

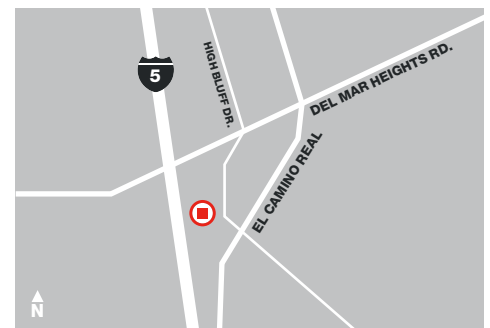


One Del Mar

12544 High Bluff Drive • San Diego, CA 92130

San Diego
Del Mar Heights

One Del Mar, a four-story 115,000 SF premium workplace, has an exclusive array of onsite amenities and workday conveniences to give your business a competitive edge. Ideally located in the center of prestigious Del Mar Heights, enjoy unrivaled access to premier residential communities, top retail and dining, world-class golf courses, and miles of hiking trails overlooking the Pacific Ocean.



Workplace Community

- 115,000 SF of premier, high-quality workspace
- Indoor-outdoor, resort-style lobby with café and lounge areas
- EV charging stations and plentiful surface parking
- Wi-Fi connected outdoor workspaces and gathering areas
- Updated fitness center with showers and day-use lockers
- Convenient access to premier residential communities
- Golf with clients and colleagues at nearby Torrey Pines
- Short drive to high-end shopping and dining destinations
- Easy access to the 5 freeway and SR-56

/ Work Smart. Live Well.® /



Community + Connectivity

WiFi-enabled outdoor workspaces and open-air gathering areas bring the best of Coastal California to the workplace where colleagues can collaborate and unlock creativity.

Workday Conveniences

Manage time efficiently and simplify your workday with amenities including EV charging stations, a fitness center, and on-site café.

KINETIC™

Energize mind and body in the freshly updated, onsite fitness center, complete with leading-edge strength and cardio equipment, showers and day-use lockers.

Shopping + Dining

Bring the best of work and life together with a wealth of nearby shopping and dining options at Del Mar Highlands Town Center.

Exclusive Del Mar Heights

A sought-after location in the heart of exclusive Del Mar Heights puts your business in the center of San Diego's newest hub for legal, financial and tech companies.

For leasing information, call: **858.658.7700**
4365 Executive Drive, Suite 100
San Diego, CA 92121
IrvineCompanyOffice.com



Our mission is to provide you with **Vibrant Workplace Communities®**, where our unrivaled collection of properties, dynamic teams and memorable experiences will uniquely position you and your team to achieve unprecedented levels of success.