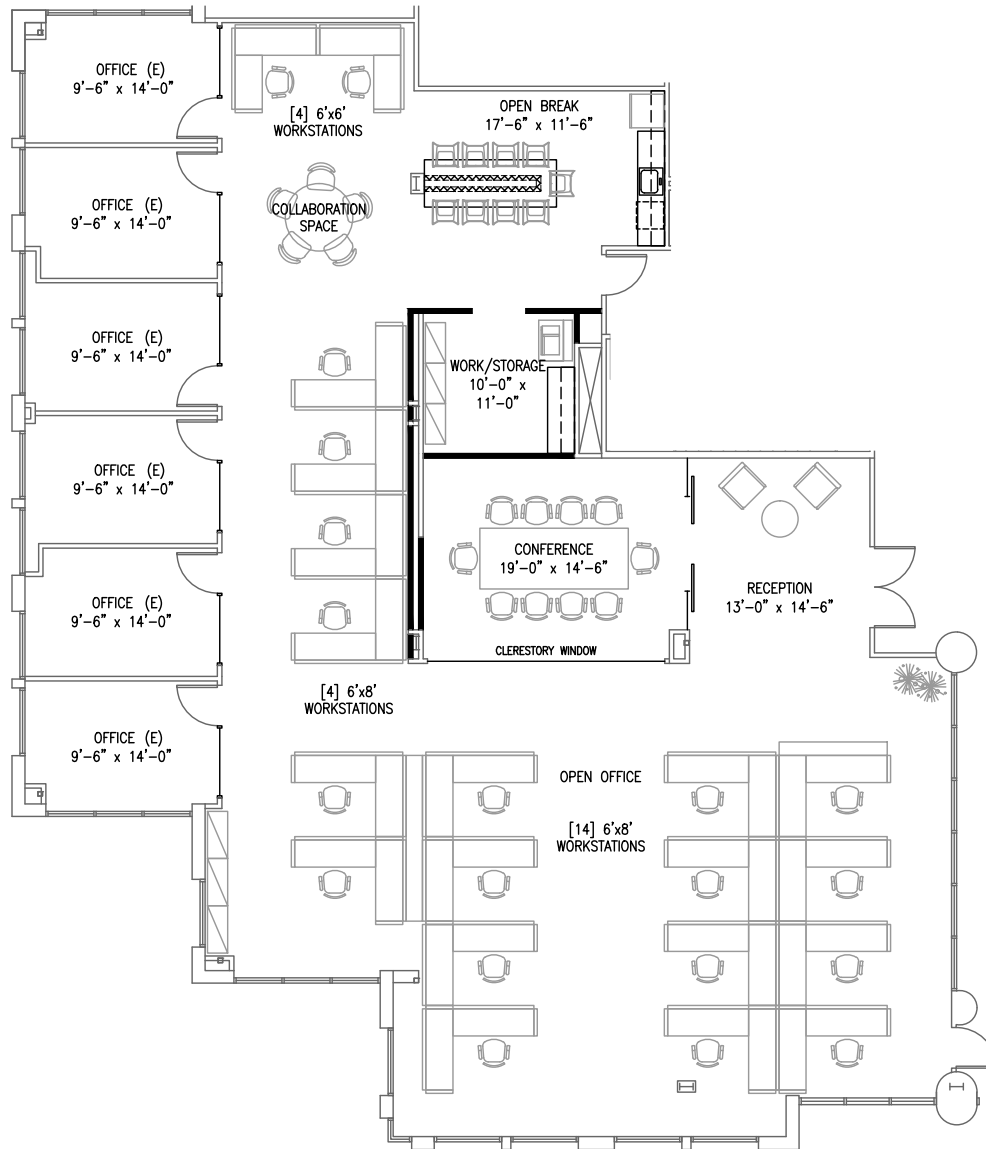
FUTURE SPEC SUITE PLAN (UNDER CONSTRUCTION)



