



Junction

at Del Mar

12707

AVAILABILITY

BUILDING	SUITE	RSF	AVAILABILITY
12707	100	3,836	11/1/2022
12707	*200	11,263	Shell Condition
12707	*225	4,356	Future Spec Suite
12707	*250	5,960	Future Spec Suite

*Second floor can be made contiguous to 21,579 RSF.

Features include:

- » New lounge and fitness center, RECHARGE, recently completed
- » Direct access to One Paseo - multiple food and boutique shopping options
- » New lobbies, corridors, landscaping, and hardscape
- » Move-in ready creative spec suites
- » Enhanced courtyard with meeting areas, water feature, and fire pit
- » Dry cleaning services
- » EV charging stations
- » Virtual health and wellness by Wellable
- » Monthly farmers markets



Parking Ratio:
3.6/1,000 USF surface and covered parking available



Immediate adjacency to One Paseo
- multiple food and boutique shopping options



Immediate access to
Interstate 5 and Highway 56



Building top and monument
signage available

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 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.



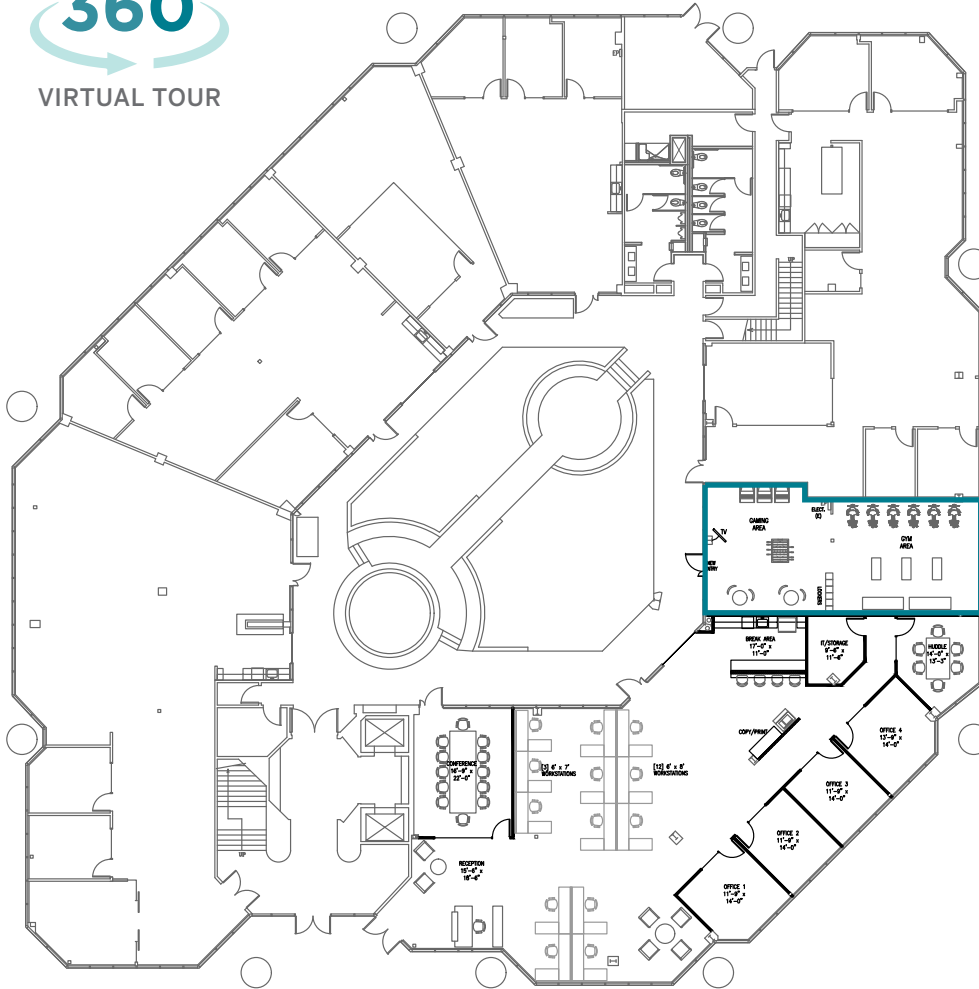
JANITORIAL SERVICES & EQUIPMENT

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 sanitation throughout common areas.

