



HIGHLANDS
CORPORATE
CENTER

DEL MAR HEIGHTS
CLASS A OFFICE

CBRE



EQ 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
- › 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)
- › On-site monthly farmers markets
- › Virtual health and wellness by Wellable



ASKING RATE
\$4.85/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).



EQ Office

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

HCC
HIGHLANDS
CORPORATE
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 Pedestrian/
Bike Path

Del Mar Heights Road

High Bluff Drive

El Camino Real

AMENITIES

1 BEACHSIDE DEL MAR

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

2 ONE PASEO

curBAR	Shake Shack
Color Counter	Sweetfin Poke
Van De Vort	North Italia
West of Camden	International Smoke
Nathan West	The Butchery
Pigment	Ways & Means
Whiskey + Leather	Mizukiyama Sushi
Marrow Fine	Parakeet Cafe
Urban Beach House	Tender Greens
Shop Good	Tocaya Organica
Faherty	Joe & The Juice
Salt & Straw	Blue Bottle
Drybar	Susie Cakes
Soulcycle	BodyRok

3 DEL MAR HIGHLANDS TOWN CENTER

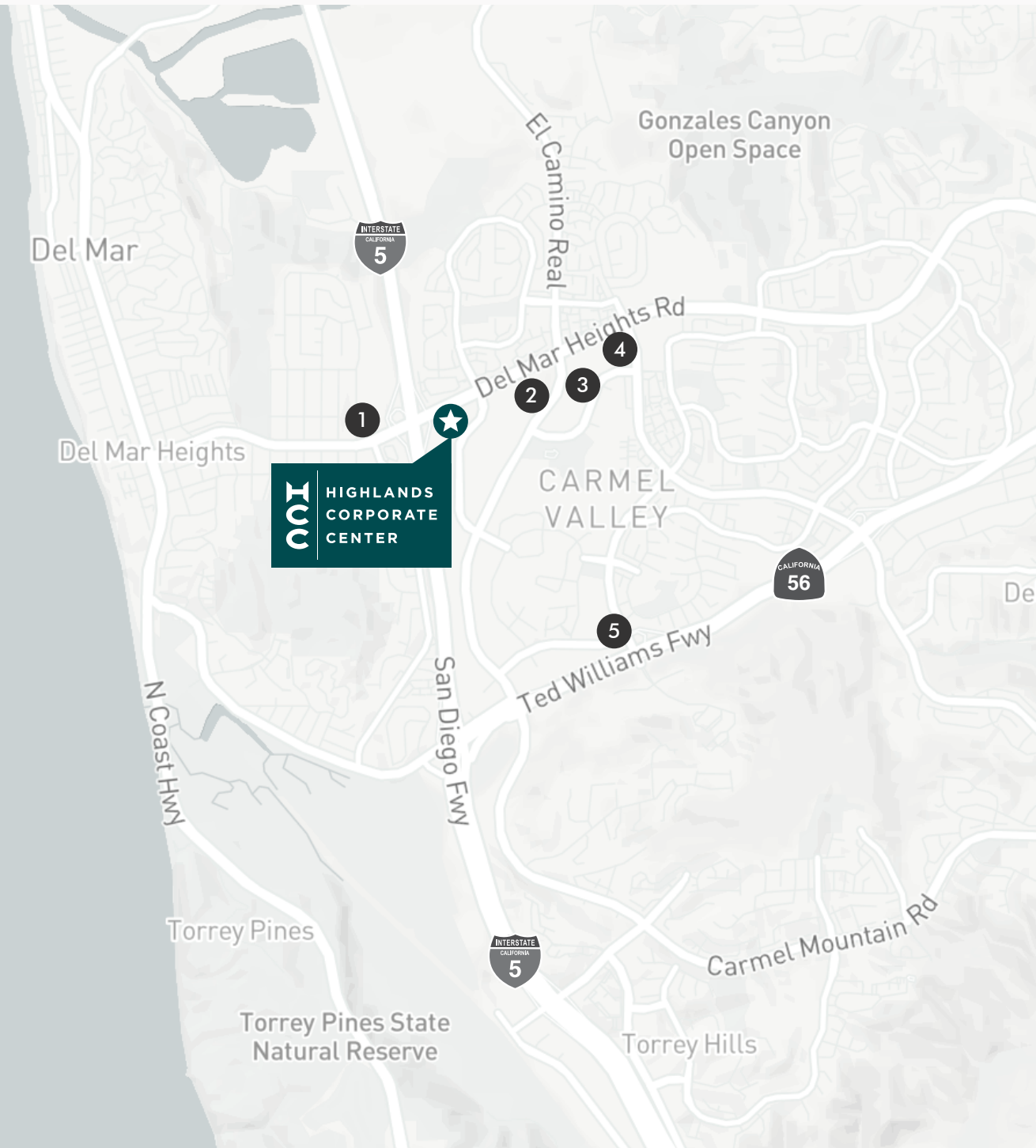
Baker & Olive	Cinépolis,
Carnitas	Davanti Enoteca
Snack Shack	Mia Francesca
Urban Plates	Rimel's
Taverna Blue	Jimbos
Snooze	Ralph's

4 CARMEL COUNTRY PLAZA

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

5 PIAZZA CARMEL

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



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HIGHLANDS
CORPORATE
CENTER





AVAILABILITIES

BUILDING	SUITE	RSF	AVAILABILITY
12730	100	3,876	1/1/2023
12730	120	1,554	12/1/2022
12730	200	4,310	Future Spec Suite
12750	350	1,982	Future Spec Suite
12750	475	1,562	VACANT
12760	120	6,082	60 DAYS NOTICE
12760	240	2,158	New Spec Suite
12760	250	2,047	Future Spec Suite
12770	215	2,207	New Spec Suite
12780	160	7,863	10/1/2022
12780	200	10,074	10/1/2022



