

**DM** ||  
**CC** ||



# PROPERTY FEATURES



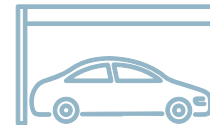
**SCALABLE LIFE SCIENCES CAMPUS**



**ROBUST LAB INFRASTRUCTURE**



**MODERNIZED LOBBIES, COMMON AREAS & SHOWERS & LOCKERS**



**SUBTERRANEAN PARKING**



**OUTDOOR GATHERING AREAS**



**I-5 FREEWAY SIGNAGE**



## DEL MAR HEIGHTS

### HOME TO SAN DIEGO'S MOST PRESTIGIOUS COMPANIES

Located in Del Mar Heights in the Carmel Valley neighborhood, DMCC II offers the perfect balance between quality of life and quality work environment. Neighboring executive and workforce housing provides an unmatched and preferred commute to any other life science cluster within San Diego.

The intimate, Class-A campus is surrounded by world-class recreation and lifestyle choices of One Paseo, Del Mar Highlands, Plaza Carmel coupled with convenient accessibility.





## BE SEEN. BE CONNECTED.

- 1 PRIME, PROMINENT PRESENCE**  
excellent building top signage facing I-5, plus monument signage facing signalized intersection
- 2 EXCELLENT FREEWAY VISIBILITY**  
building visible from the I-5 freeway
- 3 ENHANCED COMMON AREAS**  
modernized and newly repositioned lobbies and common areas
- 4 WALKING PATH**  
walkable to One Paseo and Del Mar Highlands
- 5 ABUNDANT PARKING**  
surface and subterranean parking
- 6 EV CHARGING**  
dual and single charging stations

# HIGHLIGHTS

## Efficient, Flexible Design

for smart space utilization with the ability to reposition and amenitize

## High Divisible

variety of space planning options to accommodate various needs

## Outdoor Lounge

direct access to outdoor patio and lounge area for customers and employees

## 2-Story Atrium

dramatic atrium lobby and interconnected stairwell

## Showers & Lockers

to accommodate a healthy work + play lifestyle





## SPECIFICATIONS



**1ST  
GENERATION  
LAB & OFFICE  
SPACE**



**30K SF  
FLOOR PLATES**



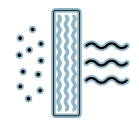
**14'6" - 15'6"  
CLEAR HEIGHT  
WITH STEEL  
FRAME  
CONSTRUCTION**



