

# DM TECH



DEL MAR TECH

12348 High Bluff Drive, San Diego, California

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**KILROY**

# FEATURES

## Location

Located in the most prominent San Diego County office submarket and on the most sought after street address

## Access

Excellent access to Interstate 5 & Highway 56

## Visibility

Excellent visibility and identity

## Response

Local, responsive building engineers, daytime porter service, and property management

## Lifestyle

Outdoor patio and dining area, with close proximity to retail amenities and services

## Ownership

Professionally managed by best in class ownership, Kilroy Realty





# HIGHLIGHTS



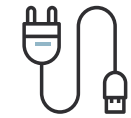
**Get Outside**  
abundant outdoor  
patio seating



**Modern Design**  
updated interior  
common areas



**Floor to Floor**  
14'0"



**EV Charging**  
2 dual charging stations



**Building-Top Signage**  
available facing primary  
access street



**Showers & Lockers**  
facilities on-site

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

SUITE	RSF	NOTES
100*	9,931	Spec suite delivering January 2025. Double-door entry off the main lobby, private reception, open office, 7 glass front window lined private offices, 2 glass front conference rooms, open break area and server/storage room
150*	9,085	New finishes throughout. Double-door entry off the main lobby, open work area, 10 glass front window-lined private offices, 2 glass front conference rooms, large collaborative break area and server/storage room

