



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 market
- › Virtual health and wellness by Wellable



ASKING RATE
\$5.00/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
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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

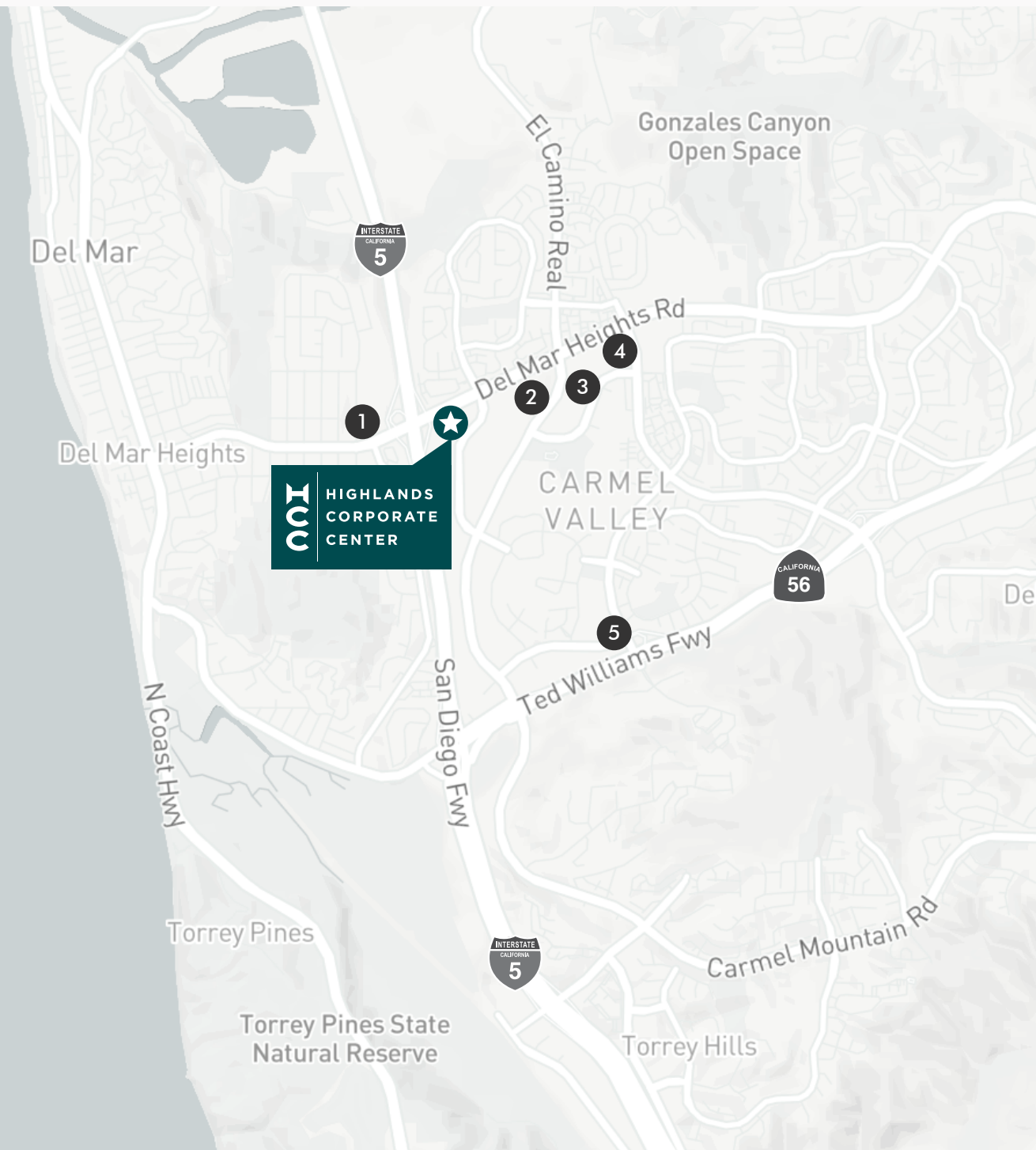
Urban Plates	Cinépolis
Taverna Blue	Davanti Enoteca
Snooze	Jimbos
Batch & Box Cookies	Ralph's
Handel's Ice Cream	Mendocino Farms
Bank of America	Jamba Juice
Chase Bank	Pannini Kabob Grill
Mission Fed Credit Union	Philz Coffee
Sky Deck Food Hall	Starbucks
Ike's Love & Sandwiches	Sweetgreen
Zizikis Street Food	Wells Fargo

