

ONE DEL MAR

12544 HIGH BLUFF DR.
SAN DIEGO, CALIFORNIA



 IRVINE COMPANY



OVERVIEW



EXPERIENCE THE EXCEPTIONAL

Make a bold impression alongside elite firms in the center of prestigious Del Mar Heights with sophisticated amenities and premium Flex+® suites that give your business a competitive edge.

// ONE DEL MAR

All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810

EXPERIENCE-DRIVEN AMENITIES

Inspire teams with a state-of-the-art fitness center, outdoor workspaces and an indoor-outdoor, resort-style lobby with coffee service and lounge areas.

SCALE YOUR SUCCESS

Unique in this market, our Flex+ workspaces are meticulously designed with the highest quality finishes and impeccable attention to detail, creating a new standard beyond traditional spec suites.

IDEAL DEL MAR HEIGHTS LOCATION

Unlock San Diego's sought-after coastal lifestyle with a wealth of nearby dining and shopping at One Paseo and Del Mar Highlands Town Center, plus seamless commutes from luxury residential communities including Del Mar, Carmel Valley and Rancho Santa Fe — all part of your business address.






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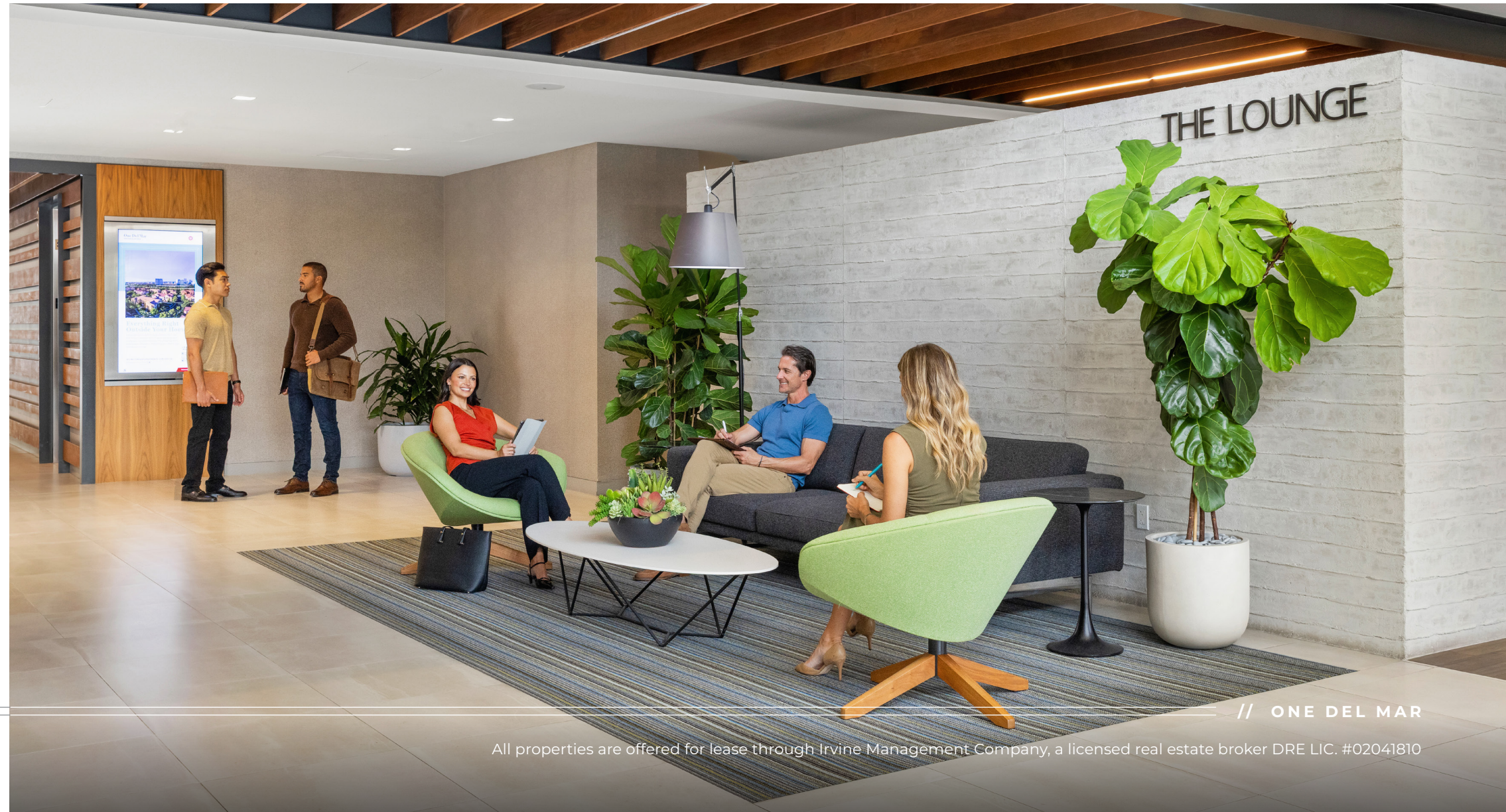
FEATURES

ENERGIZE THE WORKDAY

On-site and nearby amenities and conveniences give employees everything they need to connect, engage and deliver results.

-  Four stories, 115K SF
-  Flex+ move-in ready workspace
-  Kinetic Fitness
-  Outdoor workspace
-  Meeting & event space at nearby Irvine Company workplace Paseo Del Mar

Certifications





LOCATION

ONE DEL MAR AREA MAP

Put your business at the center of Del Mar Heights with close proximity to popular shopping and dining, residential living, and Torrey Pines Golf Course.



WITHIN A 2.5-MILE RADIUS

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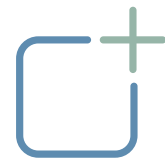
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OFFICE, EFFORTLESSLY

Take your business further, faster — with a simple path to success. Flex+ delivers premium, move-in ready suites in the best locations for small businesses doing big things.



premium workspace

Build your brand in expertly designed suites with high-end finishes and furniture options.



move-in ready

Save on startup costs with no upfront investment, build-outs or long lead times.



flexible lease terms

Choose terms that work for you with no long-term commitment and scale across our 130+ workplaces.



personalized support

Make everything easier with simplified leasing and attentive customer care every step of the way.

get started at flexplus.com



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WE CREATE PLACES THAT BRING PEOPLE TOGETHER TO SUCCEED

More than 18 million people choose to live, work, shop, stay and play in Irvine Company's 129M SF real estate portfolio. Decades of thoughtful planning and stewardship ensure we deliver exceptional placemaking and customer experiences — all backed by our commitment to long-term ownership and industry-leading financial stability.

INDUSTRY-LEADING FINANCIAL STABILITY

Our unmatched capital resources ensure we uphold our standards of excellence, regardless of market conditions.

FUTURE-PROOF FLEXIBILITY

A range of lease options and our collaborative partnership support your growth.

ELEVATED CUSTOMER CARE

Expert teams, fast response times and personalized service ensure worry-free workdays.

READY FOR WHAT'S NEXT

From enabling hybrid solutions to supporting diverse work styles, we keep your business at the forefront of what's possible.

ACTIVATED TO ATTRACT & ENGAGE TEAMS

Experience-driven amenities make your workplace an essential employee destination.

SUSTAINABILITY BY DESIGN

We strive to lead and innovate for the preservation of environmental resources.



 **IRVINE COMPANY**

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