



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**  
\$4.50/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	250	8,597	2/1/2021
12730	350	4,525	SPEC SUITE
12730	360	903	7/1/2020
12750	200	4,618	60 DAYS NOTICE
12750	460	1,834	6/1/2020
12760	120**	6,083	VACANT
12760	150**	4,713	SPEC SUITE
12760	360	2,585	9/1/2020
12770	215*	2,207	8/1/2020
12770	260*	3,587	8/1/2020

\*\*Suites 120 and 150 may be contiguous to 10,796 RSF

\*Suites 215 and 260 may be contiguous to 5,794 RSF



# 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**

- 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

**PIAZZA CARMEL**

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

- 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

**DEL MAR HIGHLANDS TOWN CENTER**

**CARMEL COUNTRY PLAZA**

**NEW PHASE OF DEL MAR HIGHLANDS TOWN CENTER**

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

**ONE PASEO**

- 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

**CCC**

**HIGHLANDS CORPORATE CENTER**

**BEACHSIDE DEL MAR**

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





# WALKABLE AMENITIES



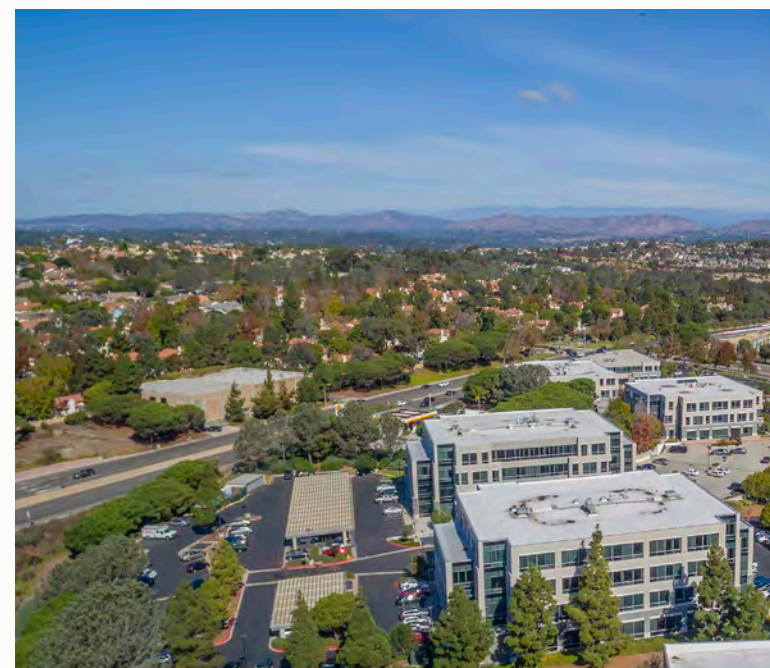
ONE PASEO  
SHOPPING CENTER RETAILERS

DEL MAR HIGHLANDS  
SHOPPING CENTER RETAILERS

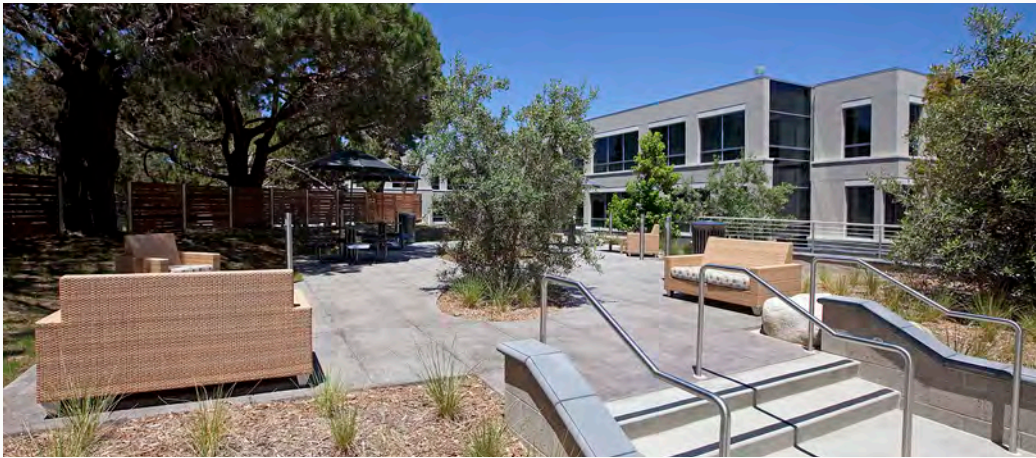
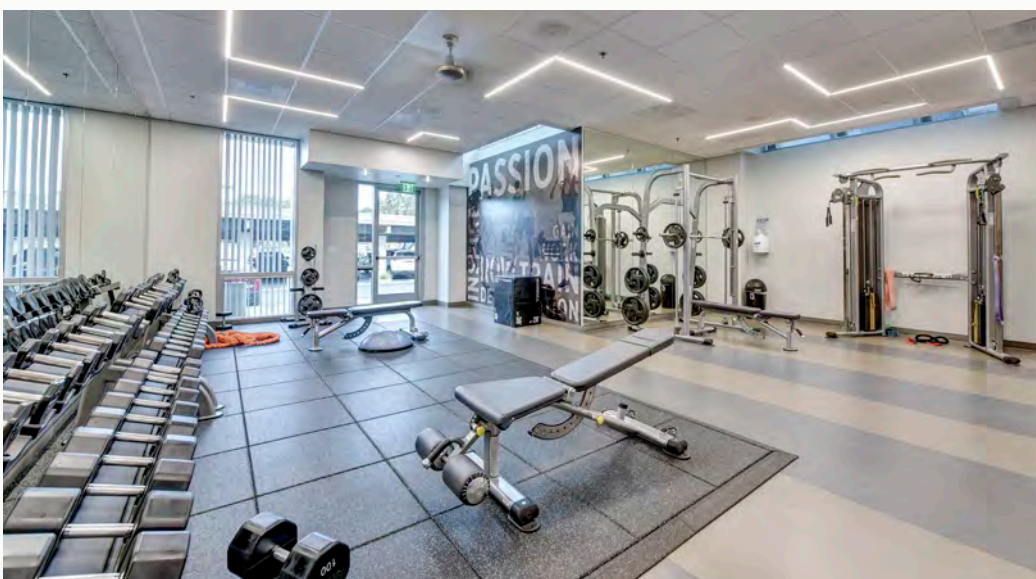
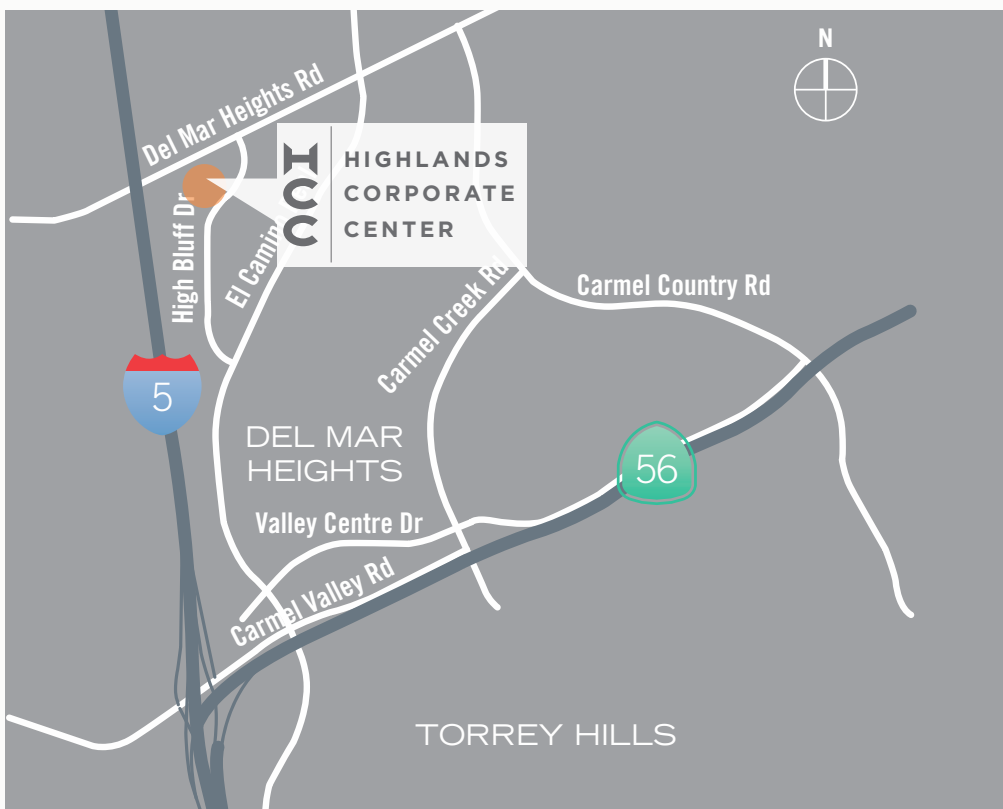


