



HIGHLANDS  
CORPORATE  
CENTER

DEL MAR HEIGHTS  
CLASS A OFFICE





## ON-SITE TENANT AMENITIES AVAILABLE

- › Common area conference center
- › Table games (billiards, foosball, shuffle board, and ping pong)
- › Lounge with WiFi and multiple flat screen TVs
- › Snacks and refreshments available on a regular basis



# FEATURES

- › Modern, Class A interiors and exteriors
- › New building lobby finishes
- › Common 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)
- › Virtual health and wellness by Wellable



**ASKING RATE**  
\$5.35/RSF + E

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

# RETURN TO WORK SAFELY

MECHANICAL & JANITORIAL IMPROVEMENTS IMPLEMENTED IN RESPONSE TO COVID-19



## HEATING, VENTILATION & AIR CONDITIONING

Regular flushing of plumbing systems, Water Heater set points at 140 degrees, upgraded HVAC filters (changed quarterly) from MERV 8-13 for improved indoor air quality and filtered fresh air supply fan supplied to each of the heat pumps (15 CFM/100 SF).



## OUR ROLE & GUIDELINES

Each team member has been provided appropriate PPE's and practices physical distancing with fellow workers, tenants, and visitors. All team members have been instructed to stay home if ill or not feeling well.



## ENHANCED CLEANING

Special attention to high touch areas for regular and consistent application of disinfectant including door handles, bathroom fixtures, elevator buttons and other areas of high touch.



## JANITORIAL SERVICES & EQUIPMENT

All day porters & night janitorial staff are equipped with electrostatic handheld cleaning sprayers, CDC approved Servi-Tek disinfectant and HEPA filter medical grade vacuums for routine cleaning and sanitization throughout common areas.




# WALKABLE AMENITIES



Del Mar Highlands  
Town Center  
10 Minute Walk

One Paseo  
5 Minute Walk

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 Pedestrian/  
Bike Path

Del Mar Heights Road

High Bluff Drive

El Camino Real

# AMENITIES

## 1 BEACHSIDE DEL MAR

Starbucks  
Boto Sushi Del Mar  
The Broken Yolk Cafe  
Yoga Del Mar

Vons  
Kotija Jr. Taco Shop  
Bushfire Kitchen

## 2 ONE PASEO

curBAR  
Color Counter  
Van De Vort  
West of Camden  
Nathan West  
Pigment  
Whiskey + Leather  
Marrow Fine  
Urban Beach House  
Shop Good  
Faherty  
Salt & Straw  
Drybar  
Soulcycle

Shake Shack  
Sweetfin Poke  
North Italia  
International Smoke  
The Butchery  
Ways & Means  
Mizukiyama Sushi  
Parakeet Cafe  
Tender Greens  
Tocaya Organica  
Joe & The Juice  
Blue Bottle  
Susie Cakes  
BodyRok

## 3 DEL MAR HIGHLANDS TOWN CENTER

Urban Plates  
Taverna Blue  
Snooze  
Batch & Box Cookies  
Handel's Ice Cream  
Bank of America  
Chase Bank  
Mission Fed Credit Union  
Sky Deck Food Hall  
Ike's Love & Sandwiches  
Zizikis Street Food

Cinépolis  
Davanti Enoteca  
Jimbos  
Ralph's  
Mendocino Farms  
Jamba Juice  
Pannini Kabob Grill  
Philz Coffee  
Starbucks  
Sweetgreen  
Wells Fargo

