

THE RESERVE

3390, 3394 & 3398 Carmel Mountain Road | San Diego, CA 92121 | thereservesd.com



/BE
ADVENTUROUS





/BE
CREATIVE

MODERN OFFICE FINISHES

The Reserve is the ultimate in flexible corporate creative office space, offering countless opportunities to customize the optimal workplace. Balconies, decks, roll-ups and other unique amenities cater to a diverse range of potential tenants. The dimensions and sophistication of each creative office space are bounded only by the imaginations of the people who inhabit them.

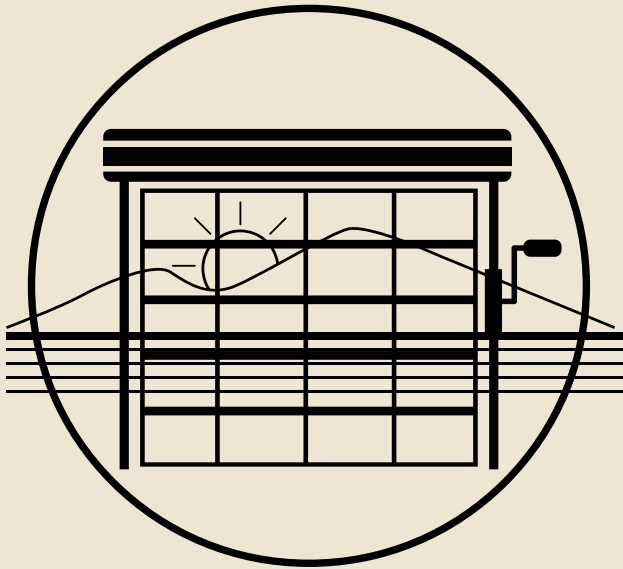




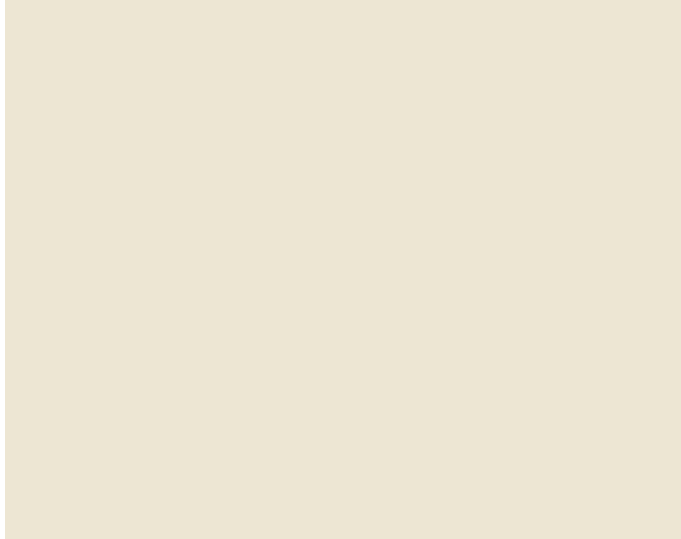


/BE **ON THE EDGE**

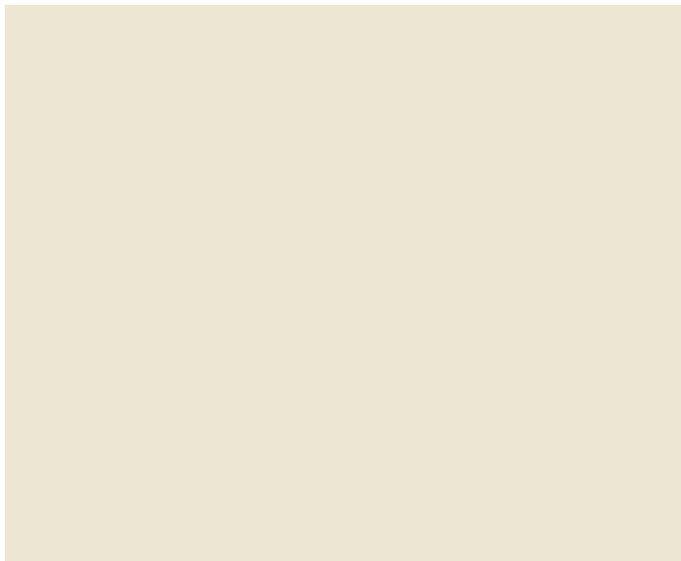
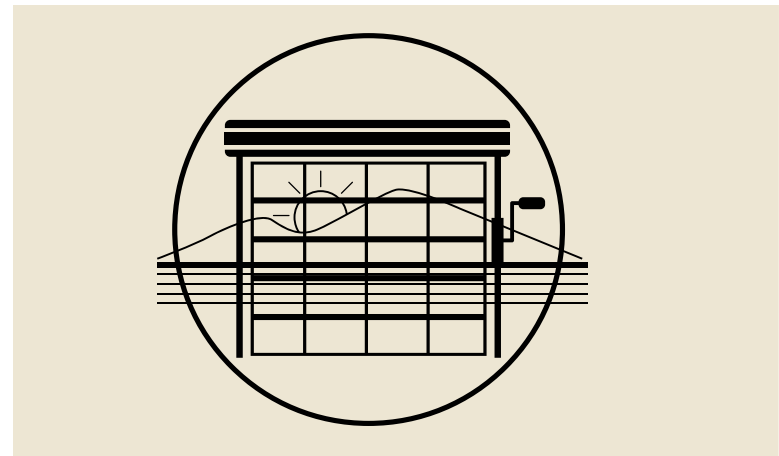
The Reserve's unparalleled location delivers the best of all worlds. It's on the edge of Torrey Pines State Natural Reserve, one of California's most stunning state parks, yet within a short drive or commuter train ride of downtown San Diego. The campus's enviable location is also the perfect metaphor for its creative spaces: a cutting-edge blend of raw, agile and sophisticated.