12750 HIGH BLUFF DRIVE

SUITE 200: 4,841 RSF | 60 DAYS NOTICE

EXISTING SPEC SUITE PLAN



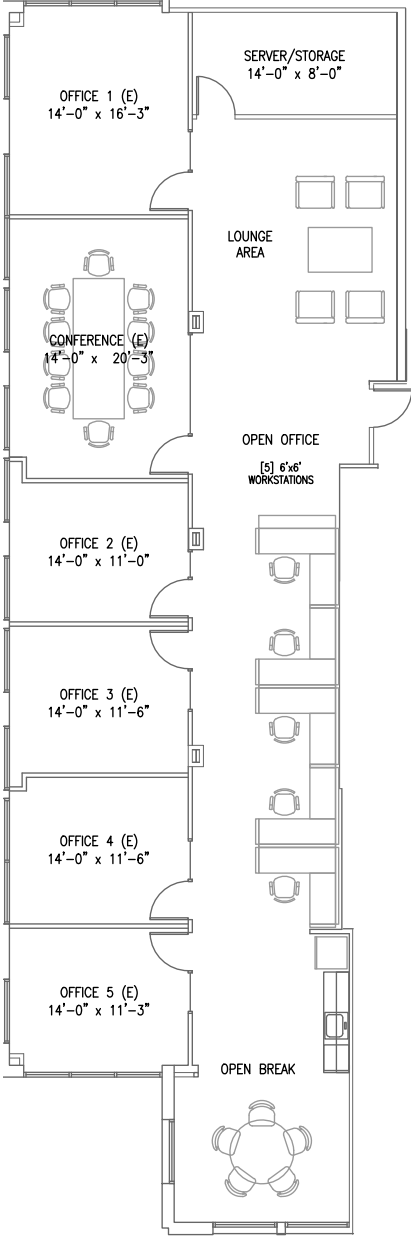
KEY PLAN



12750 HIGH BLUFF DRIVE

SUITE 450: 3,002 RSF | VACANT

FUTURE SPEC SUITE PLAN (UNDER CONSTRUCTION)