## 4 CARMEL COUNTRY PLAZA

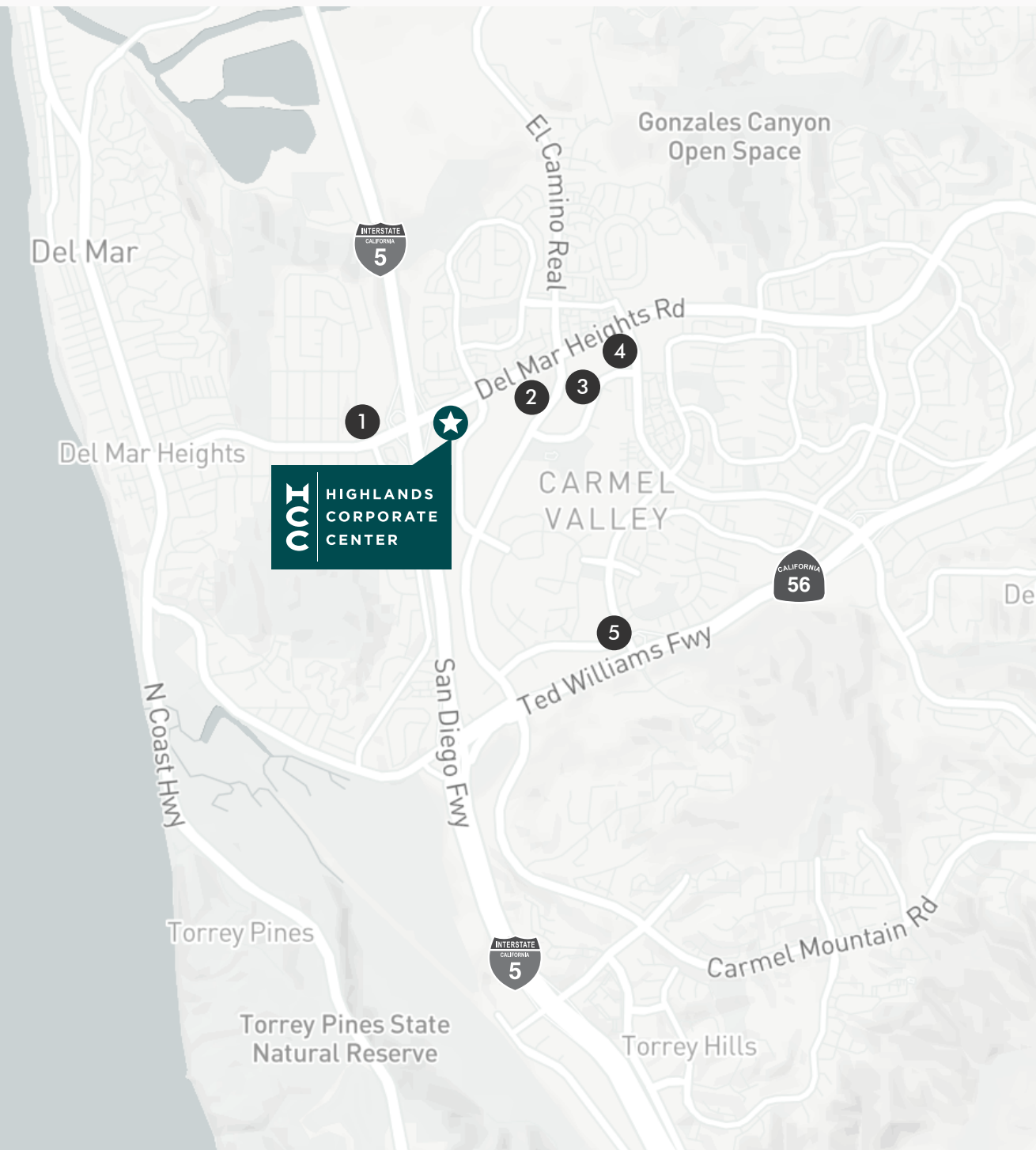
Katana Sushi  
Oggi's Pizza & Brewing  
Porkyland  
Coffee Bean & Tea Leaf  
Dry Clean USA

CycleBar  
Carmel Valley Pharmacy  
Del Mar Floral & Gifts  
Union Bank

## 5 PIAZZA CARMEL

Chipotle  
Gami Sushi  
Starbucks  
Marketplace Grille

Pavilions  
Beasley's Cleaners  
Postal Annex +



**IUU**  
HIGHLANDS  
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# AVAILABILITIES

BUILDING	SUITE	RSF	AVAILABILITY
12750	120	1,073	12/1/2024
12760	110	1,739	12/1/2024
12770	270	3,463	30 Days' Notice
12780	*150	7,863	Future Spec Suite
12780	*200	10,074	Vacant

