

One Del Mar

12544 High Bluff Drive | 2nd Floor

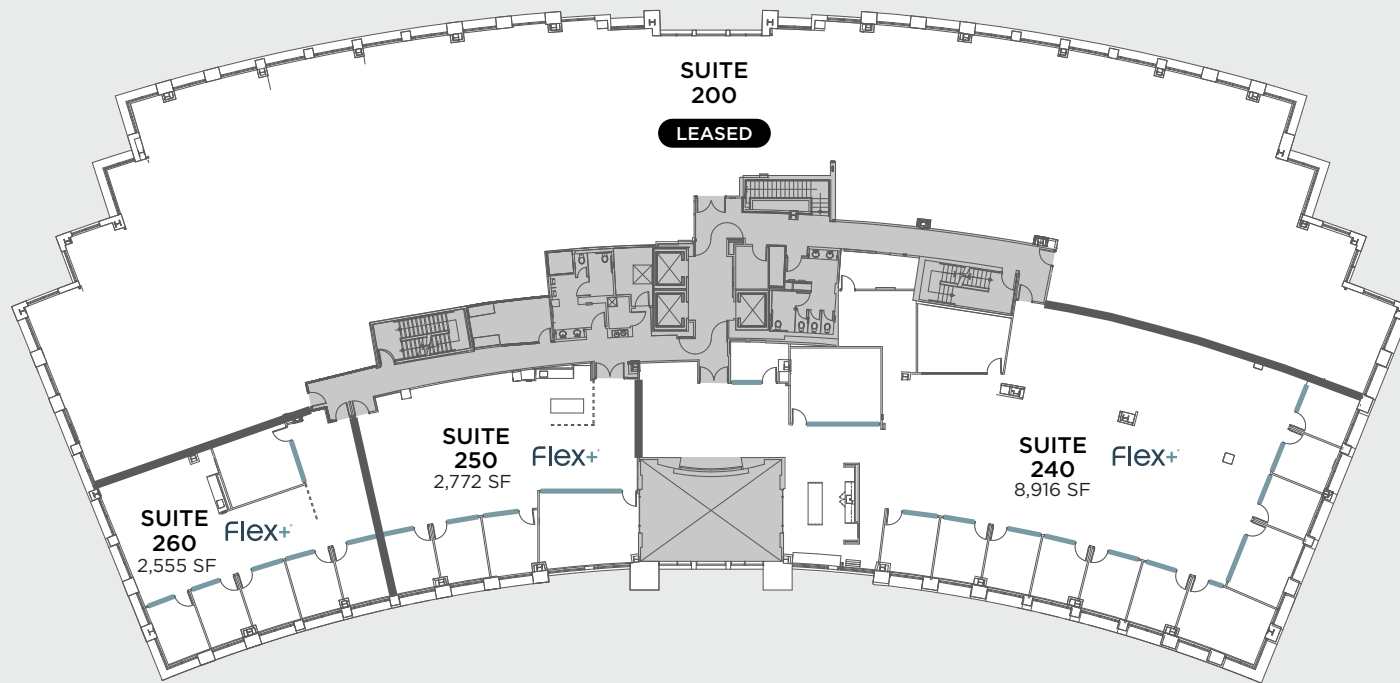
Flex+[®]
BY IRVINE COMPANY



Suite 240 reception

12544 High Bluff Drive

2nd Floor Overview



- 3 new, premium move-in ready suites ranging from 2.5K - 8.9K SF (Arriving December 2025)
- High-end suite finishes including open ceiling, specialty lighting and premium break areas
- Convenient access to onsite amenities including an unique outdoor workspace, Kinetic fitness center and Venue Meetings & Events

