

Junction
at Del Mar

AVAILABILITY

BUILDING	SUITE	RSF	AVAILABILITY
12707	125	1,190	2/1/2021
12707	150	4,801	VACANT - New Spec Suite
12707	*300/310/320	2,120 - 10,793	VACANT - Shell Condition
12707	*330	4,036	VACANT - New Spec Suite
12707	*340	3,906	VACANT - New Spec Suite
12707	*350	2,023	VACANT - New Spec Suite

*Entire 3rd floor can be contiguous to 20,757 RSF.

Features include:

- » New fitness center recently completed
- » Direct access to One Paseo - multiple food and boutique shopping options
- » New lobbies, corridors, landscaping, and hardscape
- » Move-in ready creative spec suites
- » Enhanced courtyard with meeting areas, water feature, and fire pit
- » Dry cleaning services
- » Car washing services



Parking Ratio:
3.6/1,000 USF surface and
covered parking available



Immediate adjacency to One Paseo
- multiple food and boutique
shopping options



Immediate access to
Interstate 5 and Highway 56



Building and monument signage
available

RETURN TO WORK SAFELY

MECHANICAL & JANITORIAL IMPROVEMENTS IMPLEMENTED IN RESPONSE TO COVID-19



HEATING, VENTILATION & AIR CONDITIONING

Regular flushing of plumbing systems, Water Heater set points at 140 degrees, upgraded HVAC filters (changed quarterly) from MERV 8-13 for improved indoor air quality and filtered fresh air supply fan supplied to each of the heat pumps (15 CFM/100 SF).



EQ Office

OUR ROLE & GUIDELINES

Each team member has been provided appropriate PPE's and practices physical distancing with fellow workers, tenants, and visitors. All team members have been instructed to stay home if ill or not feeling well.



ENHANCED CLEANING

Special attention to high touch areas for regular and consistent application of disinfectant including door handles, bathroom fixtures, elevator buttons and other areas of high touch.

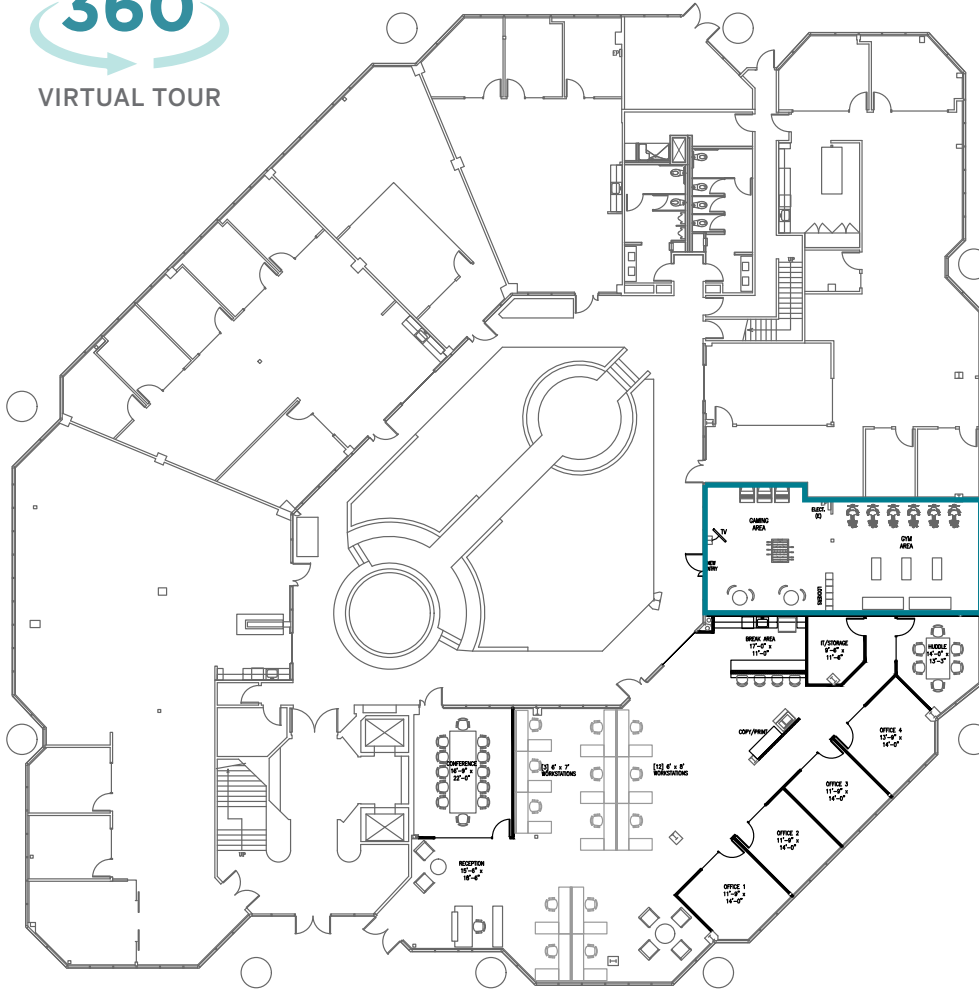


JANITORIAL SERVICES & EQUIPMENT

All day porters & night janitorial staff are equipped with electrostatic handheld cleaning sprayers, CDC approved Servi-Tek disinfectant and HEPA filter medical grade vacuums for routine cleaning and sanitation throughout common areas.

