



HIGHLANDS  
CORPORATE  
CENTER

DEL MAR HEIGHTS  
CLASS A OFFICE

CBRE



EQ Office



## NEW AMENITY CENTER RENOVATIONS COMPLETE!

- › Canteen with gourmet options refreshed daily
- › Common area conference center
- › Table games (billiards, foosball, shuffle board, and ping pong)
- › Lounge with WiFi and multiple flat screen TVs



# FEATURES

- › Modern, Class A interiors and exteriors
- › New building lobby finishes
- › Public conference center, fitness facility & outdoor pavilion
- › WiFi in common area & outdoor spaces
- › Excellent freeway visibility
- › Immediate access to Interstate 5 and Highway 56
- › Walking distance to One Paseo (97,000 SF of retail)



**ASKING RATE**  
\$4.40/RSF/MO + ELECTRICITY

**PARKING RATIO**  
3.8/1,000 USF



Ample surface and covered parking available



EV car charging stations on-site



Building top or eyebrow signage on the 12730, 12750 & 12760 building



Monument signage available

BUILDING	SUITE	RSF	AVAILABILITY
12730	350*	4,525 SF	SPEC SUITE
12730	400*	13,592 SF	FULL FLOOR VACANT
12750	190	3,779 SF	SPEC SUITE
12750	200	4,618 SF	60 DAYS NOTICE
12750	450	2,997 SF	SPEC SUITE
12760	120**	6,083 SF	VACANT
12760	150**	4,713 SF	SPEC SUITE

\*Suites 350 and 400 may be contiguous to 18,117 SF  
 \*\*Suites 120 and 150 may be contiguous to 10,796 SF

# AMENITIES



## UTC

- La Columbe
- Eureka! Discover American Craft
- Corner Bakery Cafe
- NAPIZZA
- Pressed Juicery
- Shake Shack
- True Food Kitchen
- ArcLight Cinemas
- 24 Hour Fitness
- Super Sport

## LA JOLLA

## UC SAN DIEGO

## TORREY PINES GOLF COURSES

## TORREY PINES STATE BEACH



## PIAZZA CARMEL

- Baker & Olive
- Searsucker
- Casa Sol Y Mar
- Carnitas Snack Shack
- Urban Plates
- Taverna Blue
- Cinépolis,
- Davanti Enoteca
- Mia Francesca
- Rimel's
- Snooze
- Ralph's
- Jimbos

- Chipotle
- Gami Sushi
- Starbucks
- Marketplace Grille
- Pavilions
- Beasley's Cleaners
- Postal Annex +

**CCC**  
HIGHLANDS CORPORATE CENTER

- Katana Sushi
- Oggi's Pizza & Brewing Co.
- Porkyland
- Coffee Bean & Tea Leaf
- Dry Clean USA
- CycleBar
- Carmel Valley Pharmacy
- Del Mar Floral & Gifts
- Union Bank

## NEW PHASE OF DEL MAR HIGHLANDS TOWN CENTER

## ONE PASEO

- Shake Shack
- Sweetfin Poke
- North Italia
- The Butchery
- Ways & Means
- International Smoke
- Mizukiyama Sushi
- Parakeet Cafe
- Tender Greens
- Tocaya Organica

- Joe & The Juice
- Blue Bottle
- Susie Cakes
- Salt & Straw
- BodyRok
- Soulcycle
- Drybar
- curBAR
- Color Counter
- West of Camden
- Van De Vort
- Whiskey + Leather
- Shop Good
- Urban Beach House
- Faherty
- Nathan West
- Pigment
- Marrow Fine

- Starbucks
- Boto Sushi Del Mar
- The Broken Yolk Cafe
- Yoga Del Mar
- Kotija Jr. Taco Shop
- Bushfire Kitchen
- Vons