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
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AVAILABILITIES

BUILDING	SUITE	RSF	AVAILABILITY
12750	350	1,982	Vacant
12760	370	2,642	11/1/2023
12770	150	1,643	Vacant
12780	160	7,863	Future Spec Suite
12780	200	10,074	Vacant



Ample surface and covered parking available



EV car charging stations on-site



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

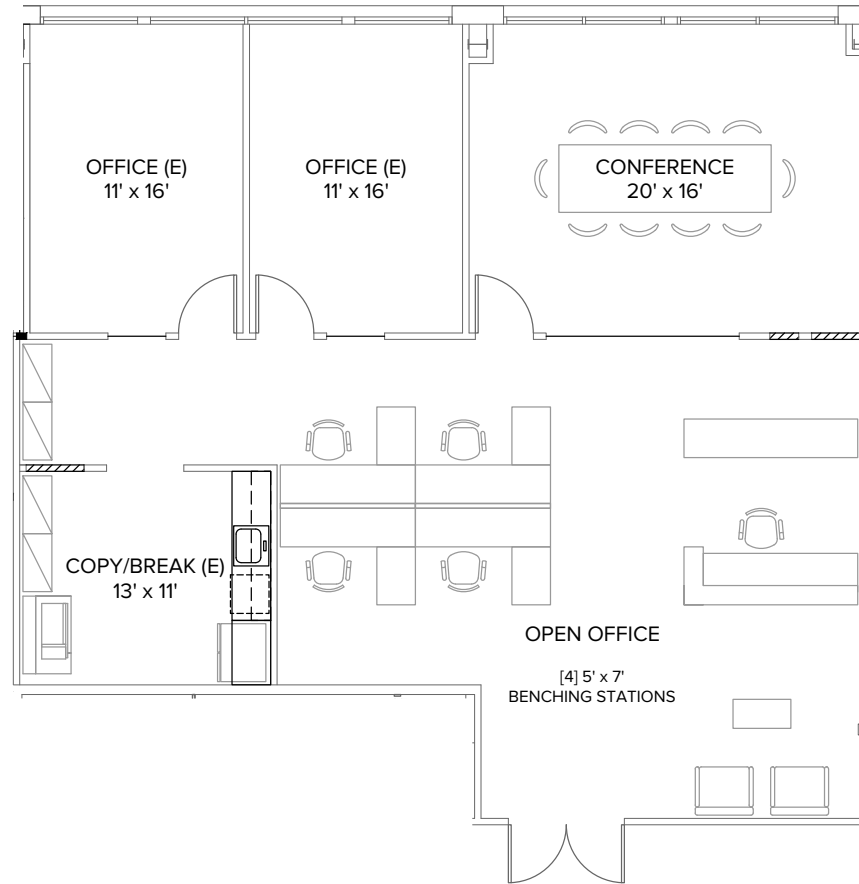


Monument signage available

12750 HIGH BLUFF DRIVE

SUITE 350: 1,982 RSF | VACANT

BRAND NEW SPEC SUITE