MENDOCINO FARMS  
sandwich market







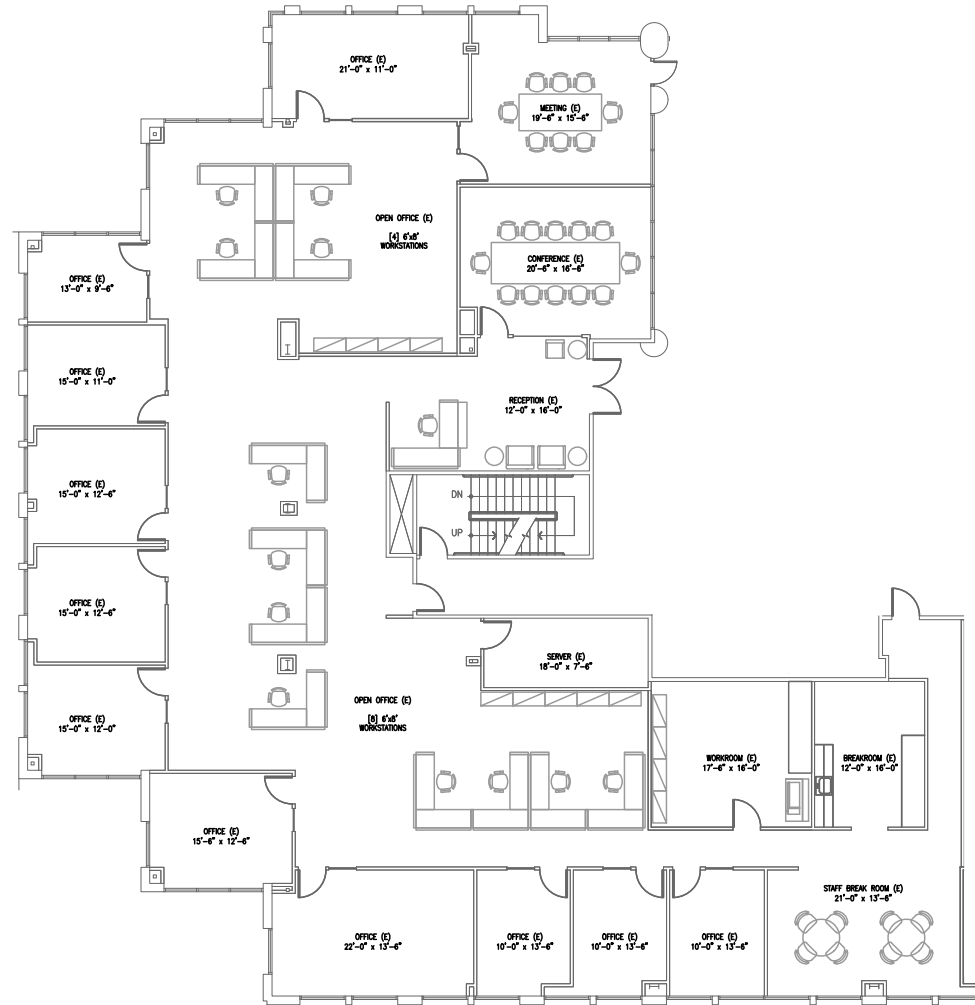




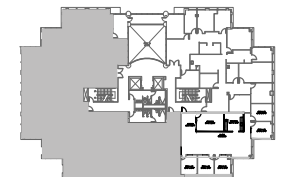
# 12730 HIGH BLUFF DRIVE

SUITE 250: 8,597 SF | AVAILABLE 2/1/2021

## AS-BUILT PLAN



## KEY PLAN

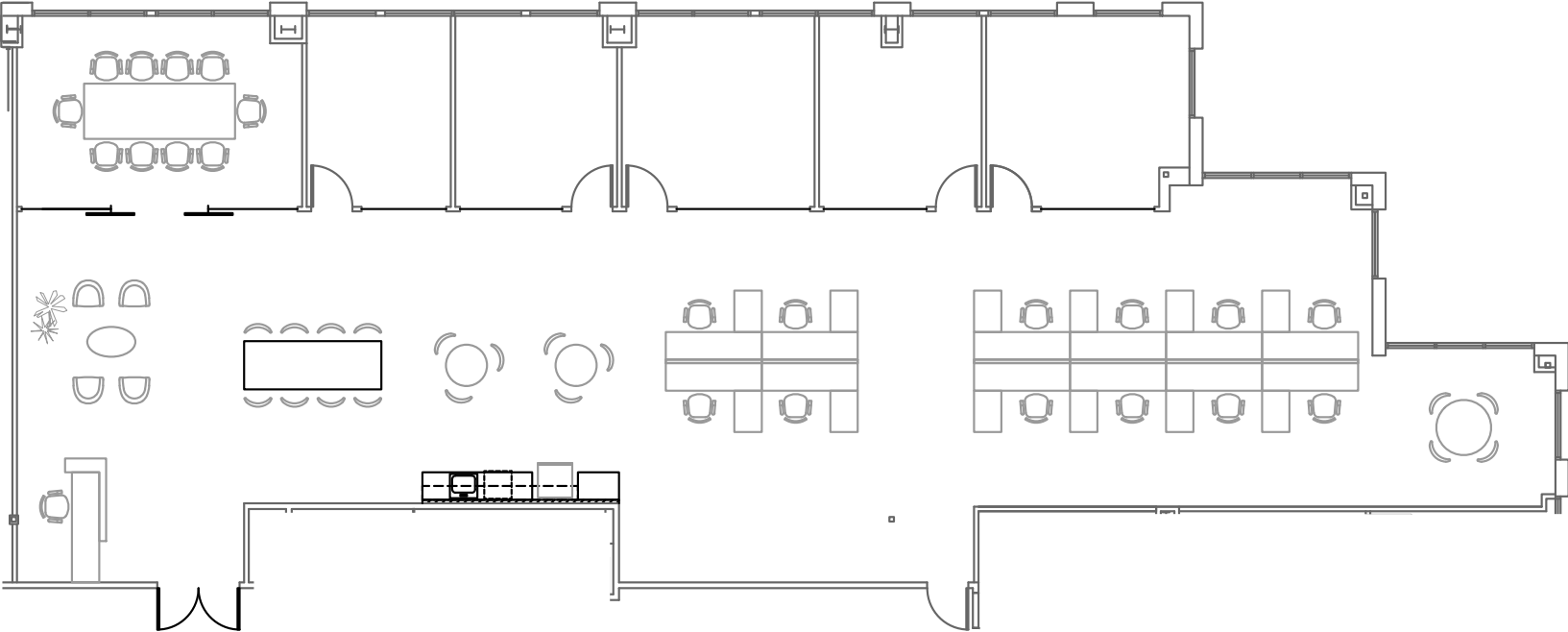




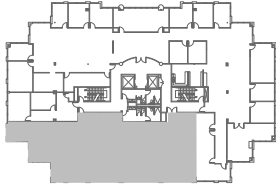
# 12730 HIGH BLUFF DRIVE

SUITE 350: 4,525 RSF | VACANT

