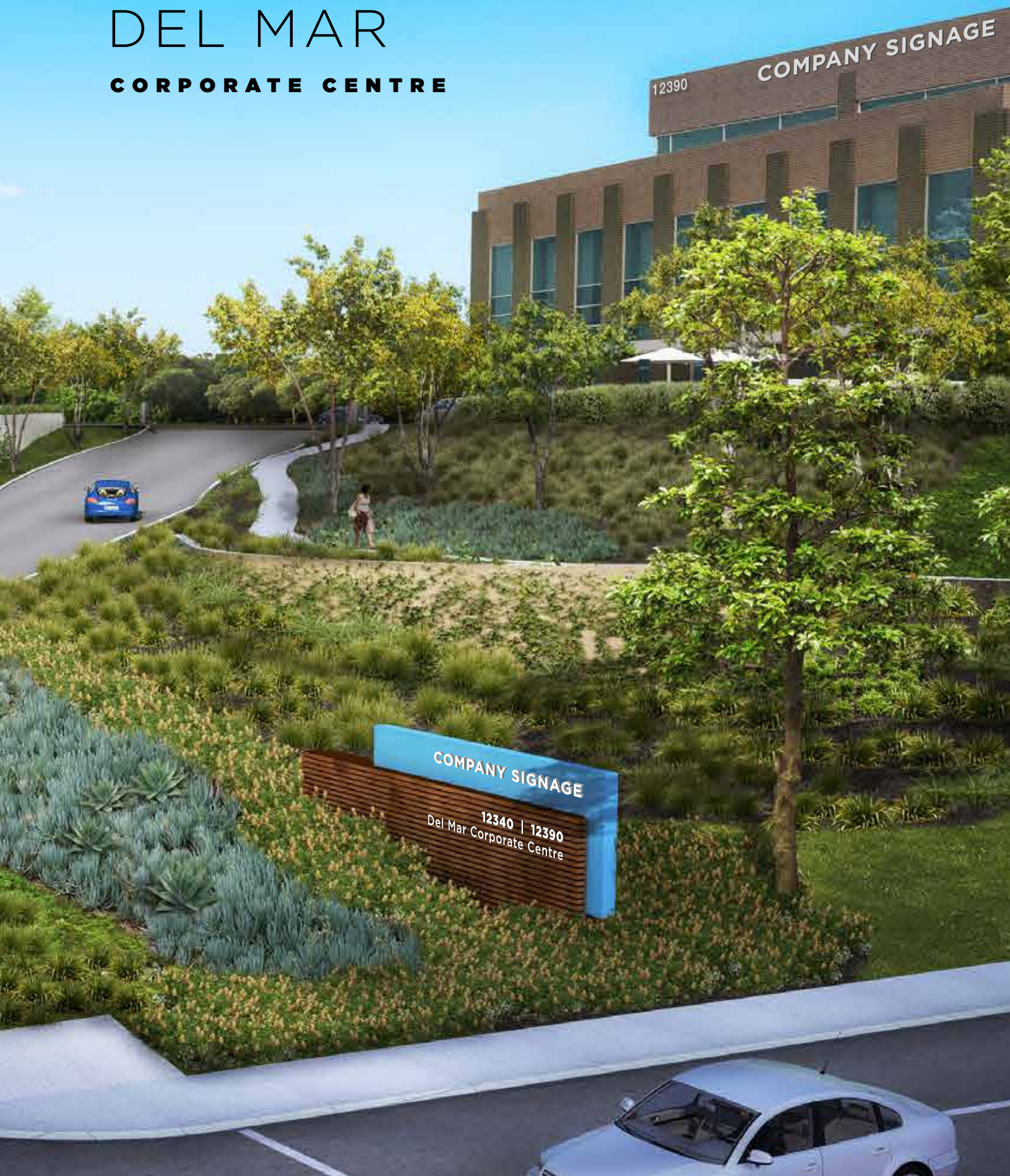


DEL MAR

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





THE NEW DEL MAR CORPORATE CENTER



OUTDOOR GATHERING AREAS



UPGRADED LANDSCAPING

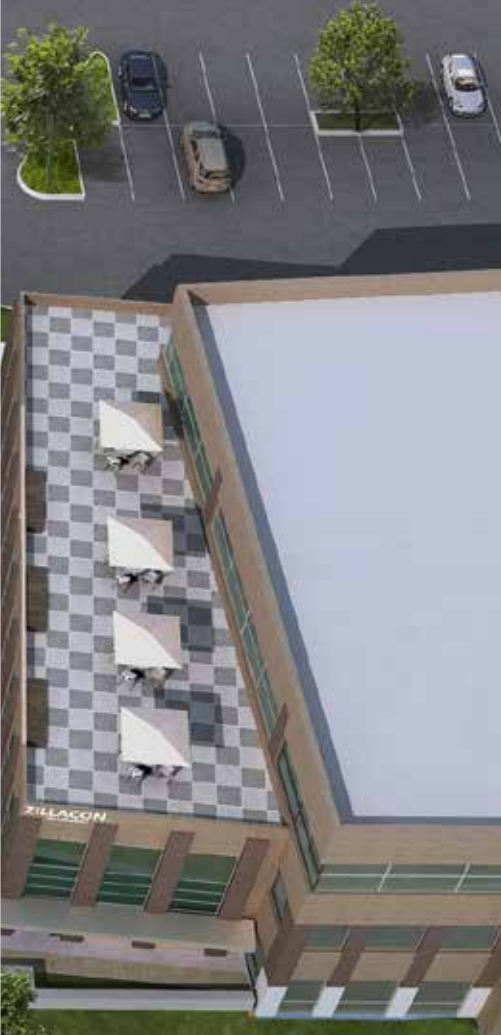


MODERNIZED LOBBIES



ENHANCED SIGNAGE





DEL MAR HEIGHTS

Home to San Diego's Most Prestigious Companies

Del Mar Corporate Centre offers the perfect balance between quality of life and quality work environment. Its neighbors include industry leaders in legal, technology, healthcare, finance, and telecommunications.

The intimate, Class-A campus is surrounded by world-class recreation and lifestyle choices close to San Diego's top neighborhoods: Del Mar, Carmel Valley, La Jolla, Solana Beach, Rancho Santa Fe, Fairbanks Ranch, and Santaluz.







BE SEEN, BE MEANINGFUL

- 1 **Prime, Prominent Presence** excellent
building top signage facing I-5 and El Camino Real //
monument signage facing signalized intersection
- 2 **Enhanced Courtyard With Meeting Areas**
modernized and newly repositioned lobbies and
common areas
- 3 **Immediate Access to Amenities**
both on-site & within walking distance
- 4 **Connected to One Paseo Shuttle**
designated shuttle stop to/from One Paseo
- 5 **Excellent Freeway Visibility**
building top signage visible from the I-5 freeway
- 6 **Walking Path Connection**
direct access to / from El Camino Real
- 7 **Abundant Parking**
surface & subterranean parking