12544 High Bluff Drive

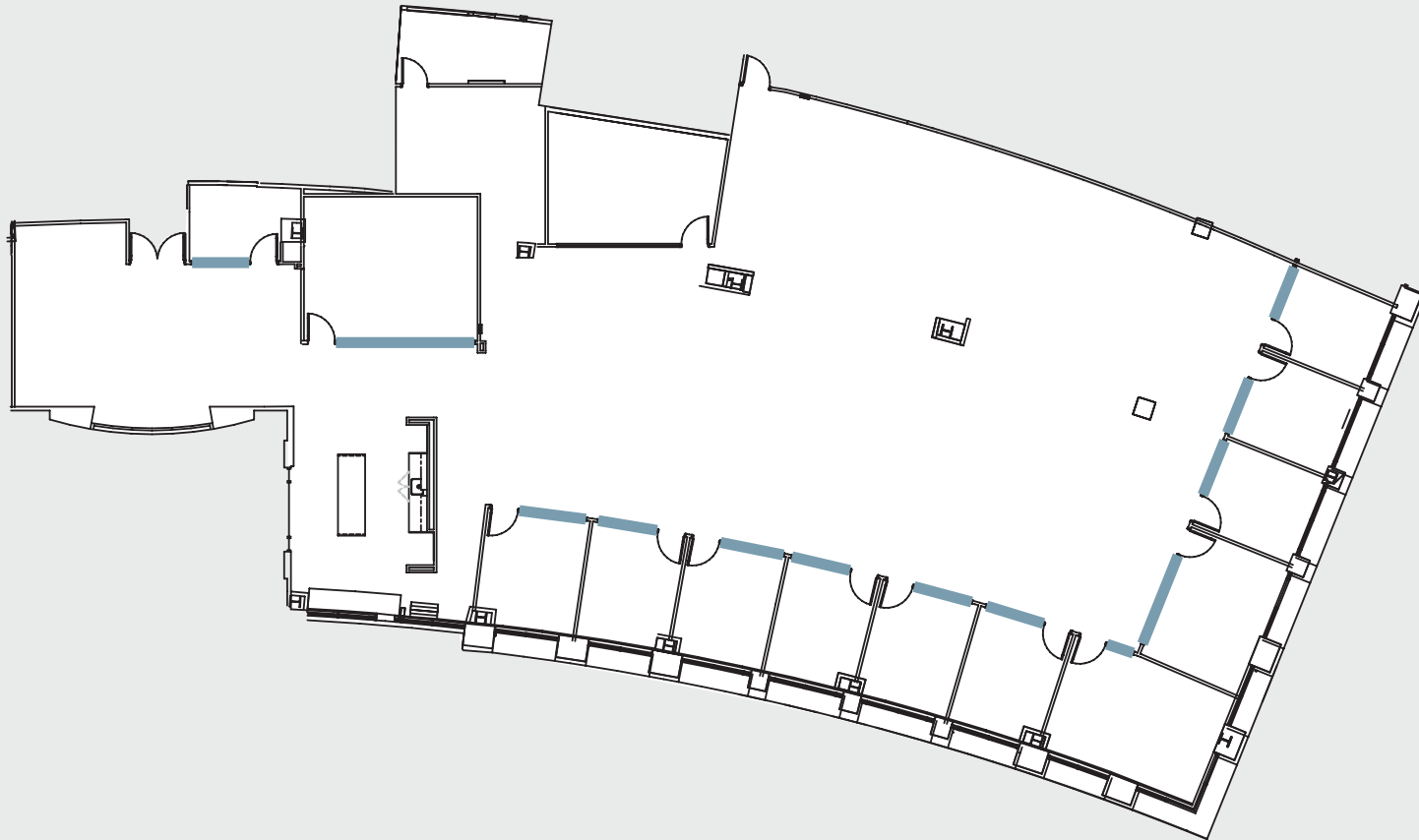
Suite 240

Total
Size
±8,916 sqft

Team
Size
40-50

Private
Offices
10

Meeting
Rooms
3

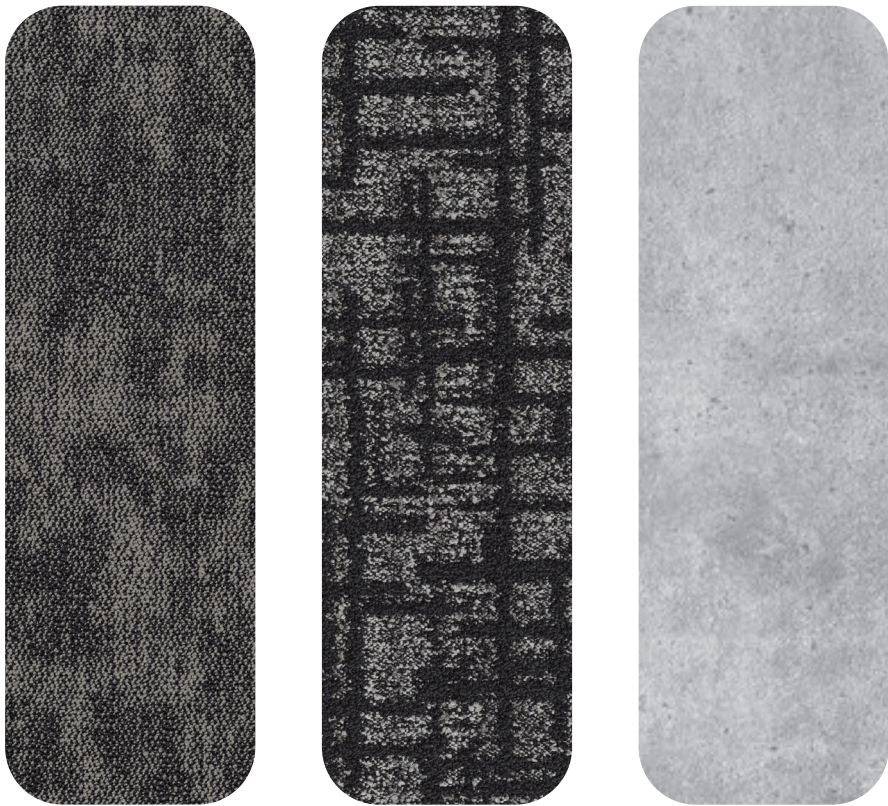


breakroom rendering

Suite 240



finish palette | Suite 240



Flooring