## SPEC SUITE PLAN



## KEY PLAN

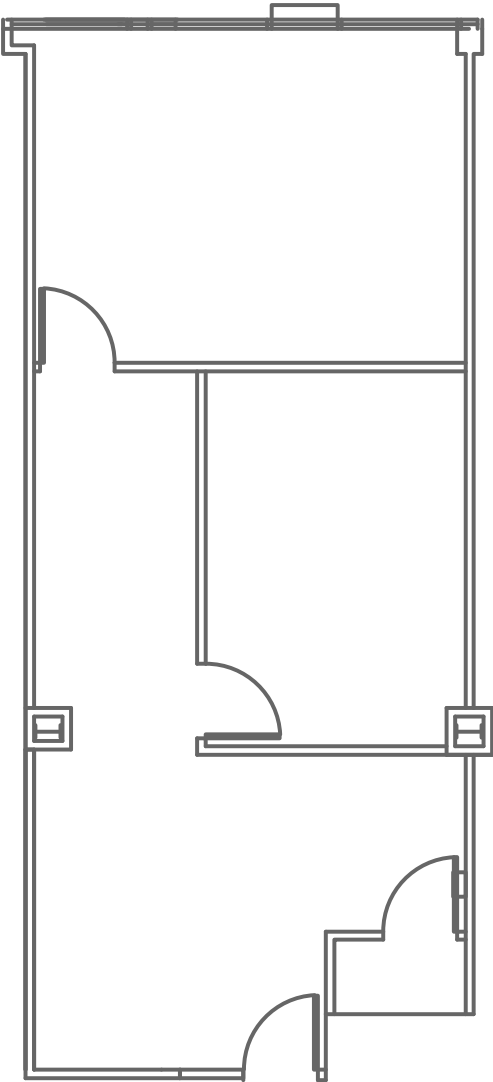




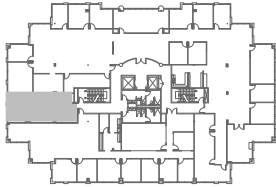
# 12730 HIGH BLUFF DRIVE

SUITE 360: 903 RSF | 7/1/2020

**AS-BUILT PLAN**



**KEY PLAN**

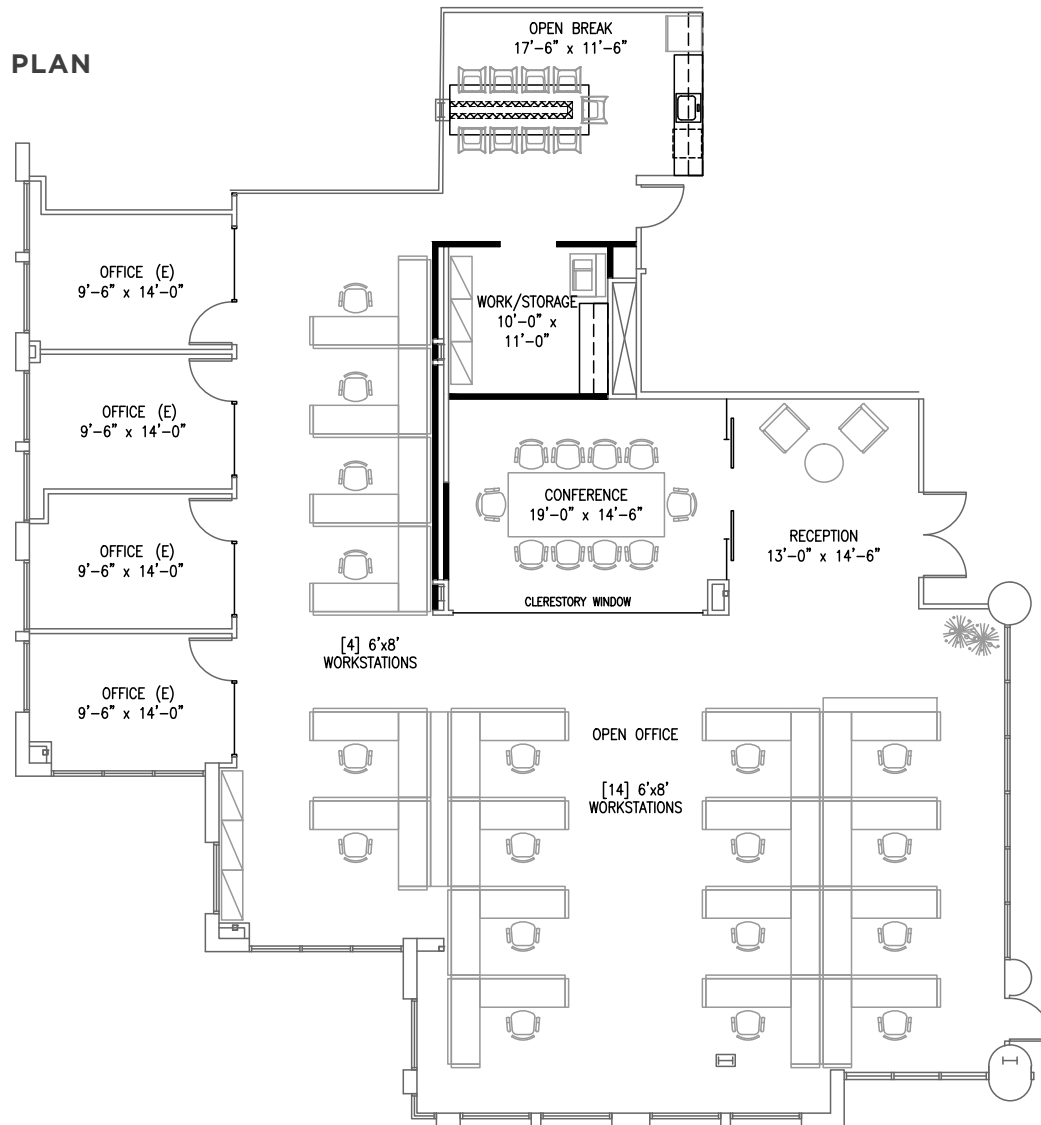




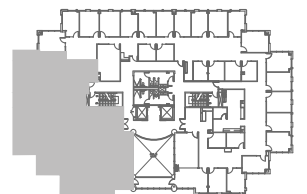