## DEL MAR HIGHLANDS TOWN CENTER CARMEL COUNTRY PLAZA

## BEACHSIDE DEL MAR



# WALKABLE AMENITIES



ONE PASEO  
SHOPPING CENTER RETAILERS

DEL MAR HIGHLANDS  
SHOPPING CENTER RETAILERS



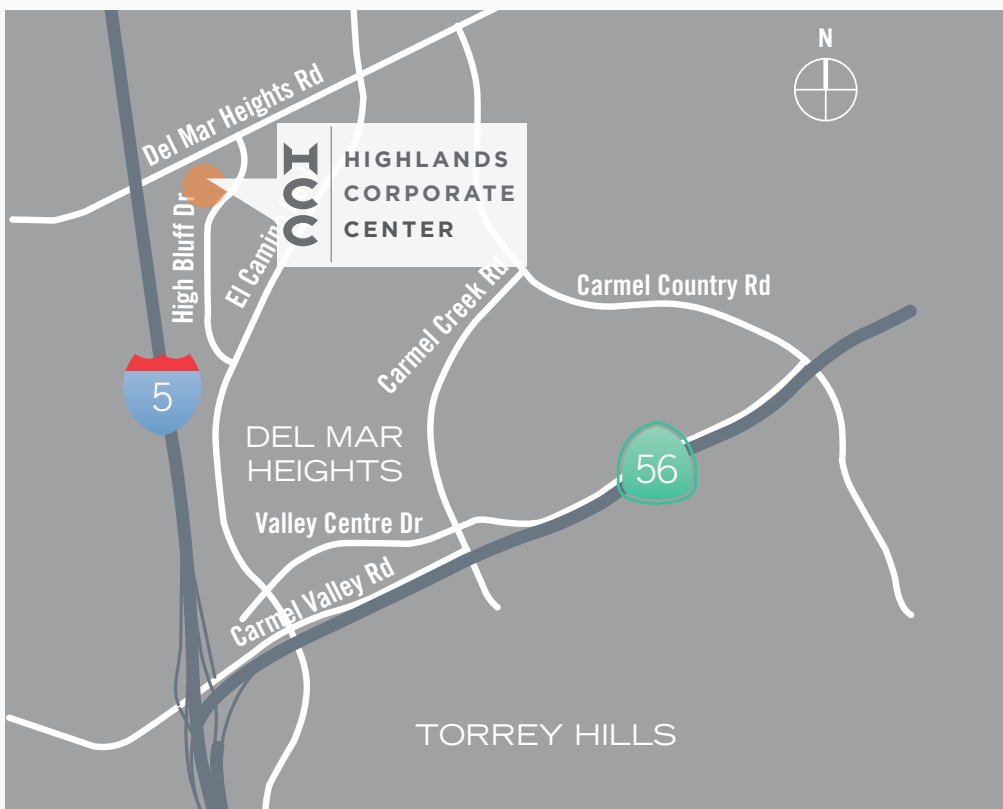