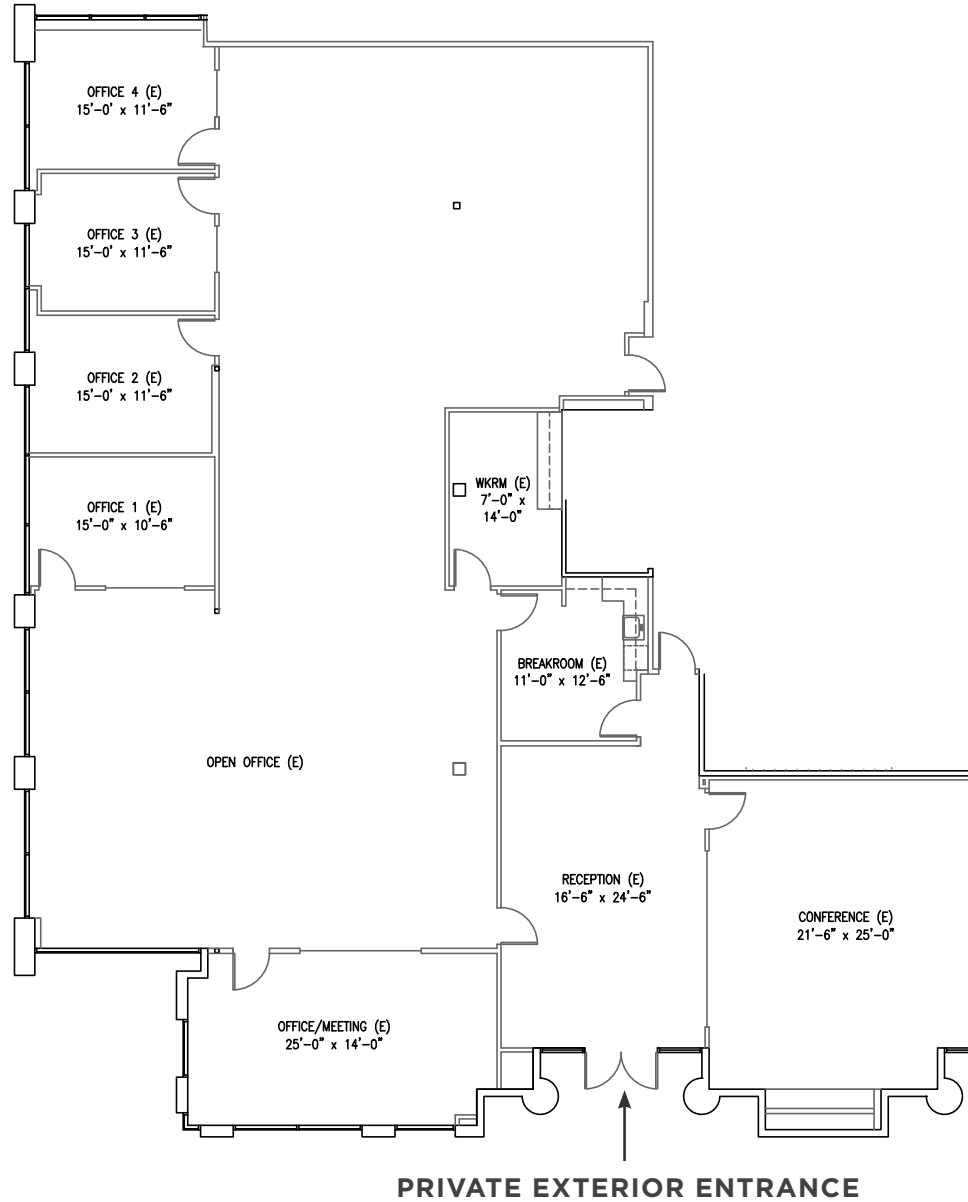
KEY PLAN



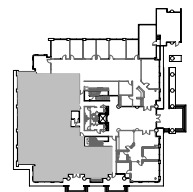
12760 HIGH BLUFF DRIVE

SUITE 120: 5,602 RSF | AVAILABLE 8/1/2019

AS-BUILT PLAN | FORMER SPEC SUITE