RECHARGE

LOUNGE & FITNESS CENTER

360°
VIRTUAL TOUR



Accessibility to lockers within the fitness center



Open area for yoga, stretching, etc.



2 Peloton spin bikes, 2 treadmills and 2 ellipticals



Strength training equipment, free weights & benches, leg extension and multi-press



Lounge area with couches, table games and TV

EXTERIOR & LOBBY



OUTDOOR COURTYARD



AMENITIES MAP

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

Baker & Olive
Casa Sol Y Mar
Carnitas
Snack Shack
Urban Plates
Taverna Blue
Snooze

Cinépolis,
Davanti Enoteca
Mia Francesca
Rimel's
Jimbos
Ralph's

4 CARMEL COUNTRY PLAZA

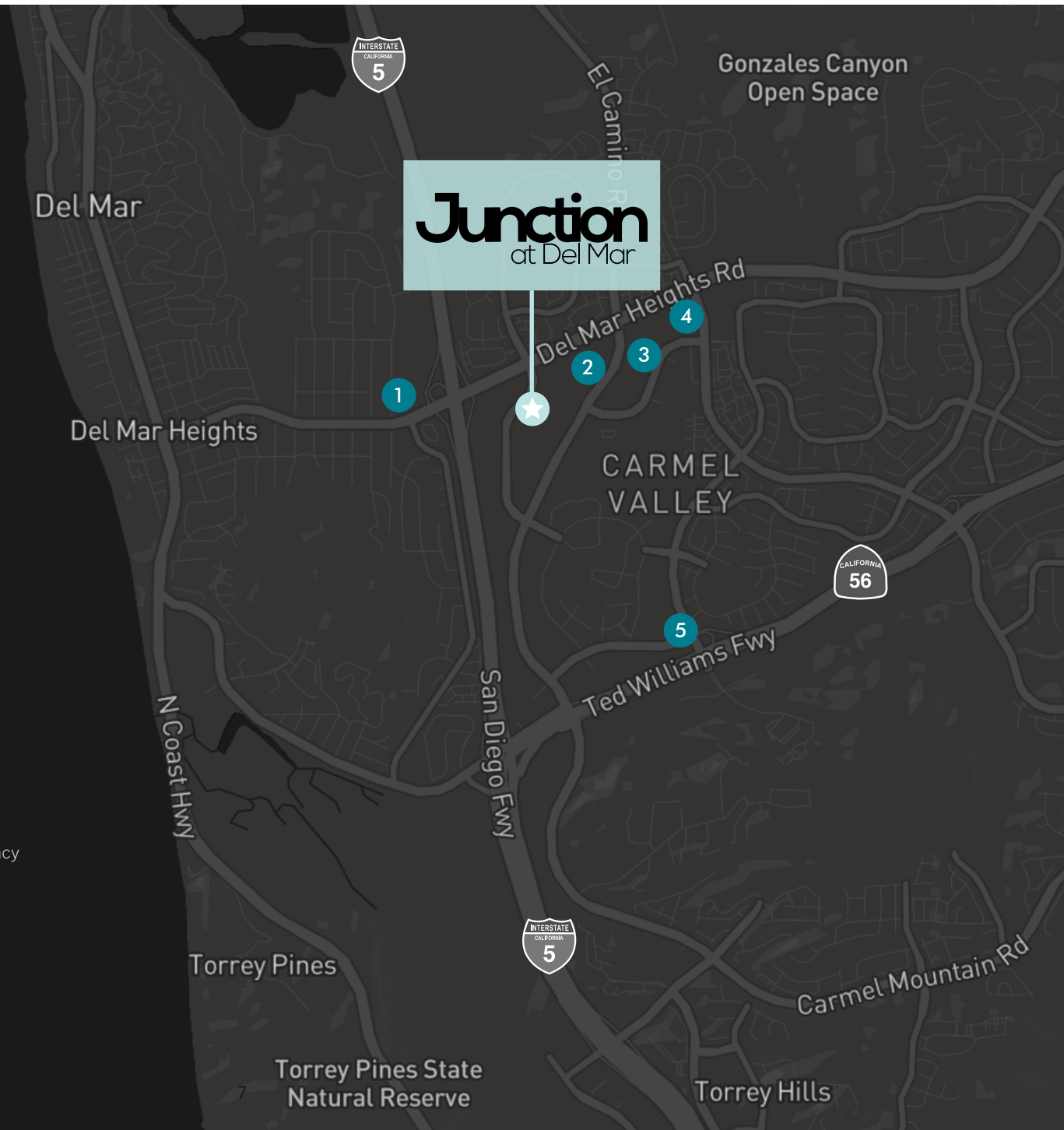
Katana Sushi
Oggi's Pizza & Brewing
Porkyland
Coffee Bean & Tea Leaf
Dry Clean USA

