

# *Del Mar* II *Corporate Centre*

12340 El Camino Real | San Diego, CA 92130

**CLASS "A" OFFICE SPACE AVAILABLE**

**3<sup>rd</sup> Floor - 7,424 Square Feet (Divisible)**

**Potential for larger space solutions through combination of direct & sublease space**

**KILROY**  
**REALTY**  
CORPORATION

**CBRE**



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**DEL MAR CORPORATE CENTRE II** offers the perfect balance between quality of life and quality work environment. The intimate campus is surrounded by world-class recreation and lifestyle choices and abundant amenities in a location that represents the best of Southern California living.

- Immediate access to Interstate 5 and Highway 56
- Part of two-building class "A" office campus with excellent freeway visibility (U-5)
- Attractive 2-story, atrium style lobby/building entry
- Traffic signal located at the entrance to the property
- Showers & lockers on-site
- Located within an award winning master planned environment
- Surrounding amenities include hotels, restaurants, fitness centers, and retail services
- 4/1000 parking ratio ( $\pm$  65% is covered)
- Kilroy Realty offers flexibility to tenants with portfolio of nearly 2 million sq. ft. in the immediate vicinity
- Excellent ingress/egress with access to all parts of San Diego County via SR-56, I-5, I-805, and I-15
- Above-standard improvements in the available suites
- Engineering, security, and property management staff in immediate area to respond to tenant needs
- Prominent building and monument signage opportunities





### PROJECT SPECIFICATIONS

Building description.....	4-story class “A” office
Building size .....	88,182 rentable square feet
Direct vacancy .....	7,424 SF (divisible to ± 3,500 SF)
Parking ratio .....	4.0/1,000 USF (±65% covered)
Reserved parking charge .....	\$150/space/month
Asking rental rate .....	Negotiable
Core factor.....	±18%
Typical column spacing.....	20’ x 20’ & 20’ x 40’
Bay depths.....	30’ x 38’
Floor loads.....	80 lbs./sf live (20 lbs./sf dead)
Typical finished ceiling heights .....	10’ - 0”
Clear heights.....	1st floor (16’), 2nd & 3rd floor (14’)
Electrical .....	12 watts/SF
Power .....	3,000 Amp, 480/277 volt, 3 phase, 4 wire
Fiber Optics.....	Cox Communication & AT&T
HVAC/Mechanical.....	Three (3) variable air volume units
Elevators .....	Three (3) electrical passenger elevators (3,000 lbs.)
Sprinklered .....	Ordinary hazard
Year built .....	2002



*PROJECT SITE PLAN*





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## CURRENT AVAILABILITIES

SUITE AVAILABLE	AVAILABLE SQ. FT.	DATE AVAILABLE	ASKING LEASE RATE	DESCRIPTION
SUITE 350	7,424 (Divisible to ±3,500 SF)	NOW	Negotiable	Efficient corner space, excellent window line and above standard improvements throughout the premises. The space is configured with 11 private offices, open area for cubicles, a large board room, and interior support spaces including a break room, storage room, server room and a large file / copy / work room. Divisible to ±3,500 SF.
SUITE 325 (SUBLEASE)	9,485	NOW	Negotiable	Available on a sublease basis. Premier space featuring prominent elevator lobby exposure. The space currently features 15 private offices, a large and medium sized conference room, interior open area for cubicles and support spaces including a server room, break room and file/fax/copy areas. Suite 325 is currently furnished. Can be combined with Suites 350 for a total contiguous block on the 3rd floor of 16,909 SF.