FITNESS CENTER

360°
VIRTUAL TOUR



Accessibility to lockers within the fitness center



Open area for yoga, stretching, etc.



2 Peloton spin bikes, 2 treadmills and 2 ellipticals



Strength training equipment, free weights & benches, leg extension and multi-press



Lounge area with couches, table games and TV

EXTERIOR & LOBBY



OUTDOOR COURTYARD



AMENITIES MAP

LUXURIOUS HOTELS



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



UPSCALE CULINARY SCENE

searsucker:

POSEIDON
ON THE CANAL



EXCLUSIVE HOUSING COMMUNITIES

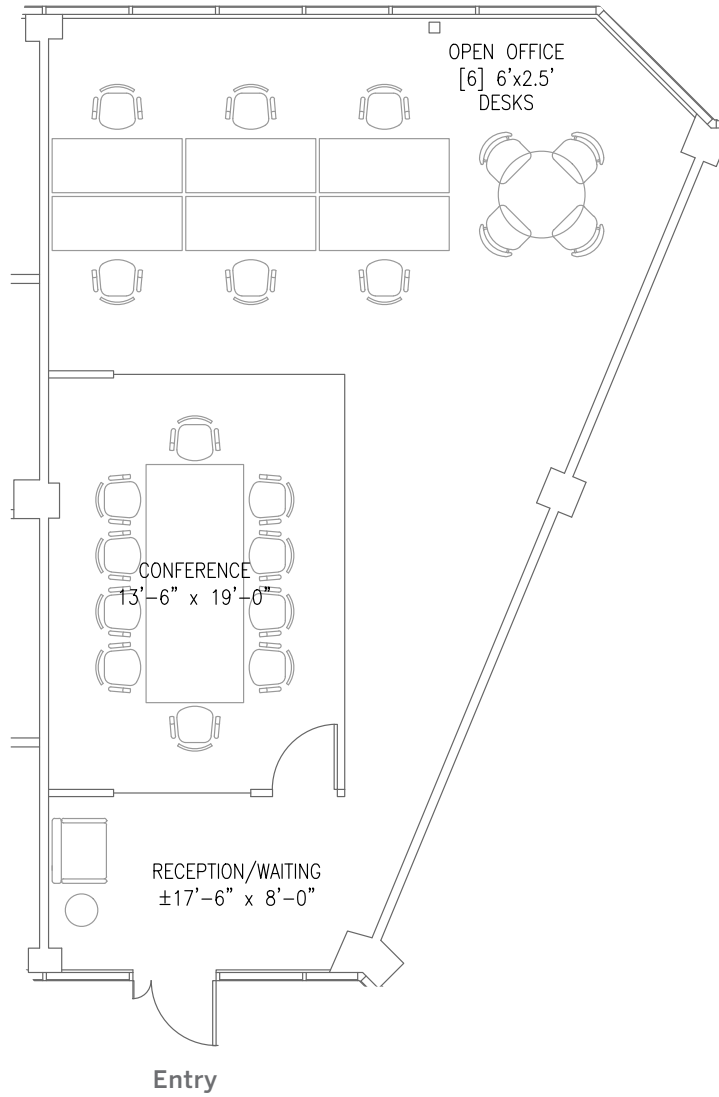
- Del Mar
- Solana Beach
- Rancho Santa Fe
- Cardiff
- Fairbanks Ranch
- Carmel Valley