Break Room



Paint Scheme

12544 High Bluff Drive

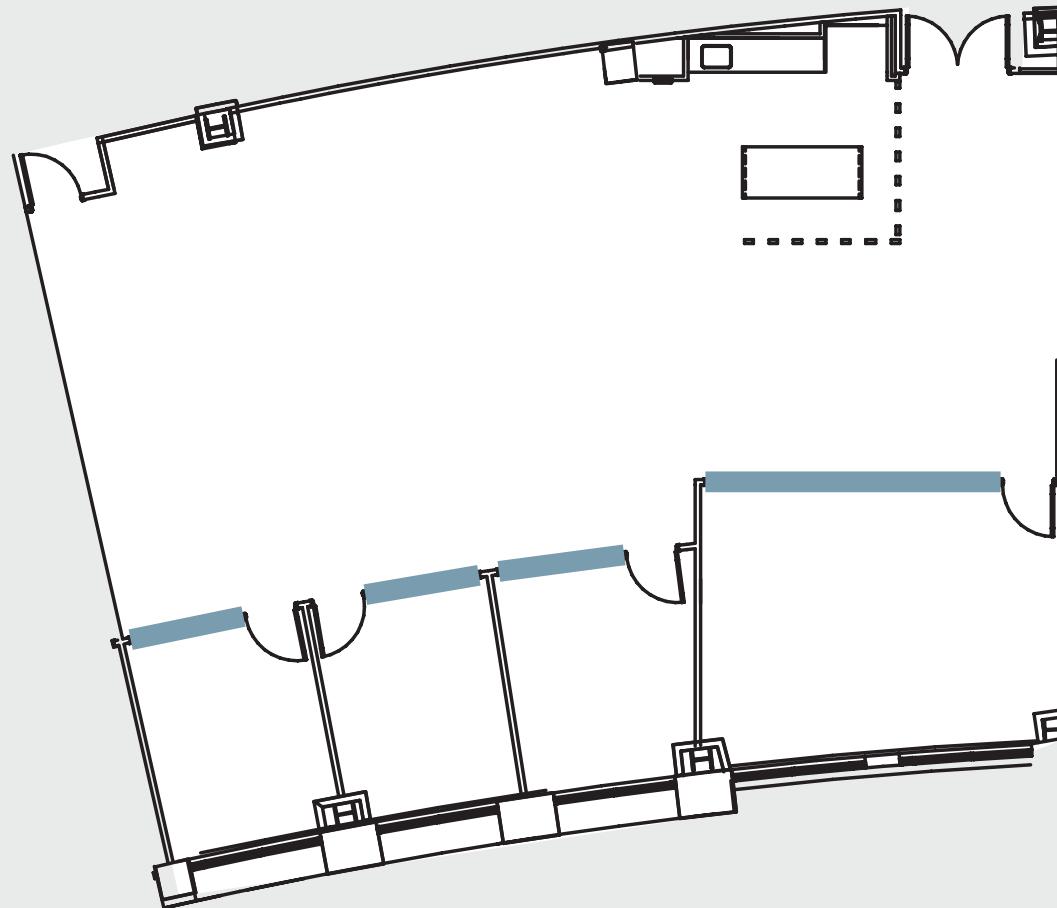
Suite 250

Total
Size
±2,772 sqft

Team
Size
12-16

Private
Offices
3

Meeting
Room
1



reception rendering

Suite 250

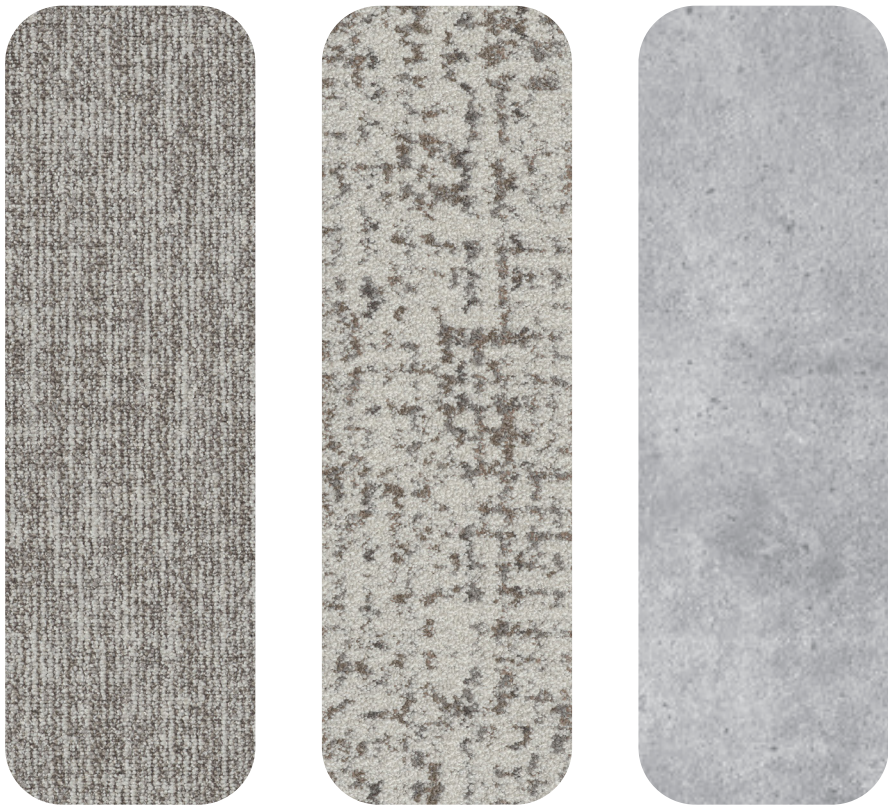


breakroom rendering

