

EXECUTIVE CENTER DEL MAR

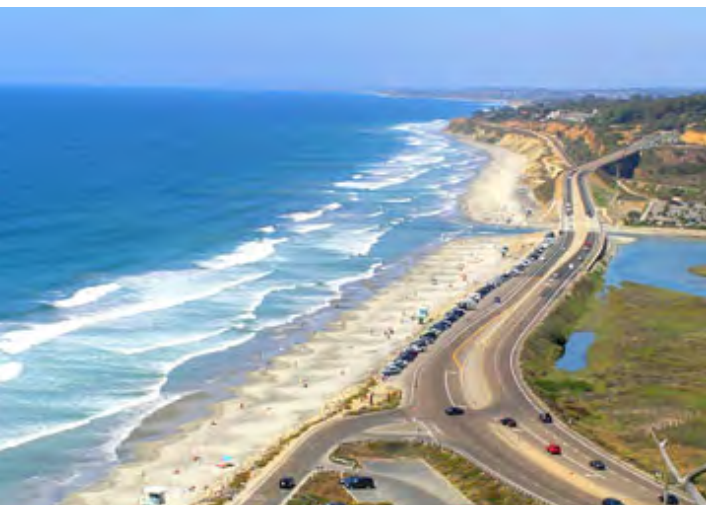
12220 + 12230 EL CAMINO REAL | SAN DIEGO, CA 92130



PGIM



CUSHMAN &
WAKEFIELD



PROPERTY HIGHLIGHTS

EXECUTIVE CENTER DEL MAR



115,561 SF

Two-building, four-story
Class A office



BRAND NEW ATRIUM LOBBIES

Two-story lobby featuring new
contemporary furniture & finishes



FITNESS CENTER + OUTDOOR LOUNGE

Newly renovated fitness
facilities, with shower and locker
facilities



AMENITIES FOR GUESTS & EMPLOYEES

Adjacent to the Marriott Hotel with
banquet halls, Arterra Restaurant, and
< 1 mile from Del Mar Highlands Town
Center and One Paseo retail



ENERGY EFFICIENT

State-of-the-art, energy efficient
HVAC mechanical systems



4.0 / 1,000 RSF PARKING

Ample parking; plus covered,
reserved spaces available



SCALABLE IN DEL MAR HEIGHTS

Expansion opportunity of over
435,000 SF with immediately local,
responsive property management team



PRIME VISIBILITY & ACCESSIBILITY

Excellent visibility and immediate
access from I-5, SR-56 and
El Camino Real



12220

FULLY LEASED

12230

- **Suite 340, 3,228 RSF [available 30 days]**
Lease Rate: \$5.15/RSF + U

5 private offices, open office area,
conference room, open break area &
reception





WiredScore
SILVER

Rated for connectivity

Executive Center Del Mar, San Diego



WiredScore certification is the digital connectivity rating system for real estate.

CONNECTIVITY

Three high-speed internet providers are available (fiber or fixed wireless) giving tenants options at a competitive rate. Providers include AT&T, CenturyLink and Cox Communications.

Fiber connectivity is ready to deliver high-speed internet to tenants.

There is at least one fully distributed fiber option throughout the building to provide tenants with faster installation time and minimum disruption.

There is free Wi-Fi in a common area to provide seamless internet connectivity and to enable guests to connect upon arrival.

Coaxial or copper connectivity is available for lower cost and diverse connectivity services to tenants.

There is spare capacity at the building points of entry to enable faster installation times and minimum disruption for new internet service providers.

There is capacity available throughout the riser(s) to enable faster installations of new connectivity services.

ACCESS READINESS

There is a standardized access agreement on file to expedite future installations of internet service providers.

As a tenant in a WiredScore certified property you can leverage WiredScore internet concierge services for free to help you get set-up with great internet or voice services.

INFRASTRUCTURE

The space allocated for service provider equipment is secured and dedicated to improve data security and reduce risks of accidental damage.

There's a reason why San Diego's top names in legal, finance, communications, science and tech make up the region's prestigious Del Mar Heights office corridor.

Executive Center Del Mar's premier location provides access to the best indoor and outdoor amenities and recreational opportunities San Diego has to offer.