Ample surface and covered parking available



EV car charging stations on-site



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

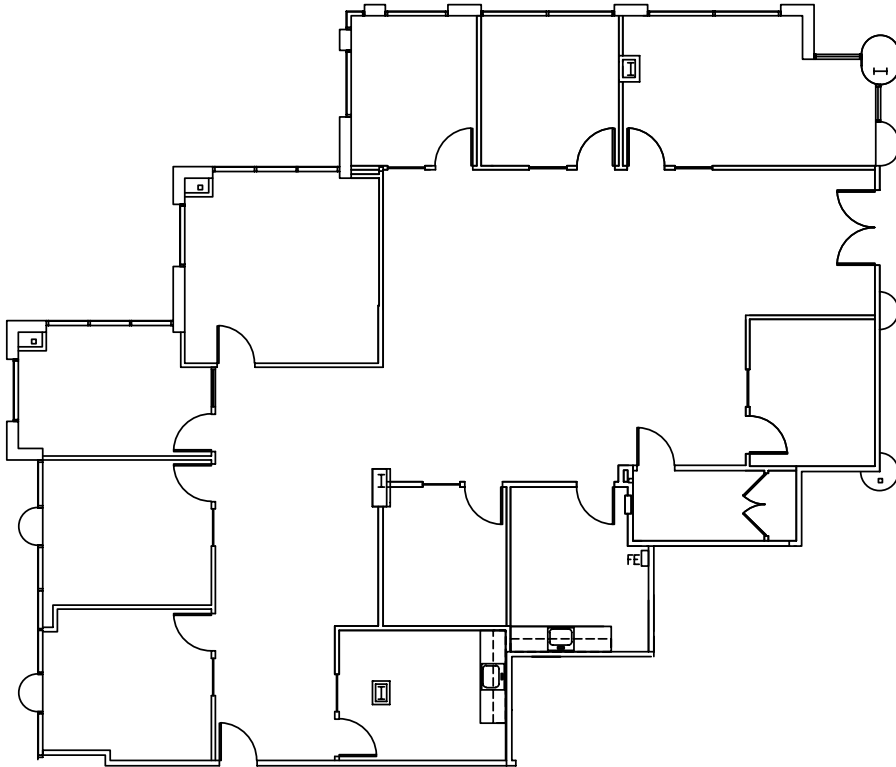


Monument signage available

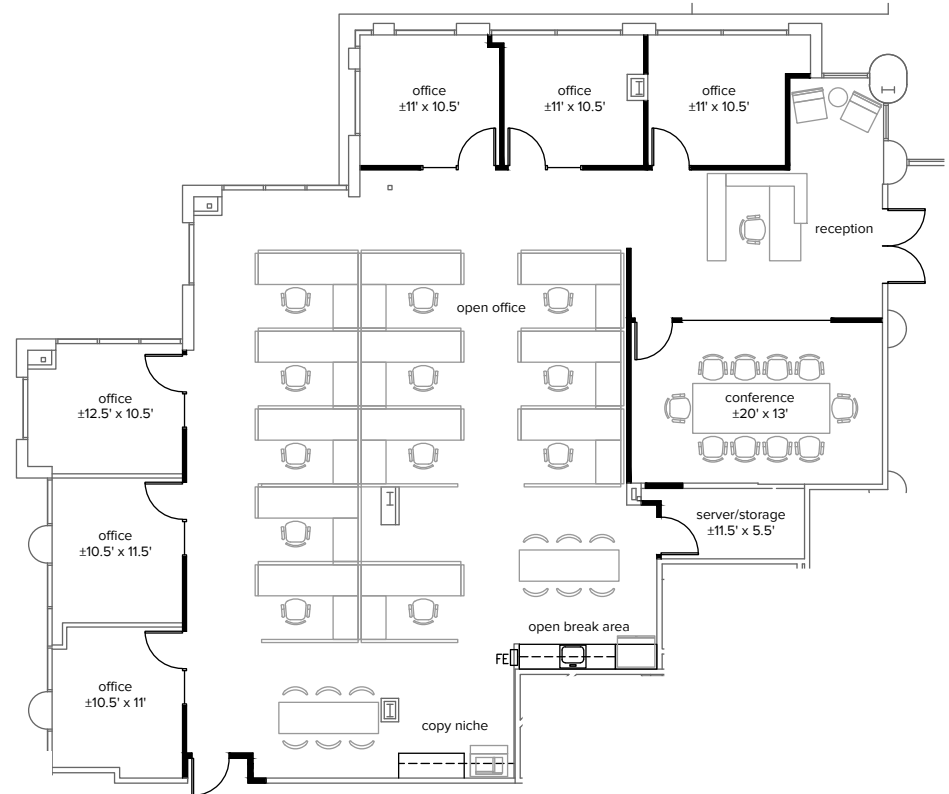
12730 HIGH BLUFF DRIVE

SUITE 100: 3,876 RSF | AVAILABLE 1/1/2023

AS-BUILT PLAN



HYPOTHETICAL PLAN