Suite 250



finish palette | Suite 250



Flooring



Break Room



Paint Scheme

12544 High Bluff Drive

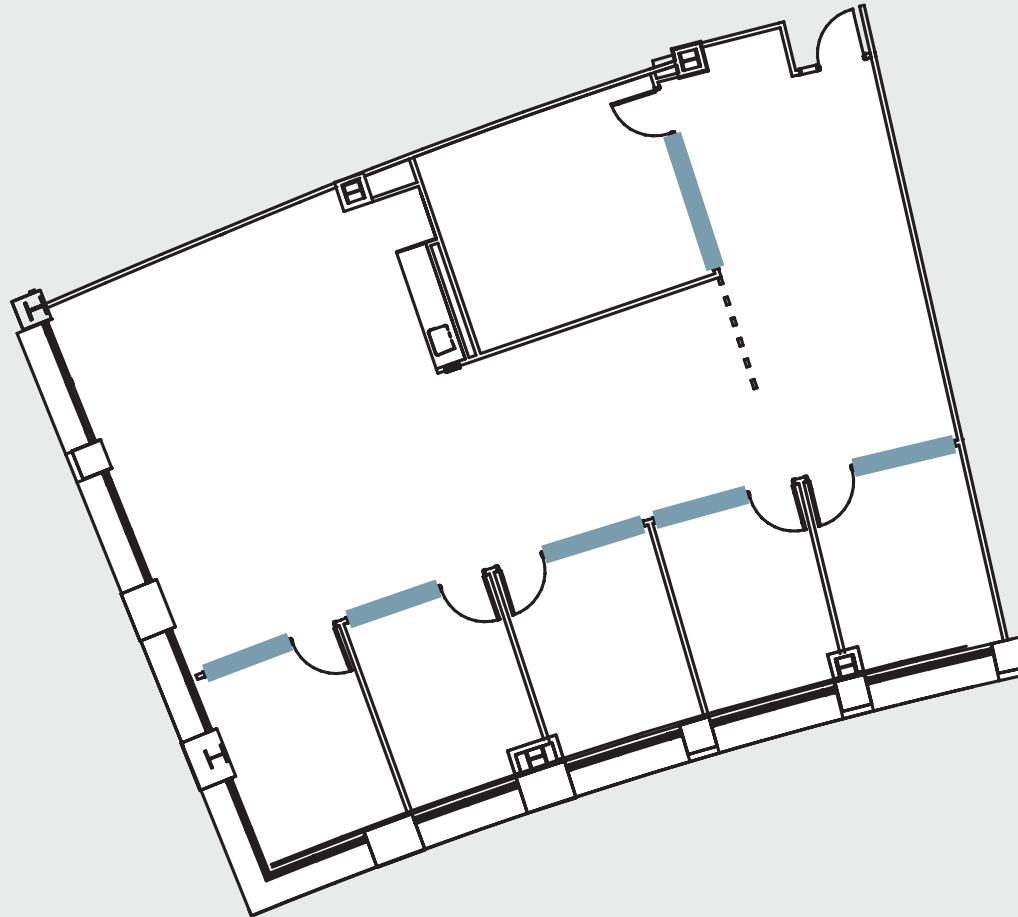
Suite 260

Total
Size
±2,555 sqft

Team
Size
12-14

Private
Offices
5

Meeting
Room
1



reception rendering

Suite 260