# 12750 HIGH BLUFF DRIVE

SUITE 200: 4,618 RSF | 60 DAYS NOTICE

## SPEC SUITE PLAN



## KEY PLAN

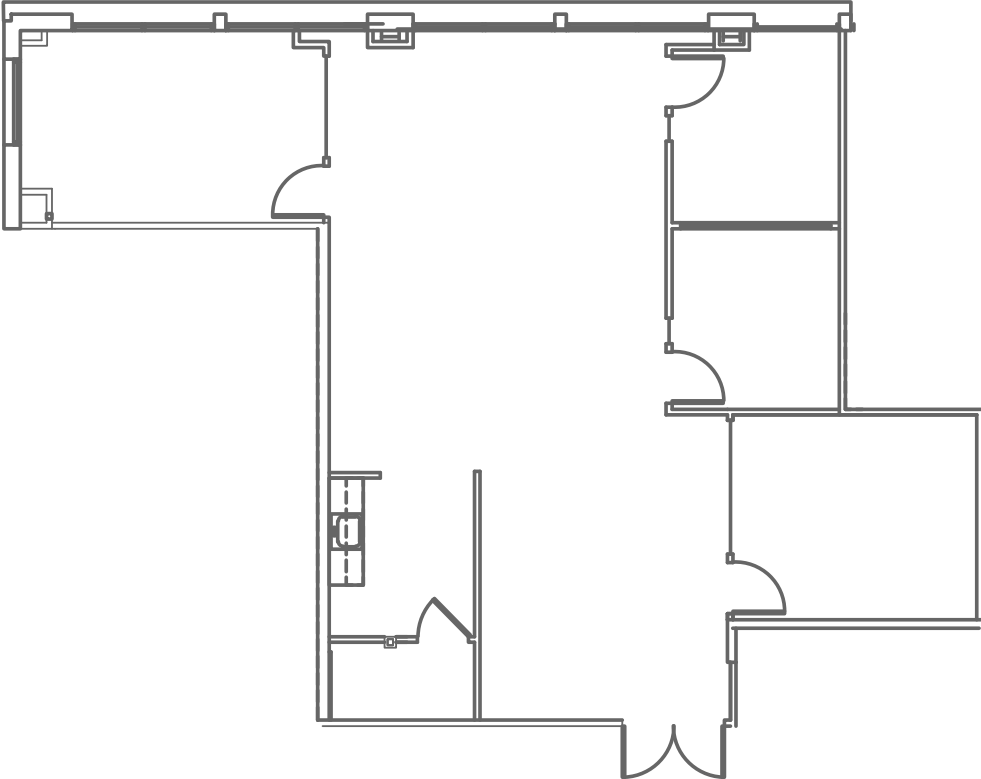




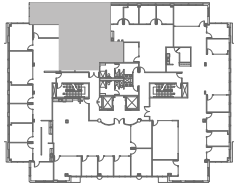
# 12750 HIGH BLUFF DRIVE

SUITE 460: 1,834 RSF | 6/1/2020

## AS-BUILT PLAN



## KEY PLAN





# 12760 HIGH BLUFF DRIVE

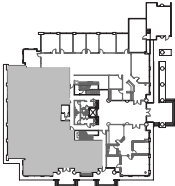
SUITE 120: 6,083 RSF | VACANT