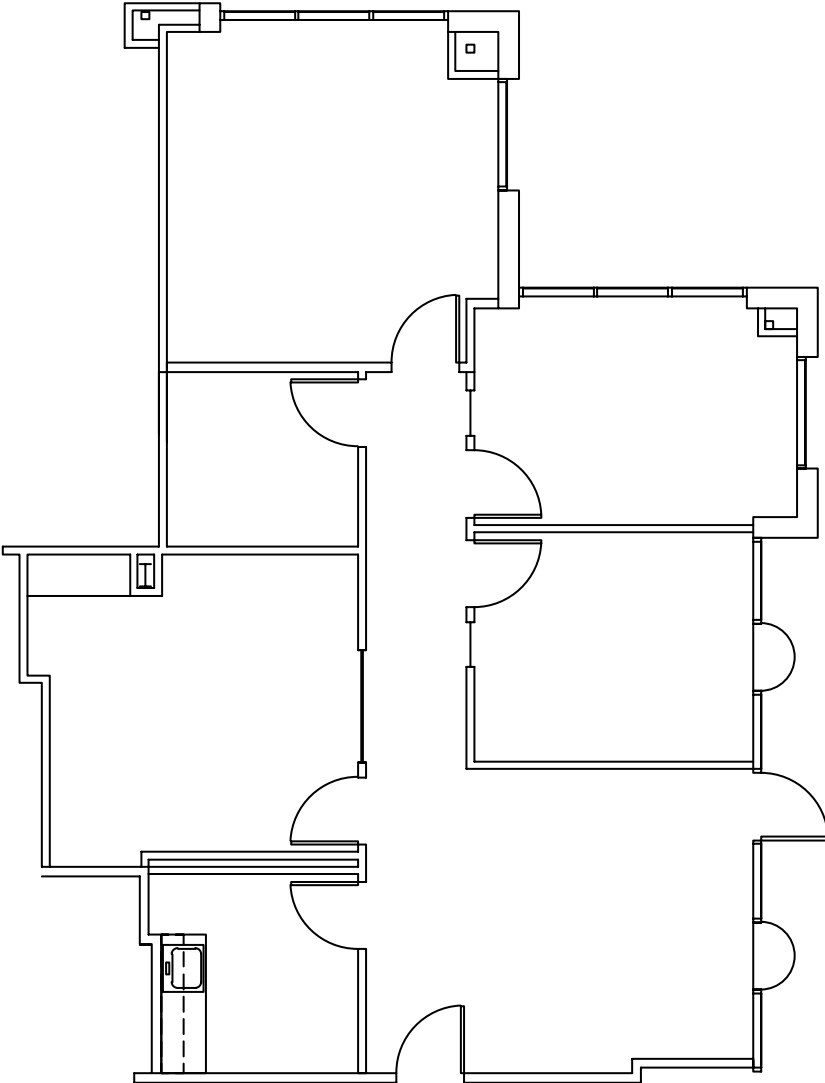
KEY PLAN



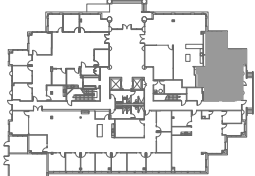
12730 HIGH BLUFF DRIVE

SUITE 120: 1,554 RSF | AVAILABLE 12/1/2022

AS-BUILT PLAN



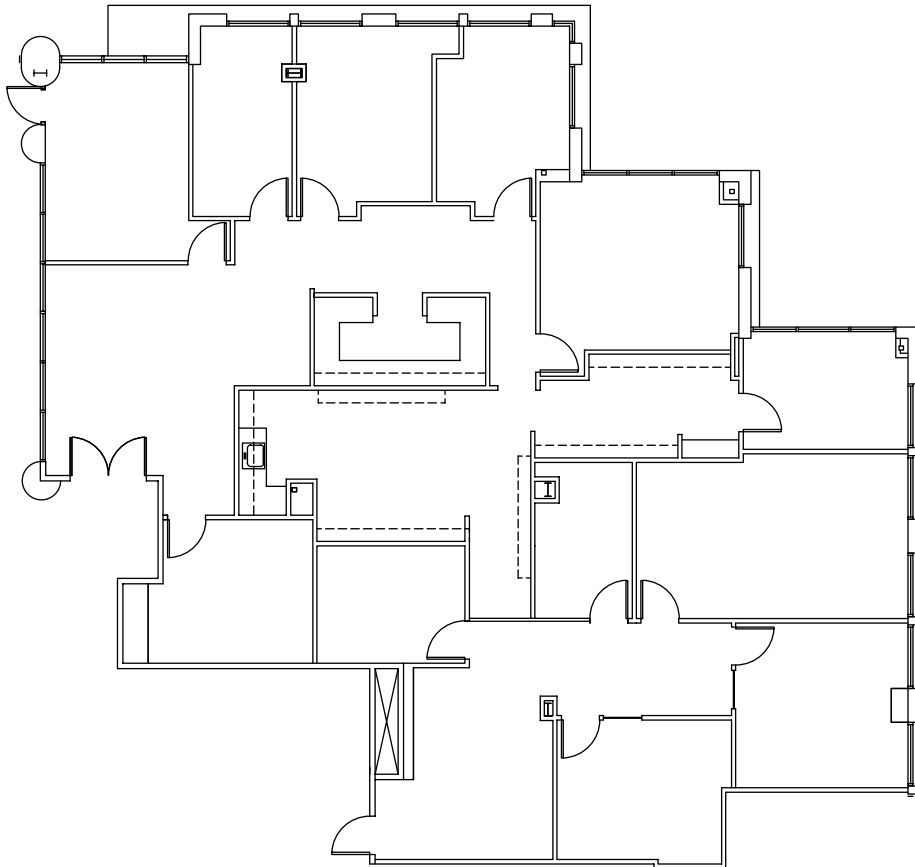
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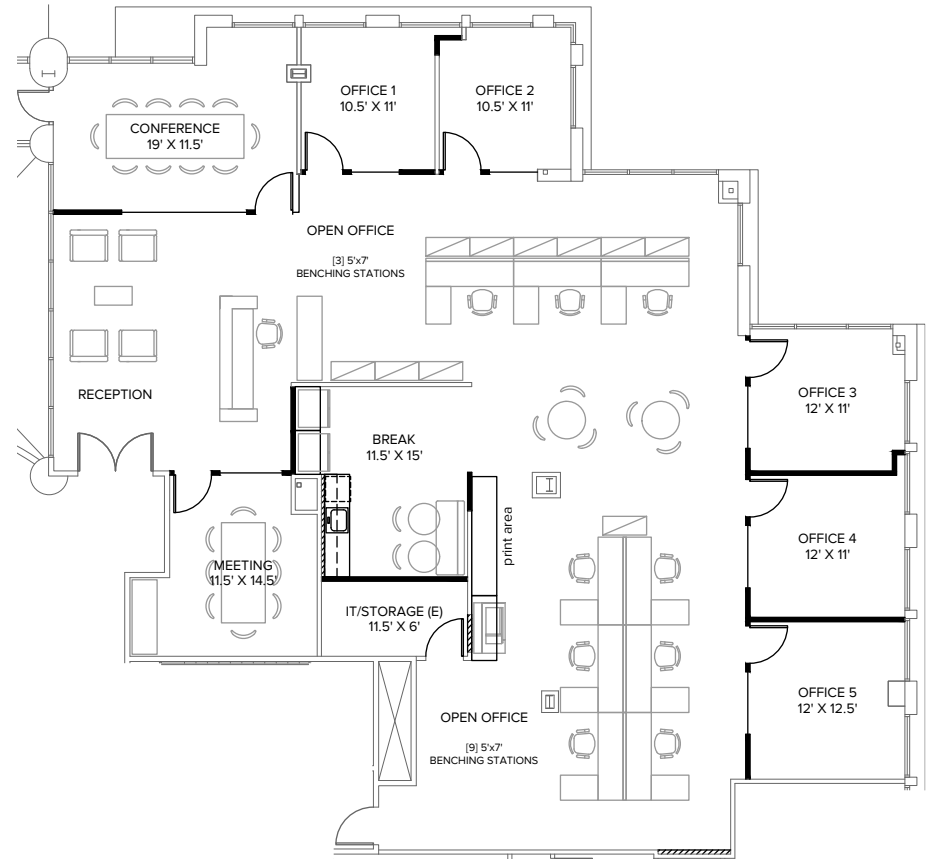
12730 HIGH BLUFF DRIVE