MENDOCINO FARMS  
sandwich market



searsucker





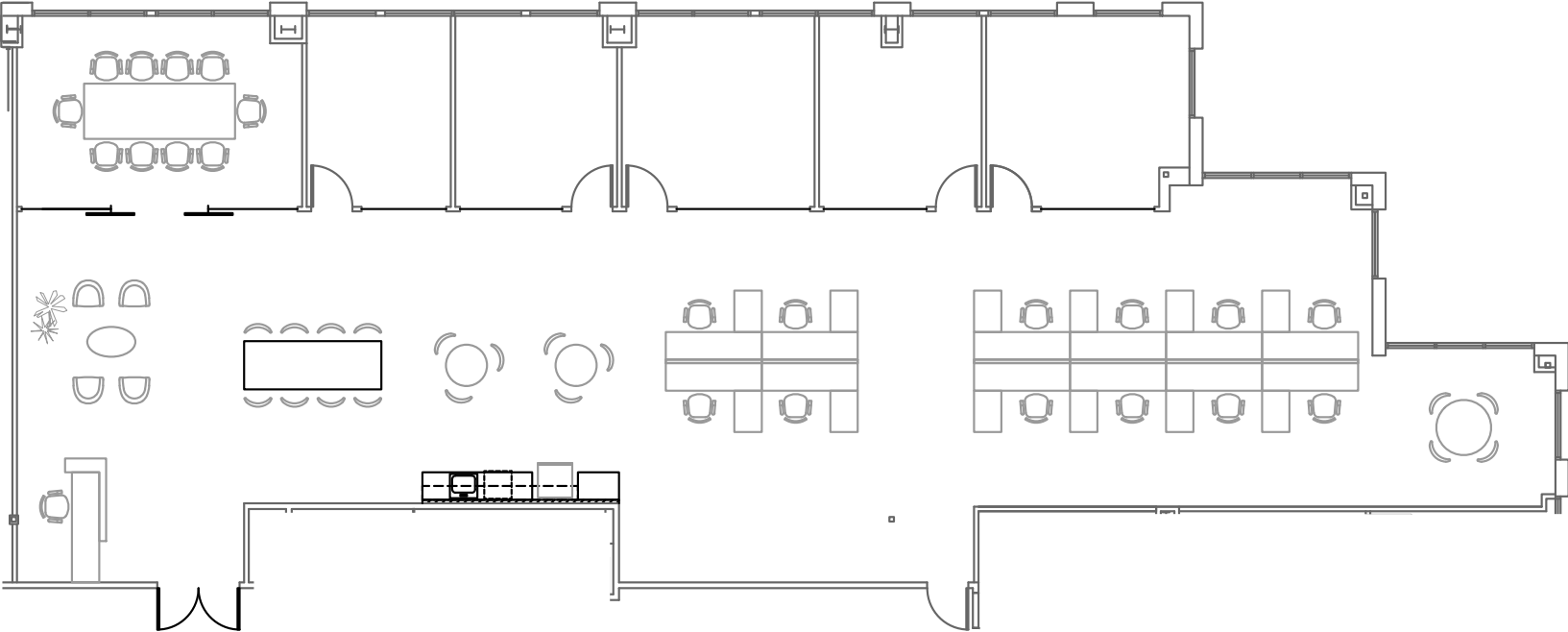




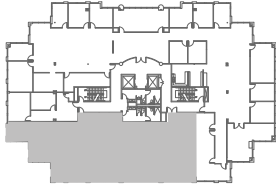
# 12730 HIGH BLUFF DRIVE

SUITE 350: 4,525 RSF | VACANT