FLOOR PLAN

12707 HIGH BLUFF DRIVE | SUITE 125: 1,190 RSF

AS-BUILT FLOOR PLAN



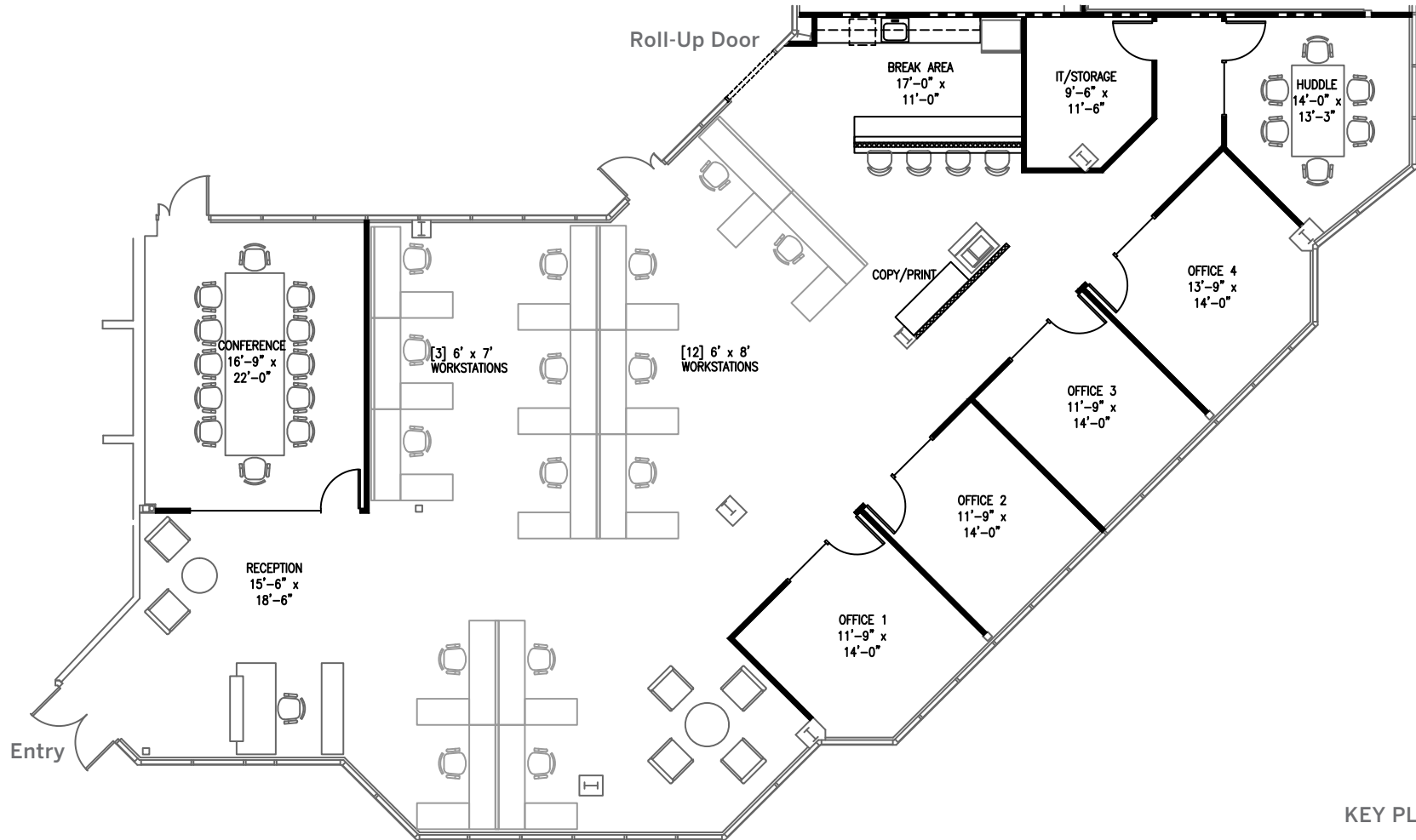
KEY PLAN



FLOOR PLAN

12707 HIGH BLUFF DRIVE | SUITE 150: 4,801 RSF

NEW SPEC SUITE



KEY PLAN



360°
VIRTUAL TOUR