SUITE 200: 4,310 RSF | AVAILABLE 2/1/2023

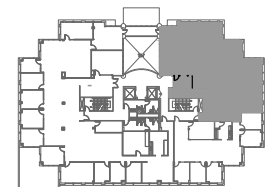
AS-BUILT PLAN



FUTURE SPEC SUITE PLAN



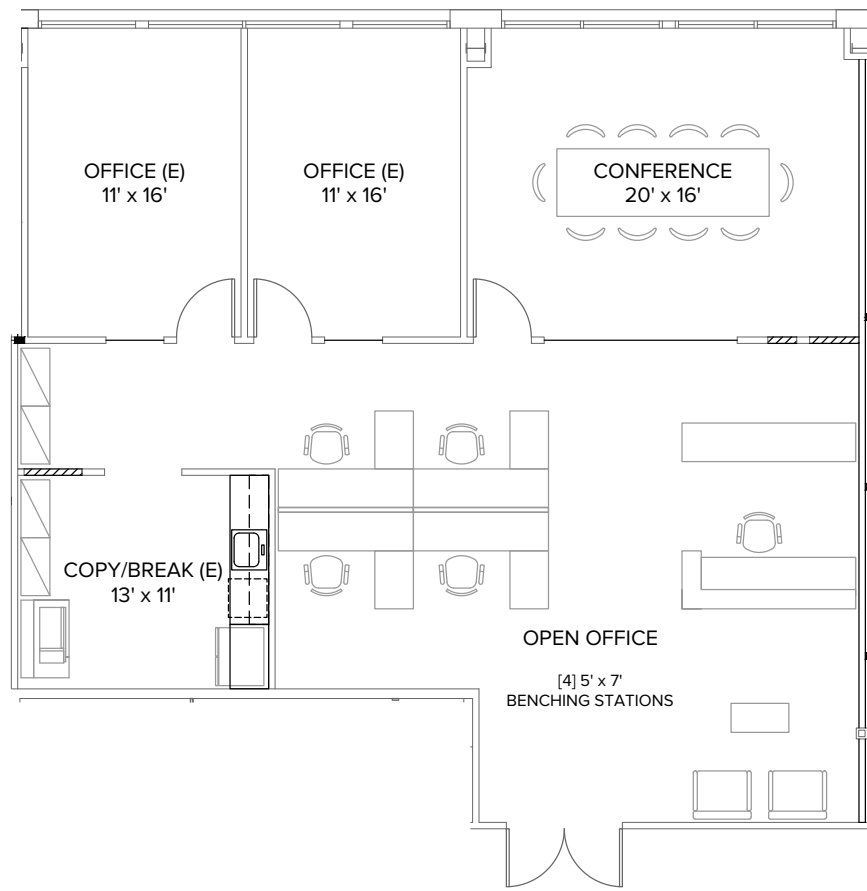
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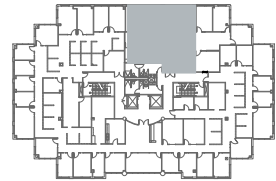
12750 HIGH BLUFF DRIVE

SUITE 350: 1,982 RSF | AVAILABLE 10/1/2022

FUTURE SPEC SUITE PLAN



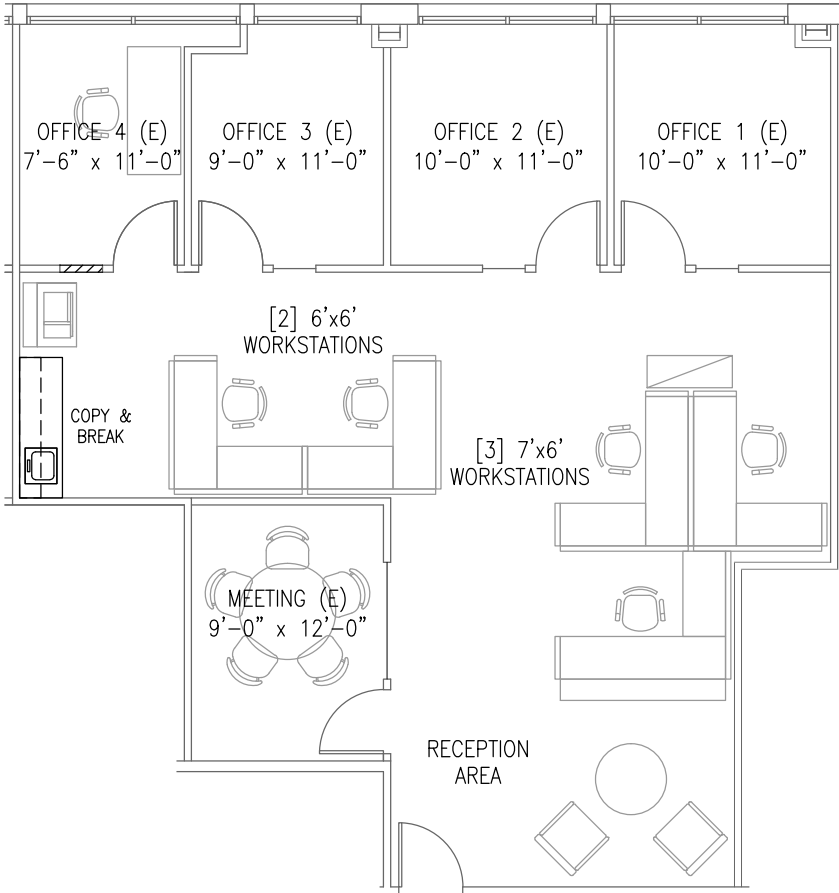
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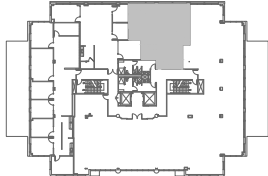
12750 HIGH BLUFF DRIVE