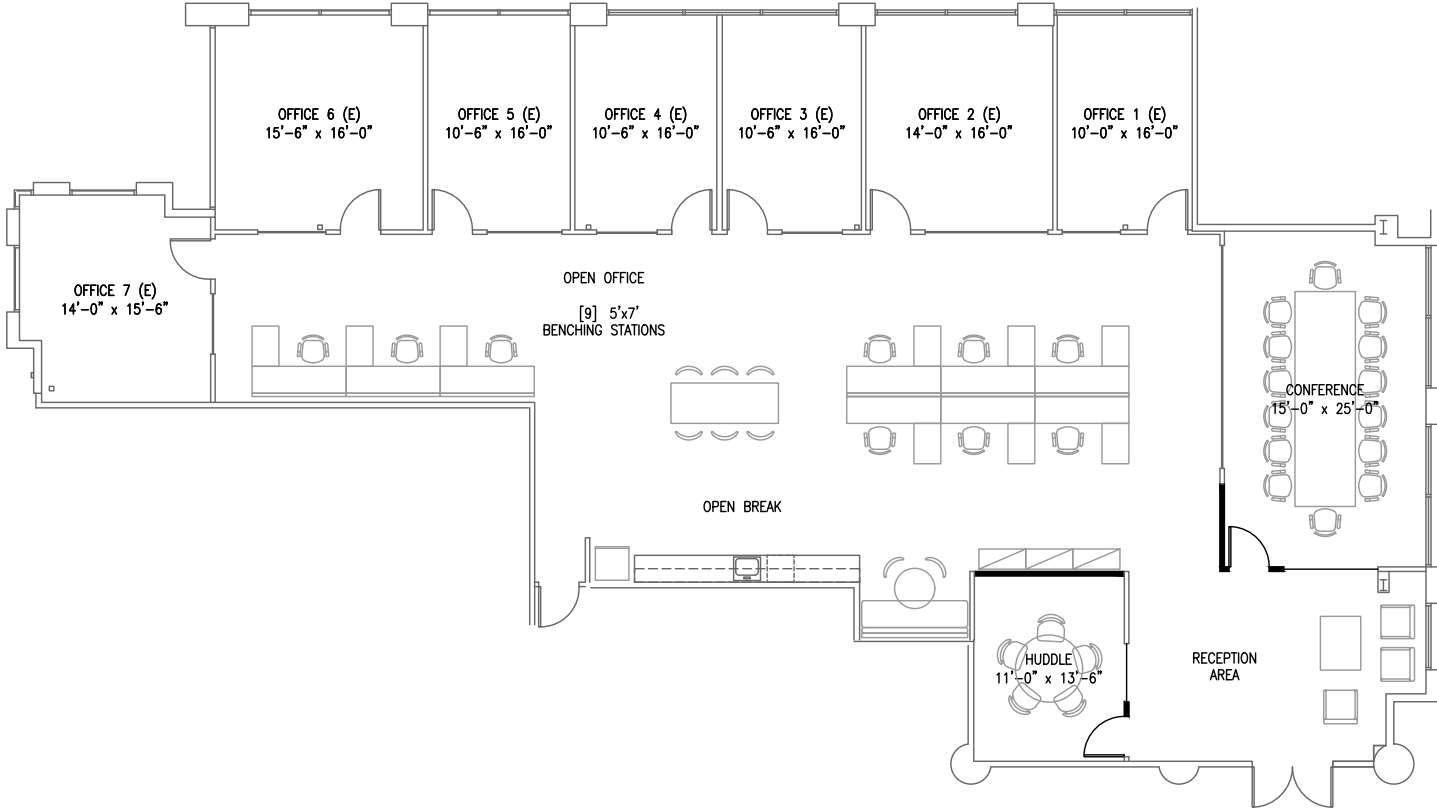
KEY PLAN



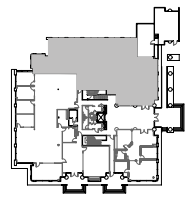
12760 HIGH BLUFF DRIVE

SUITE 150: 4,364 RSF | VACANT

FUTURE SPEC SUITE PLAN (UNDER CONSTRUCTION)