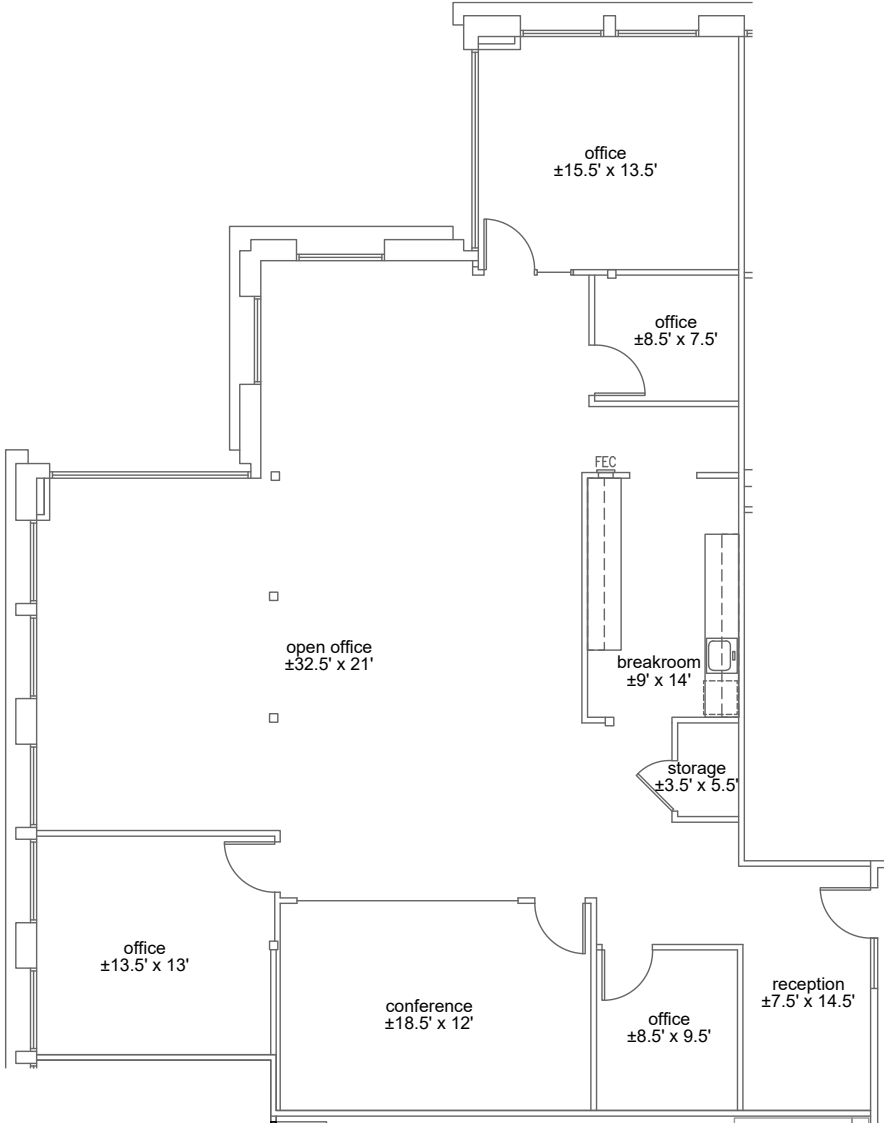
KEY PLAN



12760 HIGH BLUFF DRIVE

SUITE 370: 2,642 RSF | AVAILABLE 11/1/2023

AS-BUILT PLAN



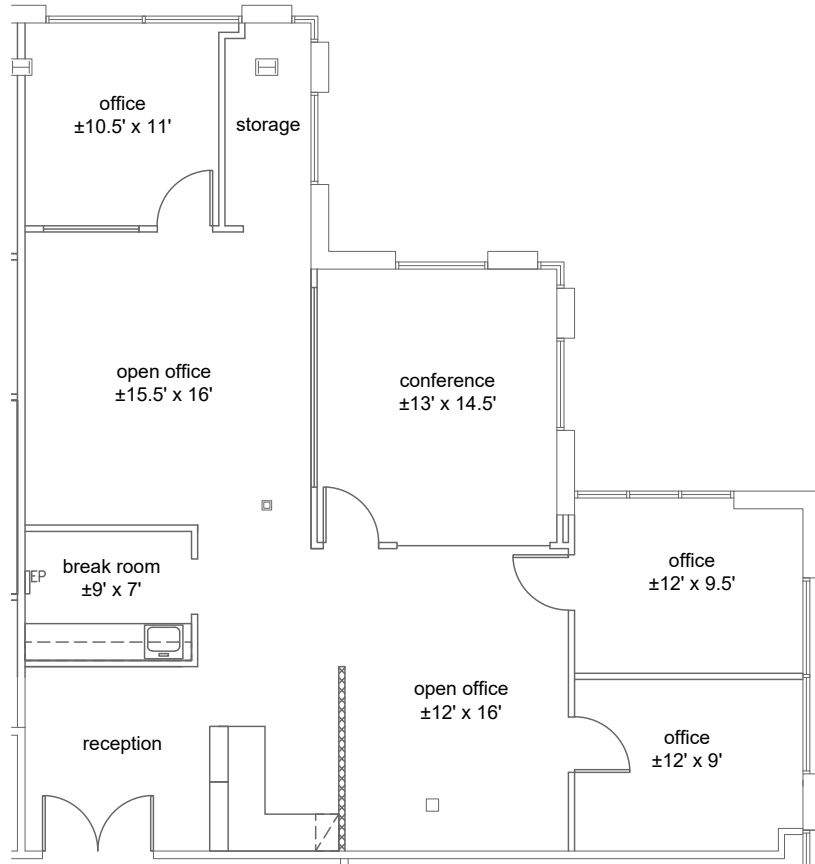
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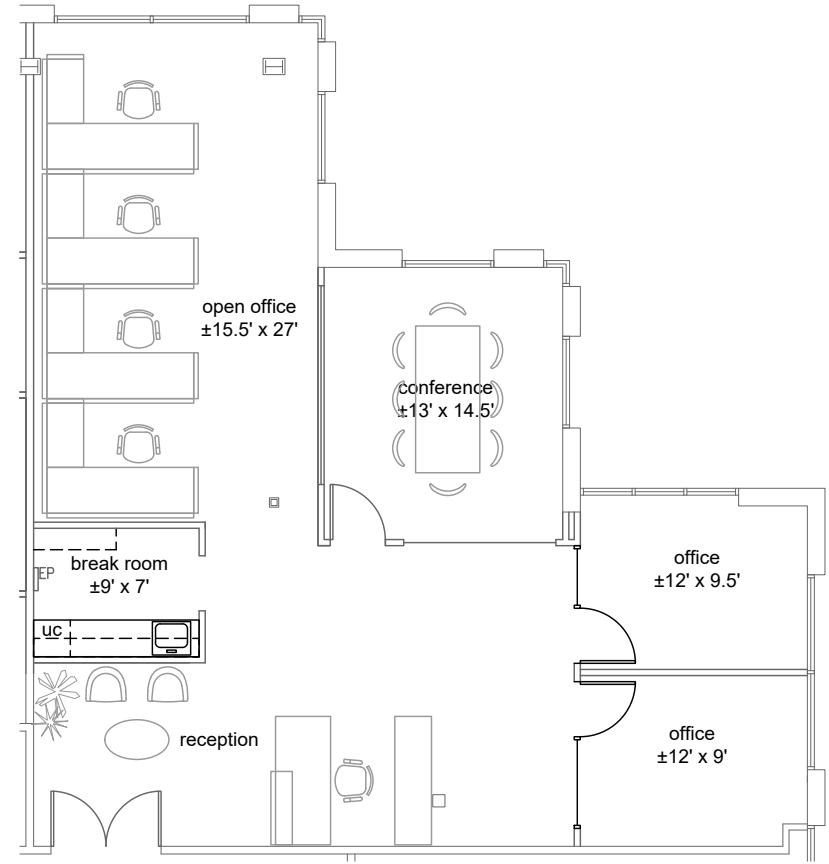
12770 HIGH BLUFF DRIVE