SUITE 475: 1,562 RSF | VACANT

AS-BUILT PLAN



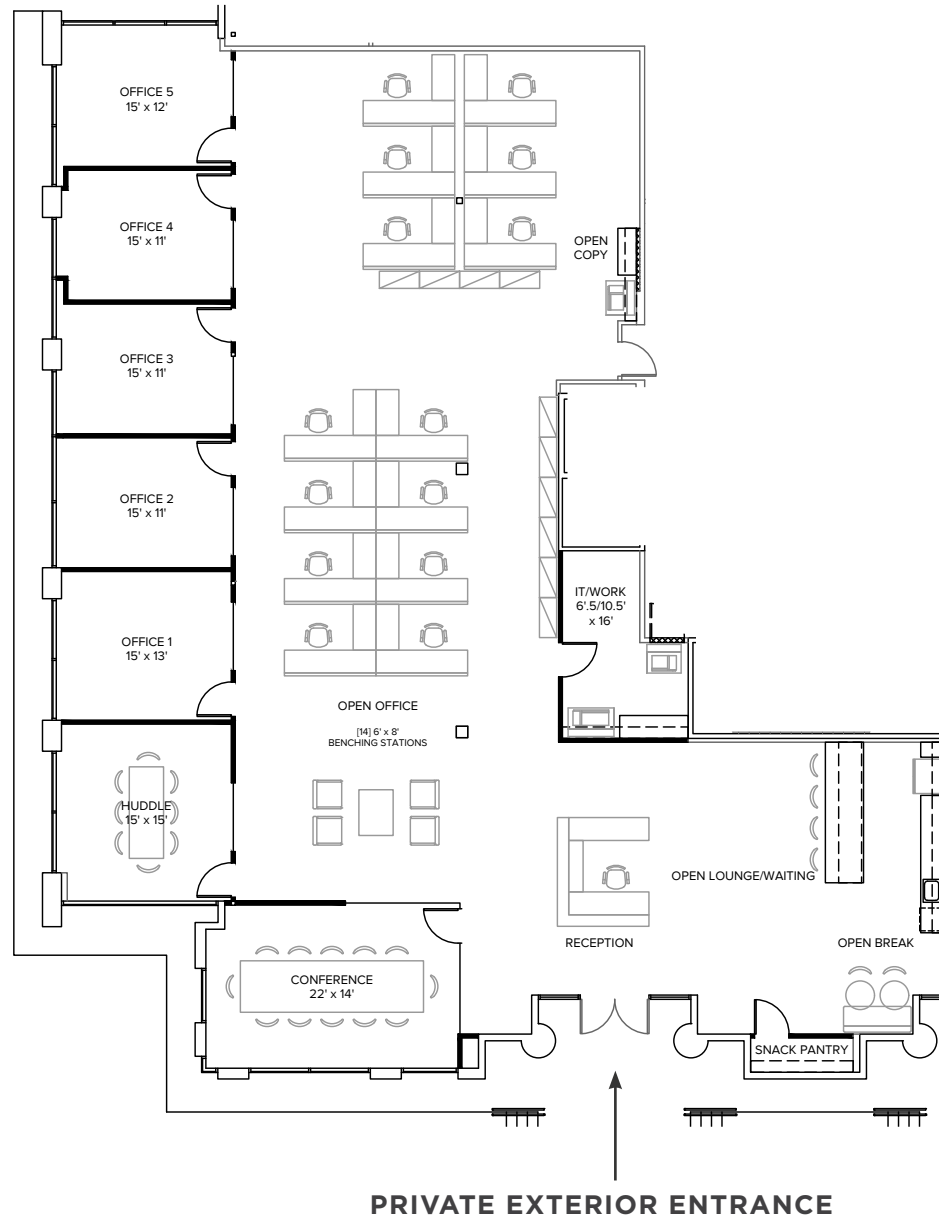
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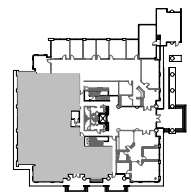
12760 HIGH BLUFF DRIVE

