

TOWNSHIP 14

12670 & 12680 HIGH BLUFF DR.
SAN DIEGO, CALIFORNIA





OVERVIEW

SET YOUR BUSINESS APART



Reimagine your workday in a bold, distinctively modern workplace with cutting-edge design, elevated outdoor space, resort-style fitness and adjacent retail in coveted Del Mar Heights.

// TOWNSHIP 14

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

SEE AND BE SEEN

Set your business apart with unmatched, elite visibility from I-5 and a sought-after location in the heart of exclusive Del Mar Heights.

CONNECT AND COLLABORATE BETTER

Bring teams together at Pinpoint Cafe, Kinetic Fitness and WiFi-enabled outdoor workspaces and lounge areas.

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

ENGAGING WORKPLACE EXPERIENCES

The best in on-site amenities and nearby conveniences complement the workday, enabling employees to connect, engage, get energized and get more time back throughout the week, effortlessly.

-  2 low rises, 127K SF
-  Pinpoint Cafe
-  Kinetic Fitness
-  The Commons outdoor workspace
-  Meeting & event space at nearby Irvine Company workplace Paseo Del Mar

Certifications





LOCATION

TOWNSHIP 14 AREA MAP

Hiking, biking, golfing, beaches, dining and resort-style living within easy reach — this is SoCal living, working and playing at its finest.



WITHIN A 5-MILE RADIUS

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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