SUITE 150: 1,643 RSF | VACANT

AS-BUILT PLAN



HYPOTHETICAL PLAN



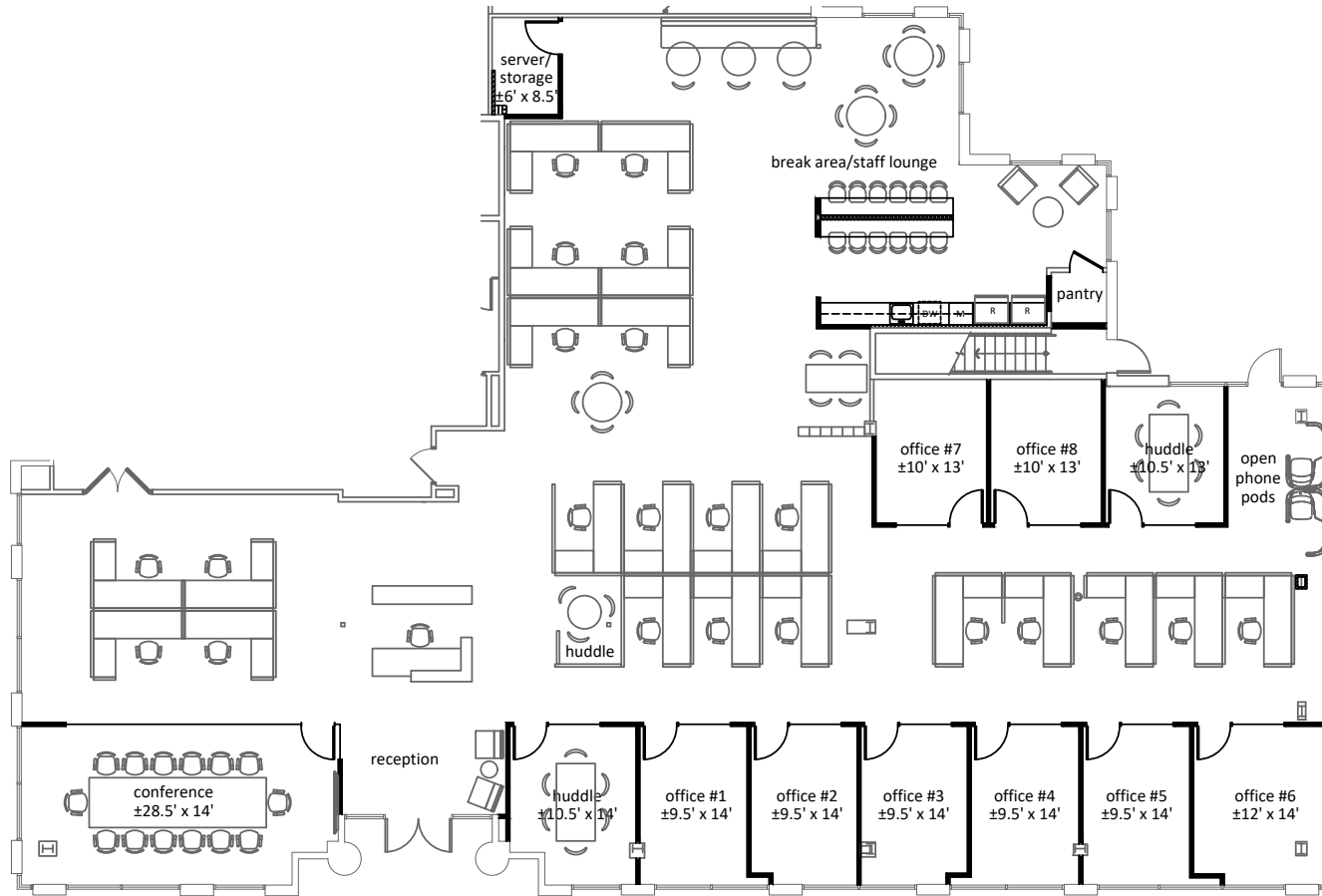
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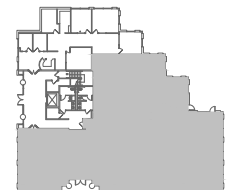
12780 HIGH BLUFF DRIVE