/BE
CONNECTED





Pacific Ocean

Torrey Pines State Natural Extension

Roberto's Restaurant

Trattoria Ponte Vecchio Restaurant

Seasalt Del Mar

Marriott Hotel

Piazza Carmel Shopping Center

Double Tree Hotel

Ruth's Chris Steakhouse

Torrey Pines State Natural Reserve

Torrey View Estate

El Camino Real

THE RESERVE

Ocean Air Recreation Center

Zip Fusion

Torrey Corner Shopping Center

Trail head

Corner House Cafe

Java Shack

Cafe Ambassador

NY Garden Cafe

Hilton Hotel

New English Brewery

The Lodge Hotel

Torrey Pines Golf Course

Sorrento Valley Station

5

56

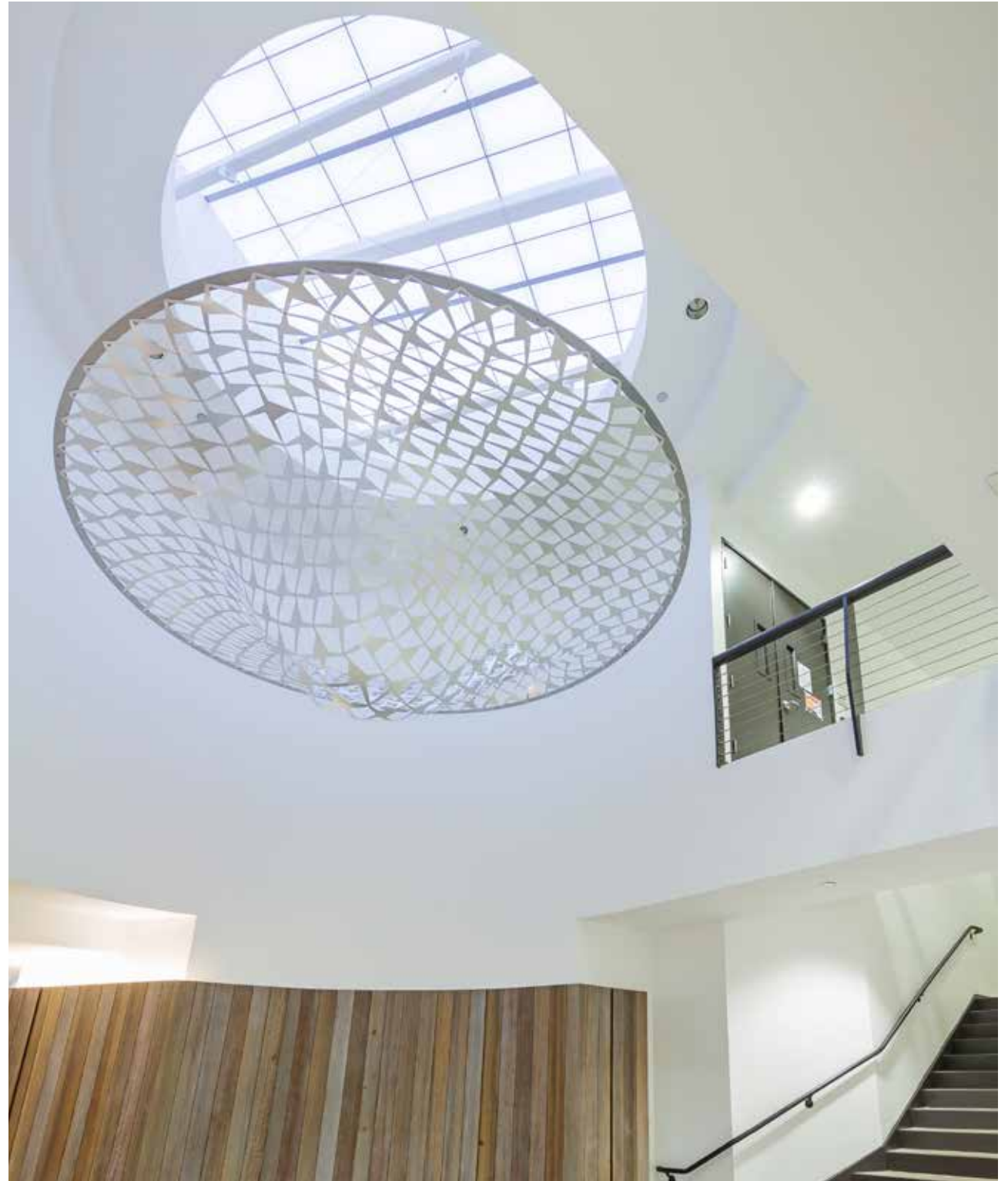
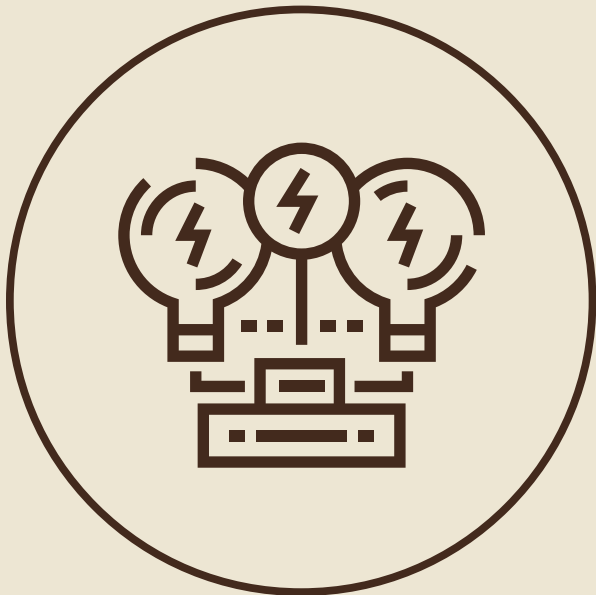
S21