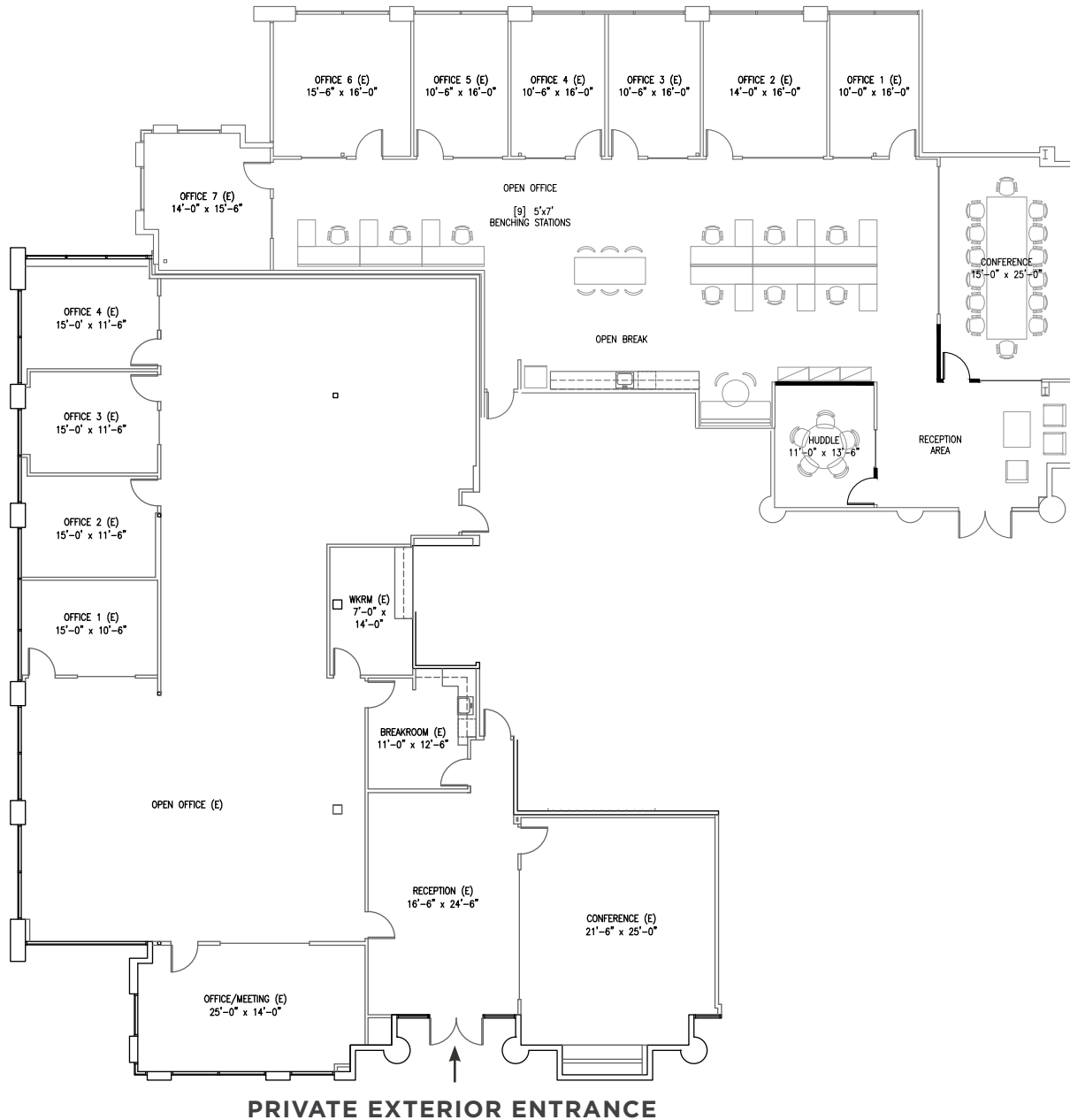
KEY PLAN



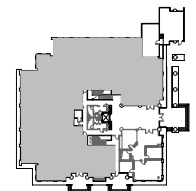
12760 HIGH BLUFF DRIVE

SUITE 120 AND 150: 9,966 RSF | AVAILABLE 8/1/2019

AS-BUILT CONTIGUOUS FLOOR PLAN