SUITE 120: 6,082 RSF | 60 DAYS NOTICE

SPEC SUITE PLAN



KEY PLAN



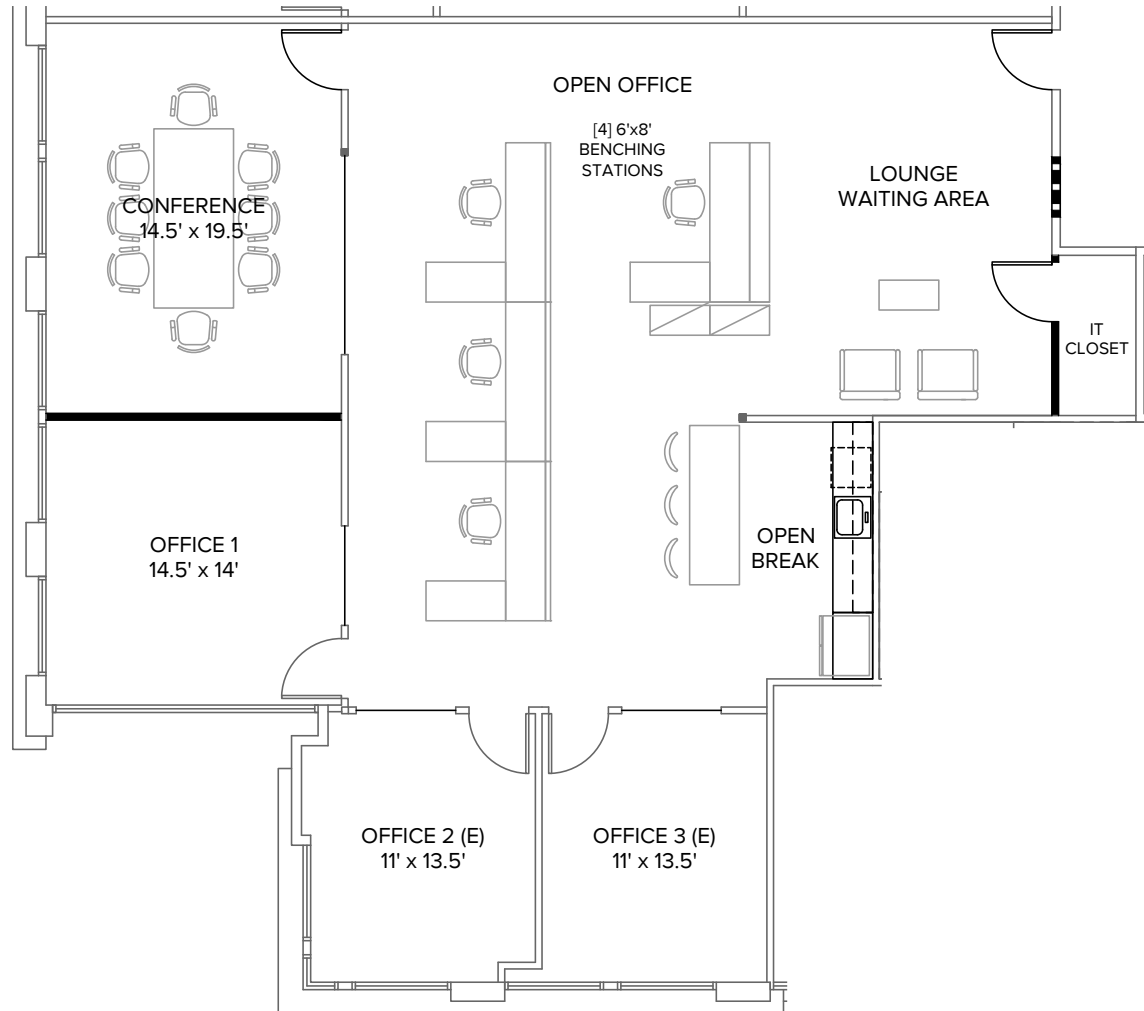
12760 HIGH BLUFF DRIVE

SUITE 240: 2,158 RSF | VACANT



VIRTUAL TOUR

SPEC SUITE PLAN



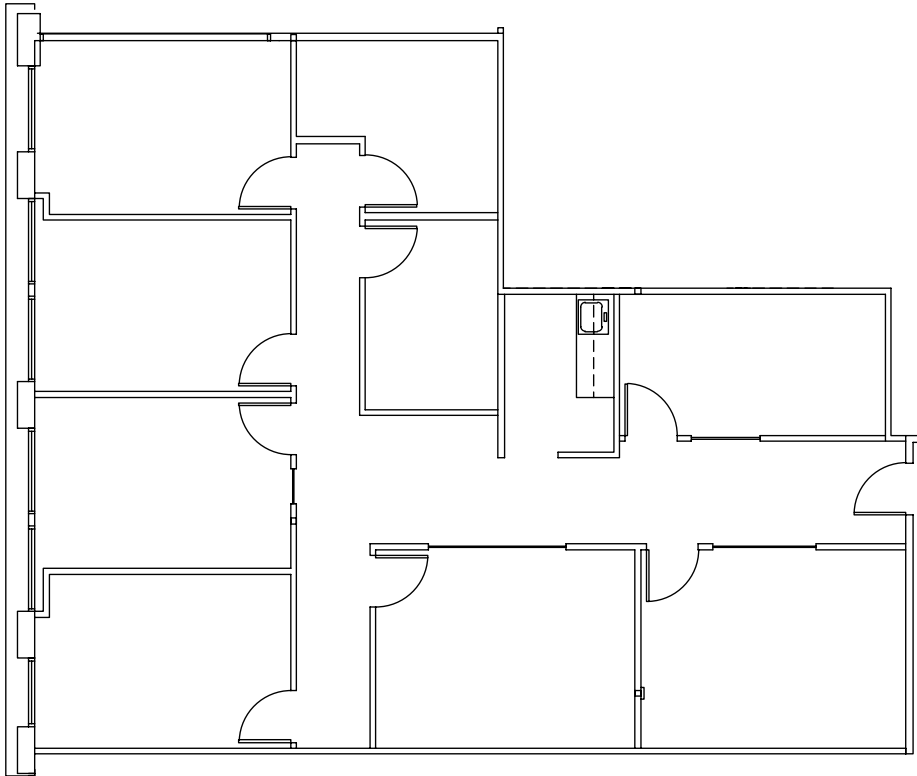
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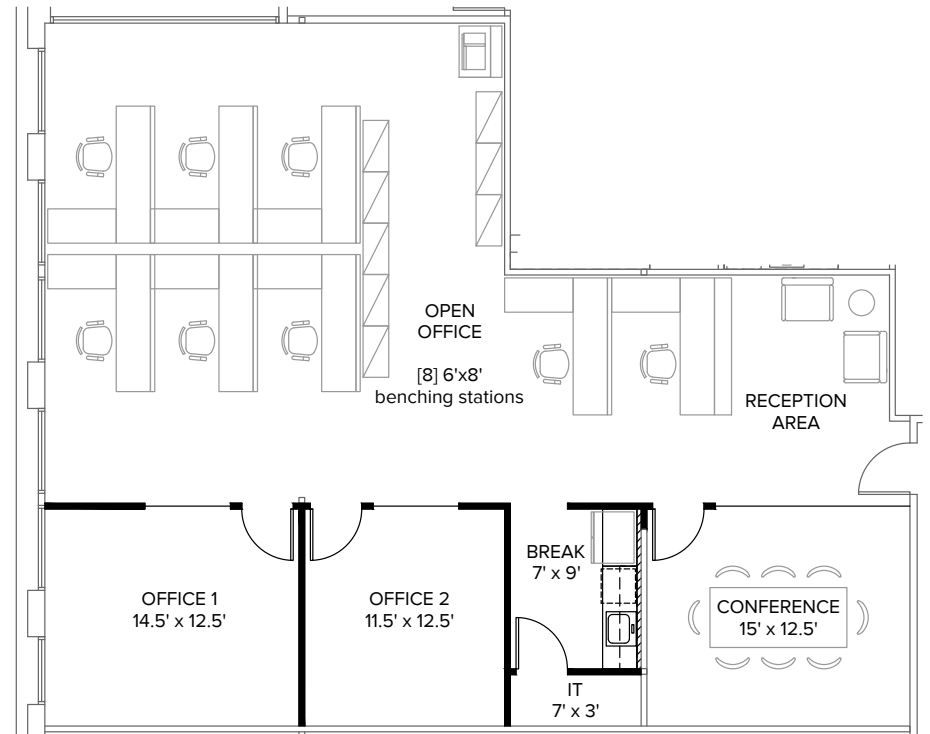
12760 HIGH BLUFF DRIVE