## SPEC SUITE PLAN



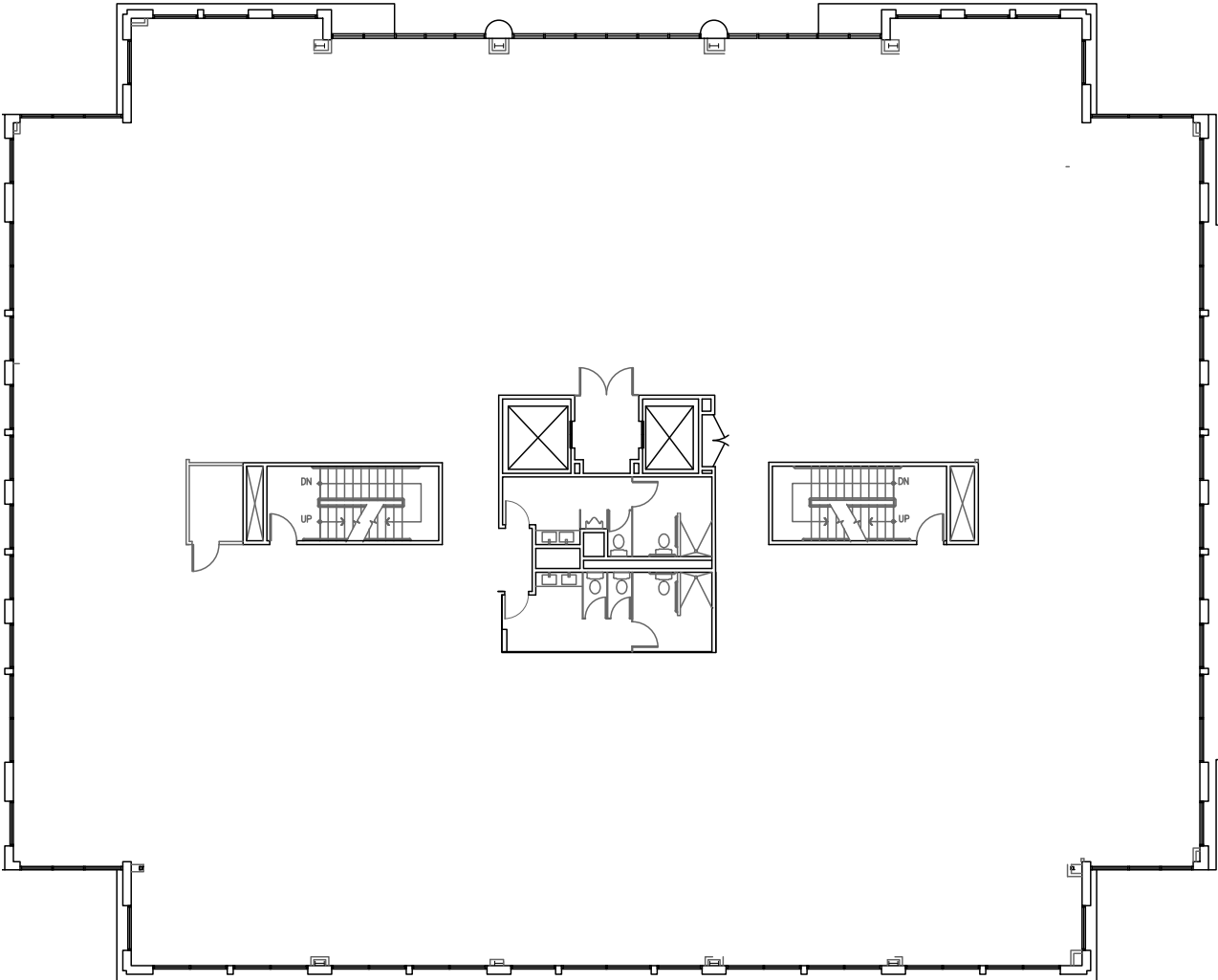
## KEY PLAN



# 12730 HIGH BLUFF DRIVE

SUITE 400: 13,592 RSF | VACANT

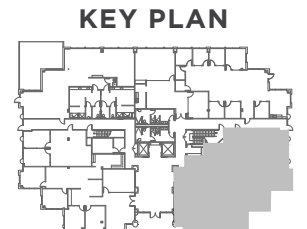
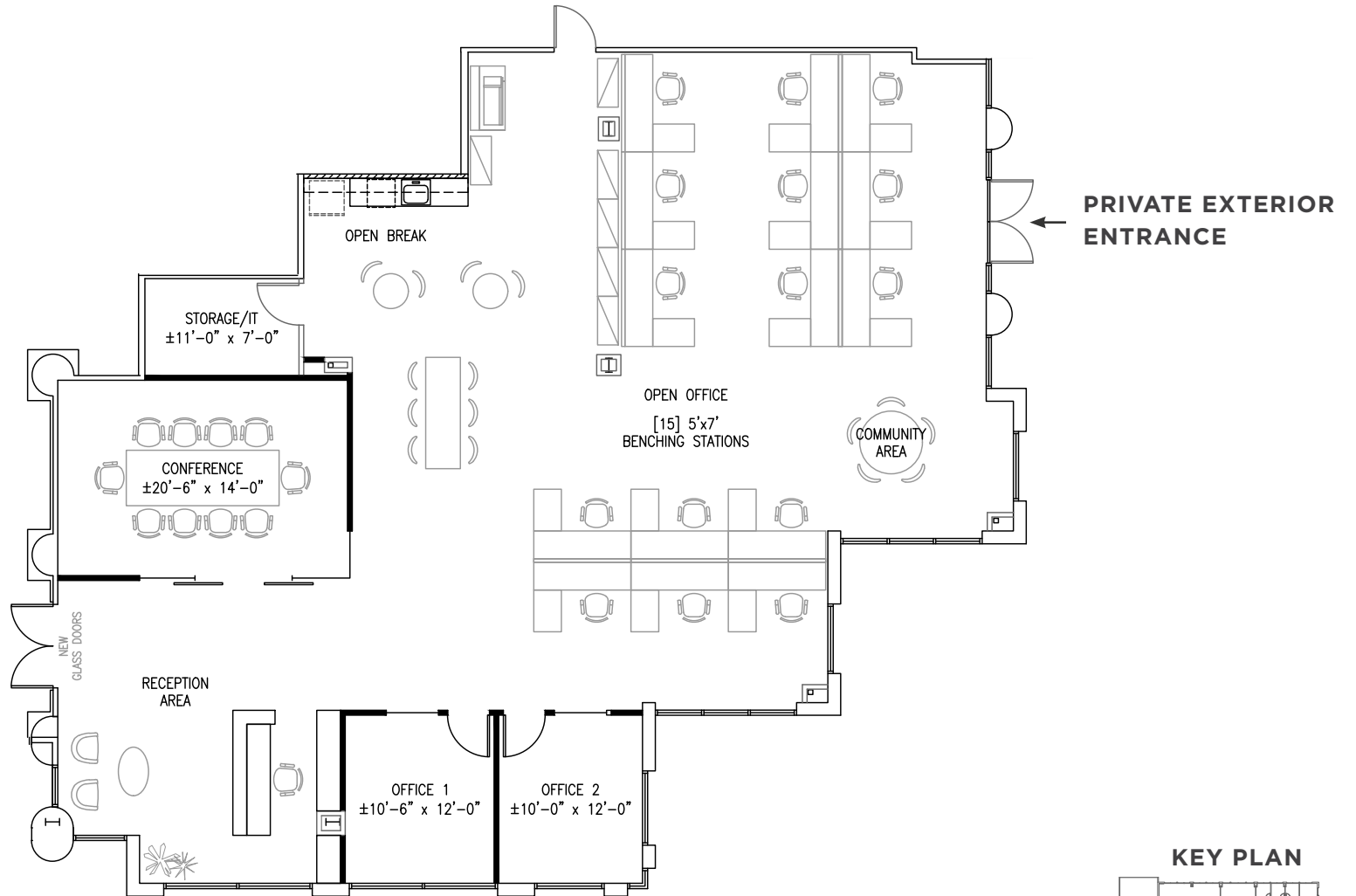
## SHELL CONDITION



