

HIGHLANDS

C O R P O R A T E C E N T E R



CLASS A OFFICE SPACE FOR LEASE

PRESTIGIOUS DEL MAR HEIGHTS LOCATION

ARDEN realty, inc.
a GE Capital Real Estate company

CBRE





bldg 12730 & 12750

monument signage available

bldg 12770

FOR MORE INFORMATION CONTACT

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PROJECT FEATURES

Highlands Corporate Center is a five building, Class "A" office project totaling 205,852 square feet. Located in the prestigious San Diego Corporate Center at the southeast corner of Interstate 5 and Del Mar Heights Road, the property is situated in the best location within Del Mar Heights.

- **Multi-million dollar interior and exterior renovations complete**
- Multi-level, high-image marble lobbies
- Versatile floor plates
- Wi-Fi in common areas
- Excellent freeway visibility
- Immediate access to Interstate 5 and Highway 56
- Ample surface and covered parking available
- Numerous amenities nearby including retail, restaurants, and hotels
- Easy access to the residential communities of Del Mar, Carmel Valley, Fairbanks Ranch and Rancho Santa Fe
- Building top or eyebrow signage on the 12730 & 12750 building
- Monument signage available
-



LOCATION MAP

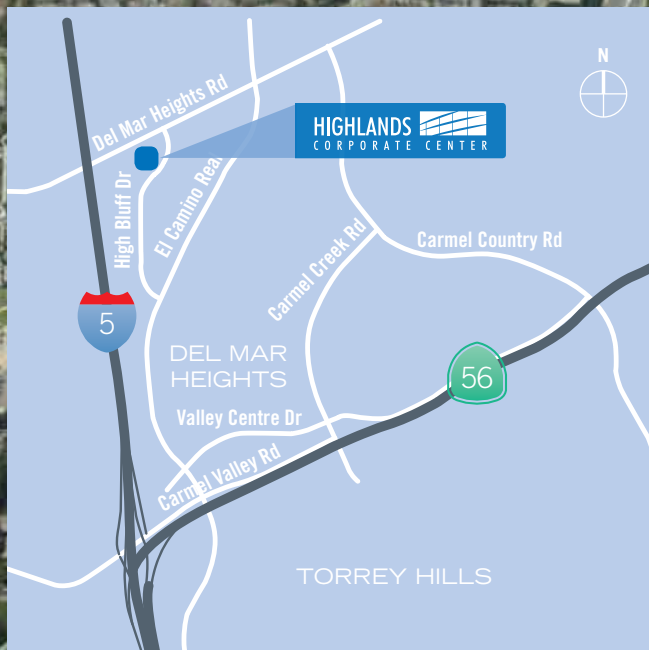
TORREY PINES



SORRENTO VALLEY

TORREY HILLS

DEL MAR



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AREA AMENITIES MAP

HIGHLANDS
CORPORATE CENTER

1

- I-5 NORTH
1 Exit
1 Entrance
I-5 SOUTH
1 Exit
1 Entrance

5

Del Mar Heights Rd

High Bluff Dr

El Camino Real

3

2

5

Valley Centre Dr

4

5

56



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AREA AMENITIES

1

1 DEL MAR HEIGHTS VILLAGE AREA

Food Services

Alborz Restaurant
Bellisario's Pizza
Blumberg's Restaurant and Deli
Del Mar Wine Company
Jack in the Box
Le Bambou
Longs Drugs
Mango's
Mucho Gusto
O'Brien's Boulangerie
The Rotisserie
Vons

Postal Services

Postal Annex

Recreation/Services

Blockbuster
Carmel Valley Recreation Center
Century 21
Del Mar Cleaners
Del Mar Heights Veterinary Hospital
Yoga

2

2 DEL MAR HIGHLANDS TOWN CENTER AREA

Food Services

Baron's Wine & Food
Champagne Bistro & Bakery
Coffee Bean & Tea Leaf
IHOP
Los Cabos
Panda Express
Ralph's
Rite Aid
Sammy's Woodfired Pizza
Sushi Ya
Burlap
The Counter
Red Robin
Urban Plates

Postal Services

Kinko's
Mail Boxes Etc.

2

2 DEL MAR HIGHLANDS TOWN CENTER AREA (continued)

Banks

Bank of America
Union Bank of California
Wells Fargo
World Savings Bank

Recreation/Services

Barnes & Noble
Curves
KinderCare
Ultra Star Cinema

3

3 CARMEL COUNTRY PLAZA AREA

Food Services

Champagne Bistro
Coffee Bean & Tea Leaf
Domino's
Einstein Bros. Bagels
Jamba Juice
McDonald's
Oggi's Pizza
Panda Express
Quizno's
Ralph's
Rubio's
Starbuck's
Submarina
Sushi Ya

Postal Services

The UPS Store

Banks

Western Financial Savings

Recreation/Services

Blockbuster
Dryclean USA
JW Tumblers
Pacific Pet Care

4

4 PIAZZA CARMEL AREA

Food Services

Baskin Robins
Boston Bagels
Panda Express
Papa John's
Pat & Oscar's
Souplantation
Spices Thai
Star of India
Starbucks
Subway
Sushi a la Kaz
Villa Capri
Vons

Postal Services

Postal Annex
US Post Office Express

Banks

Wells Fargo

Recreation/Services

Avis Rent-a-Car
Pacific Athletic Club
Shell Car Wash & Express Lube

5

5 INTERSTATE 5 & HIGHWAY 56 AREA

Food Services

Arterra
Ruth's Chris
Taco Bell
Tio Leo's

Hotels

Del Mar Marriott
Doubletree Hotel
Hampton Inn & Suites

Banks

Union Bank of California

Recreation/Services

The Training Club

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bldg 12770



bldg 12780



bldg 12770



bldg 12780



bldg 12760 lobby



bldg 12730



bldg 12730



bldg 12760



bldg 12750



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