SUITE 250: 2,047 RSF | AVAILABLE 10/1/2022

AS-BUILT PLAN



FUTURE SPEC SUITE PLAN



KEY PLAN



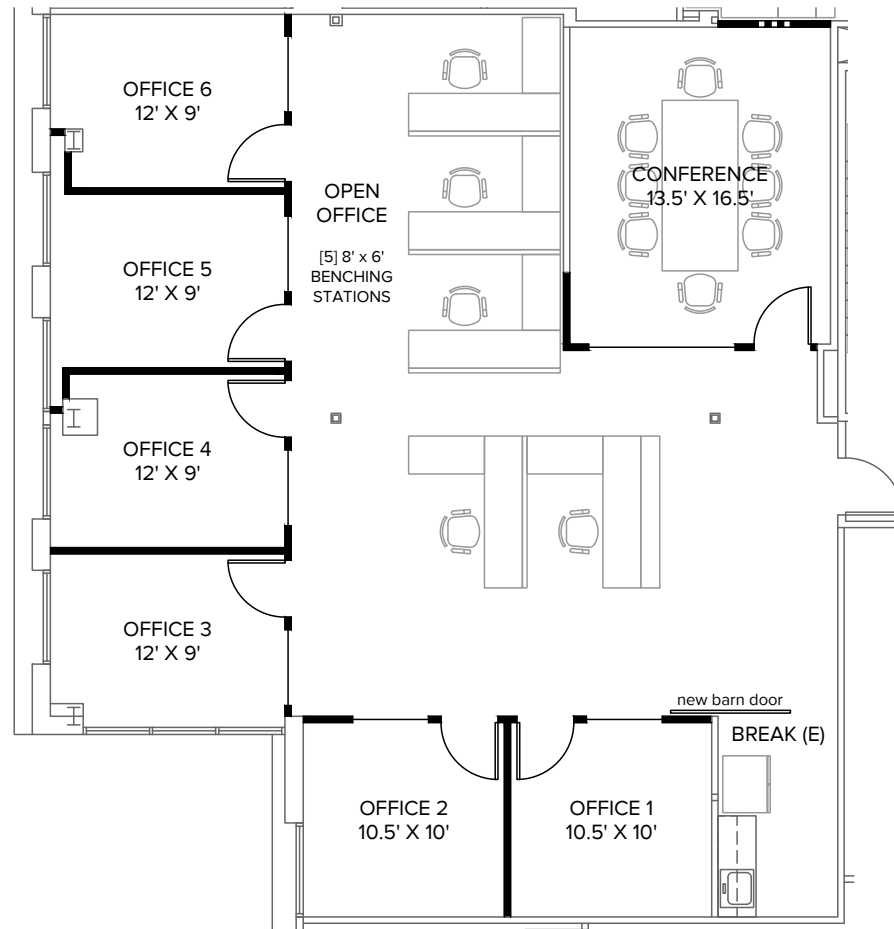
12770 HIGH BLUFF DRIVE

SUITE 215: 2,207 RSF | VACANT

SPEC SUITE PLAN



VIRTUAL TOUR



KEY PLAN



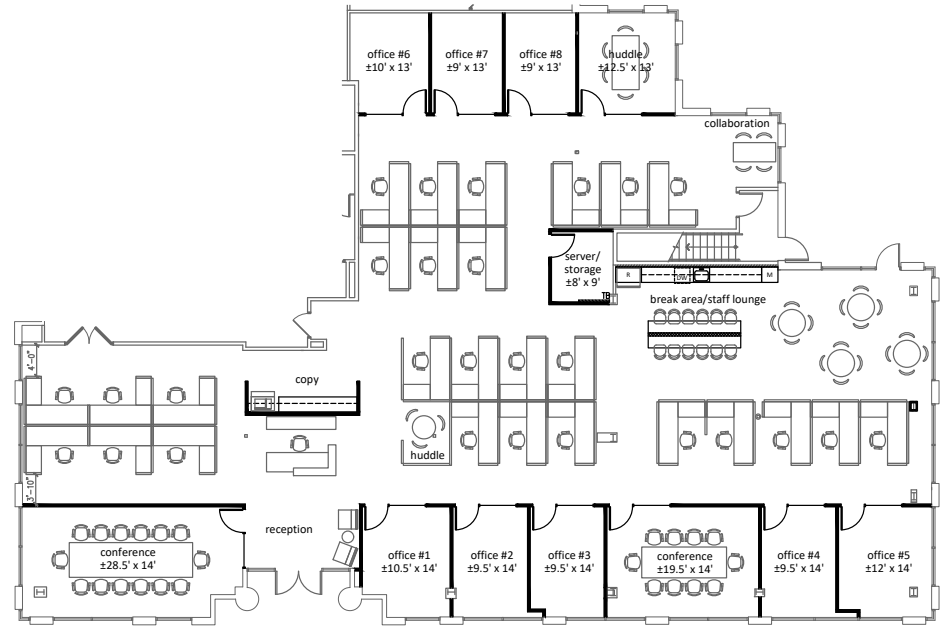
12780 HIGH BLUFF DRIVE

SUITE 160: 7,863 RSF | AVAILABLE 10/1/2022

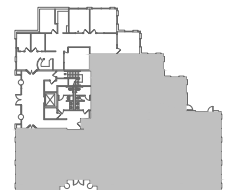
AS-BUILT PLAN



HYPOTHETICAL PLAN