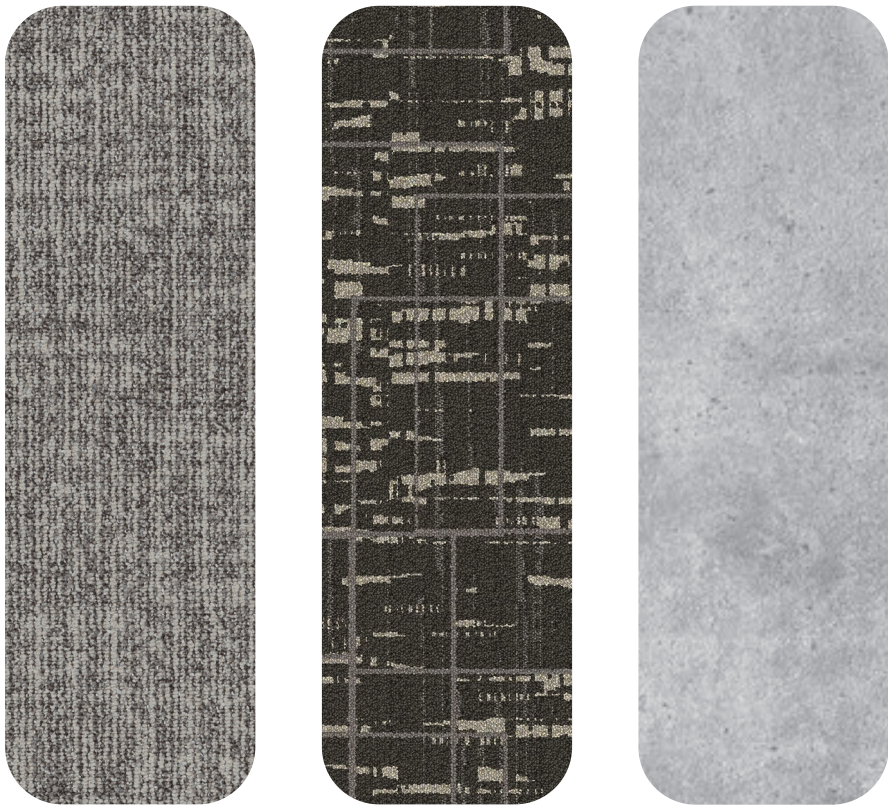


breakroom rendering

Suite 260



finish palette | Suite 260



Flooring



Break Room



Paint Scheme

on-site amenities



Kinetic Fitness



The Lounge



Outdoor Workspace

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