CycleBar
Carmel Valley Pharmacy
Del Mar Floral & Gifts
Union Bank

5 PIAZZA CARMEL

Chipotle
Gami Sushi
Starbucks
Marketplace Grille

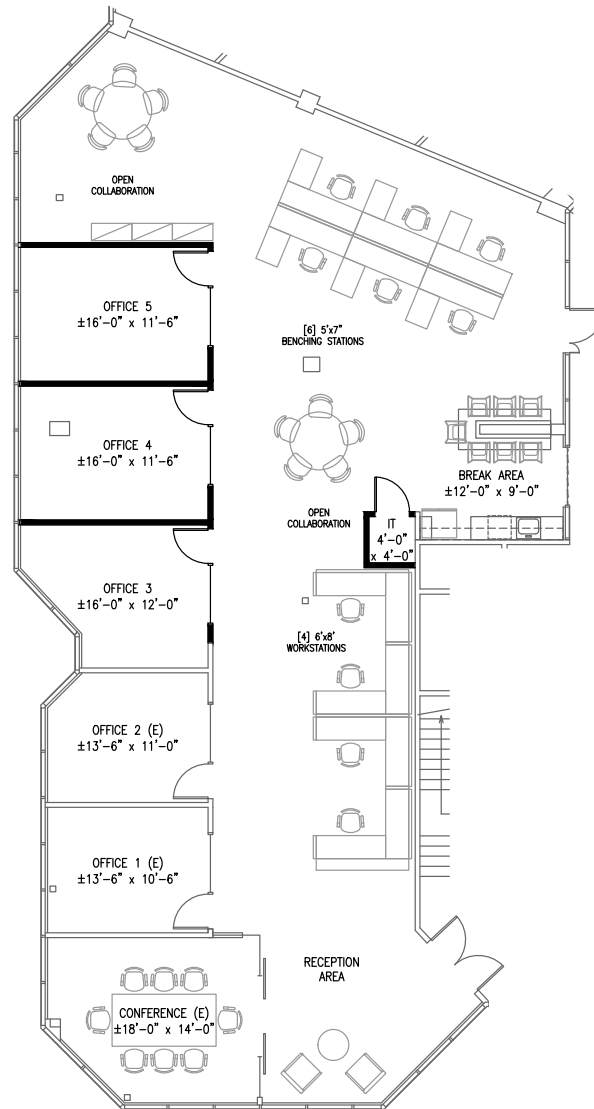
Pavilions
Beasley's Cleaners
Postal Annex +