*\*Suites 150 & 200 can be made contiguous to 17,937 RSF.*



Ample surface and covered parking available



EV car charging stations on-site



Building top or eyebrow signage on the 12730, 12760 & 12780 buildings

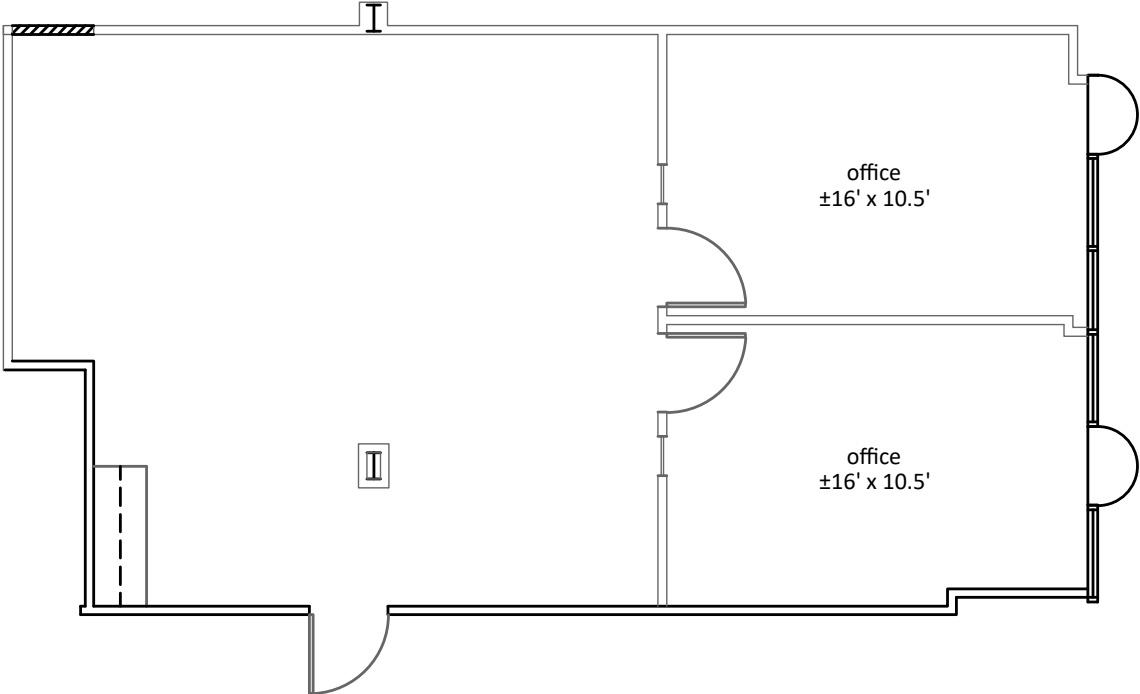


Monument signage available

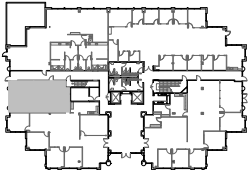