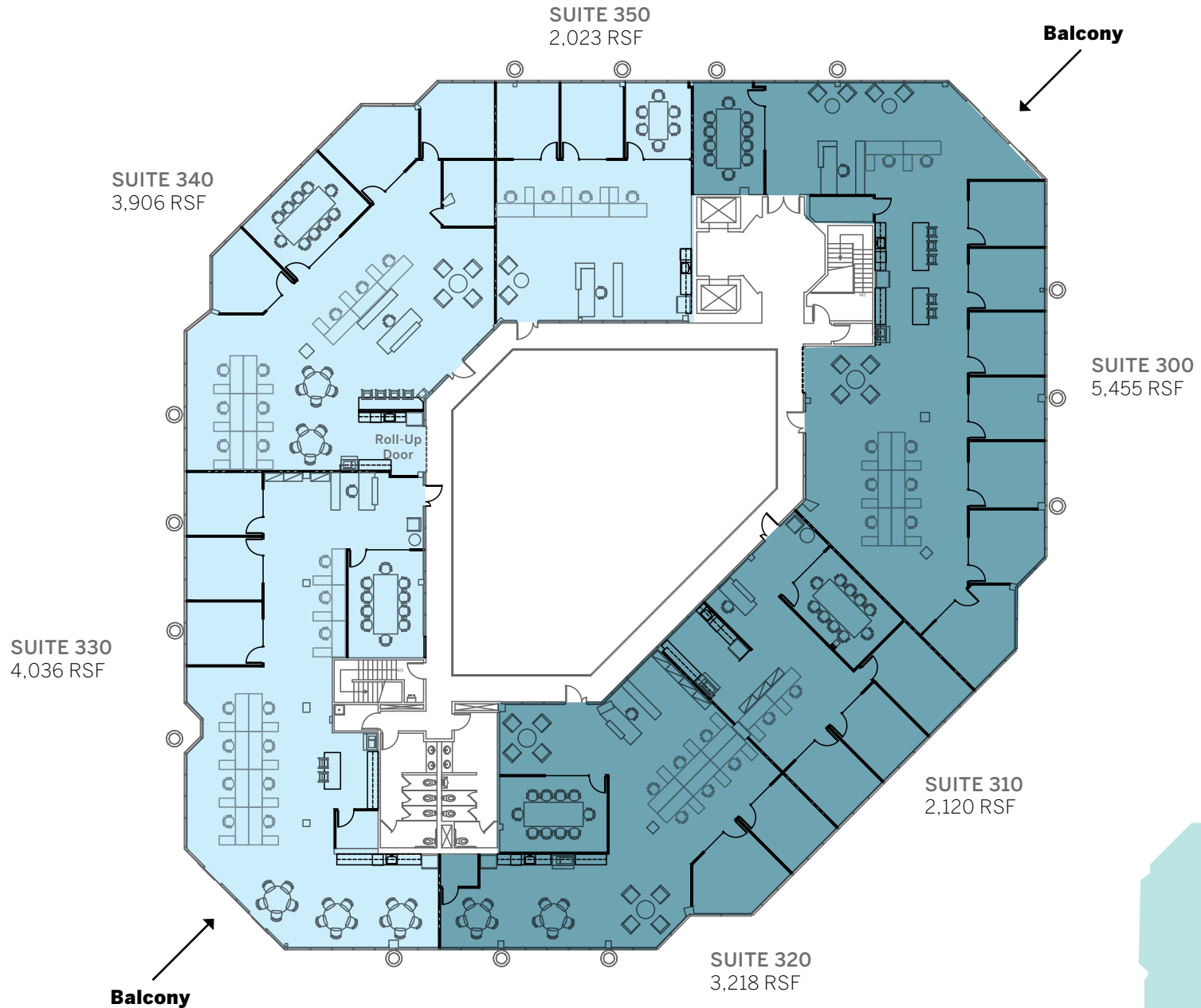
SUITE 150 // NEW SPEC SUITE



FLOOR PLAN

12707 HIGH BLUFF DRIVE | THIRD FLOOR: 2,023 - 20,757 RSF

■ Shell Condition / Hypothetical Plans ■ New Spec Suites



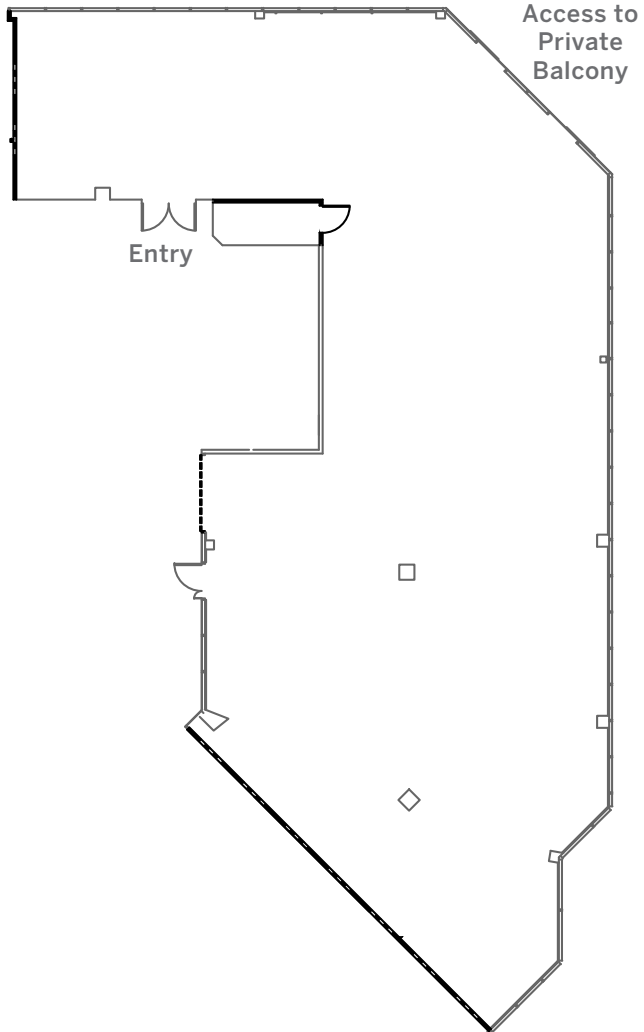
KEY PLAN



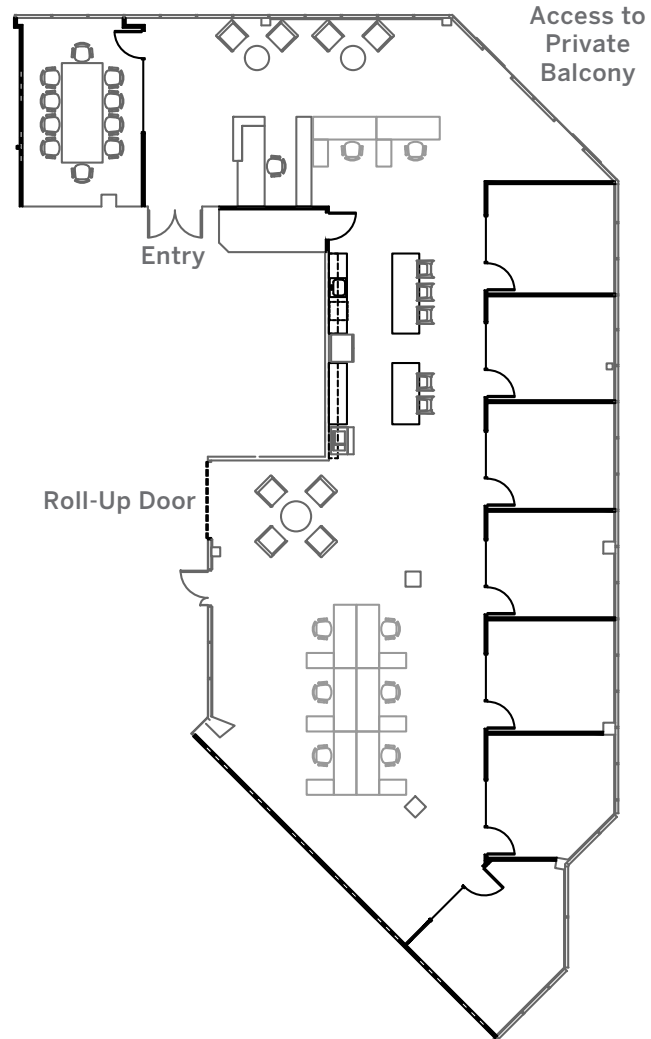