# 12750 HIGH BLUFF DRIVE

SUITE 190: 3,779 RSF | VACANT

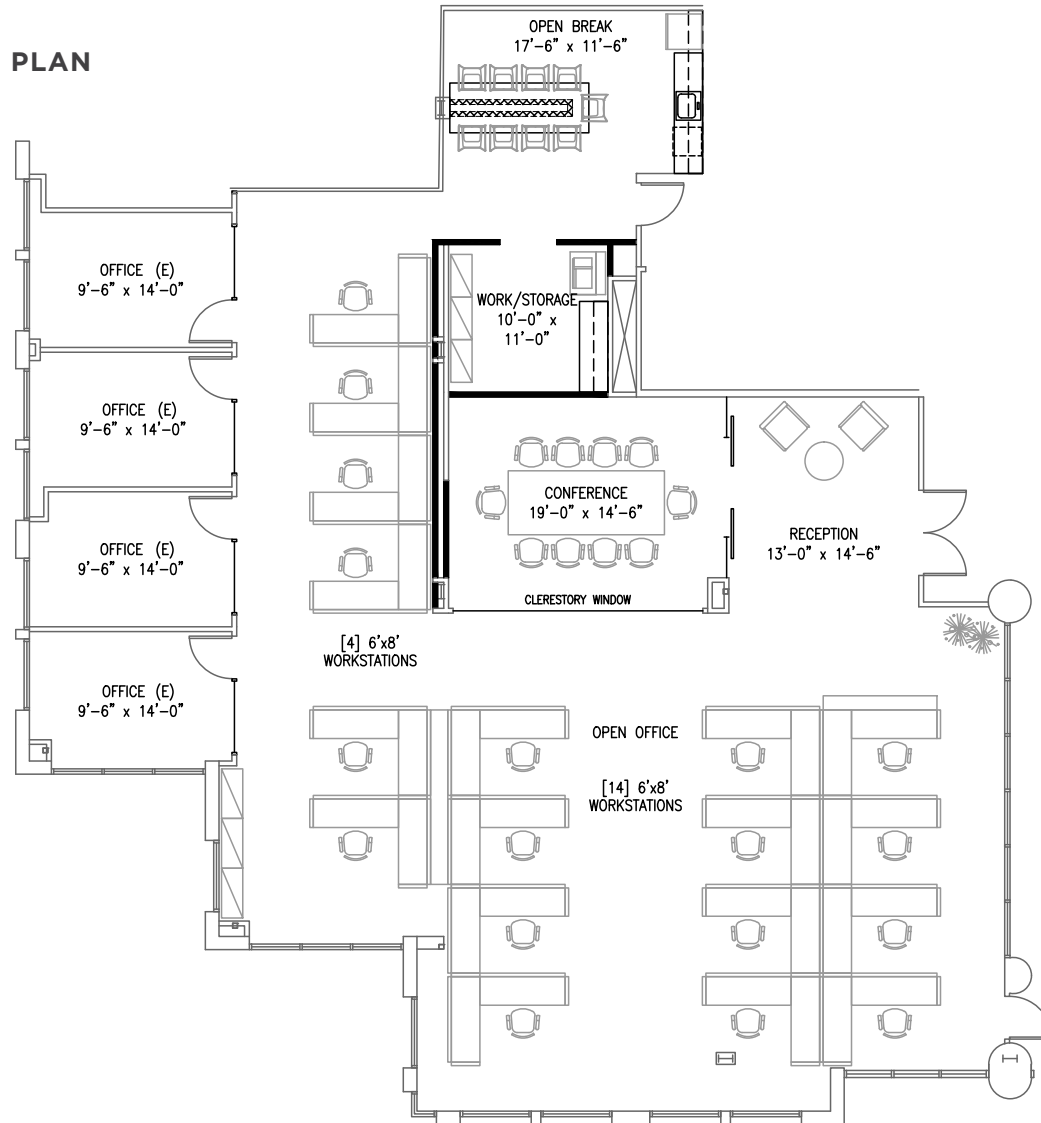
## SPEC SUITE PLAN



# 12750 HIGH BLUFF DRIVE

SUITE 200: 4,618 RSF | 60 DAYS NOTICE

## SPEC SUITE PLAN



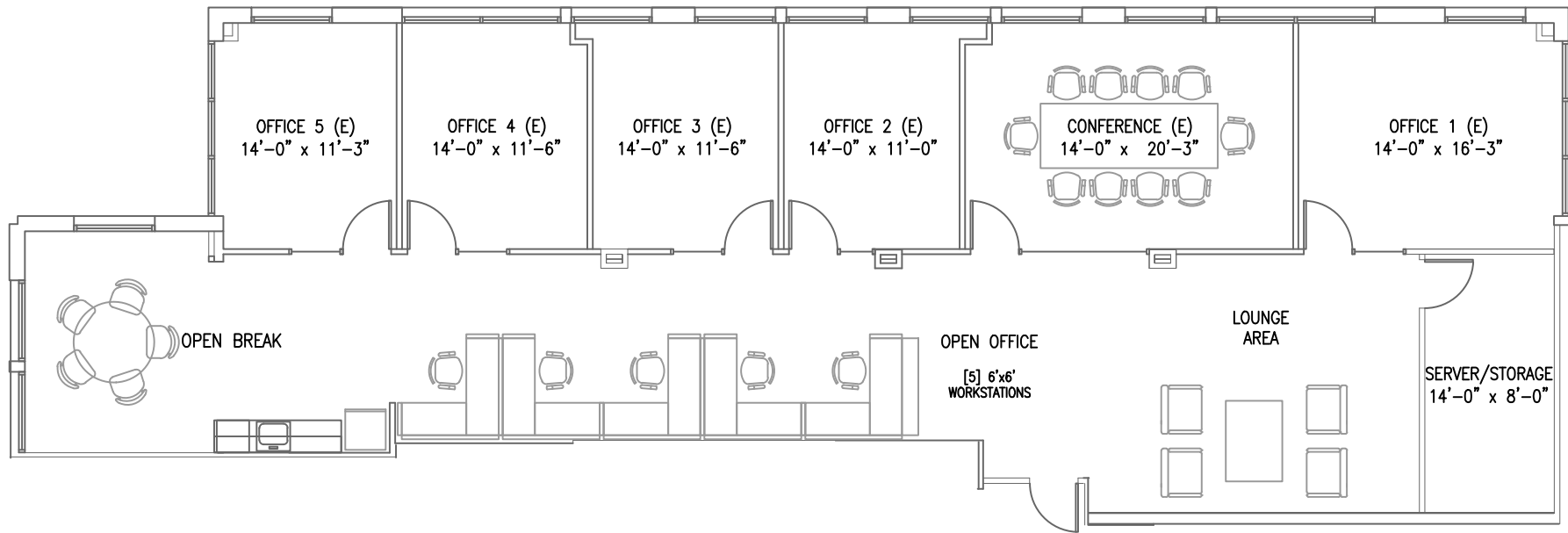
