

One Del Mar

12544 HIGH BLUFF DR
SAN DIEGO, CA





OVERVIEW



Fresh Air *for Fresh Thinking*

Redefine exceptional at One Del Mar, a premium workplace for leading companies with on-site amenities and workday conveniences 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

The Right Place to Be

Located in the center of prestigious Del Mar Heights, One Del Mar offers unrivaled access to premier residential communities and top retail and dining.

Experience-Driven Amenities

Exceptional on-site conveniences include a state-of-the-art fitness center and an indoor-outdoor, resort-style lobby with coffee service and lounge areas.

The Best of Coastal California

WiFi-enabled outdoor workspaces and gathering areas empower colleagues to connect, collaborate and unlock creativity.



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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

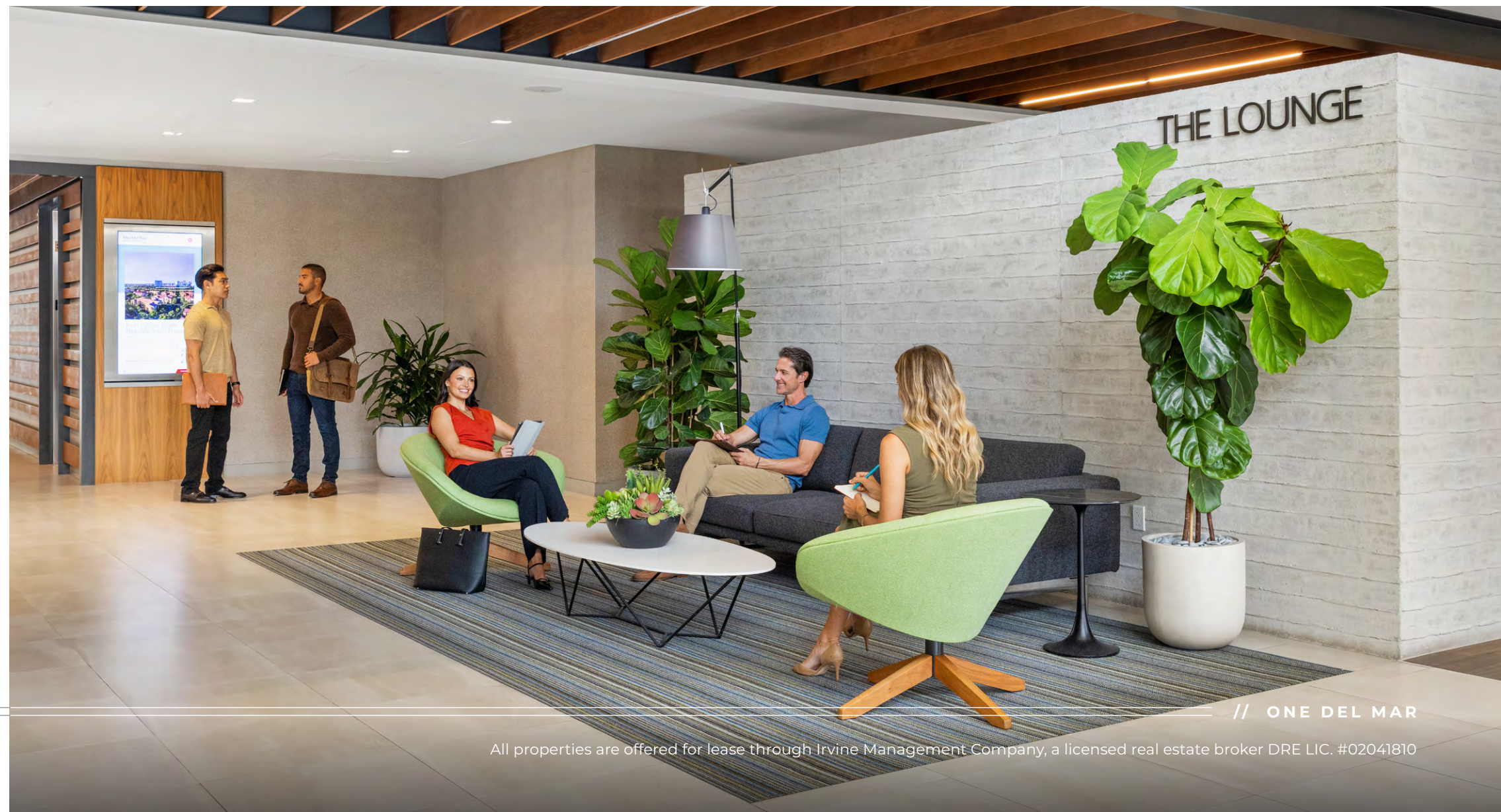


Outdoor workspace



Meeting & event space at nearby Irvine Company workplace Paseo Del Mar

Certifications



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LOCATION

One Del Mar *Area Map*

Put your business at the center of Del Mar Heights with close proximity to the 5 freeway, SR-56, popular shopping and dining, residential living, and Torrey Pines Golf Course.



52

APARTMENT
COMMUNITIES



132

ENTERTAINMENT
VENUES



44

FITNESS
CENTERS



14

HOTELS



149

RESTAURANTS



346

RETAIL SHOPS

WITHIN A 5-MILE RADIUS

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Move-in Ready *Workspaces*

Flex+ offers small businesses premium, move-in ready suites in the best locations — plus no upfront investment or long-term commitment.



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 150+ 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 129 million 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.





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