/BE INSPIRED

The Reserve's numerous outdoor observatories, patios and balconies overlook the Reserve, conveying its natural beauty into the interiors of each building. High ceilings and tall windows afford 120-degree views of the spectacular California coast. Materials like exposed wood beams, corten steel and natural stone draw inspiration from the surrounding wilderness, creating a distinctive environment for creative office space.






/BE YOURSELF

The Reserve's uncommon character presents the ideal conditions for a healthy work/life balance. The tranquil surroundings create an atmosphere of clarity and reflection, enabling workers to tap into their own creativity and innovation. The beautiful backdrop sets the stage for inspiration and collaborations that are equal to the exceptional surroundings.








 TO I-5,
 805,
 CA-56



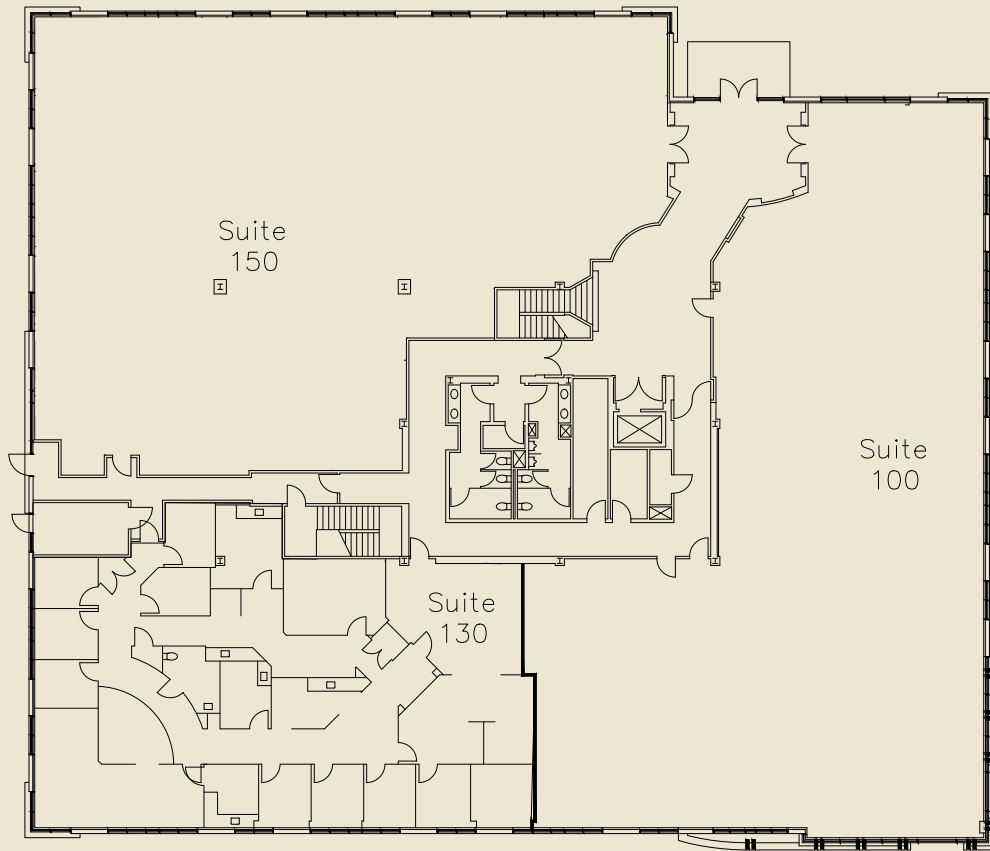

CARMEL MOUNTAIN ROAD

TORREY PINES RESERVE

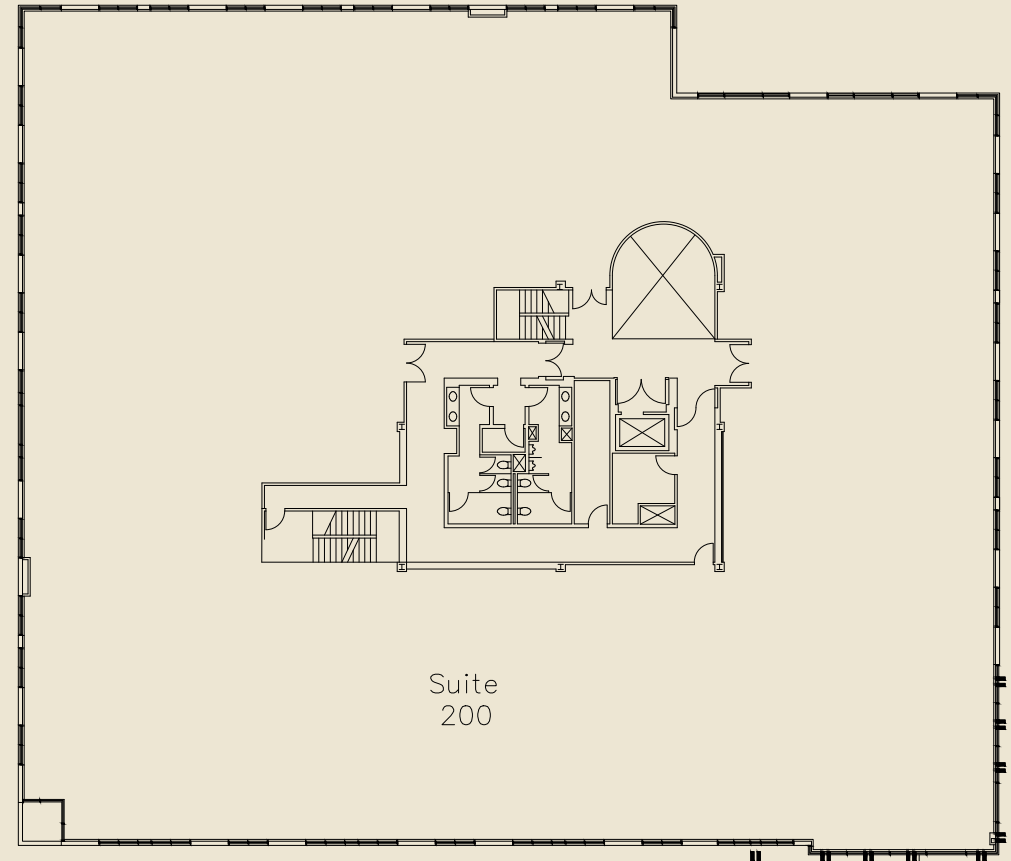
-  Outdoor Meeting & Seating Areas
-  Existing & Future Private Decks & Patios
-  Showers & Locker Facilities