## KEY PLAN



# 12750 HIGH BLUFF DRIVE

SUITE 450: 2,997 RSF | VACANT

## SPEC SUITE PLAN



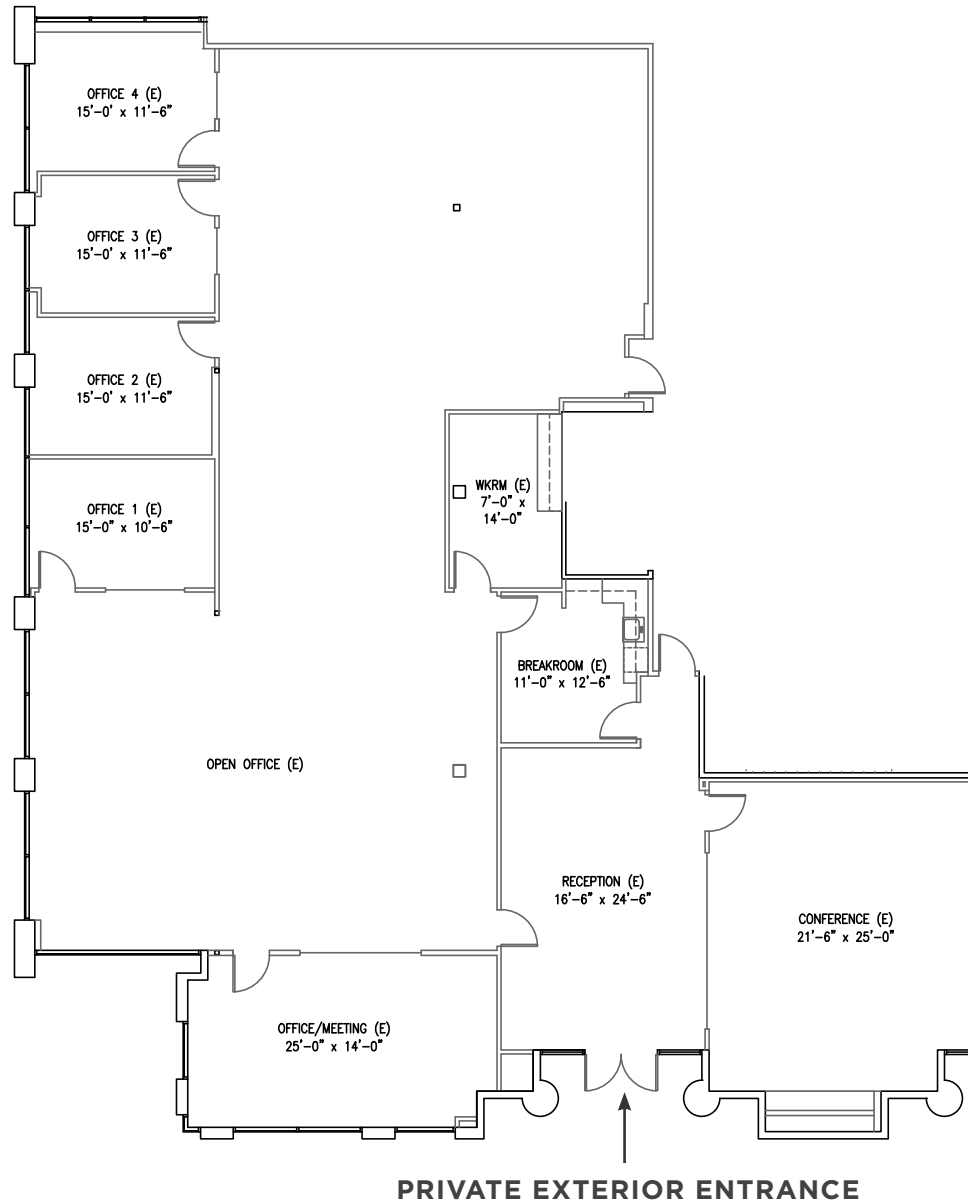
## KEY PLAN



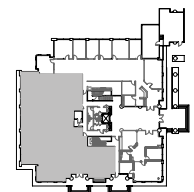
# 12760 HIGH BLUFF DRIVE

SUITE 120: 6,083 RSF | VACANT