FLOOR PLAN

12707 HIGH BLUFF DRIVE | SUITE 300: 5,455 RSF

AS-BUILT PLAN / SHELL CONDITION



HYPOTHETICAL PLAN



KEY PLAN



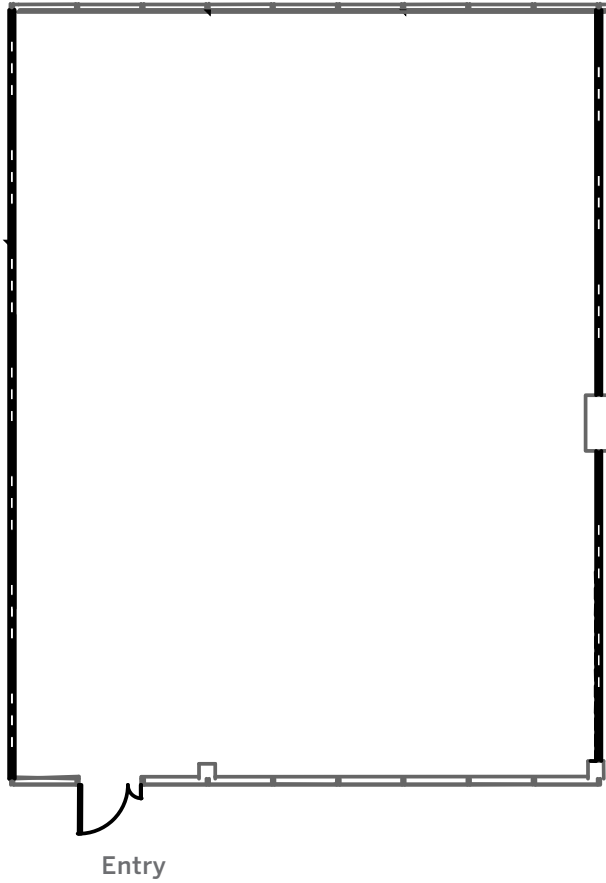
**All third floor availabilities can be made contiguous for 20,757 RSF.*