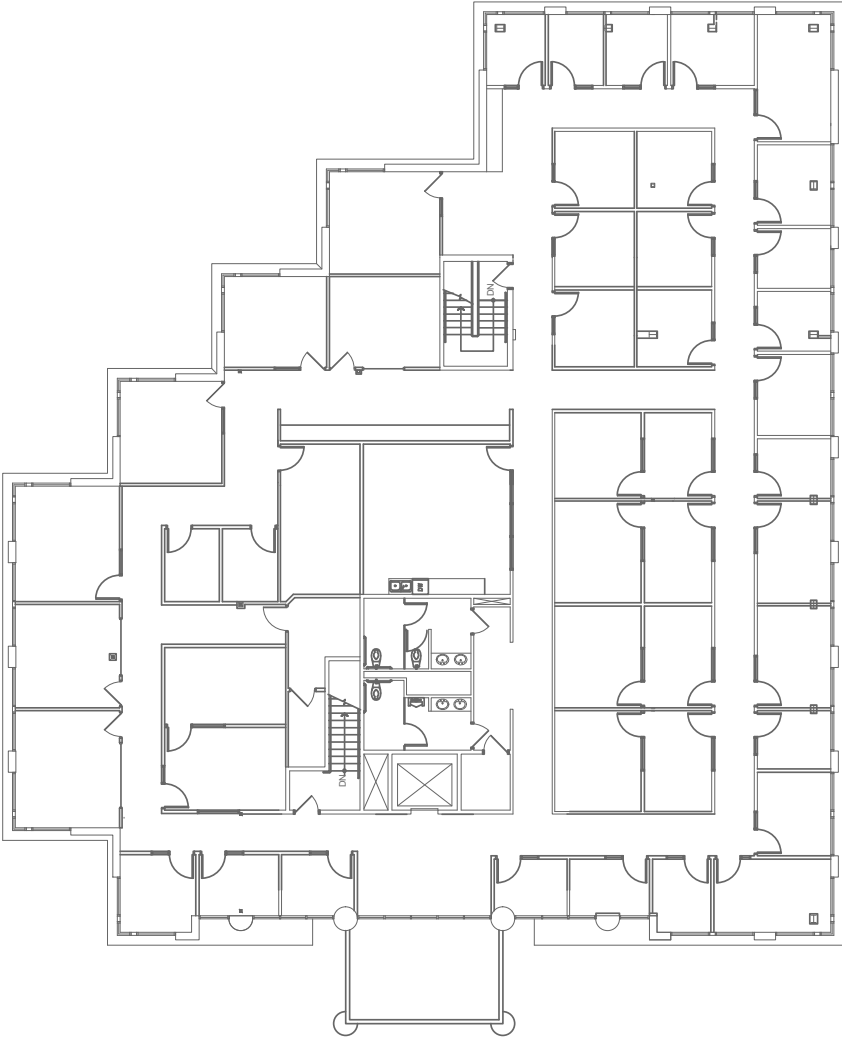
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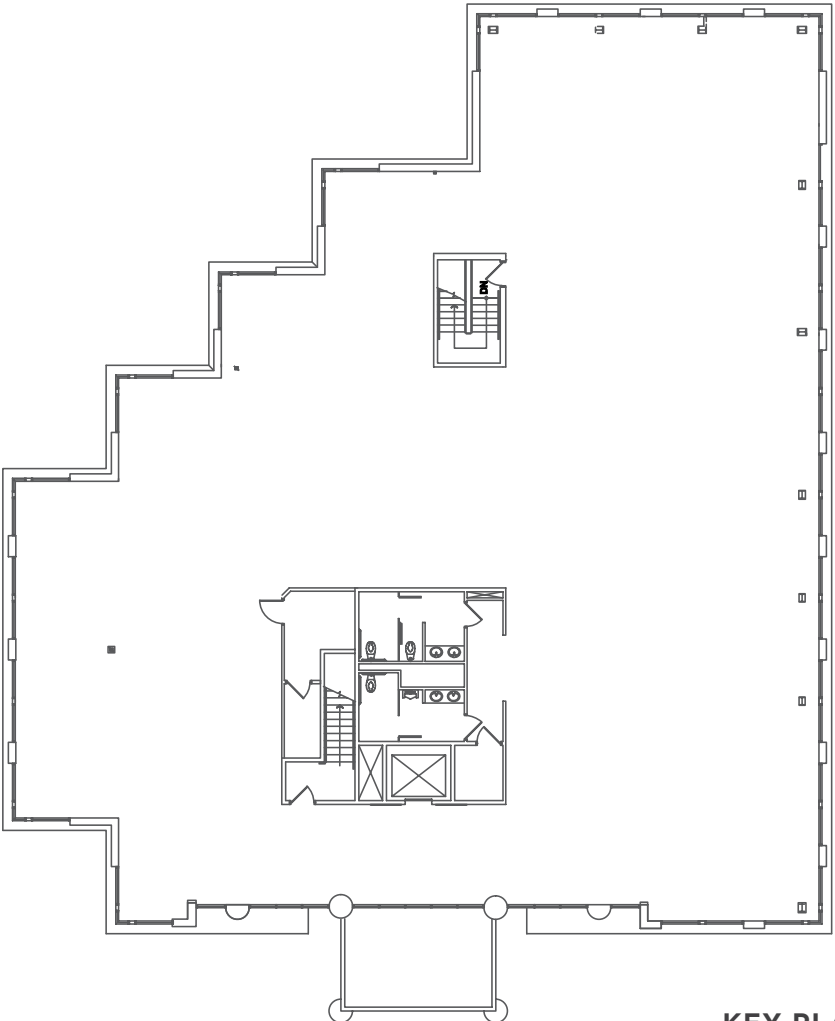
12780 HIGH BLUFF DRIVE

SECOND FLOOR: 10,074 RSF | AVAILABLE 10/1/2022

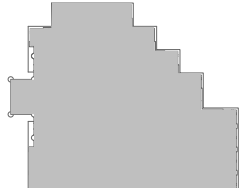
AS-BUILT PLAN



FUTURE WHITE BOX PLAN



KEY PLAN



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EQ Office

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