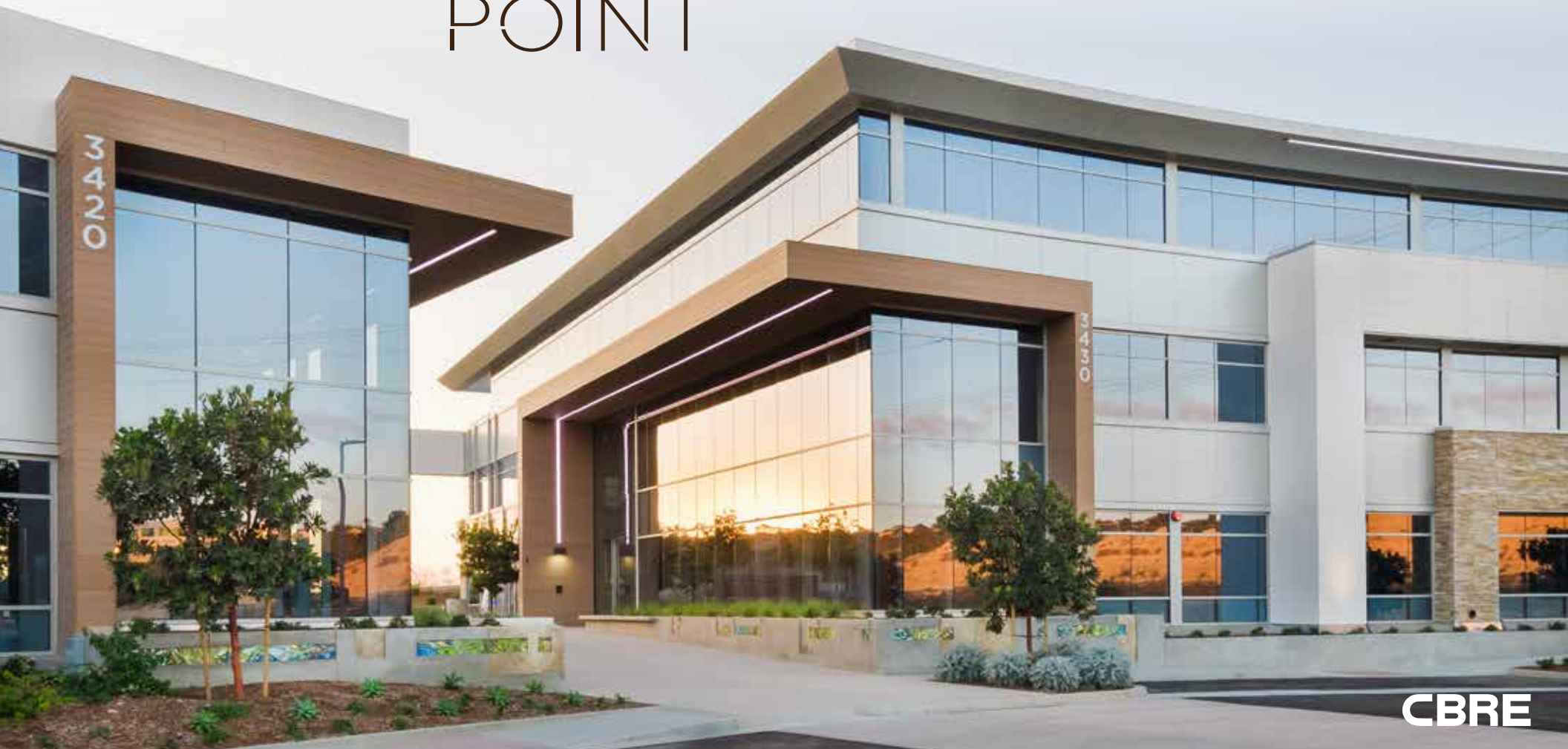


TORREY POINT



CBRE



**TWO-BUILDING
CLASS A OFFICE PROJECT**



**PANORAMIC PACIFIC OCEAN
& TORREY RESERVE VIEWS**



**LEED SILVER
CORE AND SHELL**

**AMERICAN
ASSETS
TRUST**

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CBRE



**AMENITY-RICH
21ST CENTURY WORKPLACE**

**MODERN
SOPHISTICATED DESIGN**





project features



TORREY POINT



ON-SITE BISTRO



GYM WITH SHOWER AND LOCKER FACILITIES



INDOOR/OUTDOOR COLLABORATIVE GATHERING AREAS



THIRD FLOOR BALCONIES AND FIRST FLOOR PATIOS



OUTDOOR WATER FEATURE



SECURE BIKE STORAGE



OUTDOOR FIRE PIT



CLOSE PROXIMITY TO FREEWAY AND COASTER



availabilities

3430 Carmel Mountain Road

BUILDING A

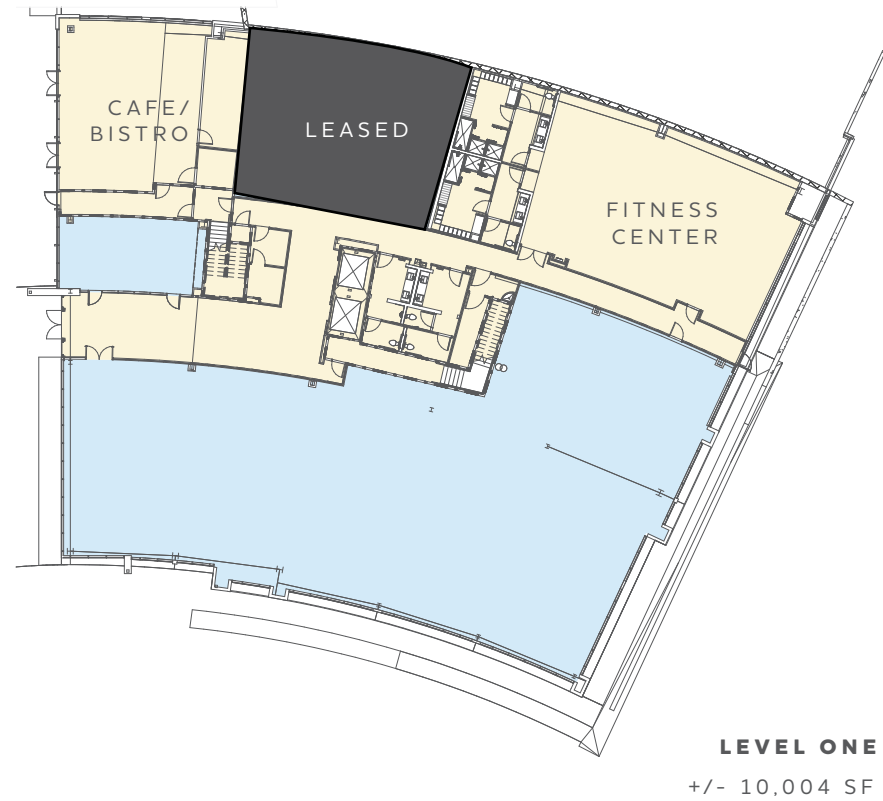
Level 1	10,004 RSF
Level 2 - Suite 275	2,627 RSF
Level 3 - Suite 350	8,209 RSF



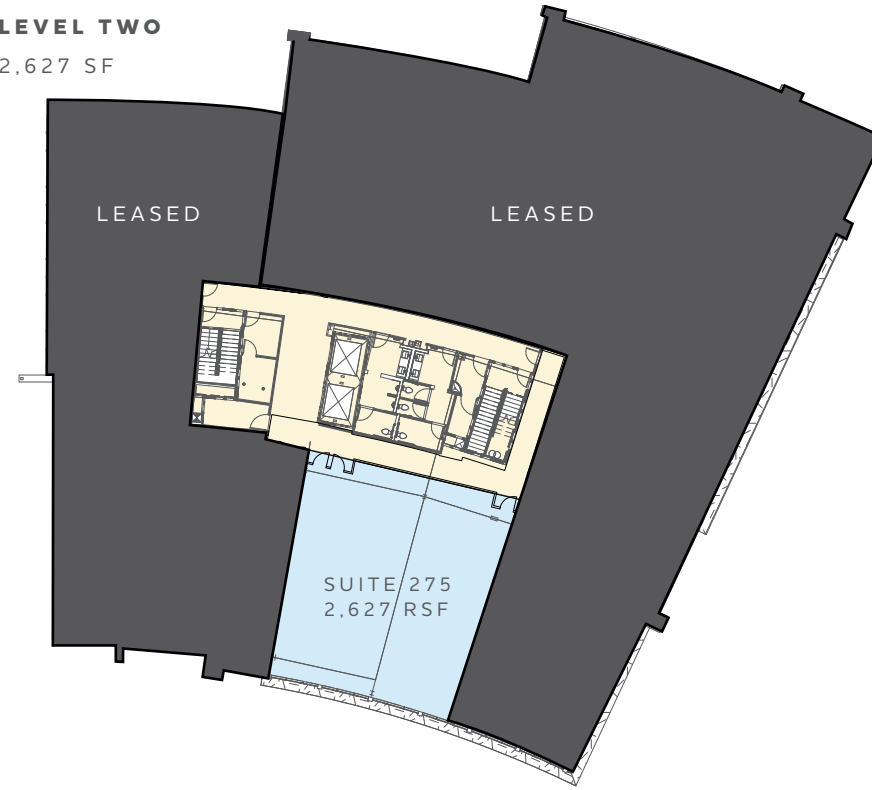
building A

shell floor plans

3430 Carmel Mountain Road



LEVEL TWO
2,627 SF



LEVEL THREE
+/- 8,209 SF



6

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 Verizon 4G Wireless
- 2 Souplantation
- 3 Mission Federal Credit Union
- 4 Pavilions
- 5 Subway
- 6 Baskin Robbins
- 7 Postal Annex
- 8 Chipotle
- 9 Panda Express
- 10 Gami Sushi
- 11 Villa Capri
- 12 Ace Hardware

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

CALIFORNIA
56



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 3.5 million square feet of office buildings throughout California, Oregon, Washington and Hawaii. Additionally, the company's portfolio encompasses approximately 3.2 million square feet of retail and over 2,112 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 Wells Fargo, Bank of America Merrill Lynch, US Bank, PNC Financial Services, and RBC Bank. AAT's financial strength, diversified holdings, and conservative investment philosophy make us an ideal landlord and partner.

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TORREY
POINT

CBRE

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