FLOORPLAN & CURRENT AVAILABILITY

3390 ENTIRE BUILDING | 39,629 SF



1ST FLOOR
19,338 SF



2ND FLOOR
20,291 SF

FLOORPLAN & CURRENT AVAILABILITY

3390 | SUITE 100 | 7,426 SF
(HYPOTHETICAL PLAN)
*SUITE IS IN SHELL CONDITION



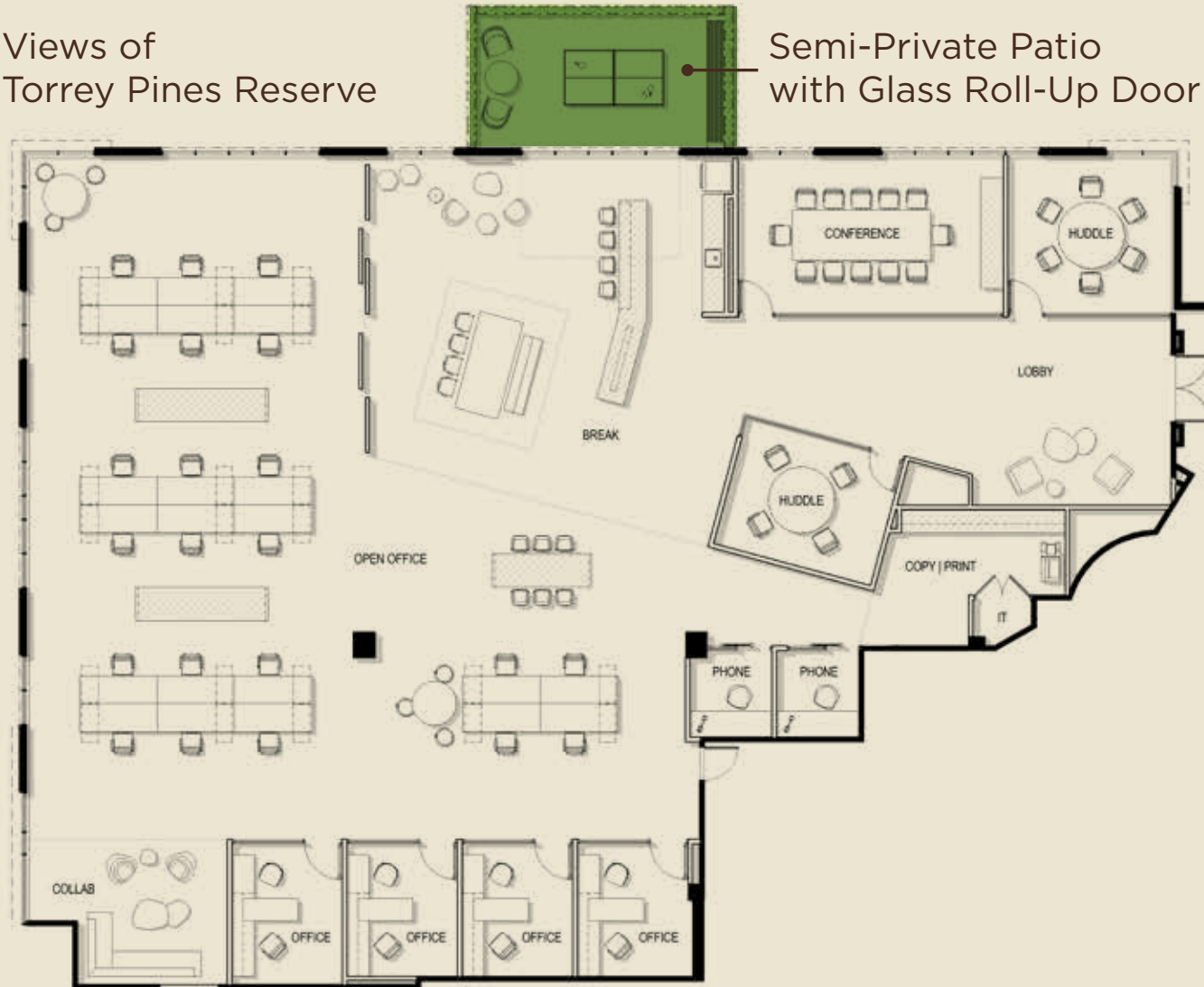
Private Patio
with Roll-up Door

FLOORPLAN & CURRENT AVAILABILITY

3390 | SUITE 150 | 7,544 SF
(HYPOTHETICAL PLAN)
*SUITE IS IN SHELL CONDITION

