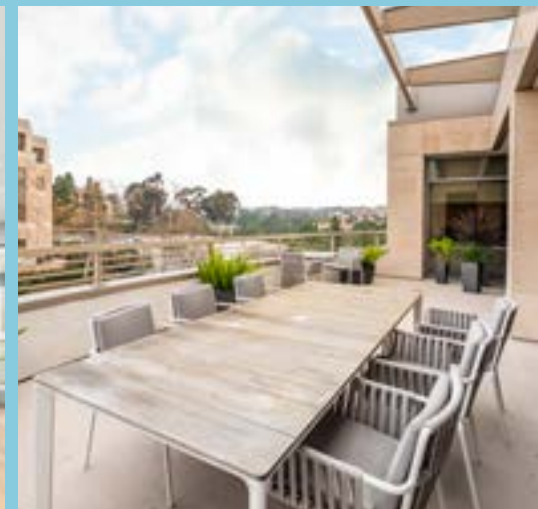




12481 High Bluff Drive, Third Floor
16,188 RSF | Divisible to ±4,971 RSF | Sublease Available





LEASE RATE: \$3.85
AVAILABLE THRU: 12/31/2025

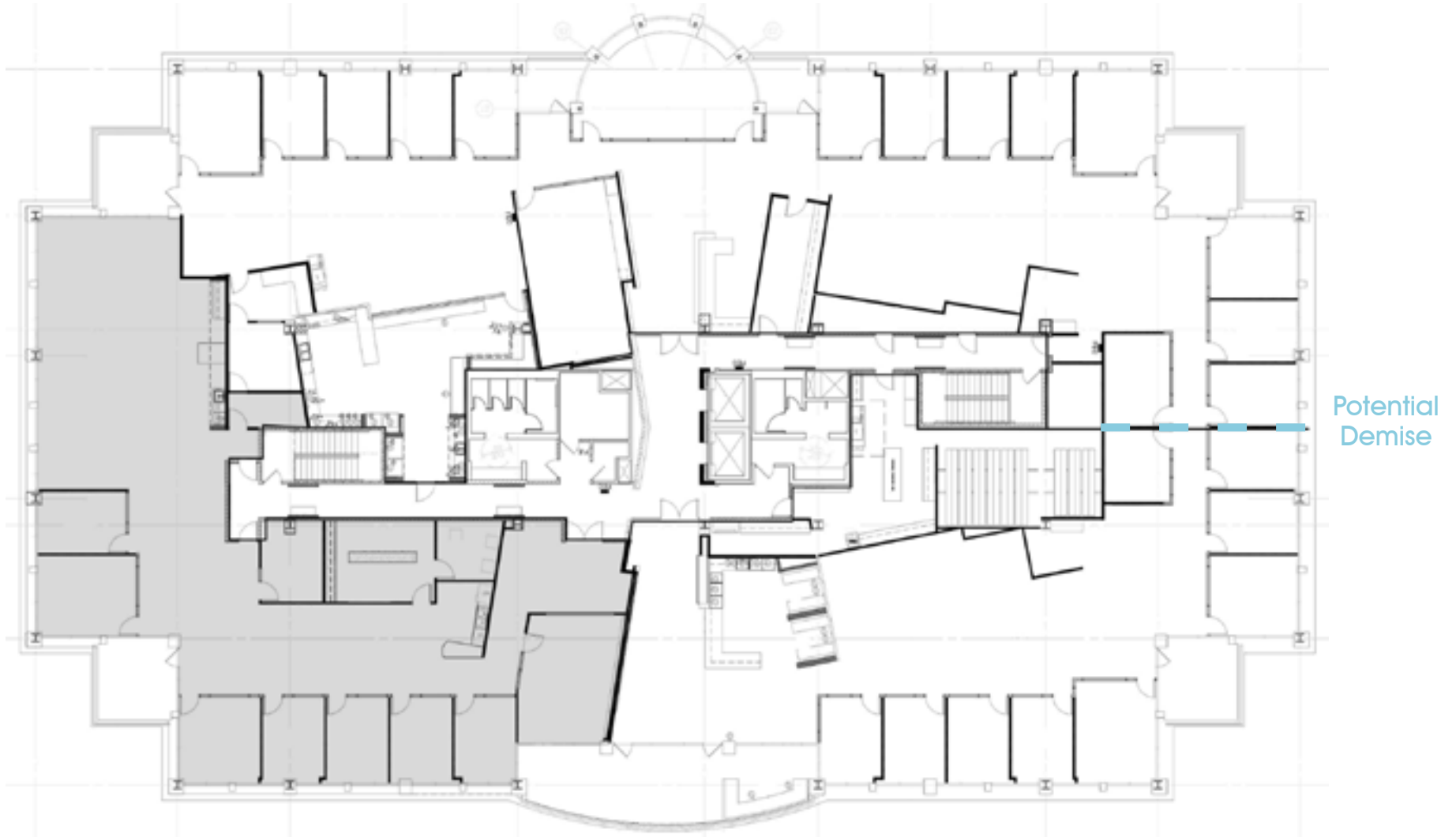
SUITE FEATURES:

- 16,188 RSF Available
- Divisible to 4,971 SF
- Private Offices
- Creative Finishes
- Kitchen with Seating Areas
- Outdoor Patio
- Conference & Huddle Rooms
- Plug & Play

BUILDING FEATURES:

- Parking (4.4/1,000 RSF)
- Walkable Amenities
- Easy Freeway Access
- Covered Parking
- Fitness Center on-site
- LEED Certified Gold
- Exterior Renovations Underway

Floor Plan - Suite 300





12481 High Bluff Drive
Suite 300
San Diego, CA 92130

1. DEL MAR HIGHLANDS TOWN CENTER

Searsucker
Casa Sol y Mar
Champagne French Café
Cinepolis Luxury Cinemas
Snooze an A.M. Eatery
Urban Plates
Mendocino Farms
Jimbo's...Naturally!
Nekter Juice Bar
Philz Coffee
Davanti Enoteca
Pappalecco
Ralph's
Rite Aid
Papyrus
Drybar Del Mar
Sammy's Woodfired Pizza
El Pollo Loco
Chevron Gas Station
Grater Grilled Cheese
Bank of America
Wells Fargo
McDonald's
Einstein Bros. Bagels

2. ONE PASEO

Shake Shack
Tender Greens
Parakeet Cafe
Sweetfin Poke
Tocaya Organica
Ways and Means Oyster House
International Smoke

3. PIAZZA CARMEL

Pavillions
ACE Hardware
Torrey Pines Animal Hospital
Spices Thai Cafe
Wells Fargo Bank
Chase Bank
Souplantation
Market Place Grille
US Postal Service

4. DOUBLETREE HOTEL

5. DEL MAR MARRIOTT
Arterra Restaurant & Bar

6. RESIDENCE INN BY MARRIOTT

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