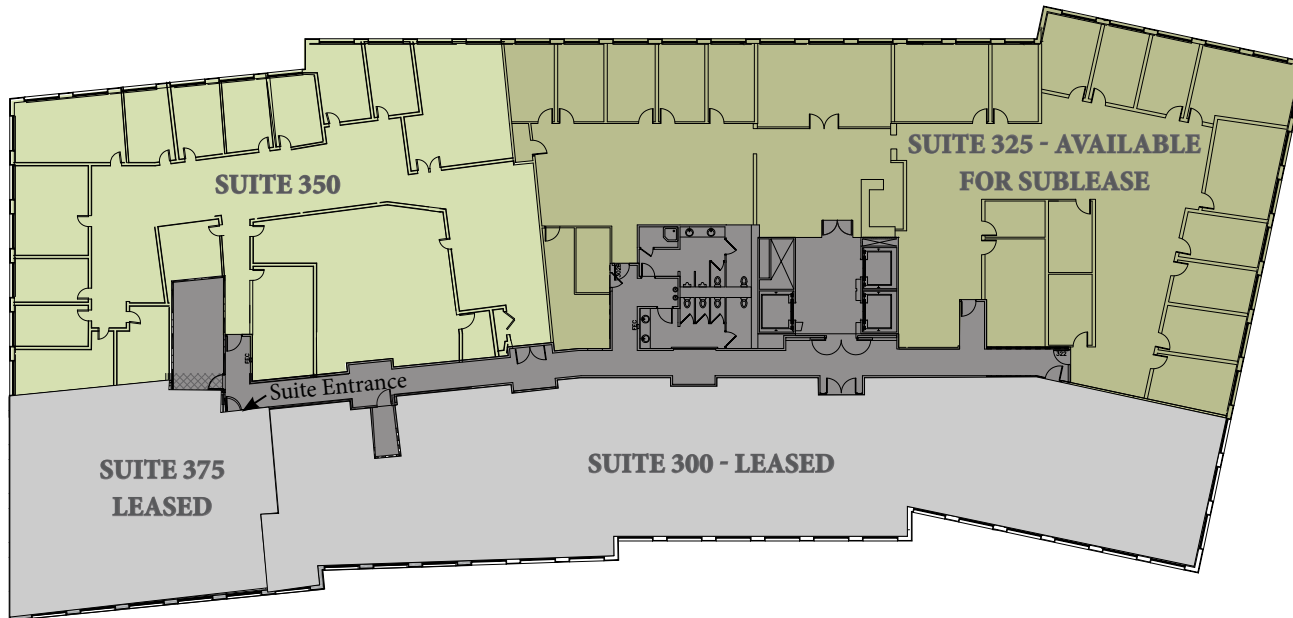







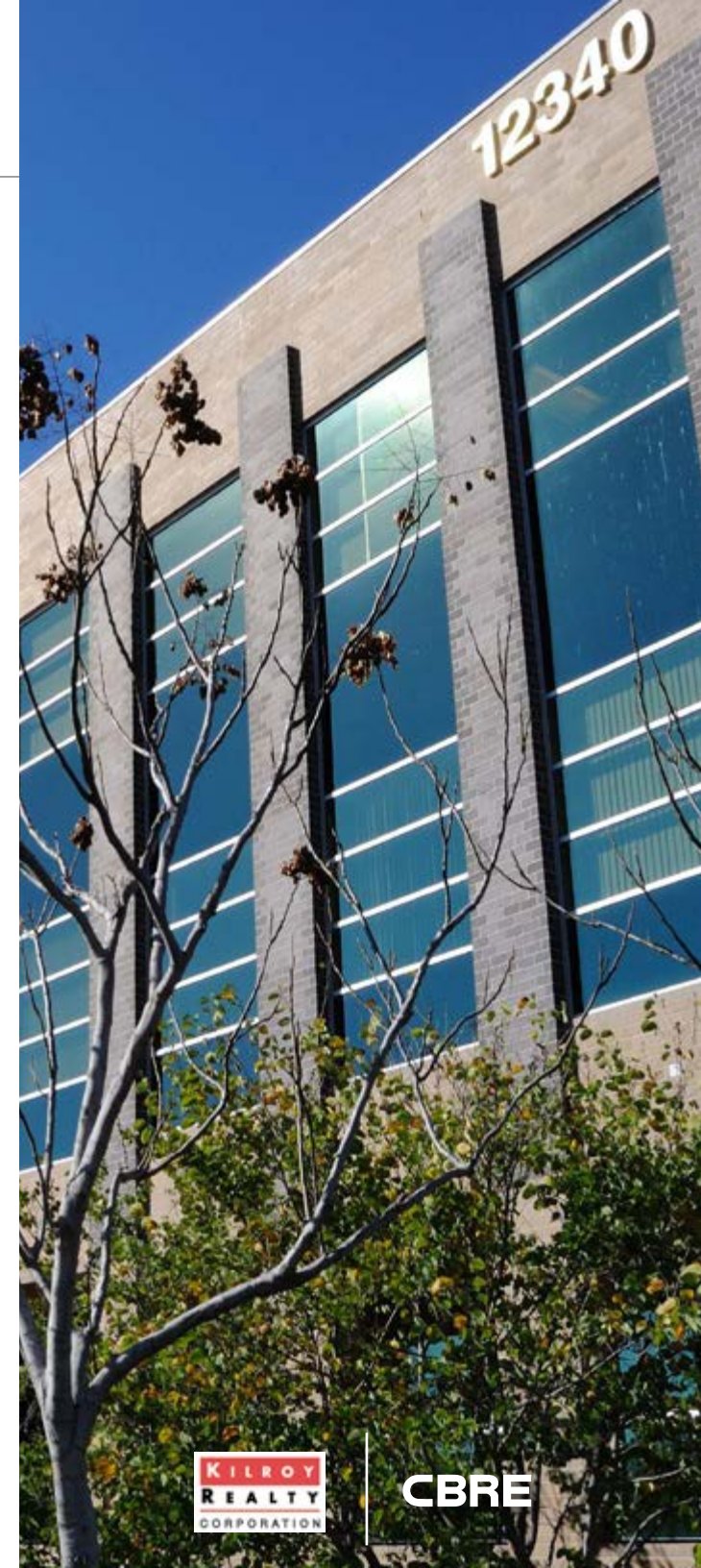
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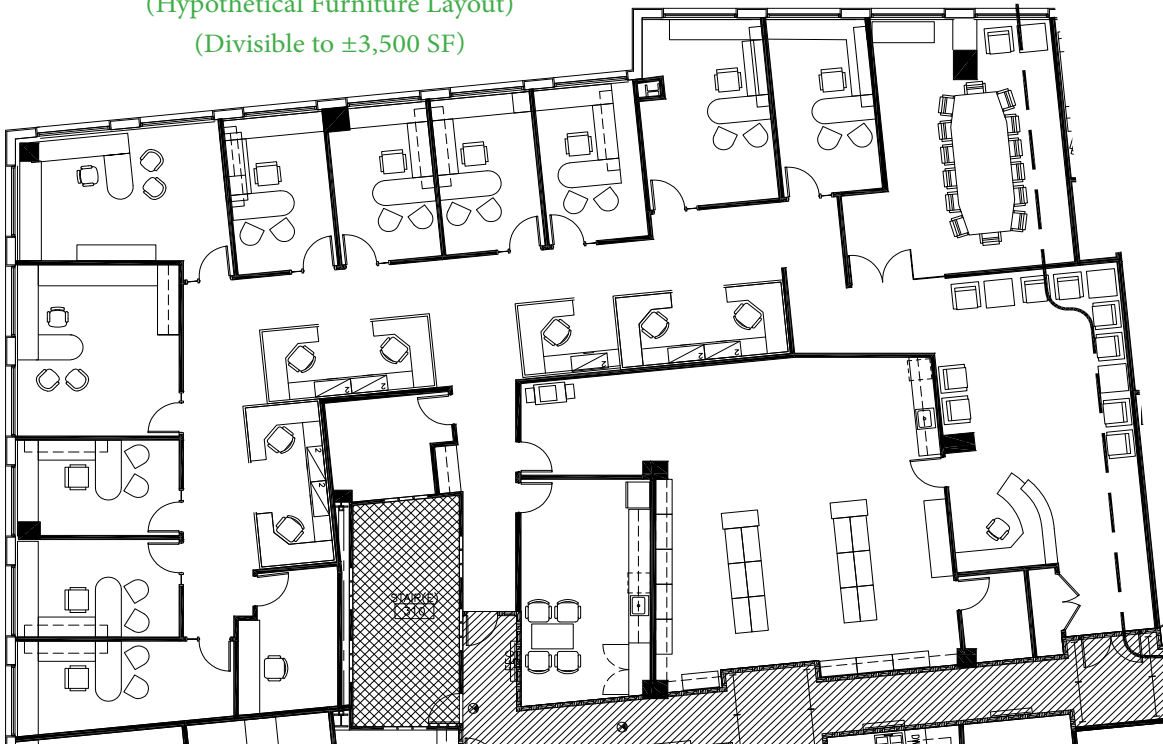
**3<sup>RD</sup> FLOOR PLAN**  
16,909 SF AVAILABLE  
(DIVISIBLE TO 3,500 SF)



-  SUITE 325 - 9,485 SF (SUBLEASE)
-  SUITE 350 - 7,424 SF (DIVISIBLE)
-  COMMON AREA



**SUITE 350**  
±7,424 SF AVAILABLE  
(Hypothetical Furniture Layout)  
(Divisible to ±3,500 SF)



**EXISTING SUITE CONFIGURATION**

- Conference Room
- 11 private offices
- Break room
- Large production/copy room
- Storage room
- Formal reception area
- Open area for cubicles





