

SD | CA

TORREY POINT



CBRE

| **TWO-BUILDING
CLASS A OFFICE PROJECT**

| **PANORAMIC PACIFIC OCEAN
& TORREY RESERVE VIEWS**

| **LEED SILVER
CORE AND SHELL**

**AMERICAN
ASSETS
TRUST**

SD | CA

TORREY POINT



for more information, contact:

DICK BALESTRI
lic. 00452884
+1 858 546 4612
dick.balestri@cbre.com

RYAN EGLI
lic. 01445615
+1 858 546 4648
ryan.egli@cbre.com



**AMENITY-RICH
21ST CENTURY WORKPLACE**



**MODERN
SOPHISTICATED DESIGN**



1

project features

ON-SITE BISTRO



INDOOR/OUTDOOR COLLABORATIVE GATHERING AREAS



WATER FEATURE



FIRE PIT



GYM WITH SHOWER AND LOCKER FACILITIES



SECOND AND THIRD FLOOR BALCONIES



SECURE BIKE STORAGE



TWO-BUILDING CLASS A OFFICE PROJECT



PANORAMIC PACIFIC OCEAN & TORREY RESERVE VIEWS



LEED SILVER CORE AND SHELL

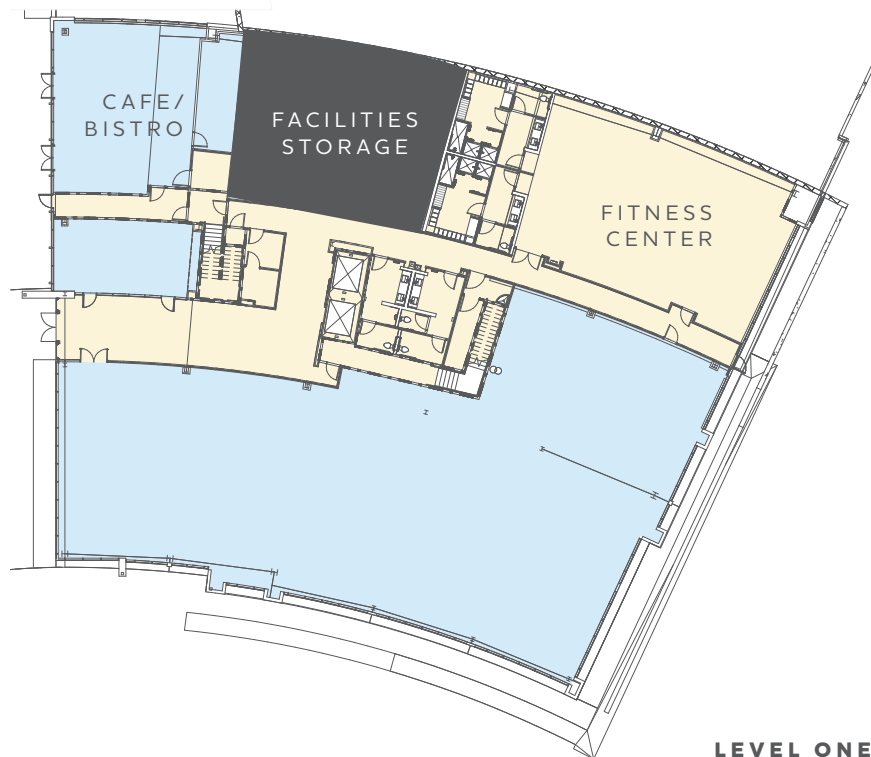


building A

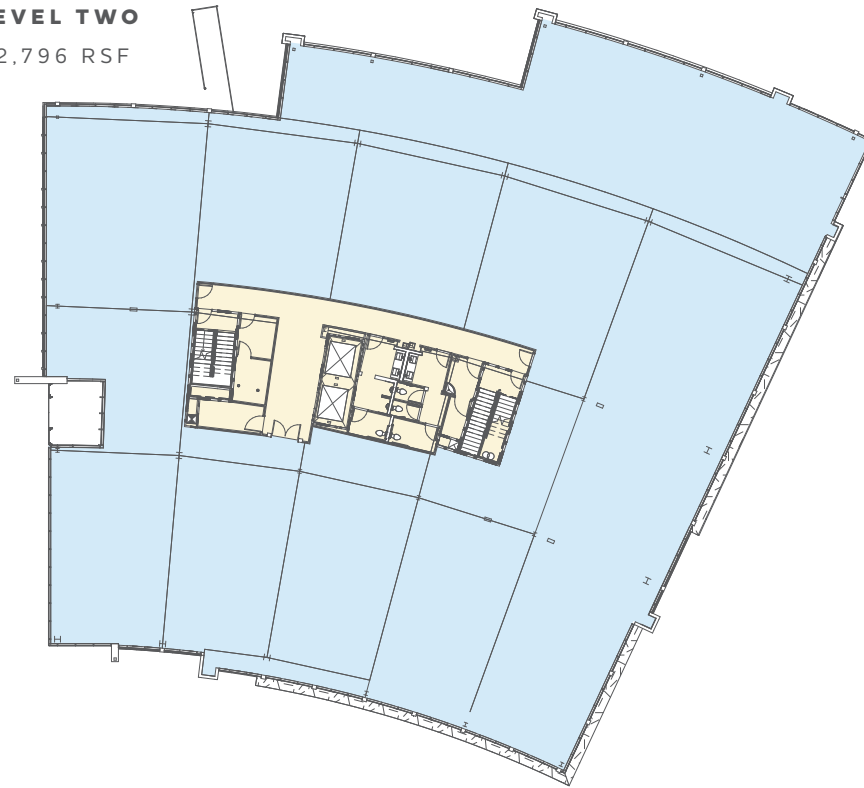
shell floor plans

3430 Carmel Mountain Road
54,707 RSF

4



LEVEL TWO
22,796 RSF

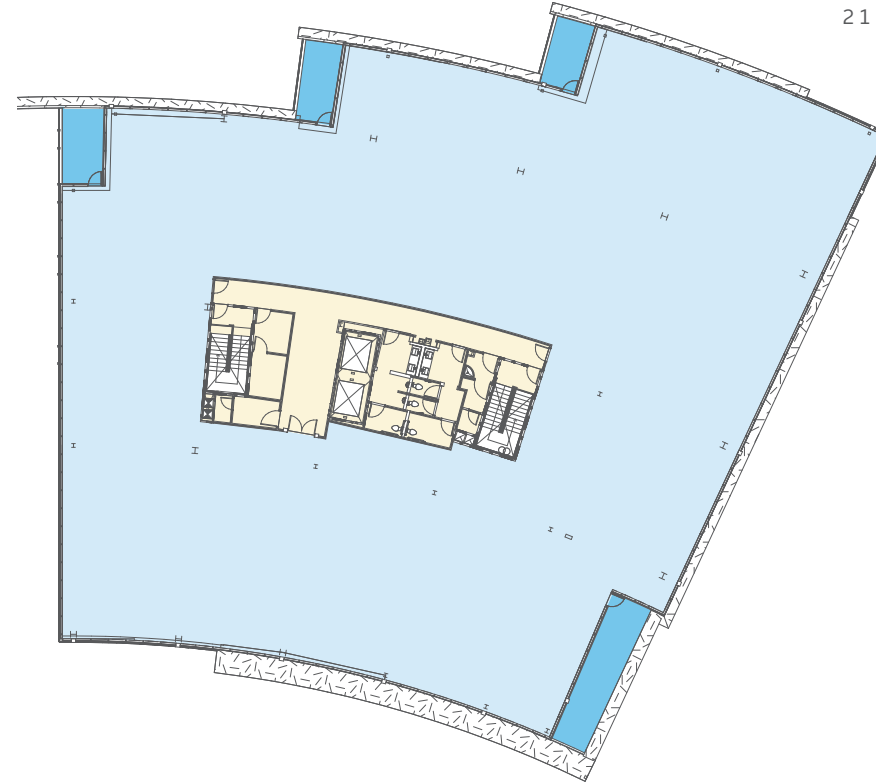


building A

shell floor plans

3430 Carmel Mountain Road
54,707 RSF

LEVEL THREE
21,768 RSF



building B