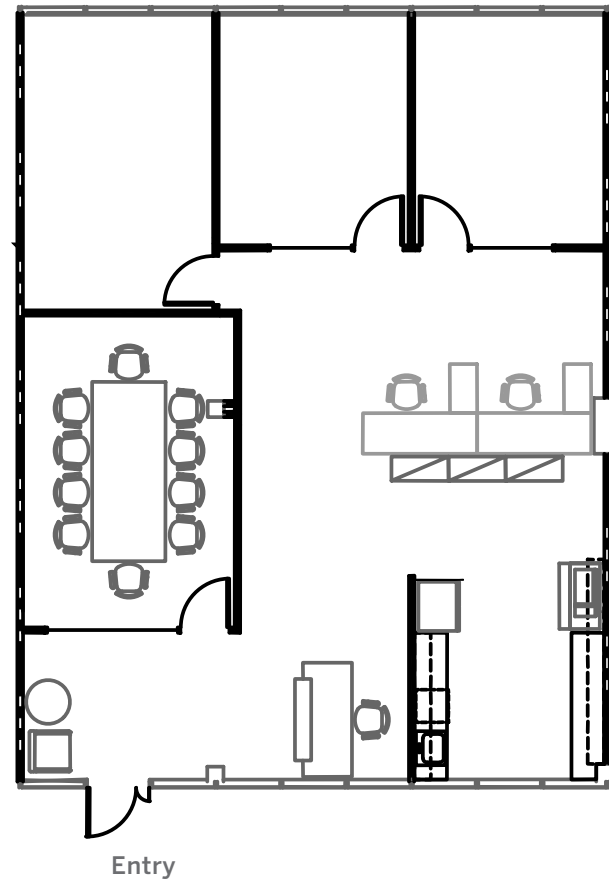
FLOOR PLAN

12707 HIGH BLUFF DRIVE | SUITE 310: 2,120 RSF

AS-BUILT PLAN / SHELL CONDITION



HYPOTHETICAL PLAN



KEY PLAN

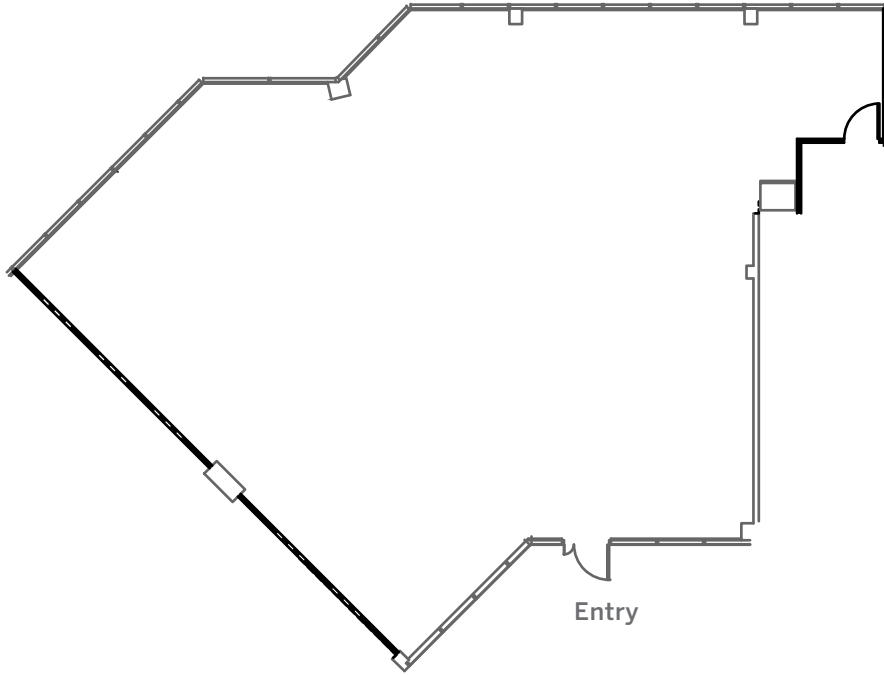


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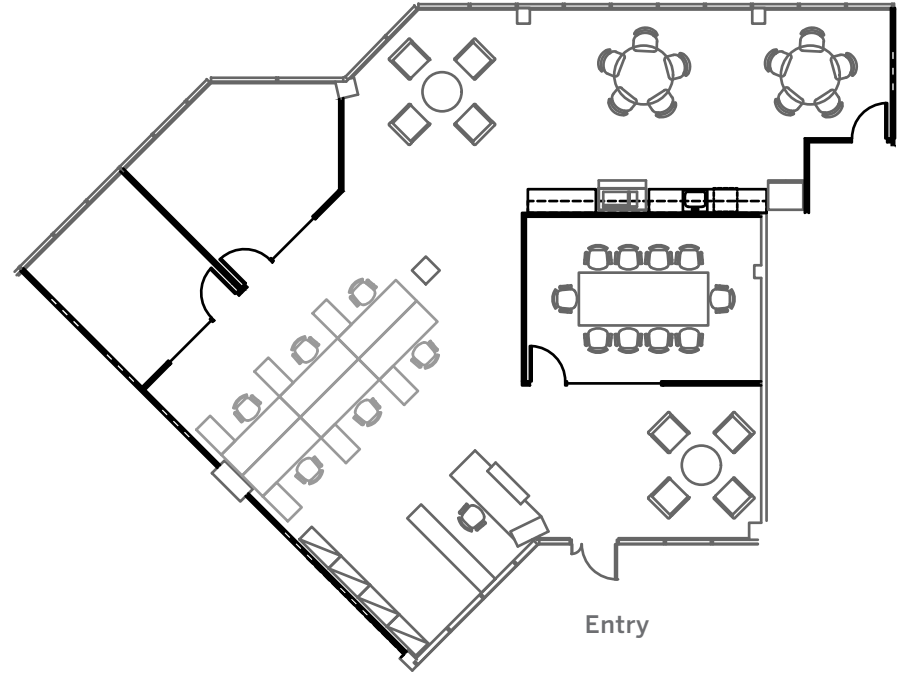
FLOOR PLAN