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## SURROUNDING AMENITIES

**1** MARRIOTT - DEL MAR & ARTERRA RESTAURANT



**2** HAMPTON INN SAN DIEGO - DEL MAR



**3** DOUBLETREE HOTEL SAN DIEGO - DEL MAR



**4** SHELL GAS STATION & DELICATESSEN



**5** STARBUCKS COFFEE



**6** CHIPOTLE MEXICAN GRILL/ MISSION FED CREDIT UNION



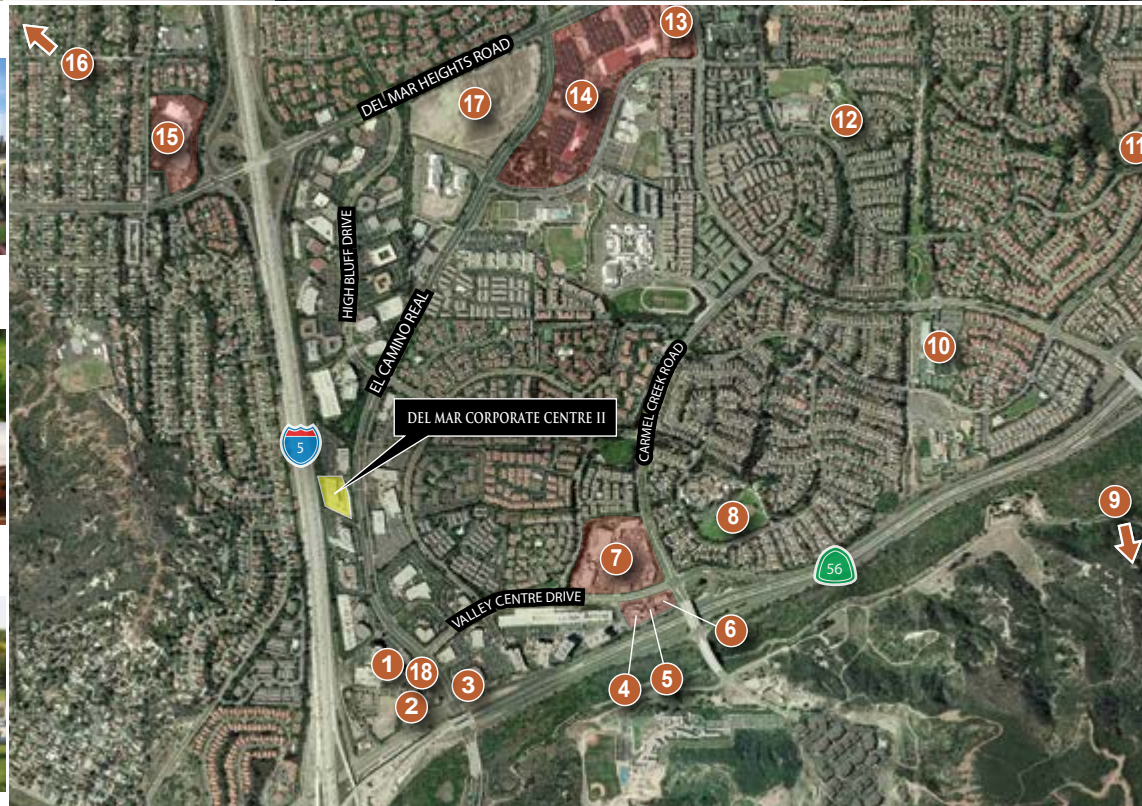
**7** PIAZZA CARMEL



**9** THE GRAND DEL MAR GOLF RESORT



**11** CARMEL KNOLLS PARK



**8** CARMEL DEL MAR PARK



**10** PACIFIC ATHLETIC CLUB



**12** CARMEL CREEK NEIGHBORHOOD PARK



**13** CARMEL COUNTRY PLAZA



**14** DEL MAR HIGHLANDS TOWN CENTER



**15** DEL MAR HEIGHTS VILLAGE



**16** DEL MAR RACE TRACK / DEL MAR BEACHES



**17** ONE PASEO - FUTURE MIXED-USE DEVELOPMENT



**18** RESIDENCE INN BY MARRIOTT (UNDER CONSTRUCTION)





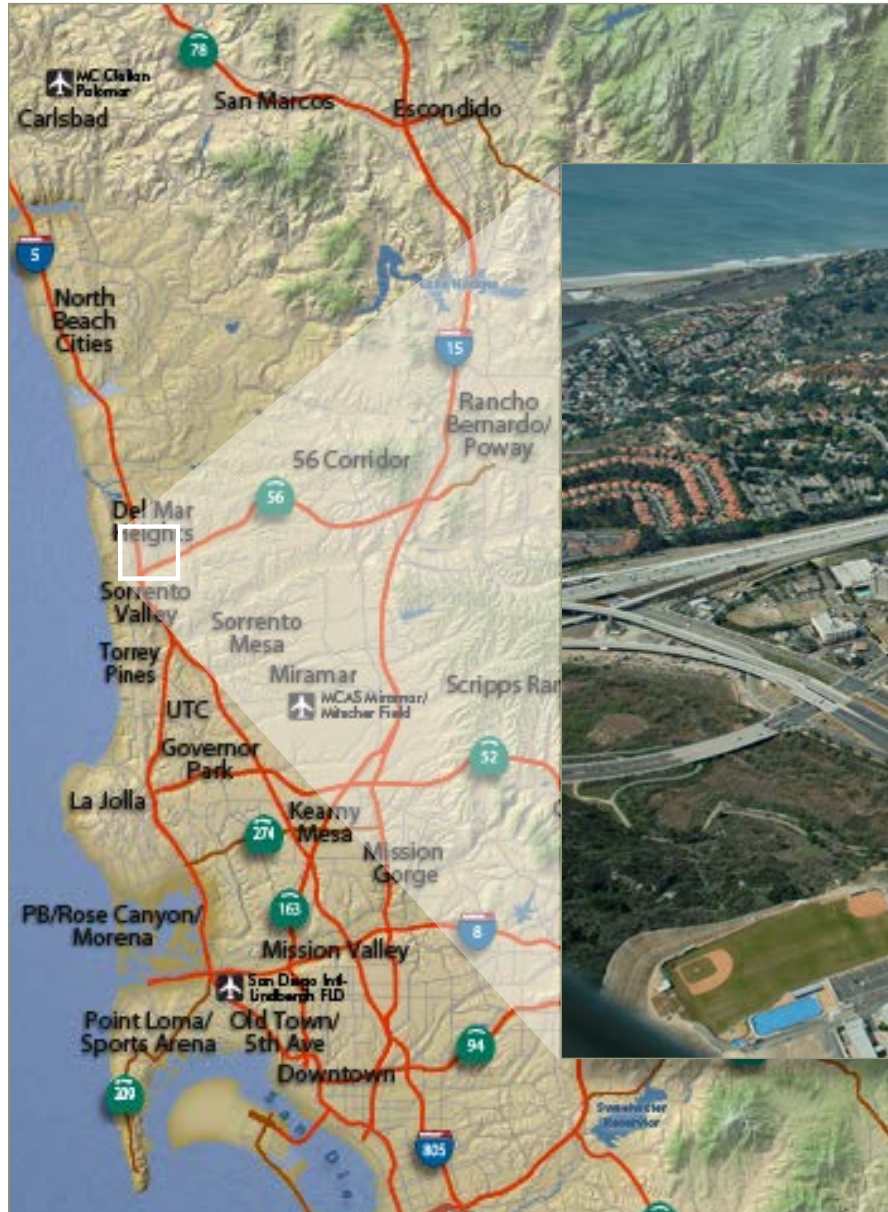
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## LOCATOR MAP/AERIAL



 SUBJECT PROPERTY

 KILROY HOLDINGS / EXPANSION POTENTIAL



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## SINCE 1947...DECADES OF EXPERIENCE AT YOUR SERVICE

Kilroy Realty Corporation (NYSE:KRC) has built deep experience within West Coast commercial real estate markets by serving a range of dynamic industries over an ever-evolving business landscape for over 65 years. Their premium commercial properties total more than 14 million square feet, spanning from Seattle to San Diego.

## A MAGNET FOR INNOVATION

Kilroy knows that when looking for commercial real estate, businesses aren't just looking for a building, but an environment that reflects their culture. Their primary goal is to provide premium, adaptable and productive work environments for a wide range of client industries, including technology, media, telecommunications, engineering, entertainment, healthcare, biotechnology, and professional services. Location is everything, which is why their properties are at the center of vibrant business communities that offer a unique quality of life for their clients' employees.

## OUTSTANDING CLIENT RELATIONSHIPS

Many of KRC tenants have done business with them for decades. In a way, you could say they've grown up with them. These relationships are built on a history of trust and experience, so they take the time to understand each prospective client's needs and offer their knowledge and experience to help create the right workplace solution for each one.

## WORKSPACES YOU WANT TO BE IN

Kilroy does everything they can to accommodate the needs of their clients. That's why they design many of their properties in relaxed, campus-style settings that feature outdoor and indoor common spaces, flexible interior floor plates and adaptable office plans. Of course, state-of-the-market infrastructure and amenities always come standard. They believe these efforts increase productivity and employee retention while creating a more successful recruiting experience.

## SUSTAINABILITY IS IN THEIR DNA

Kilroy shares a common interest with their clients for work environments that optimize resources and minimize the impact on the environment. That's why they have become a leading proponent of LEED-certified design, development and property operation. They build all of their new development projects to LEED specifications, some of which have received Gold or Silver certification levels.





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