\*Full floor opportunity for 19,016 SF

\*Divisible to ~5,000 SF



Suite 150  
As-Built

Suite 100  
New Spec Suite

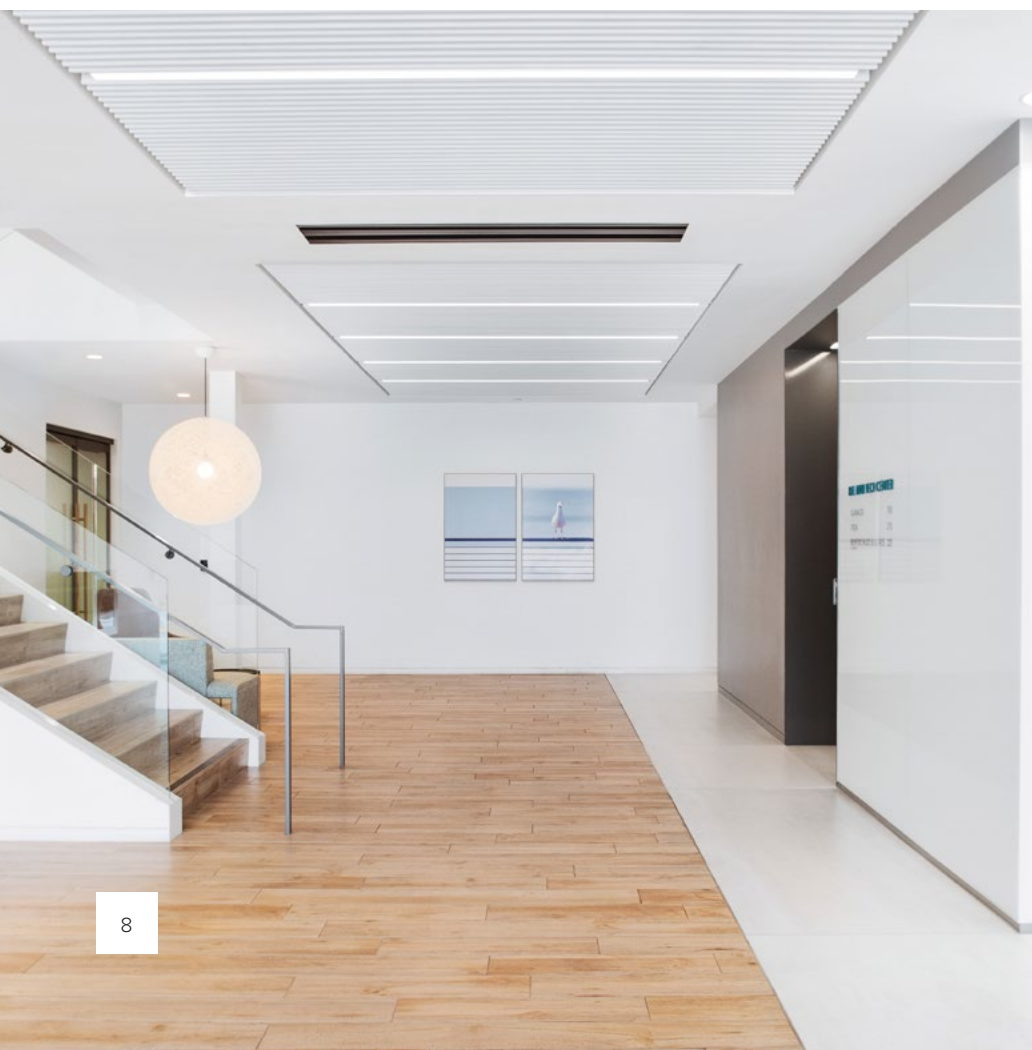


## DEL MAR HEIGHTS

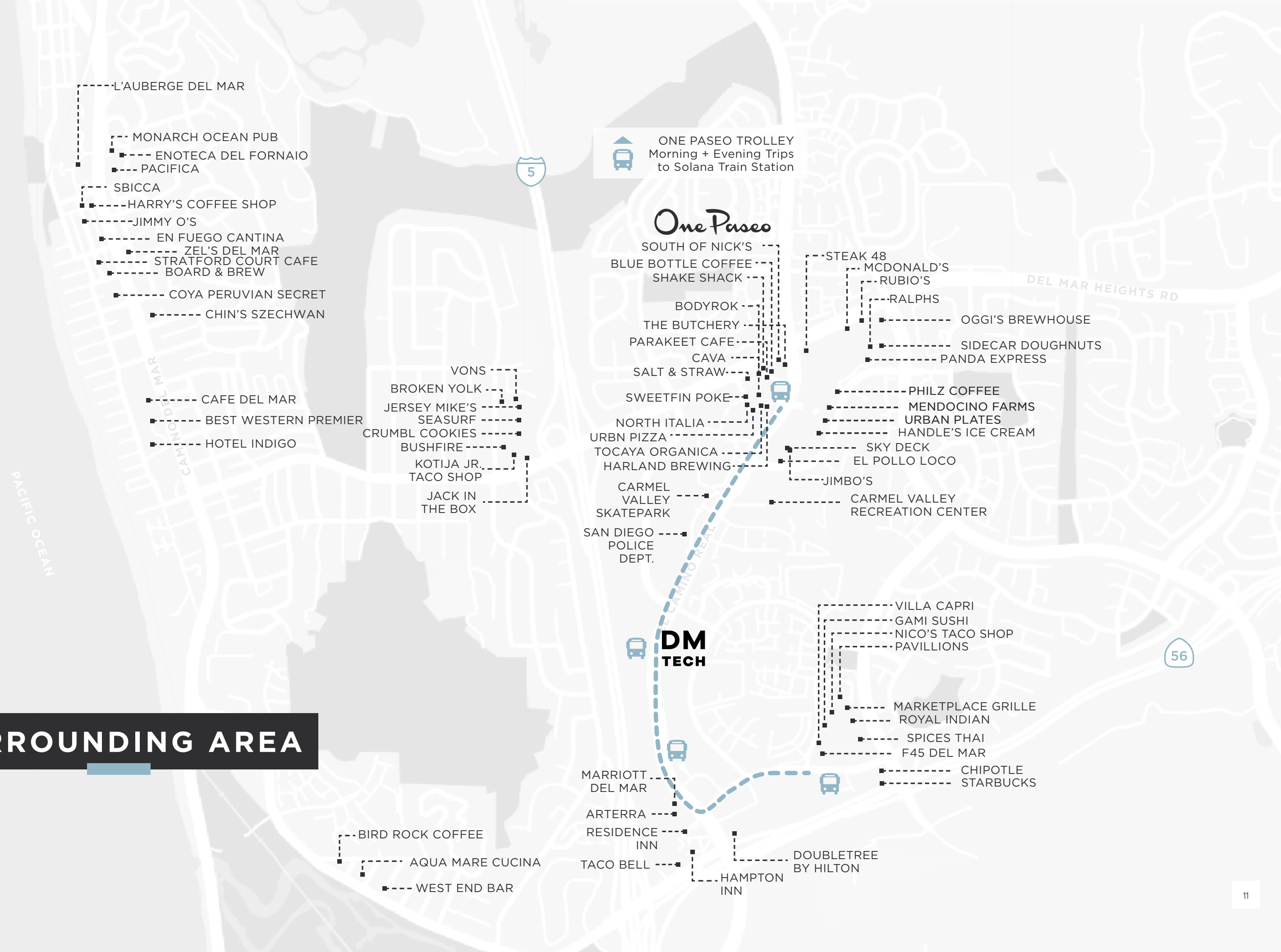
### HOME TO SAN DIEGO'S MOST PRESTIGIOUS COMPANIES

Located in Del Mar Heights in the heart of San Diego County, Del Mar Tech offers the perfect balance between quality of life and quality work environment. Neighbors include industry leaders in legal, technology, healthcare, finance, and telecommunications.

The intimate, Class-A campus is surrounded by world-class recreation and lifestyle choices: Del Mar, Carmel Valley, La Jolla, Solana Beach, Encinitas, Fairbanks Ranch, and Rancho Santa Fe.



# SURROUNDING AREA



**ONE PASEO TROLLEY**  
Morning + Evening Trips  
to Solana Train Station

## One Paseo

- 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

- SOUTH OF NICK'S
- BLUE BOTTLE COFFEE
- SHAKE SHACK
- BODYROK
- THE BUTCHERY
- PARAKEET CAFE
- CAVA
- SALT & STRAW
- SWEETFIN POKE
- NORTH ITALIA
- URBN PIZZA
- TOCAYA ORGANICA
- 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            | Postino           |
| Blue Bottle Coffee | Roark             |
| BodyRok            | Salt & Straw      |
| Bowery             | Sephora           |
| CAVA               | Serena & Lily     |
| Color Counter      | Shake Shack       |
| Dr. Sculpt         | Shop Good         |
| DryBar             | South of Nick's   |
| Faherty            | Specs             |
| Fjall Raven        | SusieCakes        |
| Harland Brewing    | Sweetfin Poke     |
| Land & Sea Golf    | The Butchery      |
| Lululemon          | The Great.        |
| Marrow Fine        | Tocaya            |
| Mizuki Yama Sushi  | Urban Beach House |
| Nick's Del Mar     | Urbn Pizza        |
| North Italia       | Vandevort         |
| Parakeet Cafe      | West of Camden    |
| Pigment            | 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.

[KILROYREALTY.COM](http://KILROYREALTY.COM)

**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



**KILROY**



**BRETT WARD**

lic. 01426040

+1 858 546 5470

brett.ward@cushwake.com

**MICHAEL CASSOLATO**

lic. 01893847

+1 858 546 5434

michael.cassolato@cushwake.com

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