12707 HIGH BLUFF DRIVE | SUITE 320: 3,218 RSF

AS-BUILT PLAN / SHELL CONDITION



HYPOTHETICAL PLAN



KEY PLAN

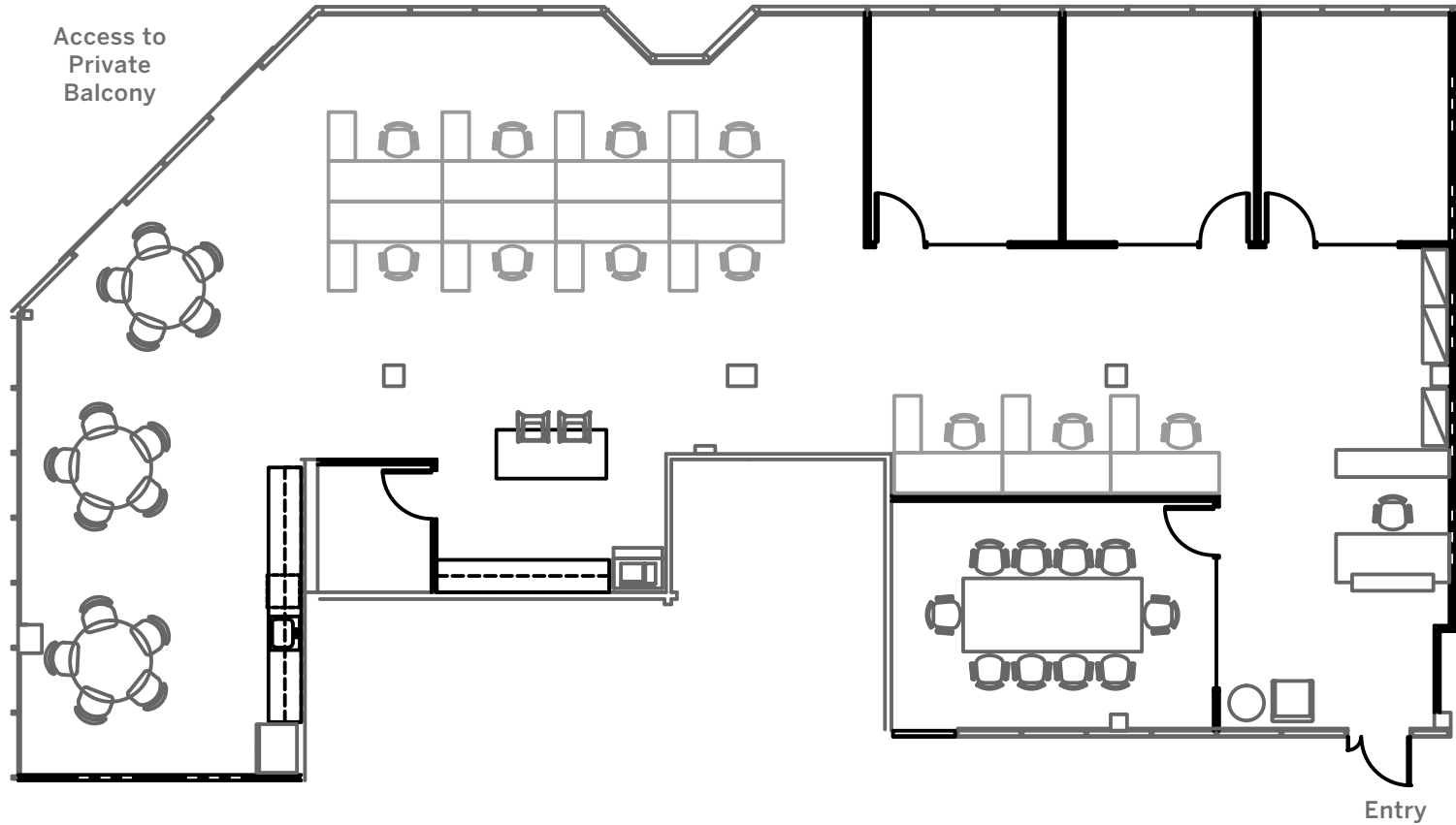


**All third floor availabilities can be made contiguous for 20,757 RSF.*

FLOOR PLAN

12707 HIGH BLUFF DRIVE | SUITE 330: 4,036 RSF

NEW SPEC SUITE



KEY PLAN



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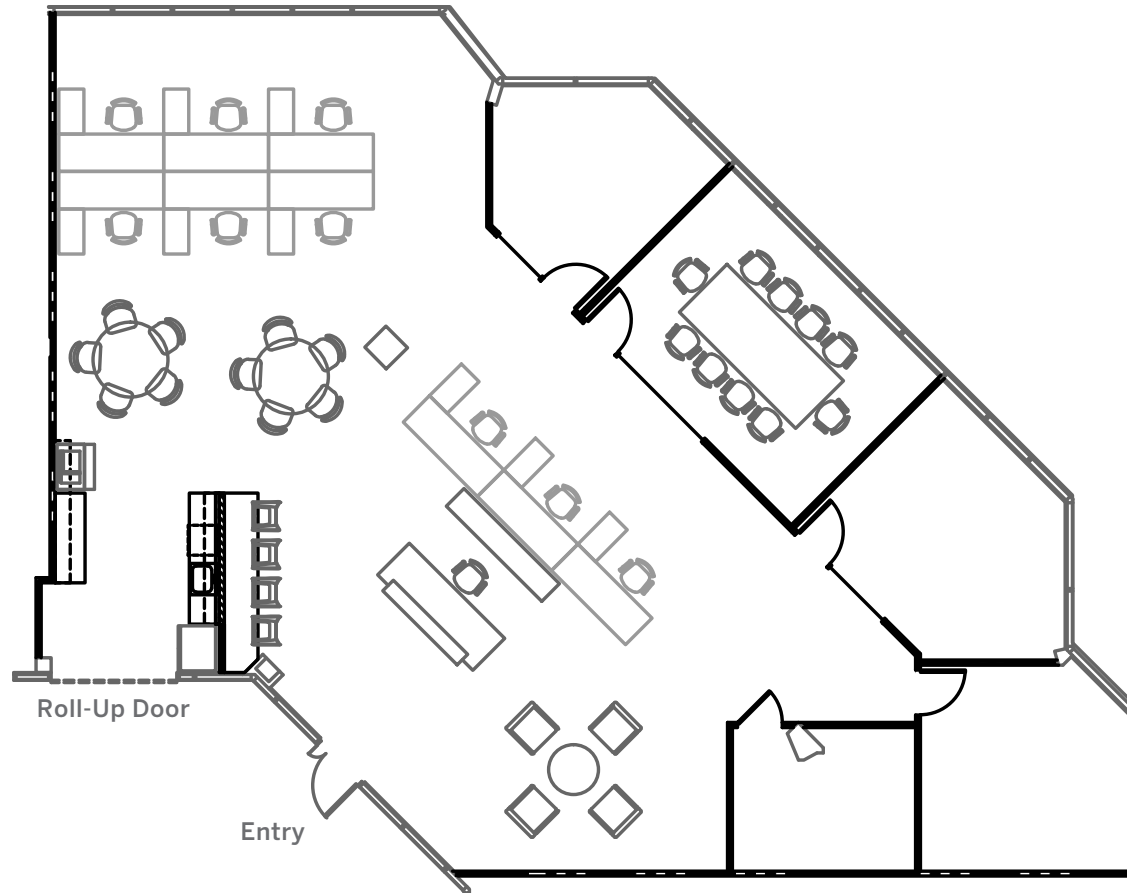
SUITE 330 // NEW SPEC SUITE



FLOOR PLAN