LOCATED IN DEL MAR HEIGHTS
EXECUTIVE CENTER DEL MAR



- ONE PASEO**

 - International Smoke
 - SoulCycle
 - Salt & Straw
 - Joe & The Juice
 - North Italia
 - Ways & Means Oyster
 - Parakeet Cafe
 - Shake Shack
 - URBN Pizza
- BEACHSIDE DEL MAR**

 - Vons
 - Bushfire Kitchen
 - CVS Pharmacy
 - Starbucks
 - Le Bambou
 - SeaSurf Fish Co.
 - Creme & Sugar
 - Broken Yolk Cafe
 - Navy Federal Credit Union

- DEL MAR HIGHLANDS TOWN CENTER**

 - Philz Coffee
 - Mendocino Farms
 - Davanti Enoteca
 - FedEx Office / UPS
 - Cinepolis
 - Ralph's
 - Jimbo's
 - Snooze Eatery
 - Dry Bar
 - Searsucker
- PIAZZA CARMEL**

 - Villa Capri
 - Spices Thai Cafe
 - Gami Sushi
 - Chipotle
 - Subway
 - Souplantation
 - Wells Fargo
 - Vons
 - Baskin Robbins
 - Pick-Up Stix
 - Postal Annex

- CARMEL VALLEY RECREATION CENTER**
- Indoor multipurpose courts
 - Game room with Table Tennis
 - Picnic areas with barbecues
 - Outdoor basketball courts
 - Outdoor Fitness Stations
 - Tennis courts
 - Amphitheater
 - Two Playgrounds

- HOTELS & MEETING SPACES**
1. Marriott Del Mar
 2. Residence Inn by Marriott
 3. Hampton Inn
 4. DoubleTree Resort

FITNESS CENTER



OUTDOOR PATIO



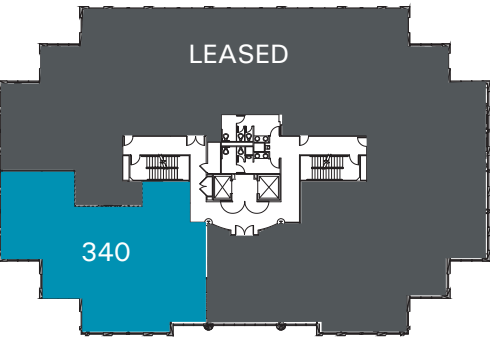
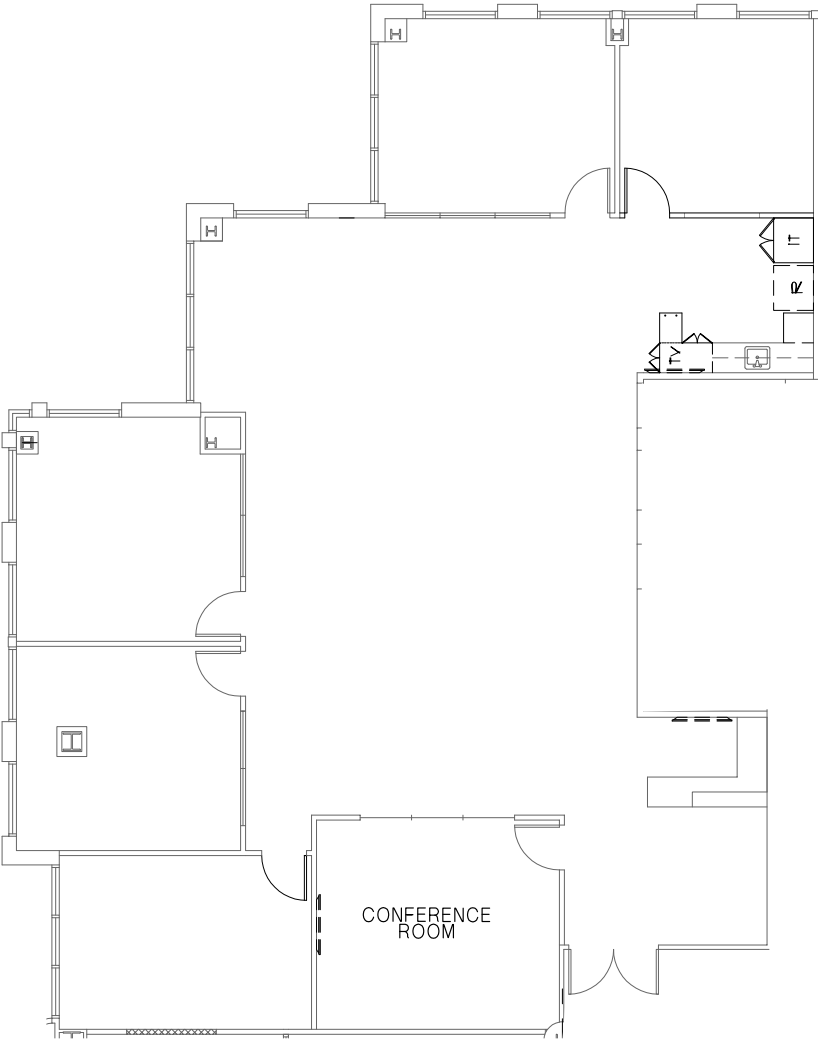
MAIN LOBBY



EXECUTIVE CENTER DEL MAR

12230, 3rd FLOOR

SUITE 340 | 3,228 RSF
AVAILABLE 30 DAYS





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