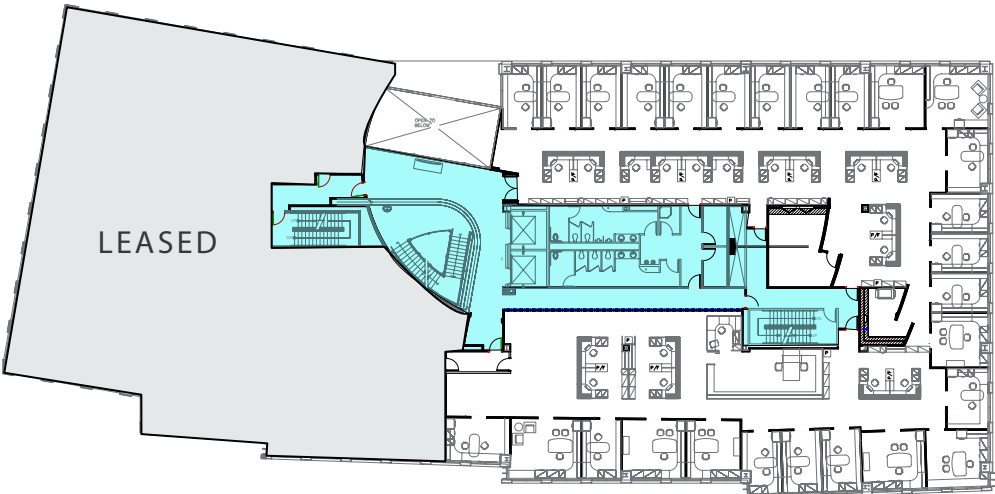
DEL MAR CORPORATE CENTRE I

Up to 38,750 SF Available

12390 EL CAMINO REAL

FLOOR 2

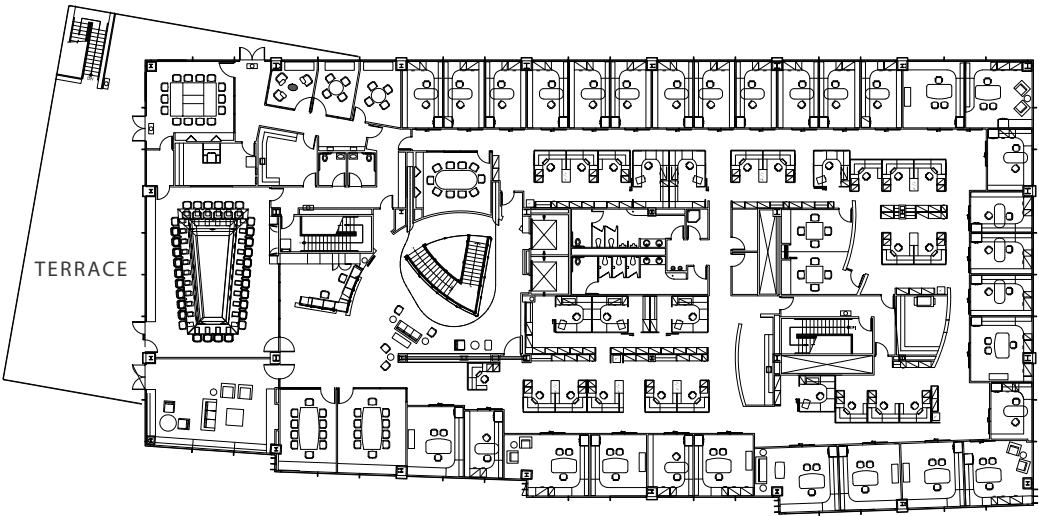
13,000 SF



12390 EL CAMINO REAL

FLOOR 3

25,750 SF



COMMON AREA



DEL MAR CORPORATE CENTRE I





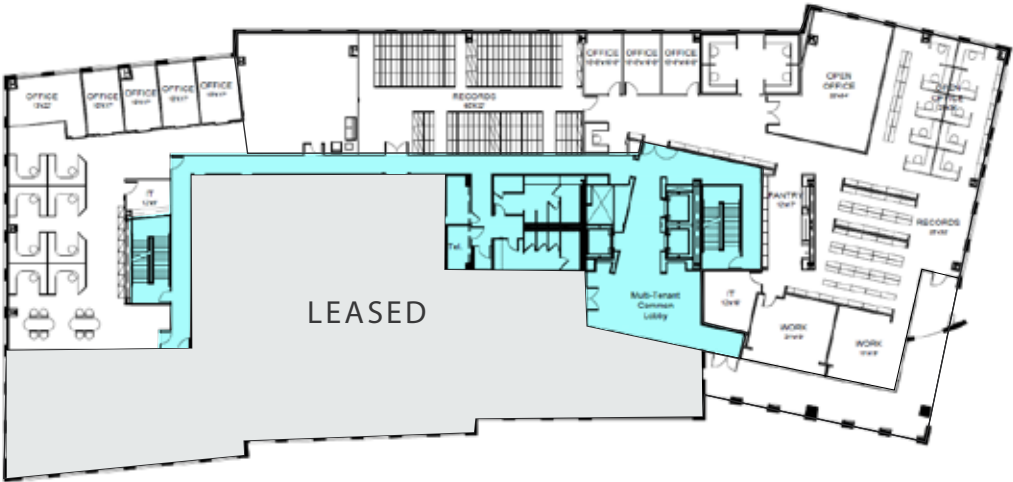
DEL MAR CORPORATE CENTRE II

Up to 51,456 SF Available

12340 EL CAMINO REAL

FLOOR 2

15,365 SF



12340 EL CAMINO REAL

FLOOR 3

9,485 VSF

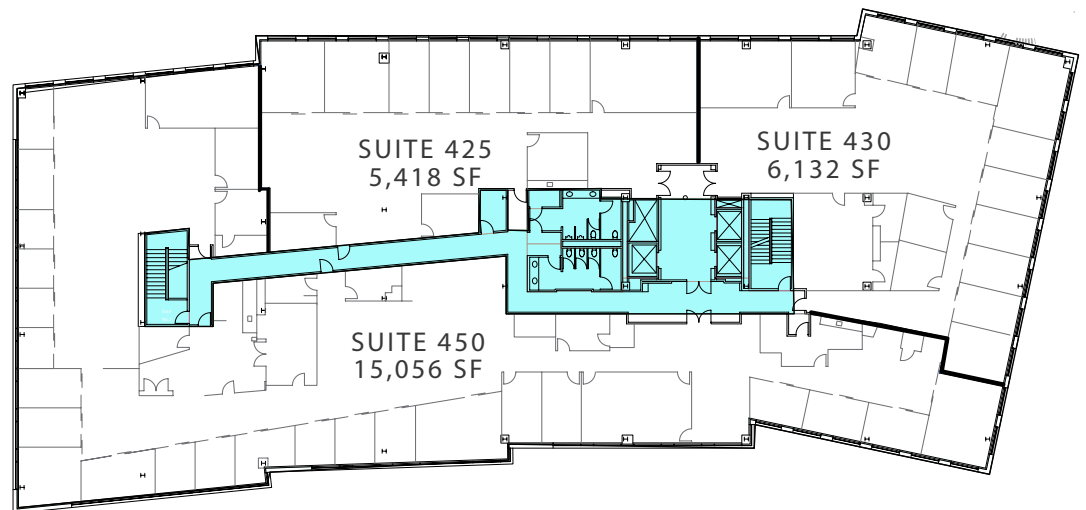


COMMON AREA

12340 EL CAMINO REAL

FLOOR 4

26,606 SF



DEL MAR CORPORATE CENTRE II





THE NEXT ADDRESS FOR INNOVATION

Efficient, Flexible Design

for smart space utilization with the ability to reposition and amenitize

Highly Divisible

variety of space planning options to accommodate various needs

Outdoor Lounge

direct access to outdoor patio and lounge area for customers and employees

2-Story Atrium

dramatic atrium lobby and interconnected stairwell

Showers & Lockers

to accommodate a healthy, work + play lifestyle

Private Roof Terrace

exclusive access from 3rd floor featuring stunning views of Del Mar Heights





SURROUNDING AMENITIES

- 1 **One Paseo** (under construction)
95K SF of curated retail and public plazas for farmers' markets and outdoor functions.