# 12750 HIGH BLUFF DRIVE

SUITE 120: 1,073 RSF | AVAILABLE 12/1/2024

## PLUG N' PLAY OPPORTUNITY WITH FF&E INCLUDED



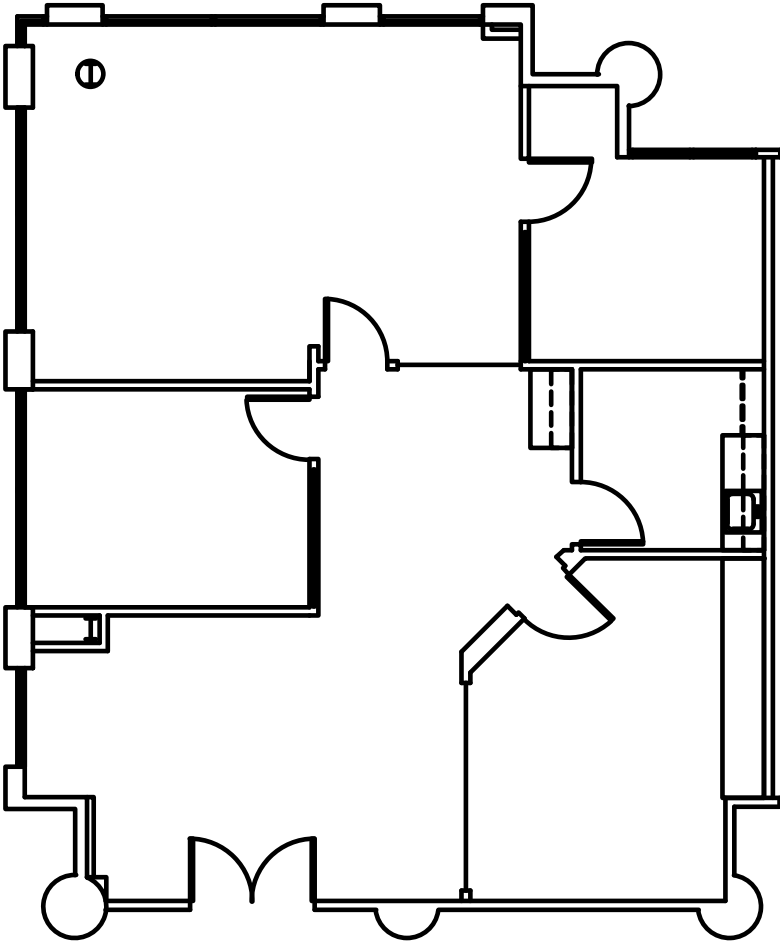
## KEY PLAN



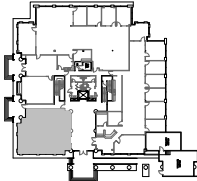
# 12760 HIGH BLUFF DRIVE

SUITE 110: 1,739 RSF | AVAILABLE 12/1/2024

AS-BUILT PLAN



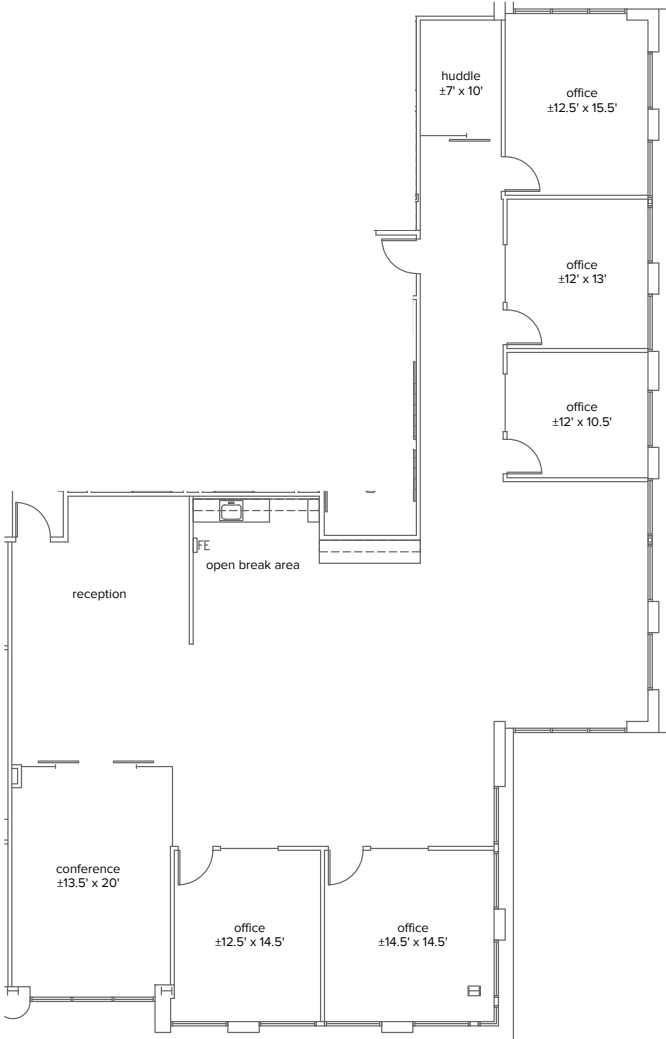