SUITE 160: 7,863 RSF | VACANT

FUTURE SPEC SUITE PLAN



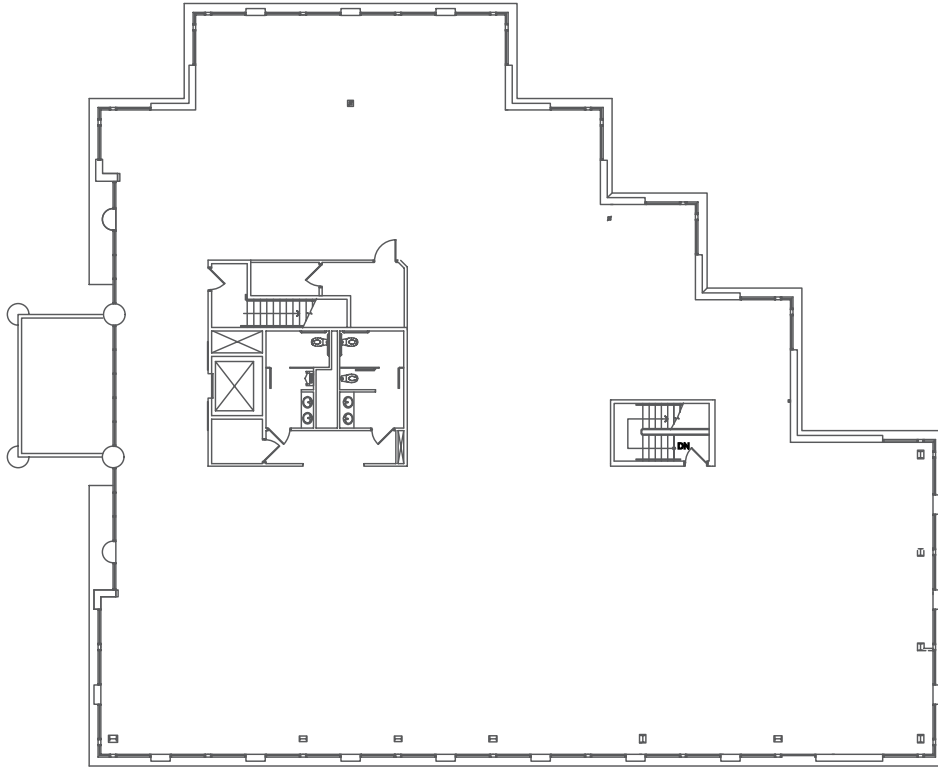
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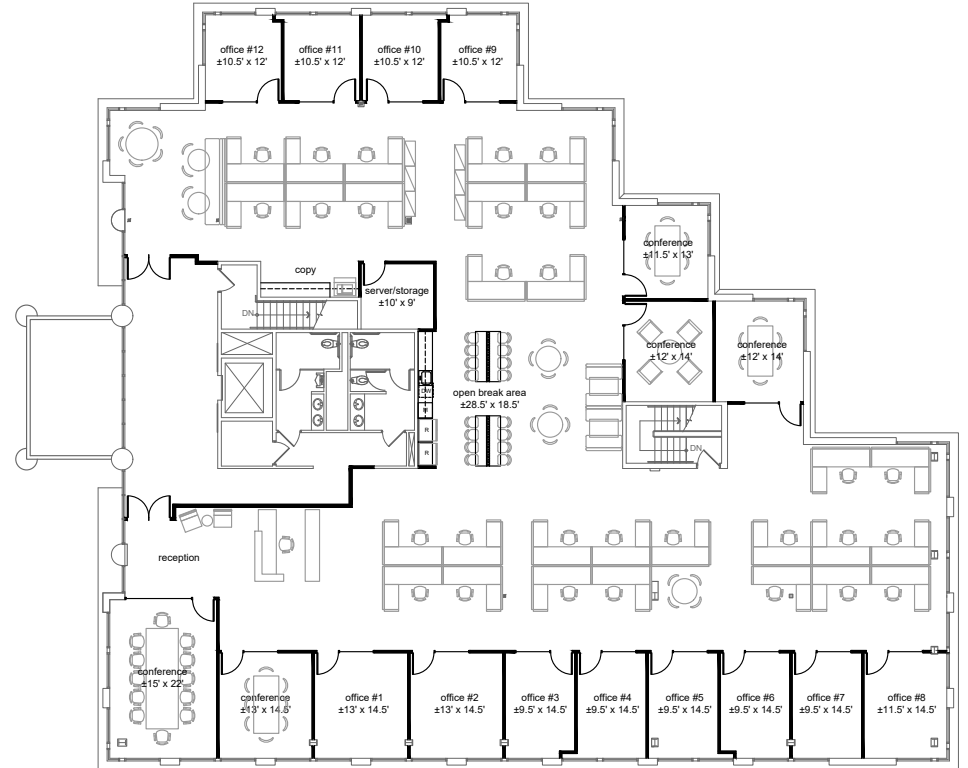
12780 HIGH BLUFF DRIVE

SECOND FLOOR: 10,074 RSF | VACANT

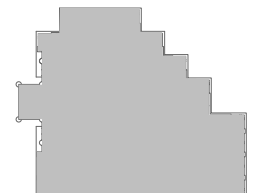
AS-BUILT PLAN



HYPOTHETICAL PLAN



KEY PLAN



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