

HIGH BLUFF DEL MAR



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PROPERTY FEATURES

- Award winning architectural design
- New, move-in ready spec suites
- Recently upgraded common areas
- Excellent freeway access
- Proximity to hotels, retail, food and banking
- Locker and shower facilities
- Remote access to HVAC control system
- Atrium design with an abundance of glass
- Parking – 4.0 spaces per 1,000 USF
- Covered, reserved parking spaces available
- Private balconies in some suites
- Lush landscaping

LEASE RATE: \$3.65 + ELECTRICITY

AVAILABILITY

SUITE	RSF	AVAILABLE	DESCRIPTION
120	3,517	Vacant	SPEC SUITE - Reception, conference room, break room, private offices and open area.
225	2,895	Vacant	SPEC SUITE - Perimeter offices along the window-line, reception, conference room, break room with

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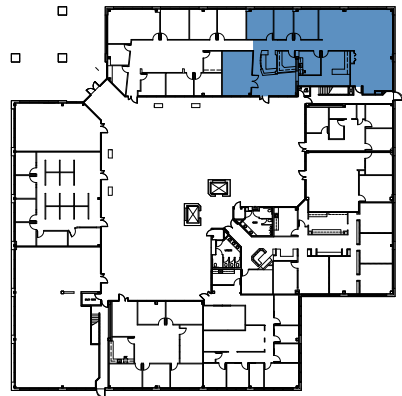
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NEWMARK KNIGHT FRANK

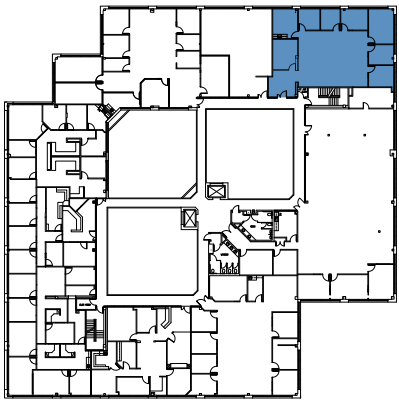
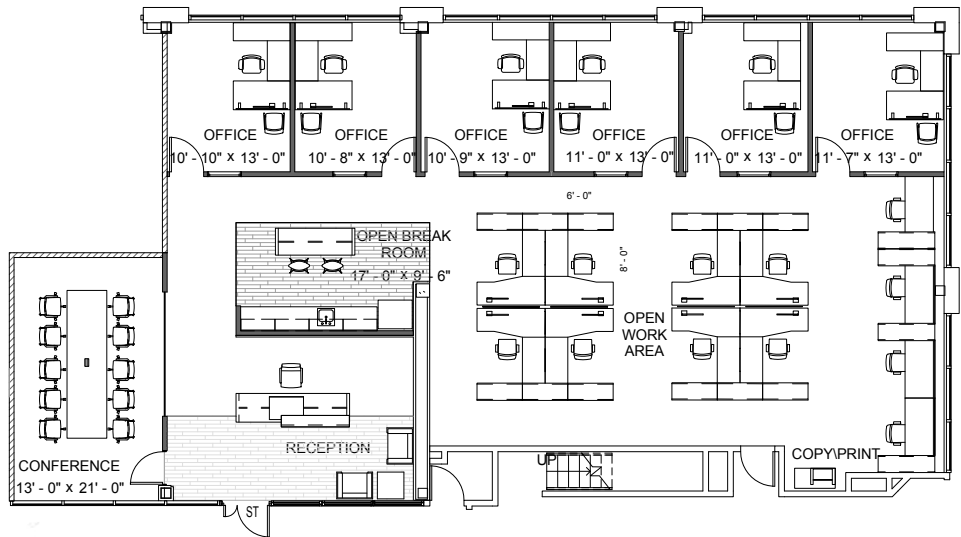
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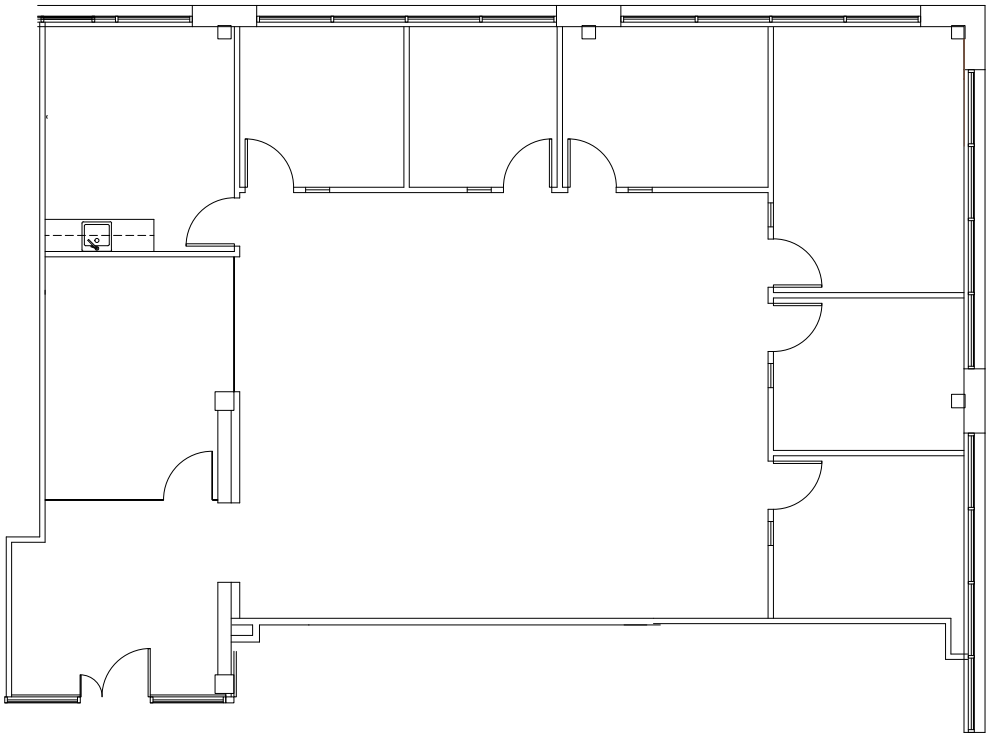
SUITE 120 | ±3,517 RSF