Anticipated delivery: 4Q 2018.
- 2 **Del Mar Highlands Town Center**
Searsucker, Urban Plates, Jimbos Naturally, Taverna Blu, Mia Francesca, Cinepolis, etc. +140K SF retail, the Collection
- 3 **Carmel Country Plaza**
Oggi's Sports Bar, Katana Sushi, Coffee Bean & Tea Leaf, Del Mar Dental Arts, Del Mar Floral & Gifts, etc.
- 4 **Marriott Del Mar, Arterra Sushi Bar, Double Tree Hotel, Hampton Inn**
- 5 **Beachside Del Mar**
Bushfire Kitchen, Broken Yolk Cafe, Kotija Taco Shop, Jersy Mike's Sub, LeBambou, Starbucks Coffee, etc.
- 6 **Carmel Creek Neighborhood Park**
- 7 **Piazza Carmel**
Spices Thai Cafe, Gami Sushi, Villa Capri, Marketplace Grille, Torrey Pines Animal Hospital, Vons, etc.









ABOUT KILROY

With a deep understanding of how environments shape human experience and creativity, Kilroy Realty creates collaborative spaces for the world's most dynamic companies and communities. Our portfolio spans corporate and mixed-use redevelopment and build-to-suit, with ownership of more than 19 million square feet of premium commercial real estate in the hearts of the San Francisco Bay Area, Greater Los Angeles, Greater San Diego, and the Pacific Northwest.

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KILROY

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