12707 HIGH BLUFF DRIVE | SUITE 340: 3,906 RSF

NEW SPEC SUITE



KEY PLAN



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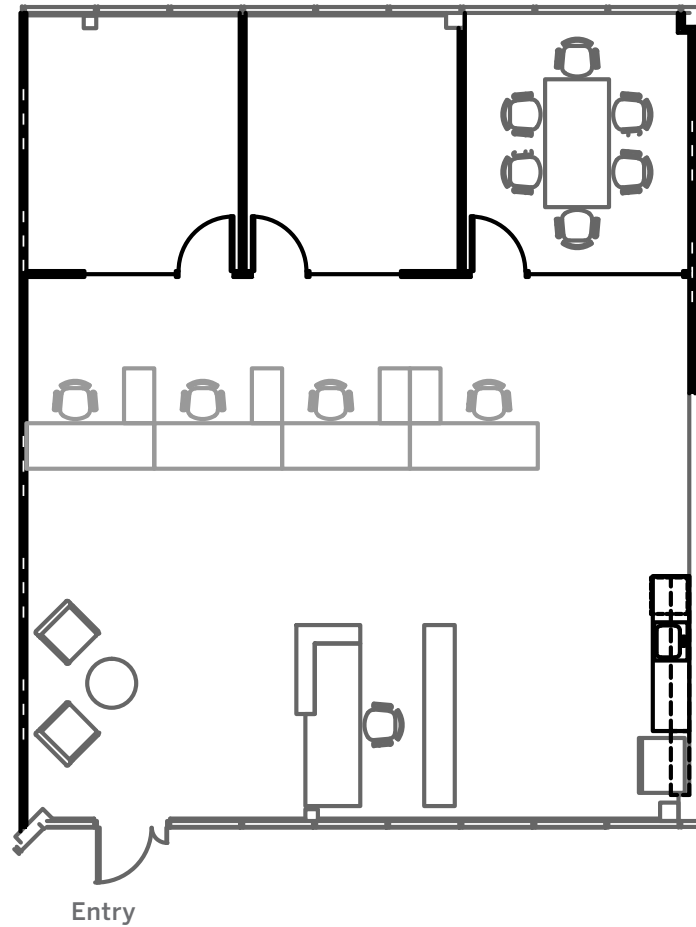
SUITE 340 // NEW SPEC SUITE



FLOOR PLAN

12707 HIGH BLUFF DRIVE | SUITE 350: 2,023 RSF

NEW SPEC SUITE



KEY PLAN



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SUITE 350 // NEW SPEC SUITE



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at Del Mar

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