**AS-BUILT PLAN**



**PRIVATE EXTERIOR ENTRANCE**

**KEY PLAN**

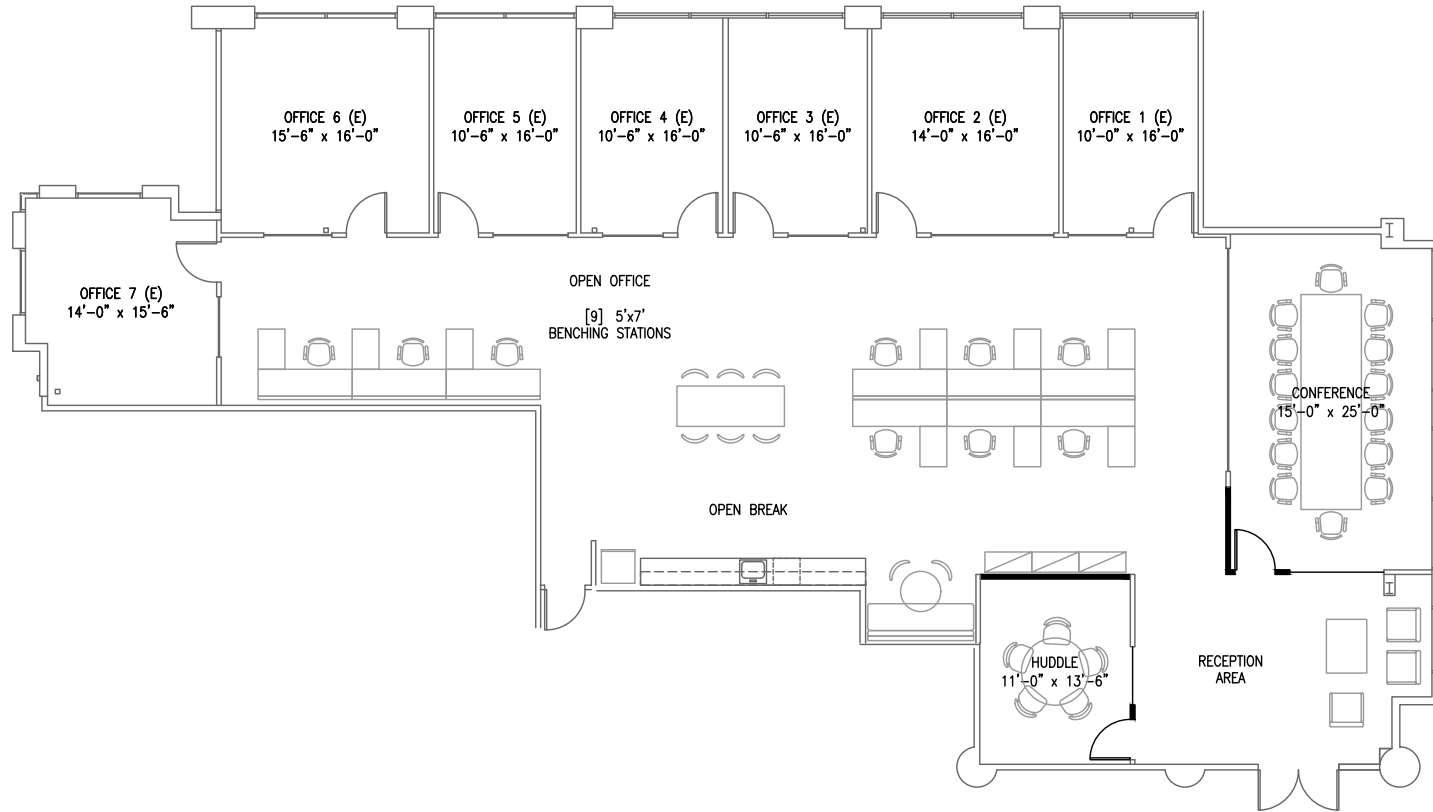




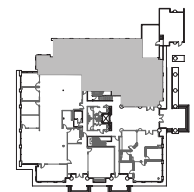
# 12760 HIGH BLUFF DRIVE

SUITE 150: 4,713 RSF | VACANT

## SPEC SUITE PLAN



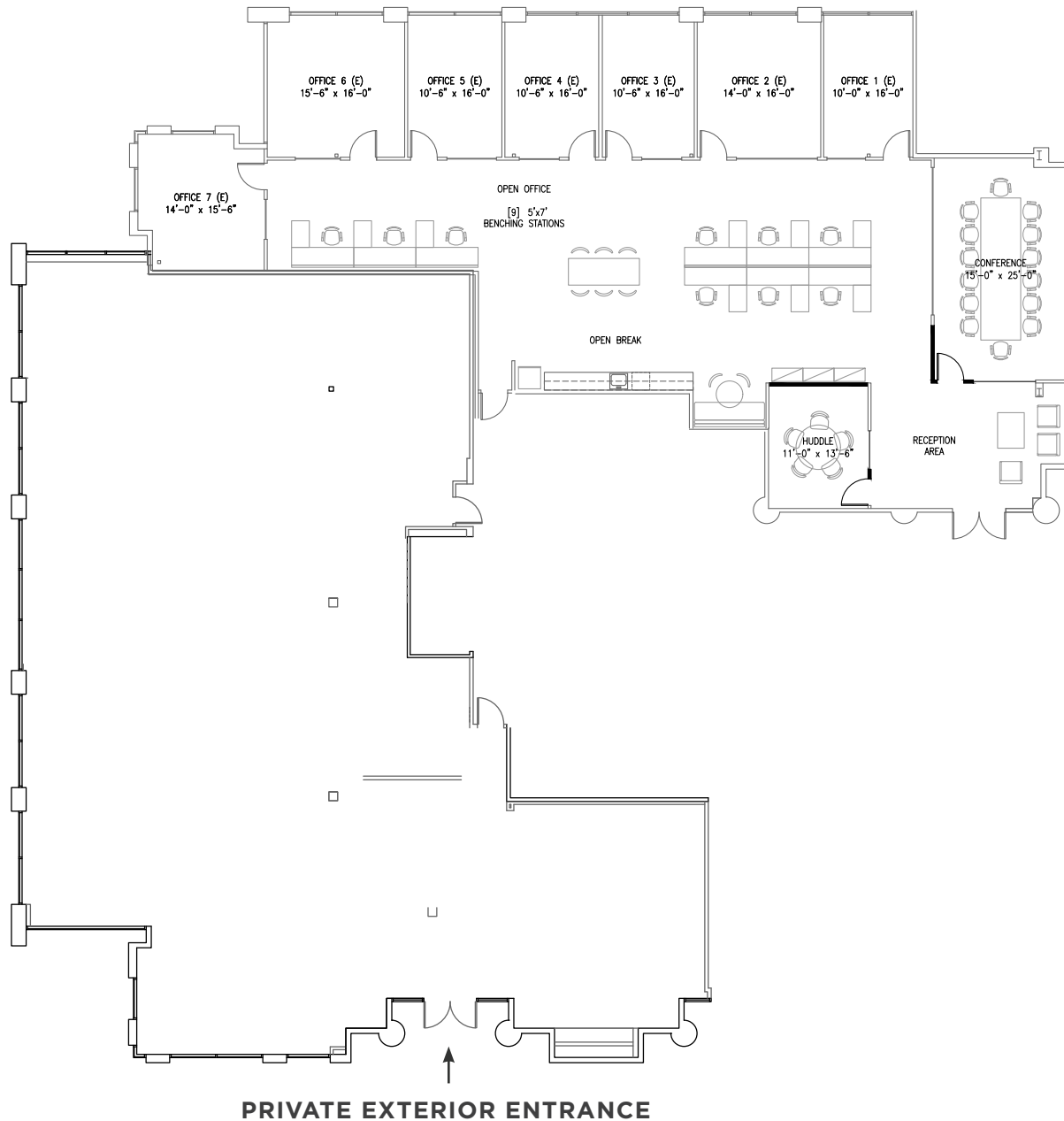
## KEY PLAN



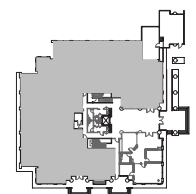