01 SPEC SUITE - MOVE IN READY



SUITE 225 | ± 2,895 RSF

02 SPEC SUITE - MOVE IN READY



AREA AMENITIES



1. DEL MAR HEIGHTS VILLAGE

Vons
CVS
Broken Yolk Cafe
Postal Annex
Jack in the Box
Del Mar Cleaners
Century 21
Belisario's Pizza
Elijah's Deli
Yoga

2. TEXACO GAS STATION

3. DEL MAR HIGHLANDS TOWN CENTER

Bank of America
Searsucker
Champagne French Café
Cinepolis Luxury Cinemas
The Counter
Domino's Pizza
Einstein Brothers Bagels
El Pollo Loco
FedEx Office
IHOP
Jamba Juice
Jimbo's...Naturally!
McDonald's
Panda Express
Quiznos Subs
Ralph's Fresh Fare
Rimel's Rotisserie
Rite-Aid
Rubio's Fresh Mexican Grill
Sammy's Woodfired Pizza
Starbucks
Urban Plates
Wells Fargo

4. CARMEL COUNTRY PLAZA

Oggi's Pizza & Brewery
La Salsa
Submarina
Sharp Rees-Stealy

5. PIAZZA CARMEL

Vons
Wells Fargo
Souplantation
Postal Annex
Spices Thai Café
Papa John's
Subway

6. SHELL GAS STATION

7. STARBUCKS/CHIPOTLE

8. DOUBLETREE HOTEL

9. AM/PM TACO BELL

10. HAMTON INN & SUITES

11. TIO LEO'S

12. DEL MAR MARRIOTT ARTERRA

13. RESIDENCE INN BY MARRIOTT

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