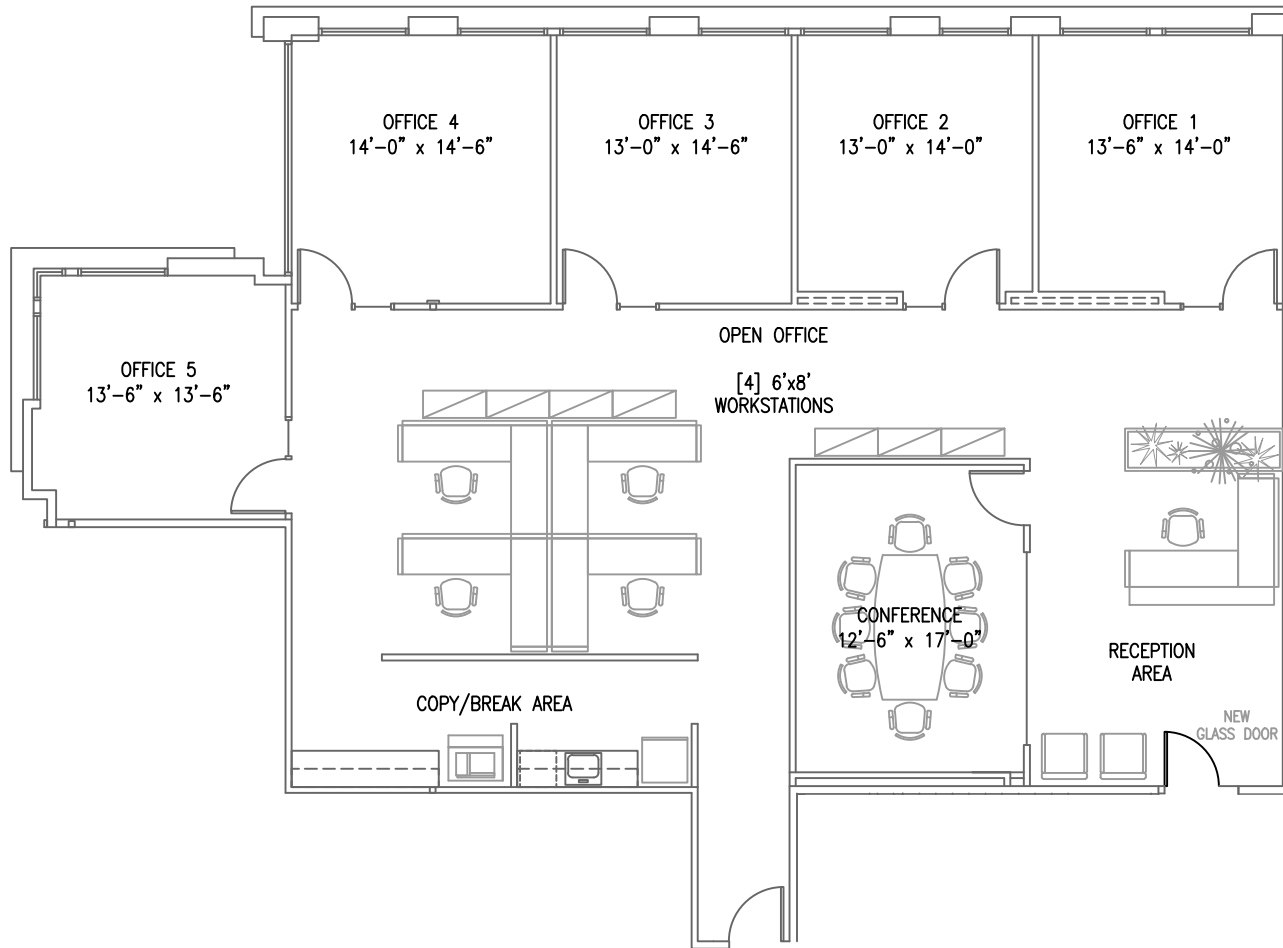
KEY PLAN



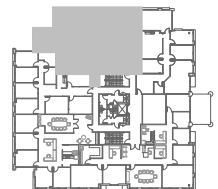
12760 HIGH BLUFF DRIVE

SUITE 260: 3,023 RSF | VACANT

SPEC SUITE PLAN