**750 KW  
GENERATOR**



**CENTRAL  
RO/DI SKID**



**HEPA FILTERED  
LAB**



**LARGE  
FREEZER FARM**



**DIRECT GRADE  
LEVEL LOADING**

# AVAILABILITIES



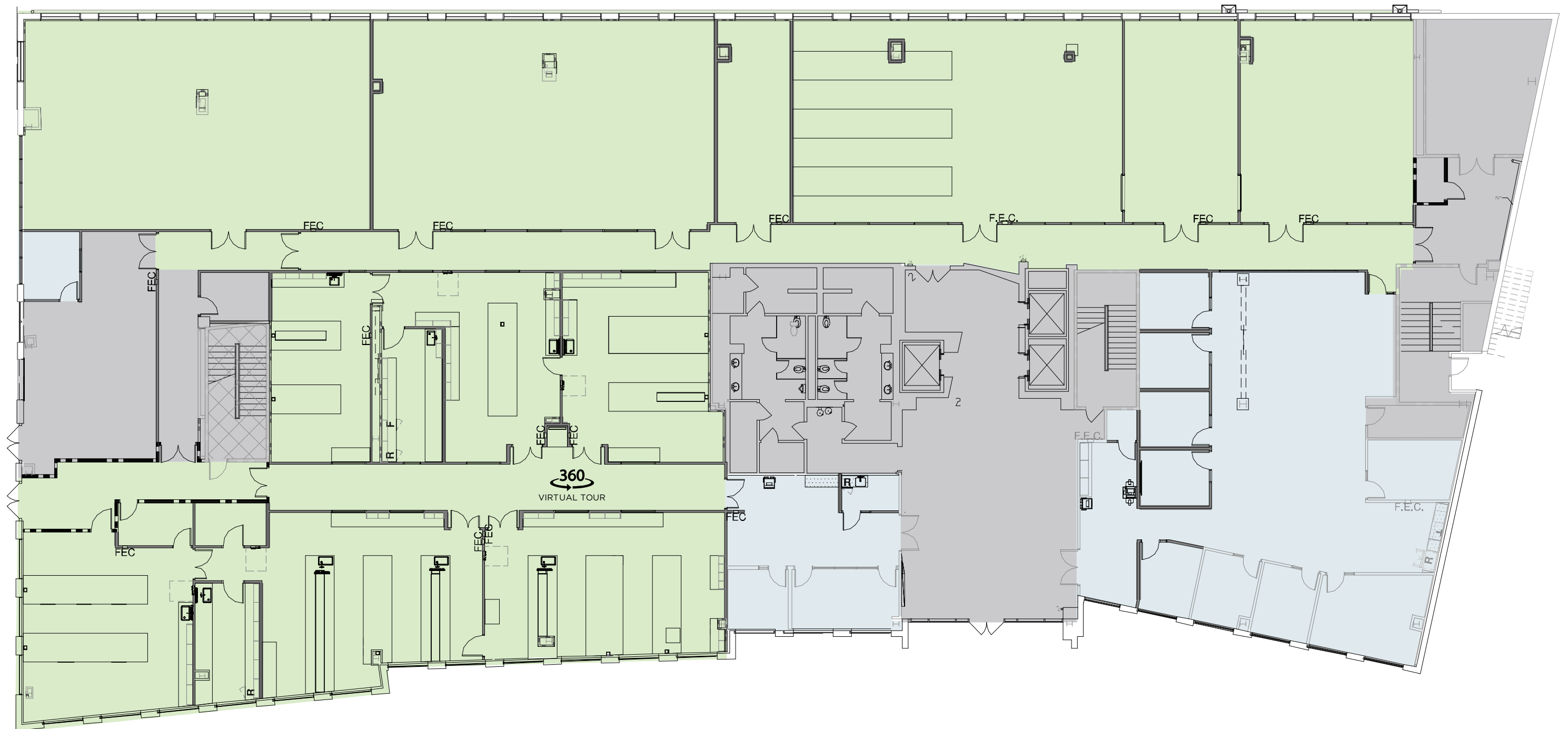
SUITE	RSF	AVAIL.	DESCRIPTION
100	25,000	Now	70:30 Lab to Office. R&D, wet lab and climate controlled storage.
200	27,000	Now	65:35 Lab to Office. Pre and Post PCR CLIA lab, accessioning, freezer farm, office, indoor/outdoor break area with patio.
300	30,000	Now	100% Office
400	30,000	Now	100% Office



# AVAILABILITIES // 1<sup>ST</sup> FLOOR

- Lab
- Office
- Common area

SUITE	RSF	NOTES
100	25,000 RSF	70:30 Lab to Office. R&D, wet lab and climate controlled storage.