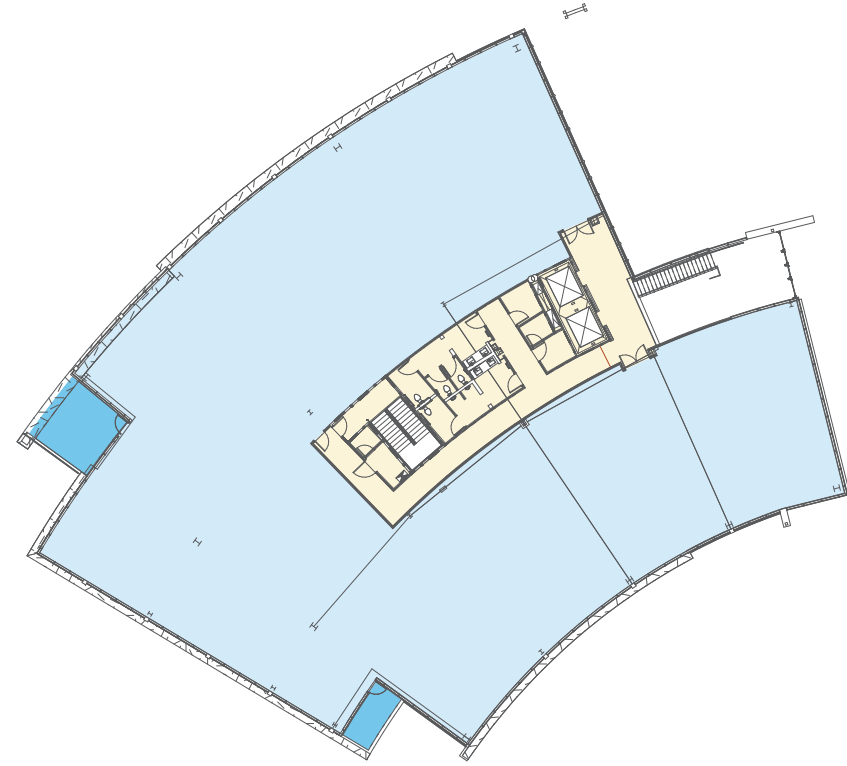
shell floor plans

3420 Carmel Mountain Road
33,733 RSF

6



LEVEL TWO
16,393 RSF



site plan



7

area amenities

TORREY RESERVE

- 1 Ruth's Chris Steakhouse
- 2 Pacific Café
- 3 Ken Sushi
- 4 Kabob Lounge
- 5 California Bank and Trust
- 6 Bright Horizons Day Care

VALLEY CENTRE

- 1 San Diego Marriott Del Mar
- 2 Residence Inn Marriott
- 3 DoubleTree Del Mar
- 4 Hampton Inn
- 5 Torrey Pines Bank
- 6 Taco Bell
- 7 Carmel Valley Shell
- 8 Arterra Restaurant
- 9 Tio Leo's

PIAZZA CARMEL

- 1 Starbucks
- 2 Souplantation
- 3 Mission Federal Credit Union
- 4 Vons
- 5 Subway
- 6 Baskin Robbins
- 7 Postal Annex
- 8 Chipotle
- 9 Panda Express
- 10 Wells Fargo

CARMEL MOUNTAIN RD

- 1 Corner House Cafe & Pizzeria
- 2 Caliente Mexican Food
- 3 Inspired Movement Dance & Performing Arts
- 4 Launchbox





TORREY PINES STATE NATURAL RESERVE & BEACH

TORREY PINES GOLF COURSE

ownership

FOR OVER 50 YEARS, AMERICAN ASSETS TRUST (AAT) HAS BEEN ACQUIRING, IMPROVING AND DEVELOPING PREMIER OFFICE, RETAIL AND RESIDENTIAL PROPERTIES WITH THE PHILOSOPHY THAT A UNIQUE LOCATION CREATES A UNIQUE OPPORTUNITY FOR SUCCESS.

AAT is one of the largest real estate groups in the San Diego region and offers full-service real estate services on over 2.7 million square feet of office buildings throughout California, Oregon, Washington and Hawaii. Additionally, the company's portfolio encompasses approximately 3.0 million square feet of retail and over 1,579 residential apartment units throughout some of the nation's most desirable markets in California, Oregon, Texas and Hawaii. AAT has strong relationships with some of the world's largest financial institutions, including Citicorp, Bank of America, Wells Fargo Bank, JP Morgan Chase & Co., and Morgan Stanley. AAT's financial strength, diversified holdings, and conservative investment philosophy make us an ideal landlord and partner.



for more information, contact:

DICK BALESTRI

lic. 00452884

+1 858 546 4612

dick.balestri@cbre.com

RYAN EGLI

lic. 01445615

+1 858 546 4648

ryan.egli@cbre.com

SD | CA

TORREY
POINT

CBRE, INC.

Broker Lic. 00409987

CBRE

© 2015 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. PMC0006742