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12555 HIGH BLUFF DRIVE, SAN DIEGO, CA 92130 CLASS A OFFICE FOR LEASE

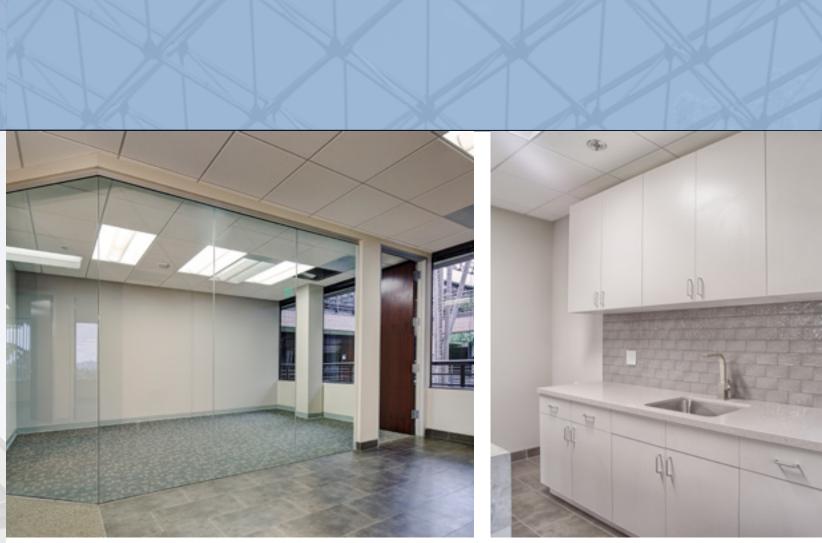


PROPERTY FEATURES

- 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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CONOR EVANS

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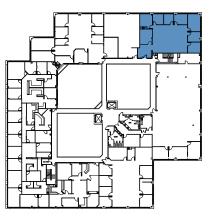
HIGH BLUEF

SPEC SUITE - MOVE IN READY

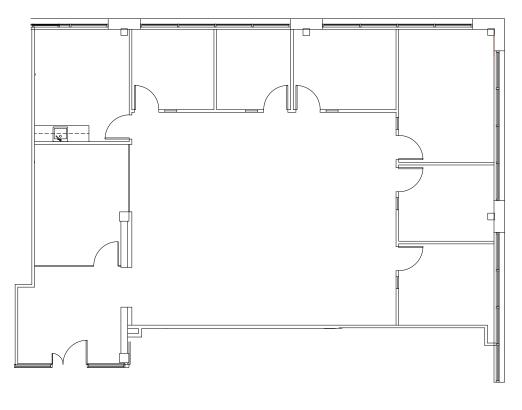
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OFFICE 6' - 0" C Ē O Ø 0 OPEN WORK 습습습 습 ┯╶┯ᠪ┹┯╼ C ٥ C CONFERENCE 1 1 13' - 0" x 21' - 0" 🕯







SPEC SUITE - MOVE IN READY





SUITE 225 | ± 2,895 RSF

AREA AMENITIES

56

HIGH BLUFF DEL MAR

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 Yoqa

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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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 financingis from sources deemed reliable, such information has not been verifiedand 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.