# AVAILABILITIES // 2<sup>ND</sup> FLOOR

- Lab
- Office
- Common area

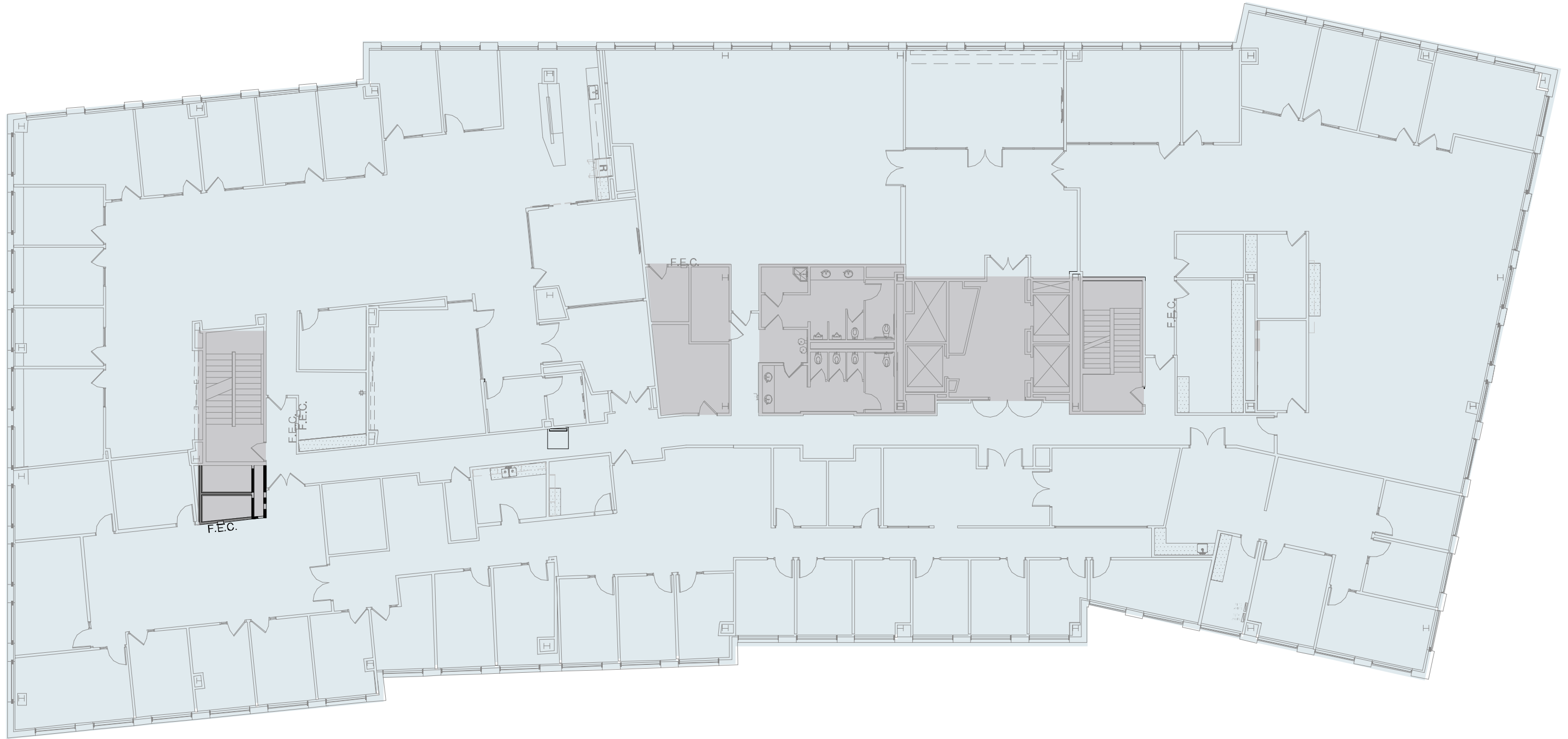
SUITE	RSF	NOTES
200	27,000 RSF	65:35 Lab to Office. Pre and Post PCR CLIA lab, accessioning, freezer farm, office, indoor/outdoor break area with patio.



# AVAILABILITIES // 3<sup>RD</sup> FLOOR

- Lab
- Office
- Common area

SUITE	RSF	NOTES
300	30,000 SF	100% Office



# AVAILABILITIES // 3<sup>RD</sup> FLOOR

SUITE	RSF	NOTES
300	30,000 SF	50:50 Lab to Office

## Hypothetical Floor Plan

- 50% Lab
- 50% Office

### Totals

<span style="display: inline-block; width: 15px; height: 15px; background-color: #66B3E0; margin-right: 5px;"></span> Private Office	5
<span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; margin-right: 5px;"></span> Work Station (6'x6')	57
<span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; margin-right: 5px;"></span> Touchdown	28
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFDAB9; margin-right: 5px;"></span> Open Collaboration	2
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFDAB9; margin-right: 5px;"></span> Medium Conference (8 Seats)	3
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFDAB9; margin-right: 5px;"></span> Huddle Room (5 Seats)	2
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFDAB9; margin-right: 5px;"></span> Phone Room (2 Seats)	1
<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; margin-right: 5px;"></span> Fume Hoods	8
<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; margin-right: 5px;"></span> Lab Knee Holes	112
<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; margin-right: 5px;"></span> Lab Support Room	9