# 12760 HIGH BLUFF DRIVE

SUITE 120 AND 150: 10,796 RSF | VACANT

## AS-BUILT CONTIGUOUS FLOOR PLAN



## KEY PLAN

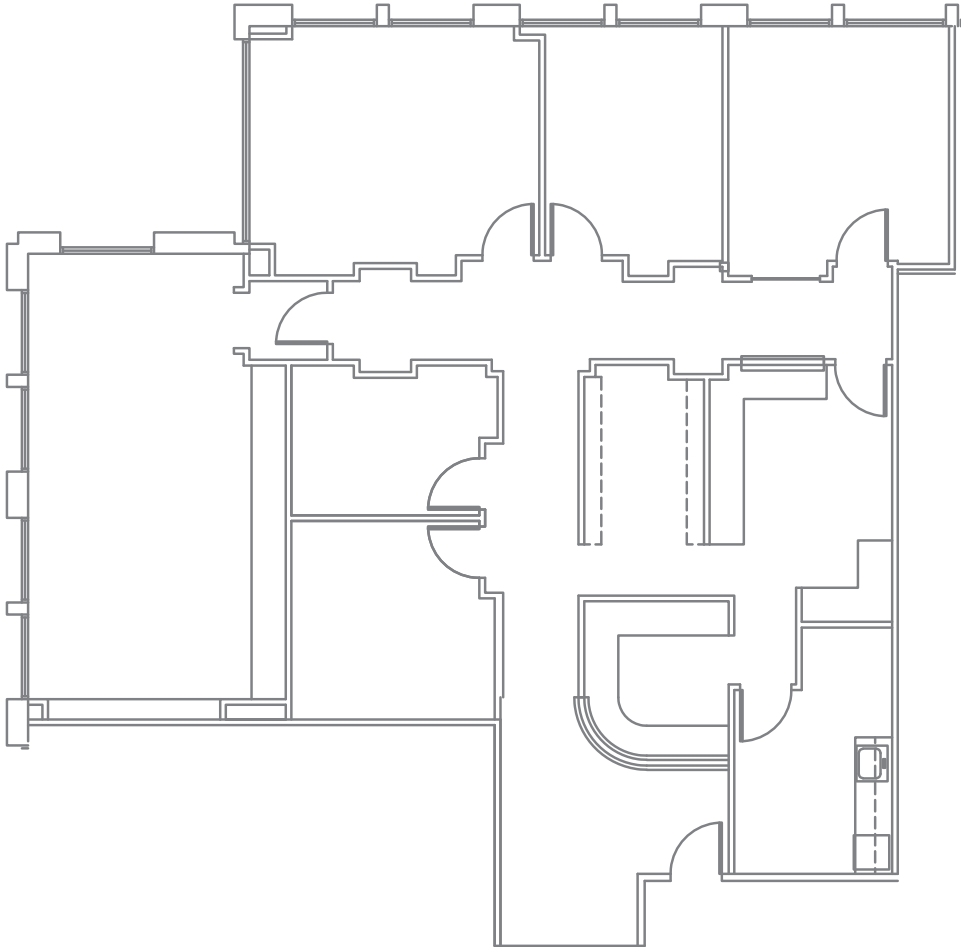




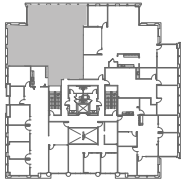
# 12760 HIGH BLUFF DRIVE

SUITE 360: 2,585 RSF | 9/1/2020

**AS-BUILT PLAN**



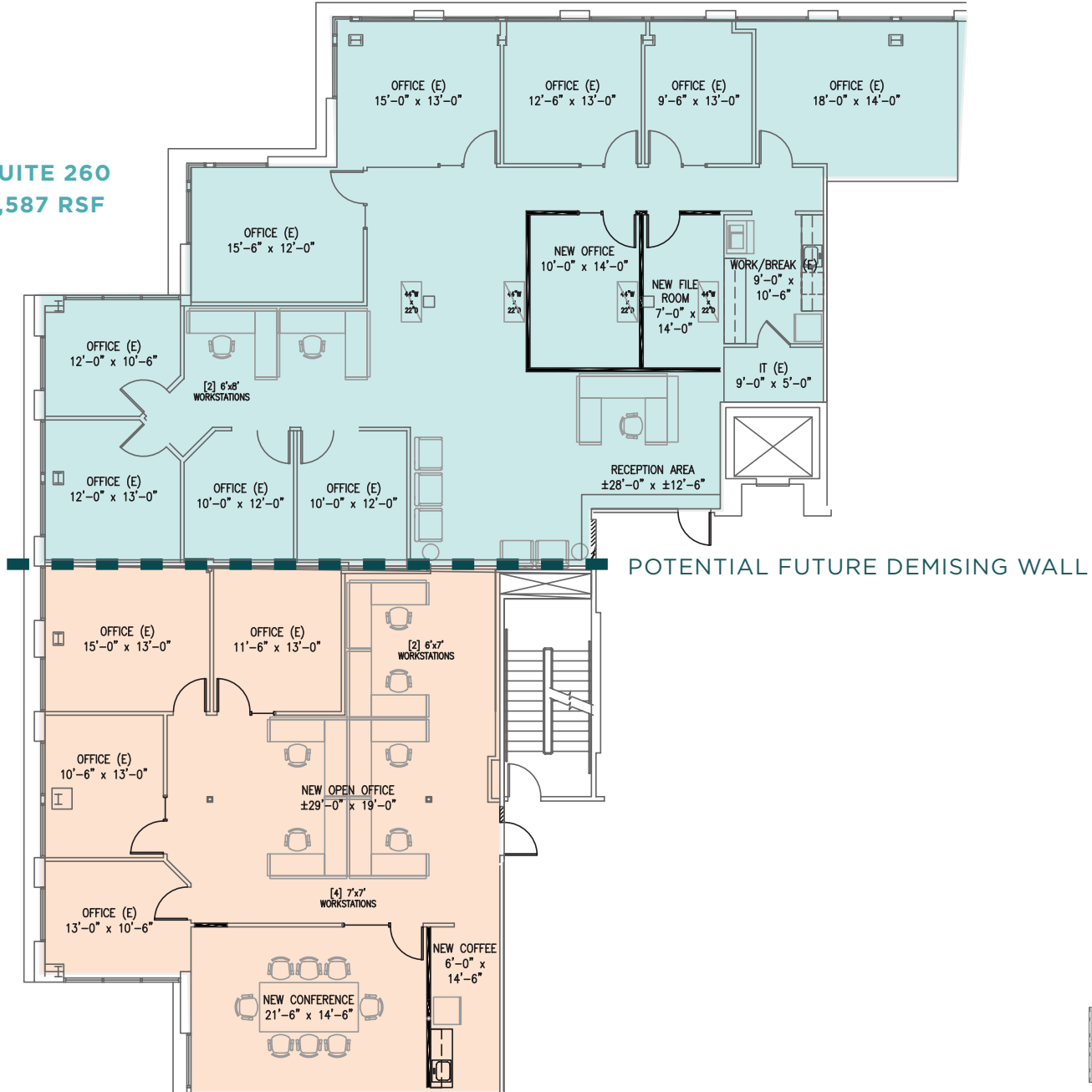
**KEY PLAN**



# 12770 HIGH BLUFF DRIVE

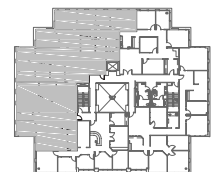
SUITE 215 AND 260: 5,794 RSF | 8/1/2020

**SUITE 260**  
3,587 RSF



**SUITE 215**  
2,207 RSF

**KEY PLAN**







**HIGHLANDS  
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**DEL MAR HEIGHTS  
CLASS A OFFICE**

SECURITY BUSINESS BANK

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