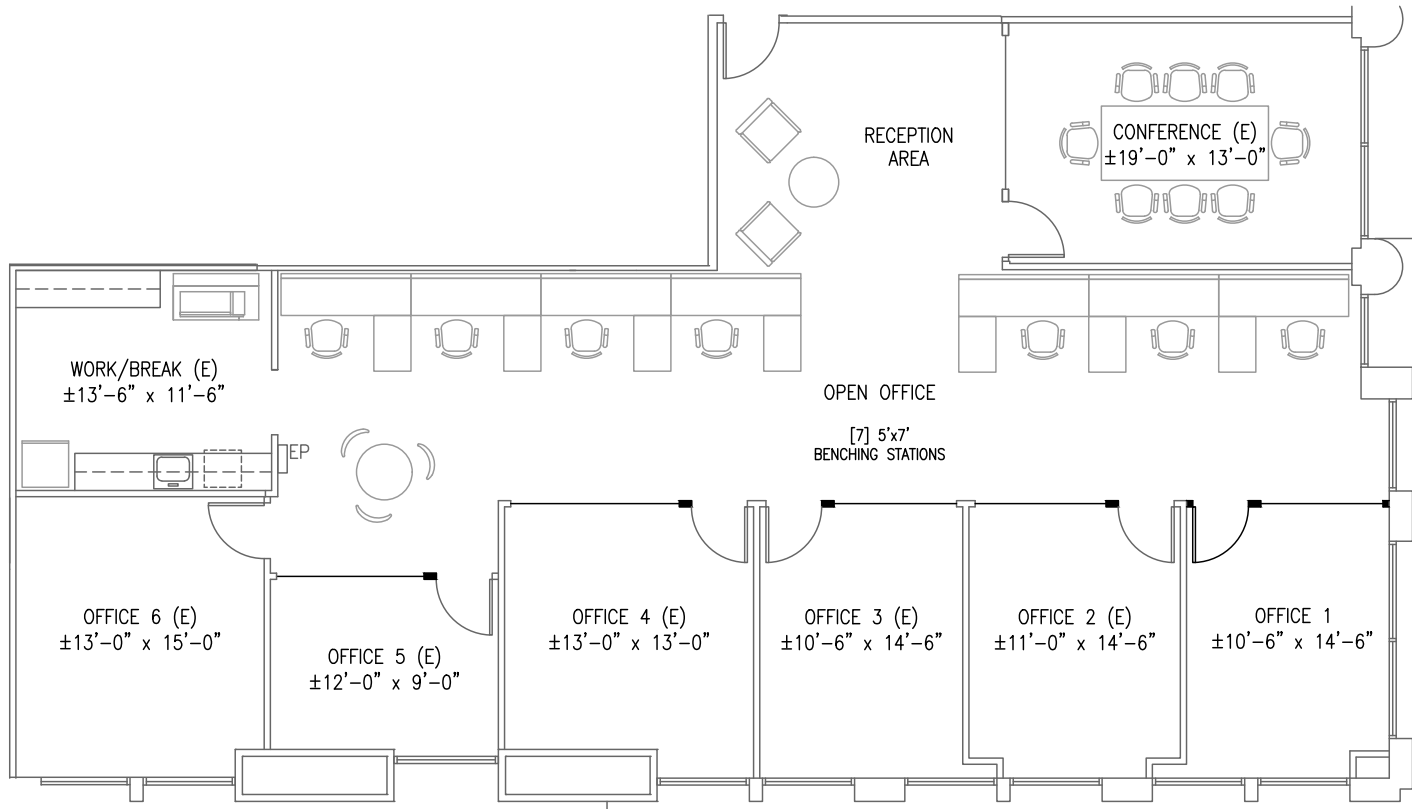
KEY PLAN



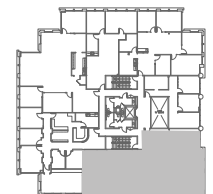
12760 HIGH BLUFF DRIVE

SUITE 300: 2,741 RSF | VACANT

FUTURE SPEC SUITE PLAN (UNDER CONSTRUCTION)