### Legend

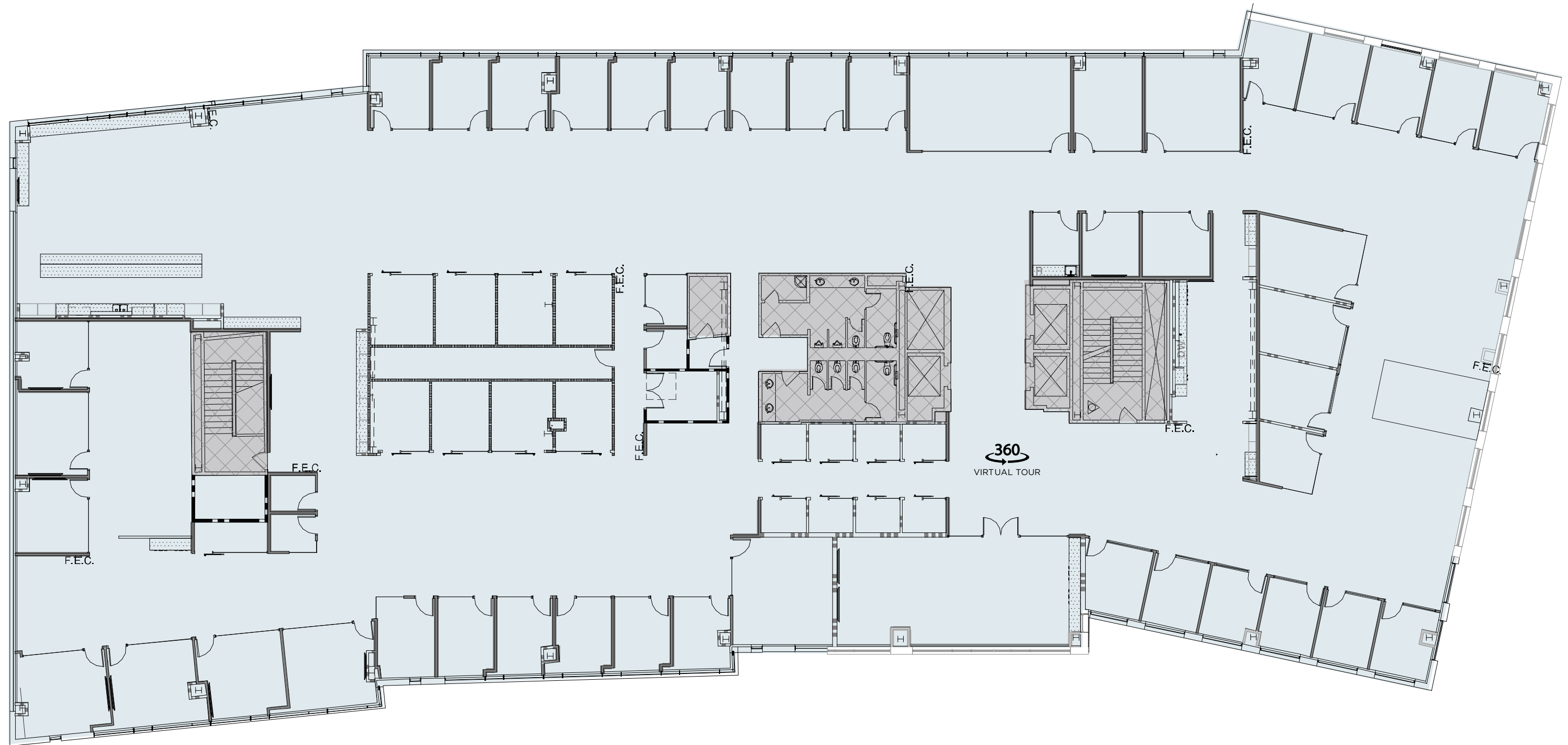
<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; margin-right: 5px;"></span> Lab	<span style="display: inline-block; width: 15px; height: 15px; background-color: #A9A9A9; margin-right: 5px;"></span> Building Support
<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; margin-right: 5px;"></span> Lab Support	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFACD; margin-right: 5px;"></span> Lobby/Reception
<span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; margin-right: 5px;"></span> Open Office	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFDAB9; margin-right: 5px;"></span> Collaboration
<span style="display: inline-block; width: 15px; height: 15px; background-color: #66B3E0; margin-right: 5px;"></span> Office	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFDAB9; margin-right: 5px;"></span> Conference
<span style="display: inline-block; width: 15px; height: 15px; background-color: #66B3E0; margin-right: 5px;"></span> Office Support	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFA07A; margin-right: 5px;"></span> Break Room



