



12555



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CLASS A  
OFFICE  
FOR LEASE

**12555**





**12555 High Bluff Drive, San Diego, CA 92130**

**High Bluff Del Mar** is a premier office environment ideally located in the prestigious Del Mar area. The atrium style building features award winning architectural design. Interiors offer new **move-in ready spec suites** with recently **upgraded common areas**, private balconies and an abundance of natural light. The lushly **landscaped courtyard** provides various seating areas that encourage impromptu meetings, to take a quick break or to have lunch in a tranquil setting.







18 EV  
Charging Stations



Prime  
Location



4/1,000  
Parking







**HIGH BLUFF**  
DEL MAR

- 72,706 SF Class A office building
- Walkability to several amenities including new retail at One Paseo
- Bike/walking trail adjacent to High Bluff Del Mar
- Tranquil courtyard with various seating/gathering areas promoting collaboration
- On-site showers & lockers
- Open atrium - natural air and light
- New state of the art HEPA HVAC filters
- 2 inviting, well lighted staircases in addition to 2 elevators to access upper floors
- Excellent access to I-5 and Hwy 56





Suite	RSF	Description
100/120	6,521	Available February 1, 2023. Creative ground floor option with 11 private offices, 2 conference rooms, 2 open kitchen areas and 2 large open areas. Suite is divisible to 3,004 or 3,517 RSF.



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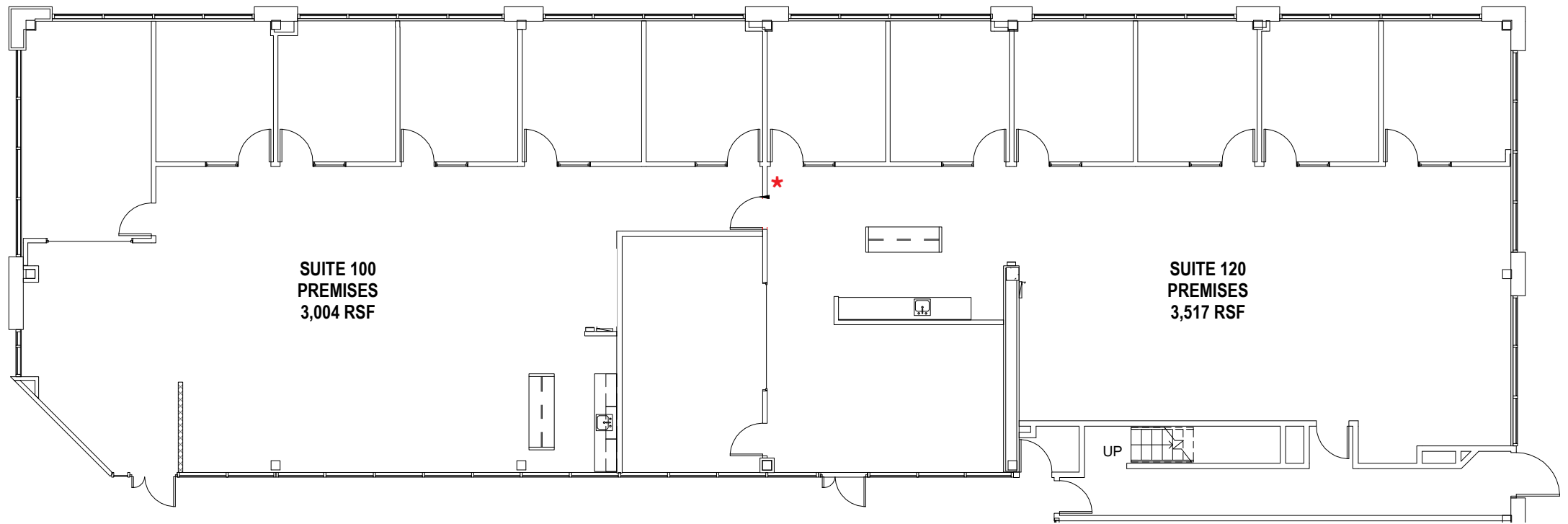
## 12555 HIGH BLUFF | SUITE 100/120

6,521 RSF | available 2/1/2023

\* Can be demised at this location as follows:

**Suite 100:** 3,004 RSF

**Suite 120:** 3,517 RSF



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**HIGH BLUFF**  
DEL MAR

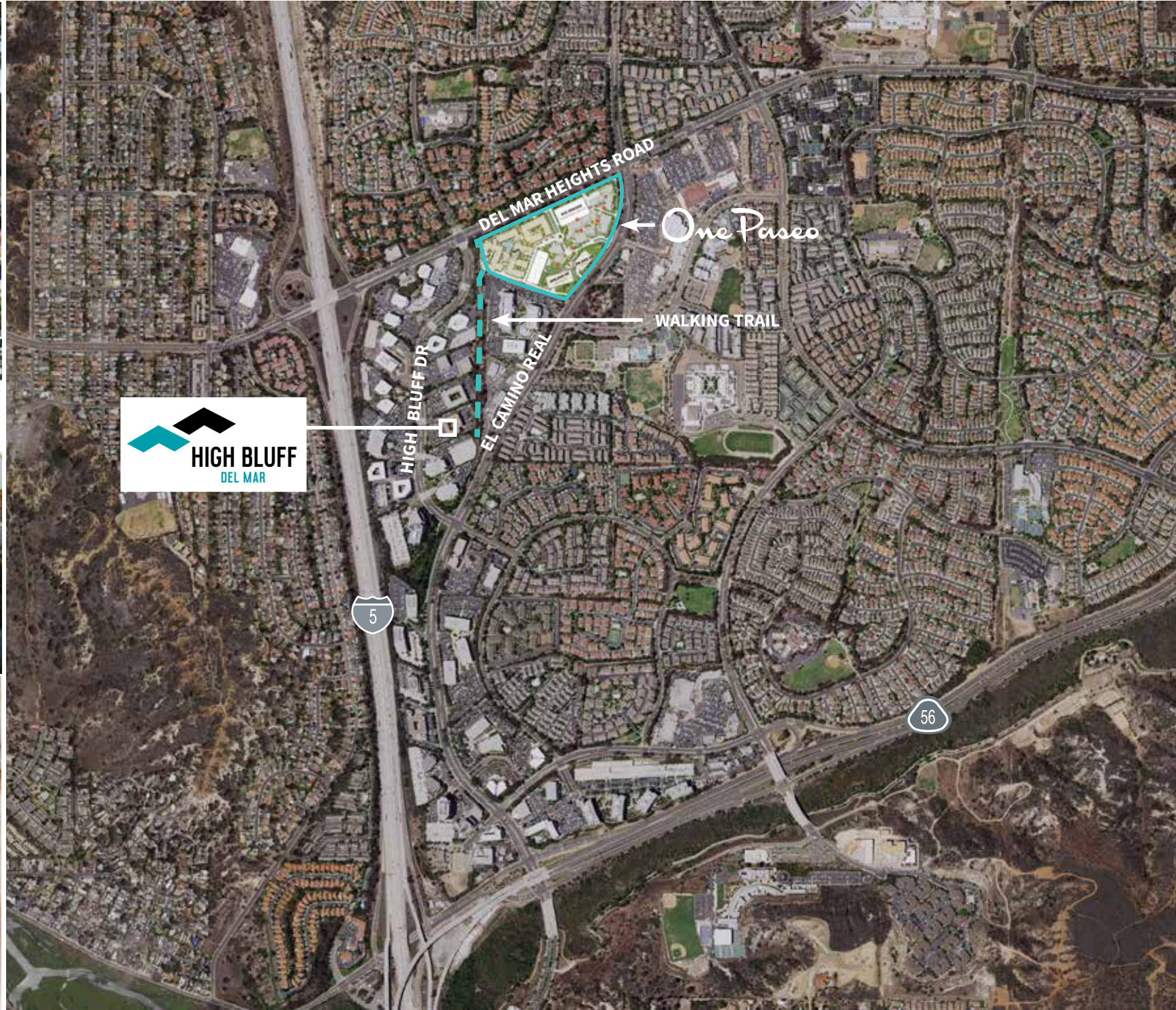
- Restaurants & Retail
- Gas Stations
- Hotels
- Gyms



TORREY PINES  
GLIDERPORT

UTC/  
GOLDEN TRIANGLE







PACIFIC OCEAN

DEL MAR HEIGHTS ROAD

I-5

HIGH BLUFF DRIVE



WALKING/BIKE PATH TO ONE PASEO AND OTHER RETAIL AND RESTAURANTS





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The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.