



# 12777

HIGH BLUFF DRIVE . DEL MAR HEIGHTS

**45,000 SF OFFICE SPACE FOR SUBLEASE**





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Superior location in

**Del Mar Heights**

with easy access to SR-56 and I-5

Move-in ready office building

**Fully furnished with new FF&E**





Strong corporate identity & visibility along  
**High Bluff Drive**

Unparalleled access walking distance to premier  
**shopping and dining**



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## Premier Office Space for Sublease

A 45,000 SF office building

Situated in the best location in Del Mar Heights, 12777 High Bluff Drive is offering move-in ready Class A office space. With 45,000 SF of office space available in Q4 2023, and ±140,000 SF of lab/office space available in Q1 2025 (in the adjacent 12780 building), a perfect opportunity awaits for a growing innovation company.





**±45,000**

SF building, divisible  
to 22,000 SF



Move-in ready space  
fully furnished with  
new FF&E

**4.30.2029**

Master Lease Expiration

**Q4 2023**

Available



Newly-renovated  
outdoor courtyard  
with foosball tables,  
ping pong & pool

**3.3/1,000**

RSF (135 stalls;  
surface + covered)

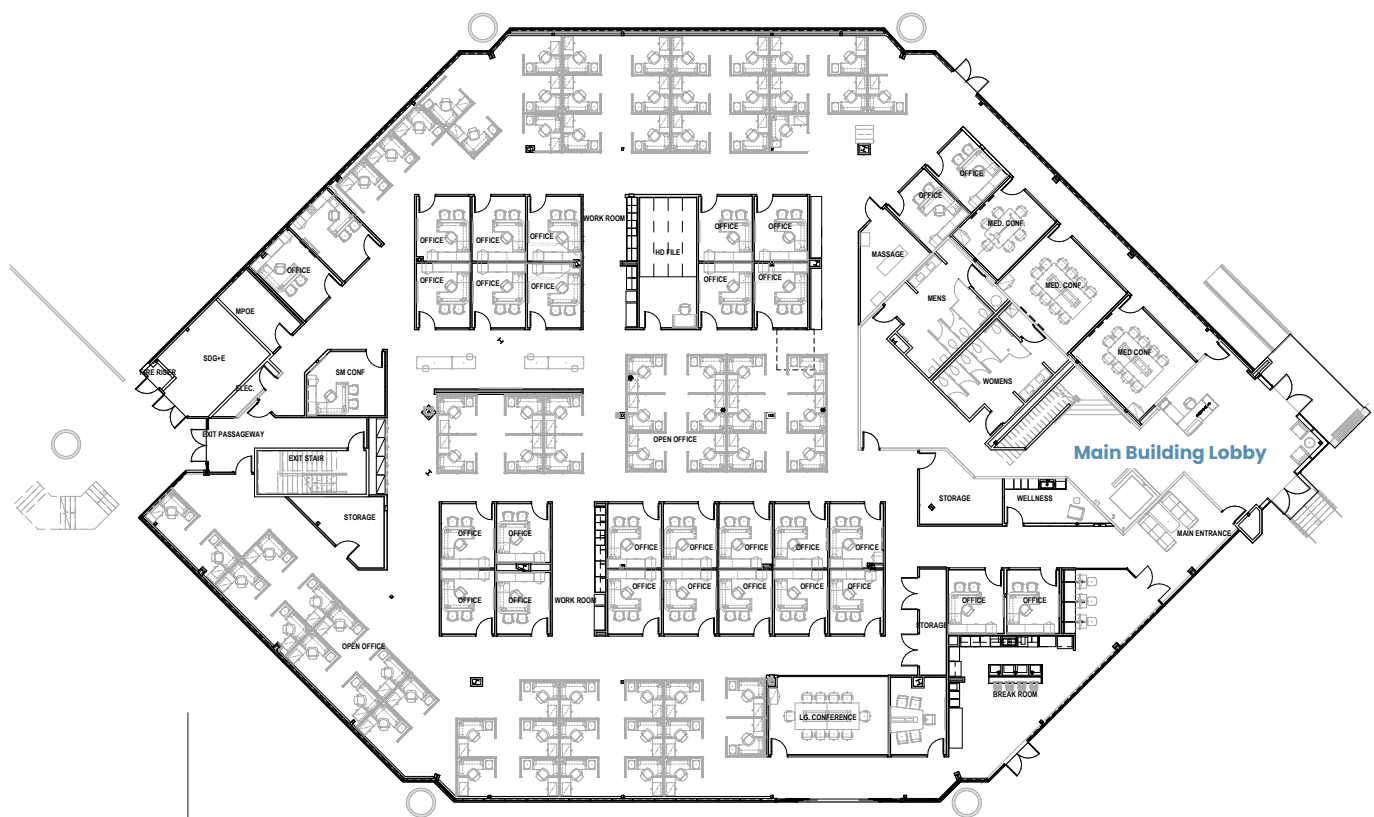
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## 12777 High Bluff Drive

**Level 01**

22,207 RSF



72 Workstations  
30 Private Offices  
6 Conference Rooms  
Break Room





22,511 RSF



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An aerial photograph of a city intersection. A multi-lane road runs vertically through the center, intersecting with a horizontal road. To the left of the intersection is a modern building with a glass facade. To the right is a large, open green field, possibly a park or sports field, with some trees and a paved path. The background shows a dense residential area with many houses and trees. Two blue callout boxes with white text are overlaid on the image: 'ONE PASEO' on the left and 'DEL MAR HIGHLANDS' on the right.

ONE PASEO

DEL MAR HIGHLANDS





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