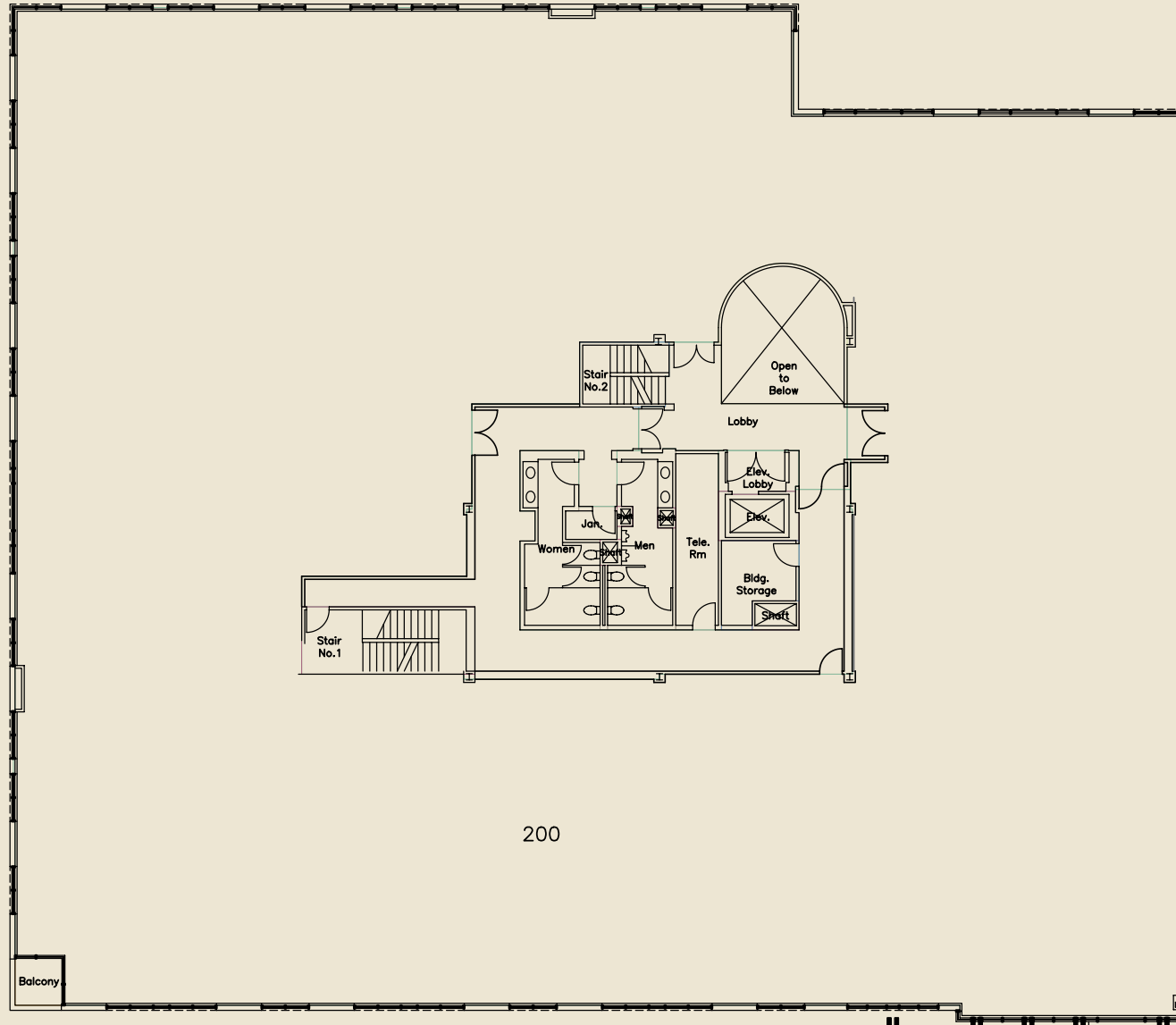
← Views of
Torrey Pines Reserve

Semi-Private Patio
with Glass Roll-Up Door



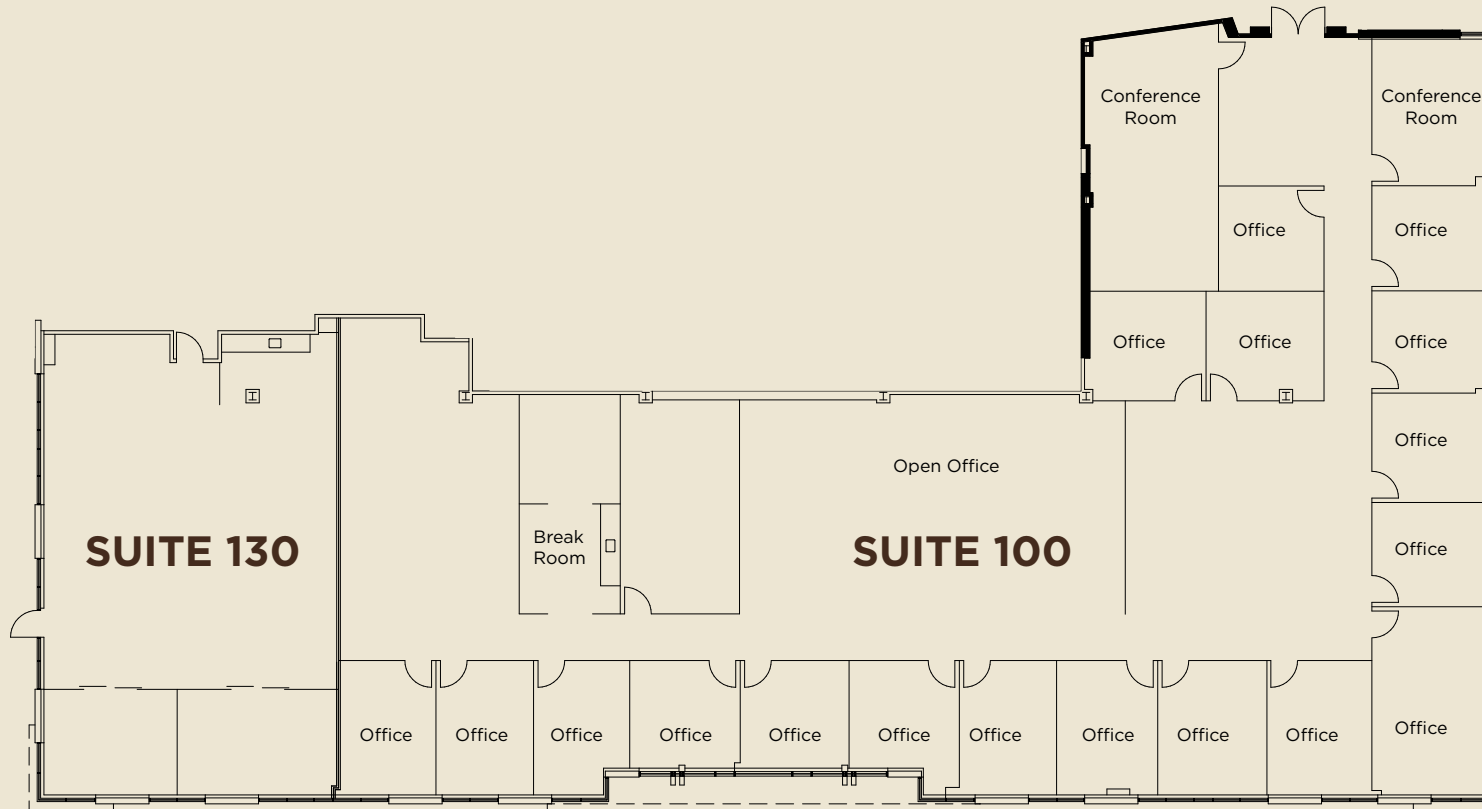
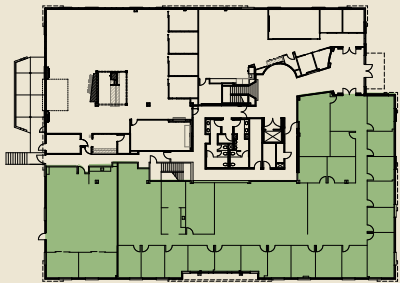
FLOORPLAN & CURRENT AVAILABILITY