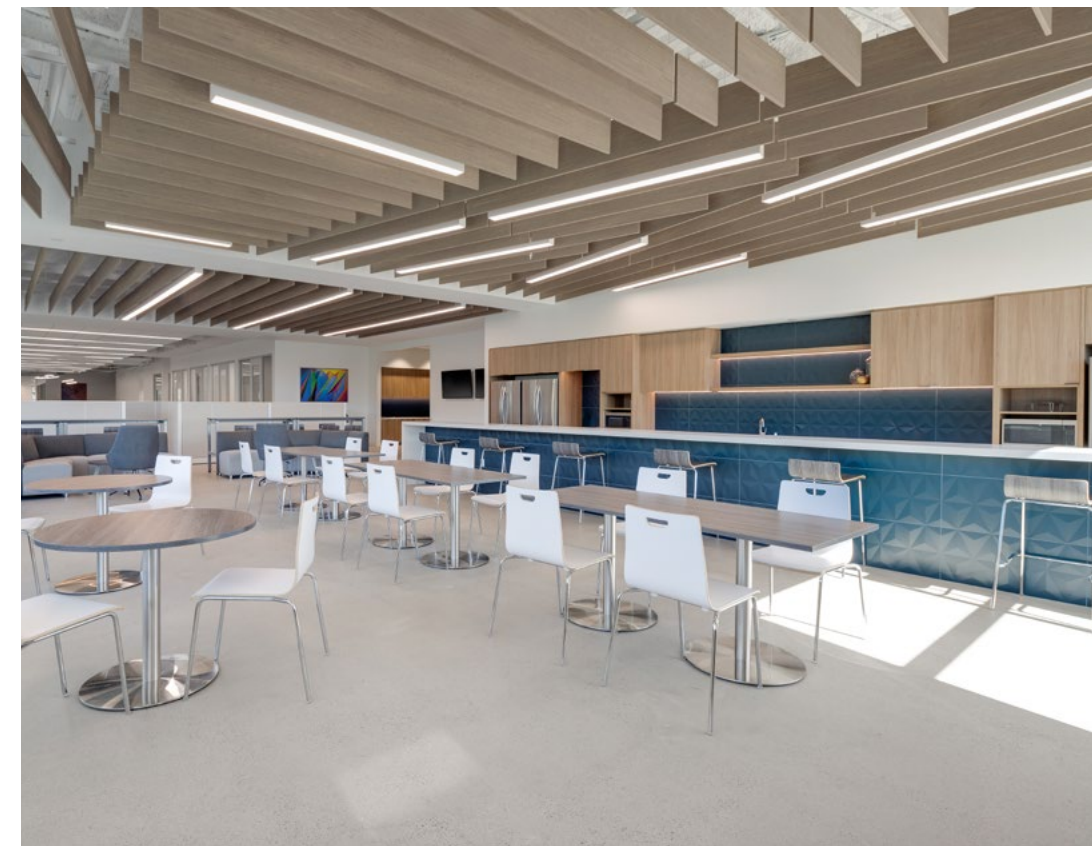
# AVAILABILITIES // 4<sup>TH</sup> FLOOR

- Lab
- Office
- Common area

SUITE	RSF	NOTES
400	30,000 SF	100% Office




# RECENT TENANT BUILD-OUT



# SURROUNDING AREA

- L'AUBERGE DEL MAR
- MONARCH OCEAN PUB
- ENOTECA DEL FORNAIO
- PACIFICA
- SBICCA
- HARRY'S COFFEE SHOP
- JIMMY O'S
- EN FUEGO CANTINA
- ZEL'S DEL MAR
- STRATFORD COURT CAFE
- BOARD & BREW
- COYA PERUVIAN SECRET
- CHIN'S SZECHWAN