FLOOR PLAN

12707 HIGH BLUFF DRIVE | SUITE 100: 3,836 RSF

AVAILABLE 11/1/2022



KEY PLAN

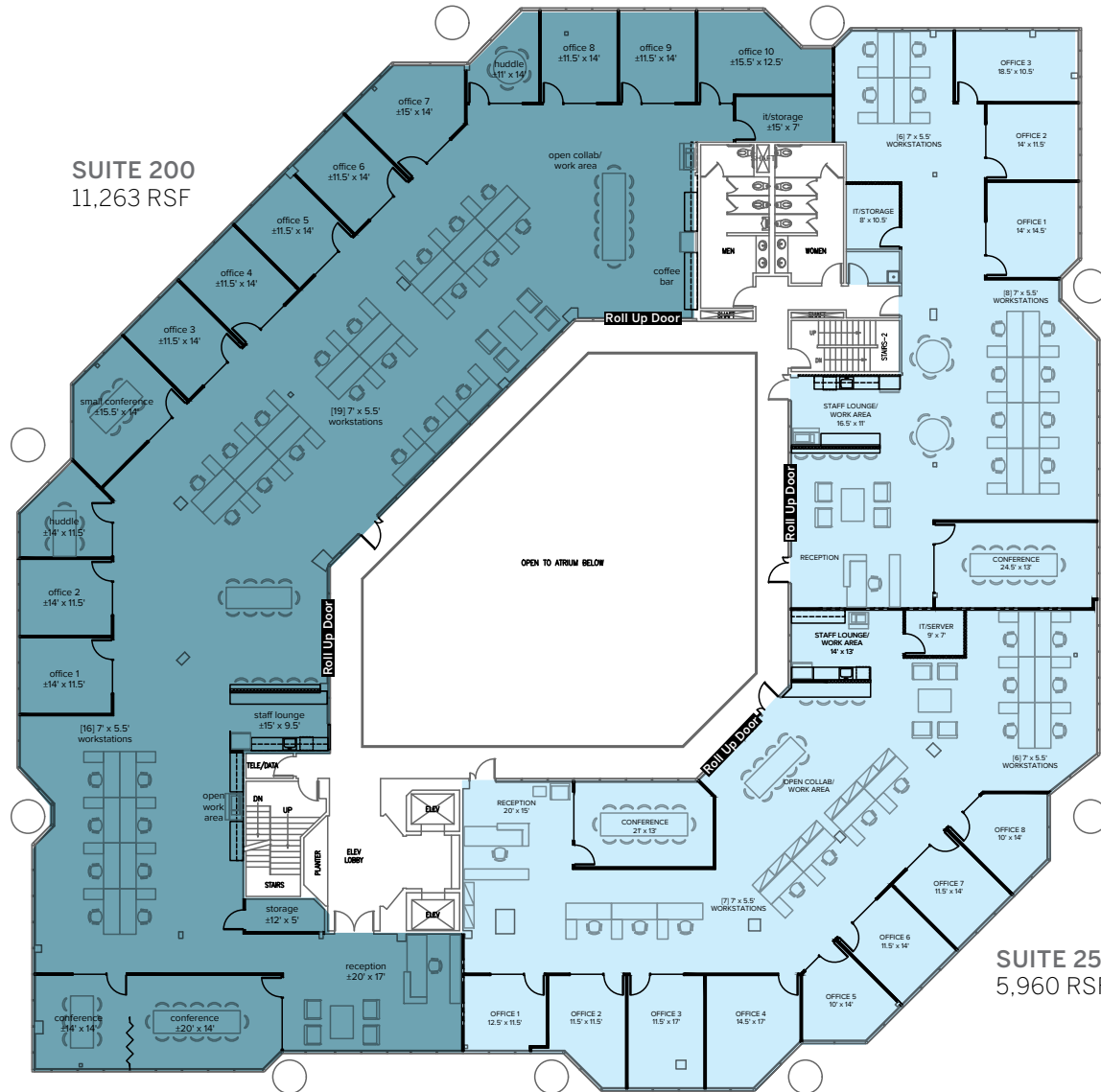


FLOOR PLAN

12707 HIGH BLUFF DRIVE | SECOND FLOOR: 4,356 – 21,579 RSF

Future Spec Suites

Shell Condition



SUITE 200
11,263 RSF

SUITE 225
4,356 RSF

SUITE 250
5,960 RSF

KEY PLAN



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