3390 | SUITE 200 | 20,291 SF
(FULL FLOOR)



FLOORPLAN & CURRENT AVAILABILITY

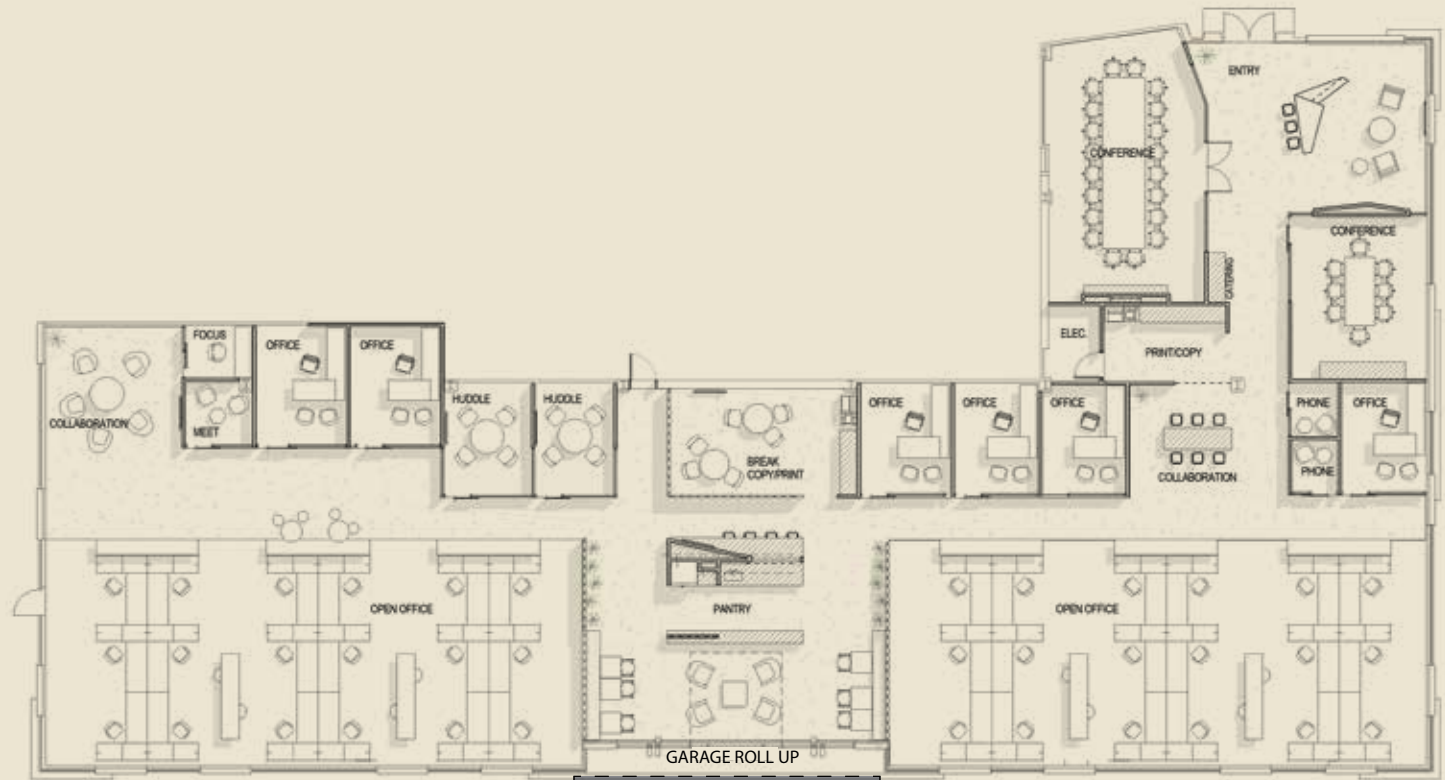
3394 BUILDING | SUITE 100 | 9,154 - 11,251 SF
(AS-BUILT)



