

# 12481 HIGH BLUFF DRIVE

10,367 SF FOR SUBLEASE

Available 3/1/2023

Plug & Play with FF&E Available





## BUILDING FEATURES

- Two (2) building Class A corporate office project
- Abundant on-site parking (4.4/1,000 RSF)
- Subterranean & structured parking
- Fitness center on-site with shower and locker facilities
- LEED Certified Gold
- Walking distance to One Paseo retail
- Easy access to I-5, SR-56 and El Camino Real
- Courtyard renovation recently completed



## SUITE FEATURES

Lease Rate: \$4.60+ E  
Available Through: 12/31/2025

- 10,367 RSF available
- Highly upgraded interior improvements
- Contemporary kitchen with remarkable fit and finish
- Exclusive outdoor patio(s)
- Ample conferencing and huddle space
- High image space, idyllic for Corporate HQ
- Office intensive environment conducive for social distancing
- Healthy balance of offices and open environment
- Extensive glass line with an abundance of natural light
- Plug & Play office solution with FF&E available
- Exceptional value in the premier Del Mar Heights submarket

# CONFERENCE ROOM



300 / 10,367 SF | STANDARD



Please be advised that this rendering (this "Rendering") represents design intent and concept only, is only being used for presentation purposes, and is not intended, and should not be relied upon for architecture, construction, development, building, life safety, fire safety, or other purposes. This Rendering is not an architectural or construction drawing, it is not drawn to any scale, and is not intended to comply with any relevant building, fire, life safety, zoning, construction or other codes, ordinances, laws, rules, regulations, or with any national or local drawing standards promulgated or supported by organizations such as the American Institute of Architects. Any materials, structures, or objects depicted or reflected in the Rendering, such as carpet, paint, windows, walls, furniture, fixtures, and equipment are conceptual and are not guaranteed to be provided, arranged, or installed in any manner by Cushman & Wakefield or any other entity. Cushman & Wakefield disclaims all warranties in connection with this Rendering, express or implied, including, but not limited to implied warranties of merchantability, fitness for a particular purpose, and non-infringement. Cushman & Wakefield assumes no responsibility or liability for any legal claims resulting from any use of this Rendering, by or from any party, whatsoever. Cushman & Wakefield reserves all rights not expressly reserved hereunder, including any rights and entitlement arising under intellectual property or copyright law or under contract. This Rendering does not and is not intended to confer, convey, or assign any license under any existing intellectual property or copyright law to the user.

# SUITE 300 / 10,367 SF | SOCIAL DISTANCING



\*Max capacity to maintain social distance guidelines

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# THE LOCATION

## ONE PASEO

SoulCycle  
Salt & Straw  
Lululemon  
North Italia  
International Smoke  
Joe & The Juice  
Shake Shack  
Curbar

## DEL MAR HIGHLANDS TOWN CENTER

Cinopolis  
Chase  
Chevron  
Sammy's Woodfired  
Pizza  
Snooze an A.M. Eatery  
Urban Plates  
Club Pilates

12481 HIGH  
BLUFF DR

## PIAZZA CARMEL

Pavilions  
Spices Thai Cafe  
Wells Fargo  
Villa Capri  
MD Today Urgent Care  
Massage Heights  
Marketplace Grille  
F45



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**CUSHMAN &  
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[View Site Specific COVID-19 Prevention Plan](#)

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