KEY PLAN



# 12770 HIGH BLUFF DRIVE

SUITE 270: 3,463 RSF | AVAILABLE IN 30 DAYS' NOTICE

## SPEC SUITE PLAN



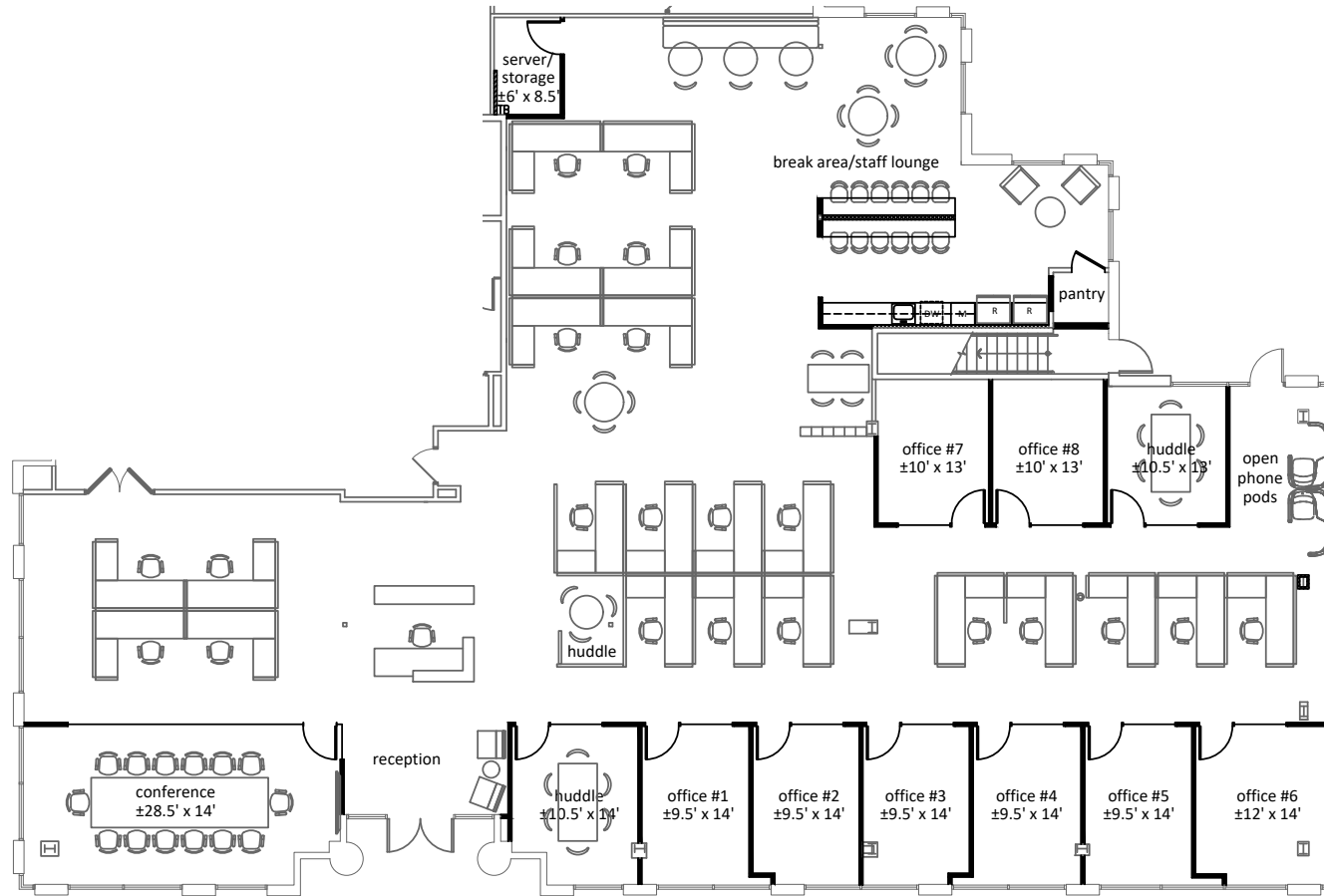
## KEY PLAN



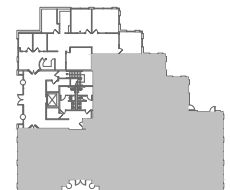
# 12780 HIGH BLUFF DRIVE

SUITE 150: 7,863 RSF | VACANT

## FUTURE SPEC SUITE PLAN



## KEY PLAN

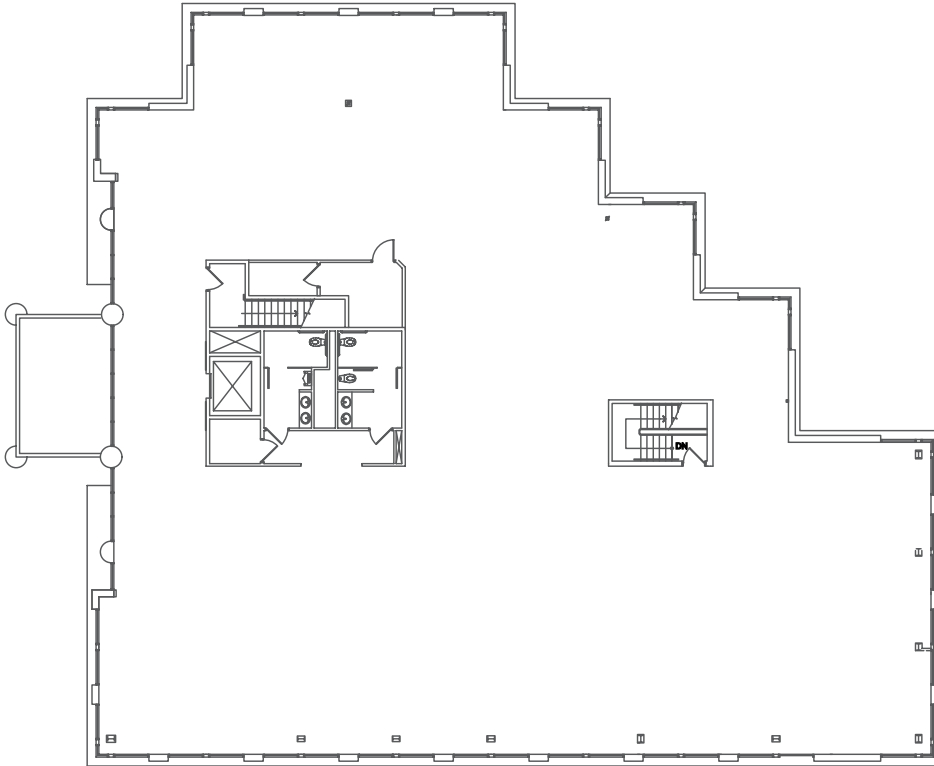