- VONS
- BROKEN YOLK
- JERSEY MIKE'S
- SEASURF
- CRUMBL COOKIES
- BUSHFIRE
- KOTIJA JR. TACO SHOP
- JACK IN THE BOX
- CAFE DEL MAR
- BEST WESTERN PREMIER
- HOTEL INDIGO

 ONE PASEO TROLLEY  
Morning + Evening Trips  
to Solana Train Station

## One Paseo

- SOUTH OF NICK'S
- BLUE BOTTLE COFFEE
- SHAKE SHACK
- POSTINO
- BODYROK
- THE BUTCHERY
- PARAKEET CAFE
- CAVA
- SALT & STRAW
- SWEETFIN POKE
- NORTH ITALIA
- URBN PIZZA
- HARLAND BREWING
- CARMEL VALLEY SKATEPARK
- SAN DIEGO POLICE DEPT.

- STEAK 48
- MCDONALD'S
- RUBIO'S
- RALPHS
- OGGI'S BREWHOUSE
- SIDECAR DOUGHNUTS
- PANDA EXPRESS

- PHILZ COFFEE
- MENDOCINO FARMS
- URBAN PLATES
- HANDLE'S ICE CREAM
- SKY DECK
- EL POLLO LOCO
- JIMBO'S
- CARMEL VALLEY RECREATION CENTER

- VILLA CAPRI
- GAMI SUSHI
- NICO'S TACO SHOP
- PAVILLIONS

- MARKETPLACE GRILLE
- ROYAL INDIAN
- SPICES THAI
- F45 DEL MAR

- CHIPOTLE
- STARBUCKS

- BIRD ROCK COFFEE
- AQUA MARE CUCINA
- WEST END BAR
- MARRIOTT DEL MAR
- ARTERRA
- RESIDENCE INN
- TACO BELL
- HAMPTON INN
- DOUBLETREE BY HILTON



# One Paseo

Experience North County's most dynamic food and drinks scene just down the street. With some of the best retailers and chefs in town. One Paseo is the place to play for San Diego's professionals.

## NOW OPEN //

- Alcheme
- Blue Bottle Coffee
- BodyRok
- Bowery
- CAVA
- Color Counter
- Dr. Sculpt
- DryBar
- Faherty
- Fjall Raven
- Harland Brewing
- Land & Sea Golf
- Lululemon
- Marrow Fine
- Mizuki Yama Sushi
- Nick's Del Mar
- North Italia
- Parakeet Cafe
- Pigment
- Postino
- Roark
- Salt & Straw
- Sephora
- Serena & Lily
- Shake Shack
- Shop Good
- South of Nick's
- Specs
- SusieCakes
- Sweetfin Poke
- The Butchery
- The Great.
- Urban Beach House
- Urbn Pizza
- Vandevort
- West of Camden
- Whiskey & Leather





# ABOUT KILROY

Kilroy Realty is a place where innovation works.

We have made it our mission to provide creative work environments that spark inspiration and productivity for the country's very best thinkers and doers. We are building and managing 20.6 million square feet of innovative, sustainable properties across the Pacific Northwest, San Francisco Bay Area, Greater Los Angeles, and Greater San Diego; spaces that redefine life for the better.

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**71% LEED**  
Certified  
Portfolio

**100% LEED**  
Gold or Platinum  
Developments

**41% FITWEL**  
Certified  
Portfolio

**ENERGY STAR**  
Sustained  
Excellence,  
2016-2020

**ENERGY STAR**  
Partner of the Year,  
2014-2020

**DOW JONES  
SUSTAINABILITY  
WORLD INDEX**  
Member, 2017-2020

**#1 GRESB**  
Global Developer, 2020  
North American Office  
Leader, 2014-2020  
Green Star, 2013-2020

**CLIMATE REGISTRY**  
Climate Leadership  
Award, 2020

**NAIOP** Developer  
of the Year, 2020

**GREEN LEASE**  
Leader Award,  
2014-2019  
Gold Level,  
2018-2019

**NAREIT**  
Leader in the Light,  
Office Sector, 2014-2019

**BLOOMBERG  
EQUALITY INDEX**  
Member, 2020

**CENTER FOR ACTIVE  
DESIGN** Best in Building  
Health, 2019-2020



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