↓ Views of
↓ Torrey Pines Reserve

FLOORPLAN & CURRENT AVAILABILITY

3394 BUILDING | SUITE 100/130 | 11,251 SF
(HYPOTHETICAL PLAN)

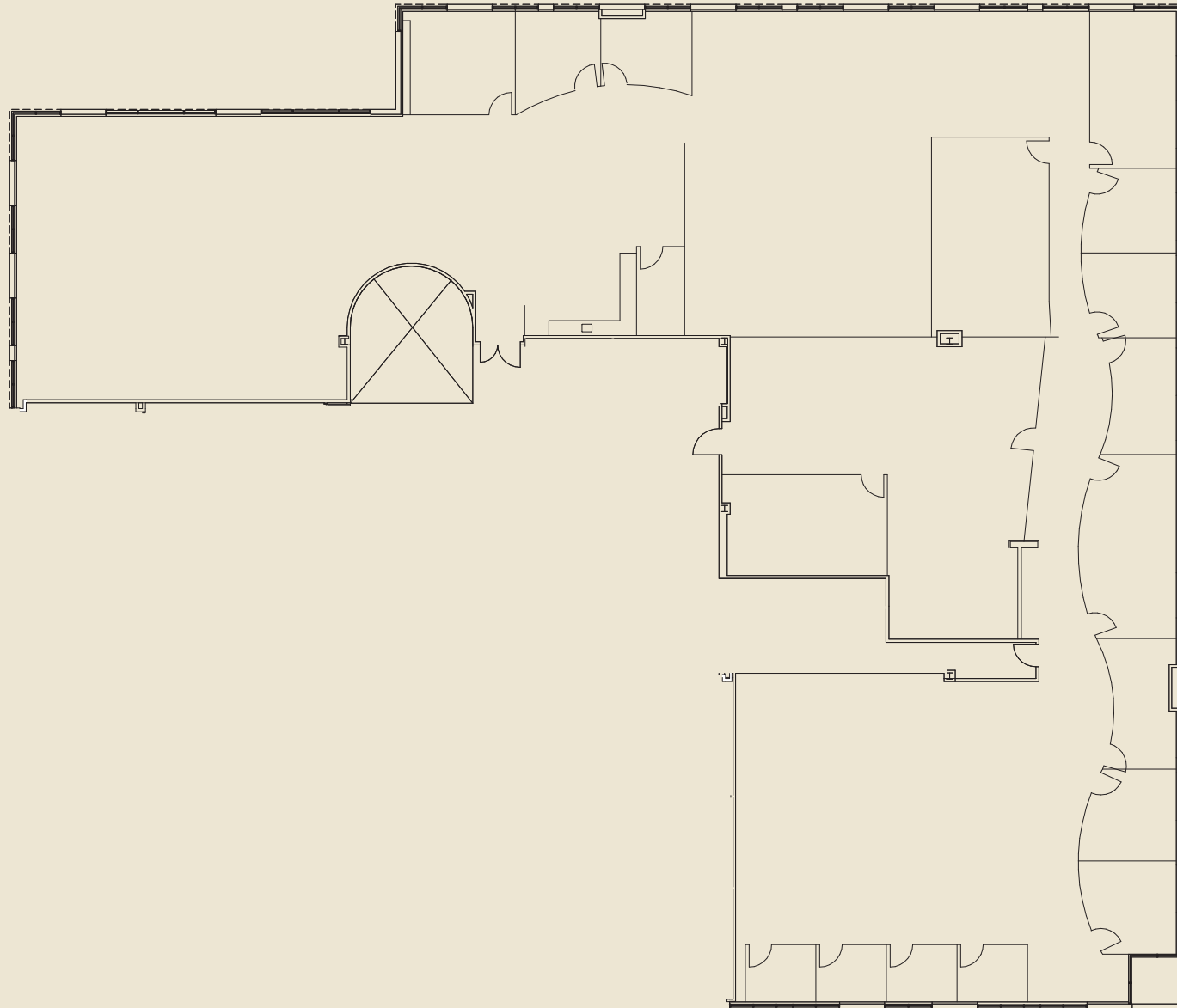
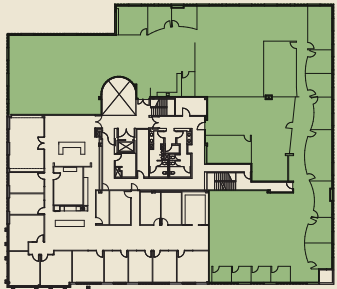


↓ Views of
↓ Torrey Pines Reserve

Semi-private patio

FLOORPLAN & CURRENT AVAILABILITY

3398 BUILDING | SUITE 250 | 5,000 - 13,463 SF
(AS-BUILT)



/BE
AT THE RESERVE



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