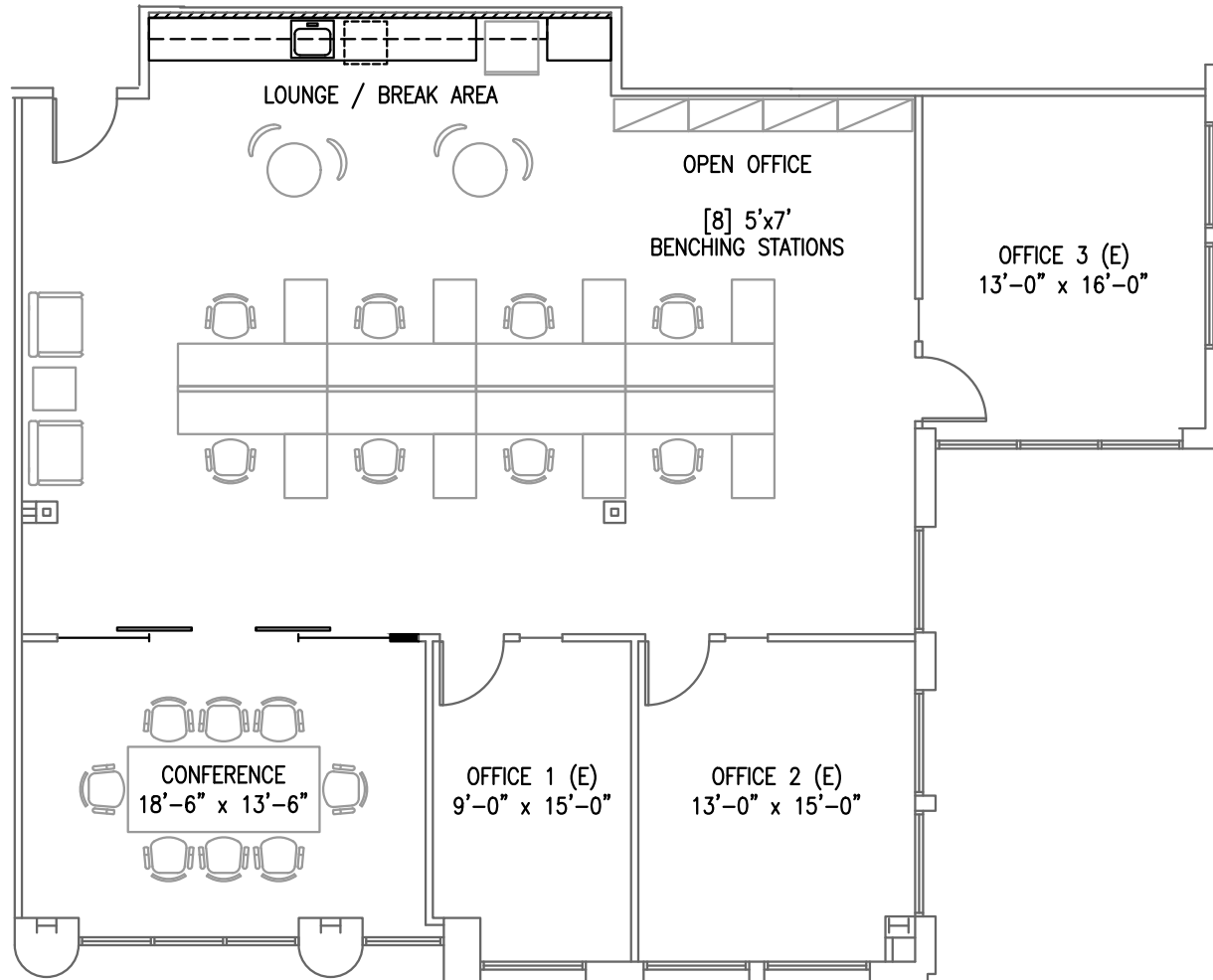
KEY PLAN



12770 HIGH BLUFF DRIVE

SUITE 380: 2,365 RSF | VACANT

FUTURE SPEC SUITE PLAN (UNDER CONSTRUCTION)





**HIGHLANDS
CORPORATE
CENTER**

**DEL MAR HEIGHTS
CLASS A OFFICE**

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, INC
Broker Lic. 00409987



EQ Office

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.