## AS-BUILT PLAN



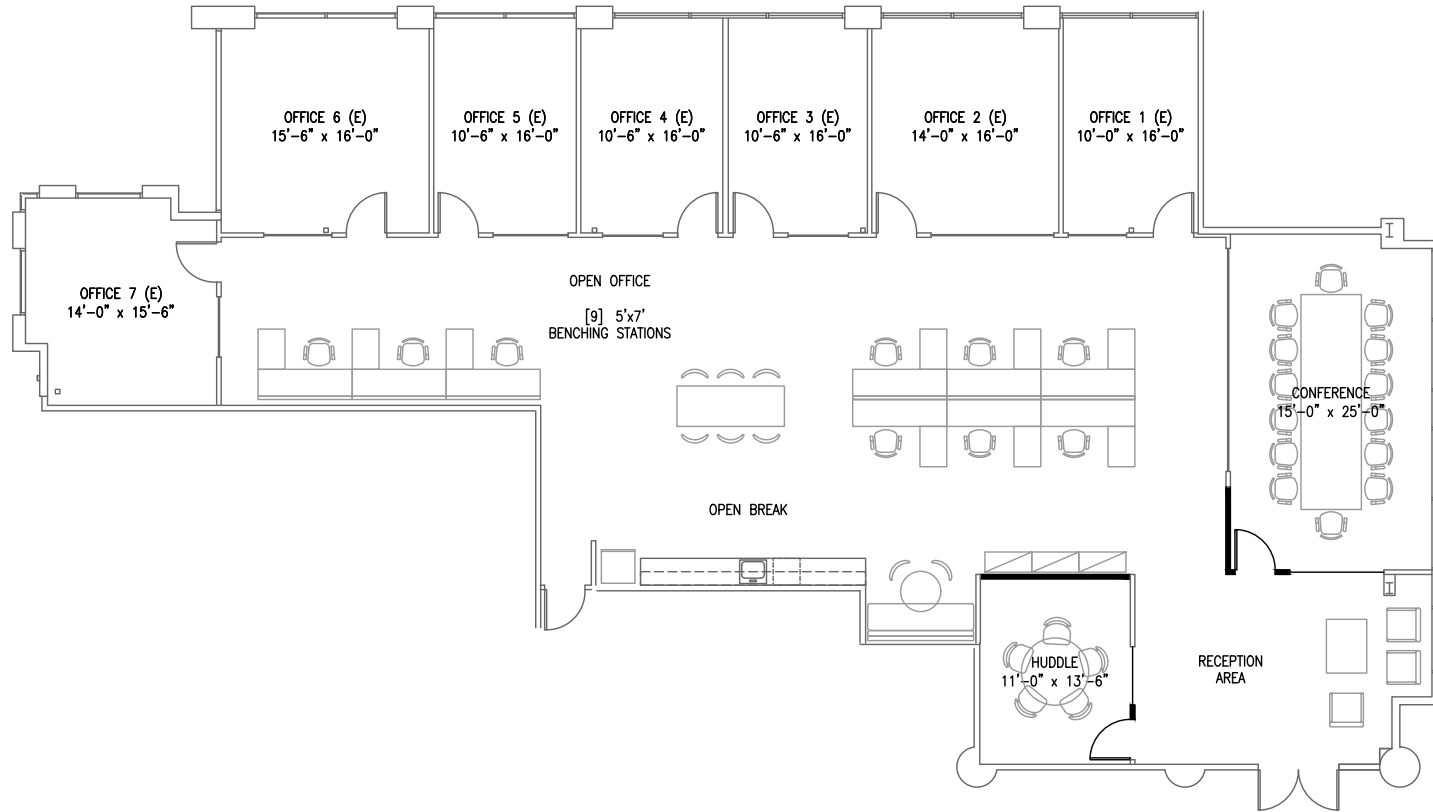
## KEY PLAN



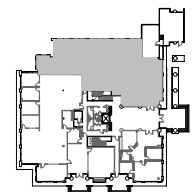
# 12760 HIGH BLUFF DRIVE

SUITE 150: 4,713 RSF | VACANT

## SPEC SUITE PLAN



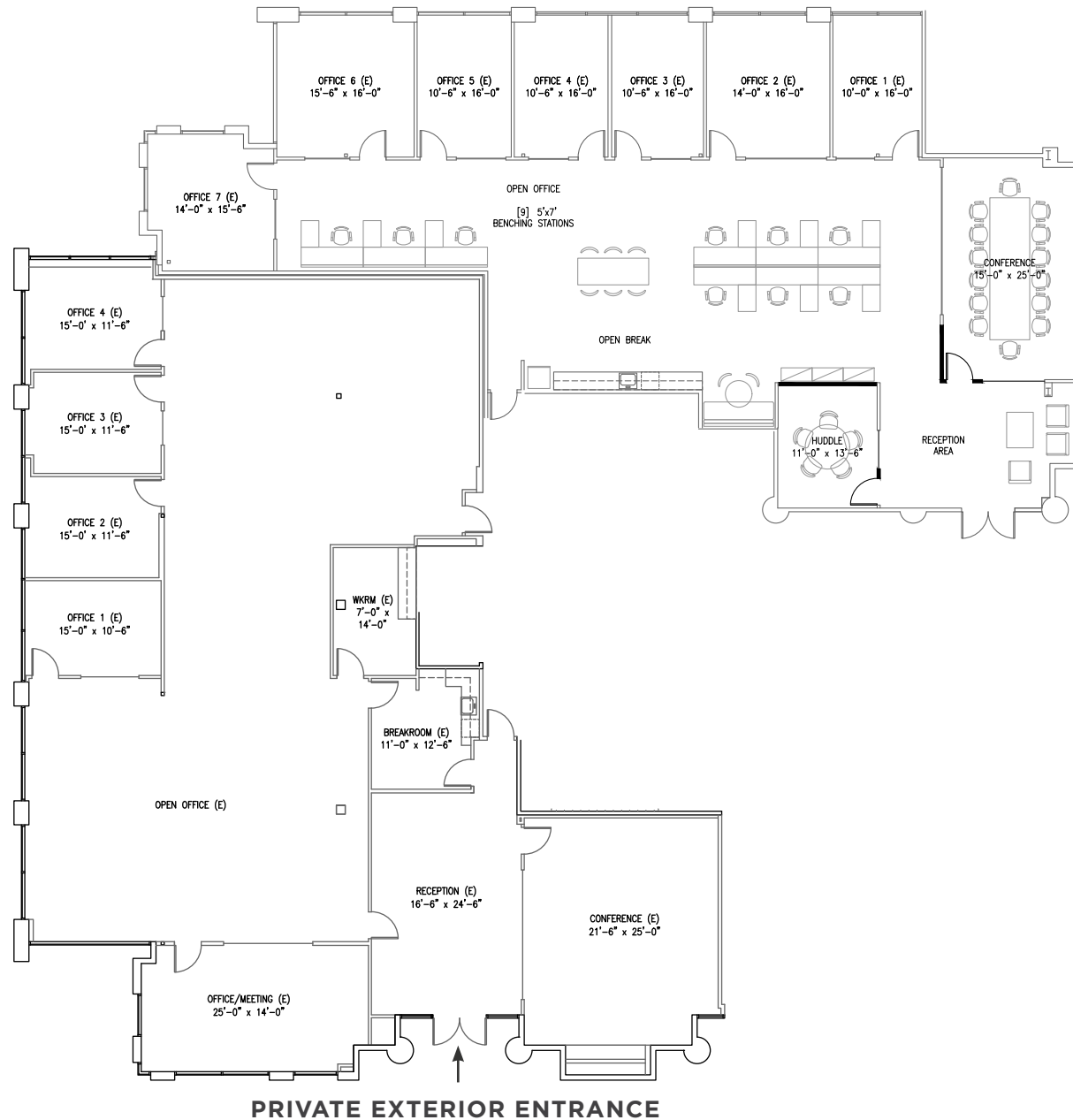
## KEY PLAN



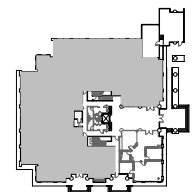
# 12760 HIGH BLUFF DRIVE

SUITE 120 AND 150: 10,796 RSF | VACANT

## AS-BUILT CONTIGUOUS FLOOR PLAN



## KEY PLAN







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