*\*Suites 150 & 200 can be made contiguous to 17,937 RSF.*

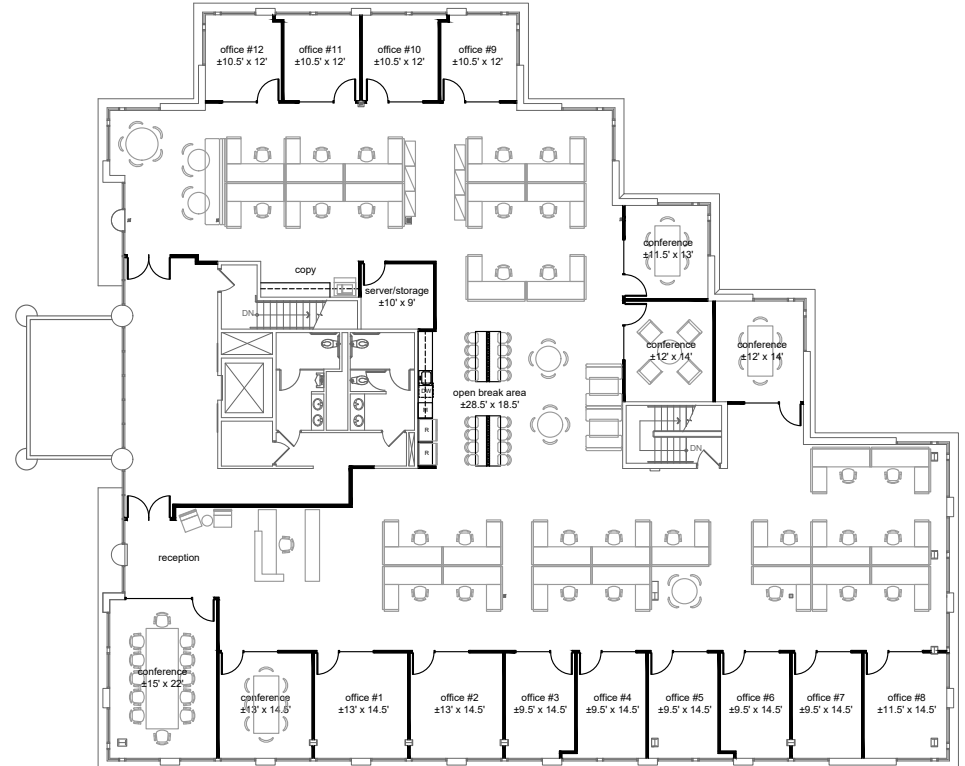
# 12780 HIGH BLUFF DRIVE

SUITE 200: 10,074 RSF | VACANT

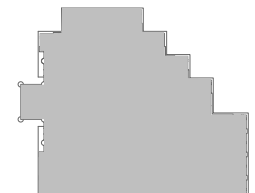
### AS-BUILT PLAN



### HYPOTHETICAL PLAN



### KEY PLAN



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