



12555



Jones Lang LaSalle Brokerage, Inc. RE license #01856260

A modern, multi-story office building with a light-colored facade and large glass windows. The building features balconies with metal railings and a prominent glass-enclosed section on the left. The address number 12555 is visible on the lower right. The text "CLASS A OFFICE FOR LEASE" is overlaid on the left side of the image.

CLASS A OFFICE FOR LEASE

12555



12555 High Bluff Drive, San Diego, CA 92130

High Bluff Del Mar is a premier office environment ideally located in the prestigious Del Mar area. The atrium style building features award winning architectural design. Interiors offer new **move-in ready spec suites** with recently **upgraded common areas**, private balconies and an abundance of natural light. The lushly **landscaped courtyard** provides various seating areas that encourage impromptu meetings, to take a quick break or to have lunch in a tranquil setting.





18 EV
Charging Stations



Prime
Location



4/1,000
Parking





HIGH BLUFF

DEL MAR

- Class A office building
- Walkability to several amenities including new retail at One Paseo
- Bike/walking trail adjacent to High Bluff Del Mar
- Tranquil courtyard with various seating/gathering areas promoting collaboration
- On-site showers & lockers
- Open atrium - natural air and light
- New state of the art HEPA HVAC filters
- 2 inviting, well lighted staircases in addition to 2 elevators to access upper floors
- Excellent access to I-5 and Hwy 56





Suite	RSF	Description
120	3,625	Reception, 6 private offices, conference room, break area and an open work area.
155	2,468	Brand New Spec Suite! Reception, 4 private offices, conference room, break area and an open work area. Corner suite with abundant glass line.
165	1,137	Brand New Spec Suite! Reception, 2 private offices, conference room, break area and an open work area.
205	2,369	Available September 2025.
250	5,760	Move in ready! Reception, 7 private offices, conference room, break room and large open area.
255	3,277	New build out! Light & bright! Reception, private office, 2 conference rooms, open break room and large open area. This corner suite has southern exposure with abundant window line. Perfect for creative, open floor plan use.
380	2,346	Reception, conference room, 5 offices and a kitchen.



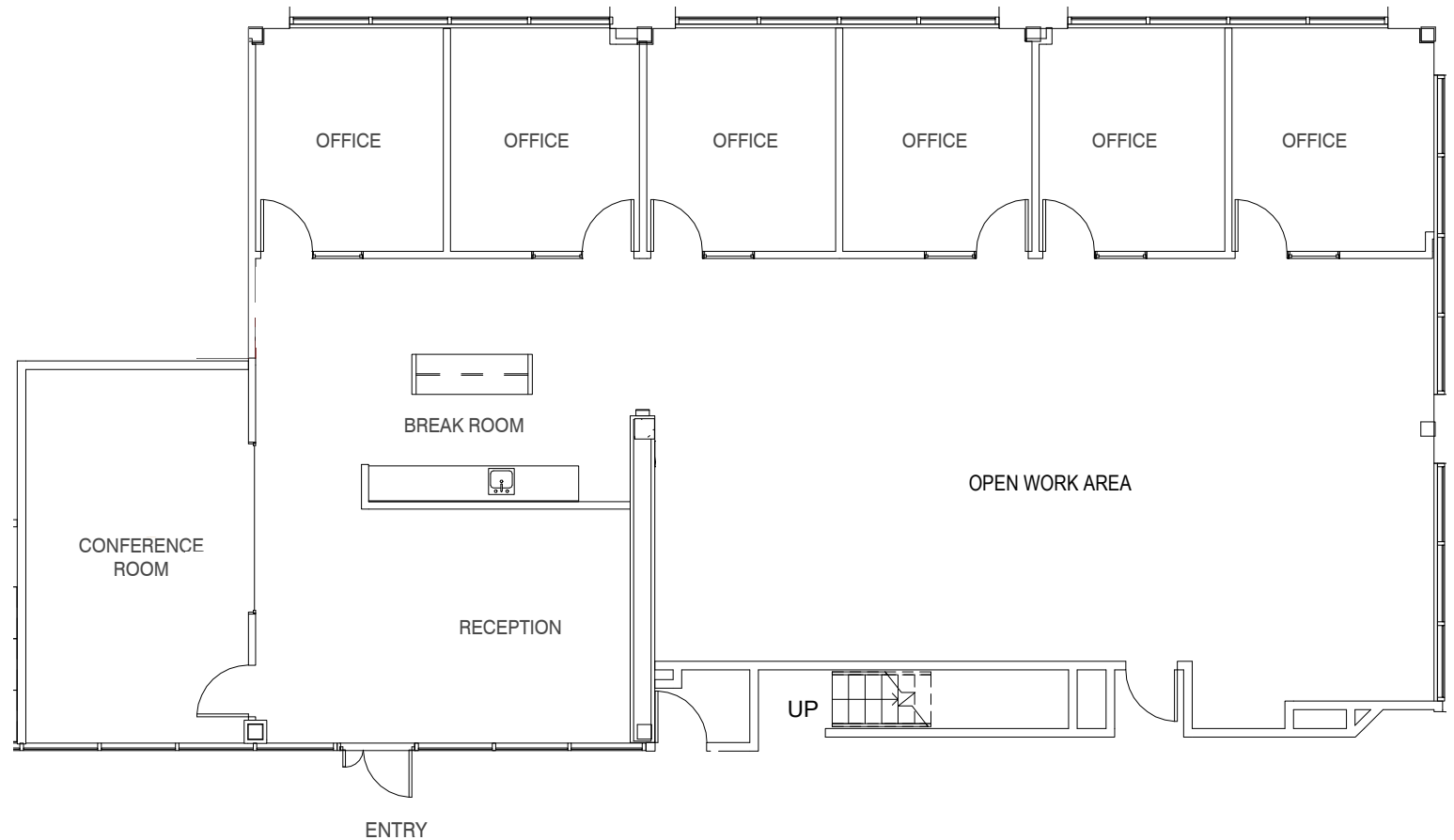
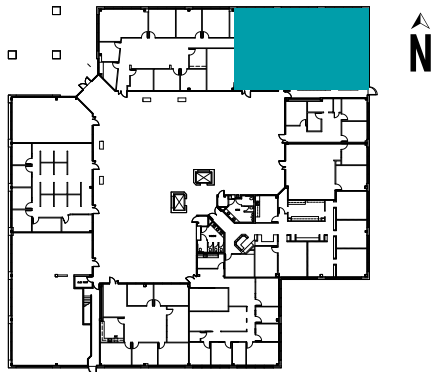
Pascal Aubry-Dumand, CCIM
858.410.6379
pascal.aurbrydumand@jll.com
RE license #01281436

Bess Wakeman
858.410.1245
bess.wakeman@jll.com
RE license #01177659



12555 HIGH BLUFF | SUITE 120

3,625 RSF | Available now



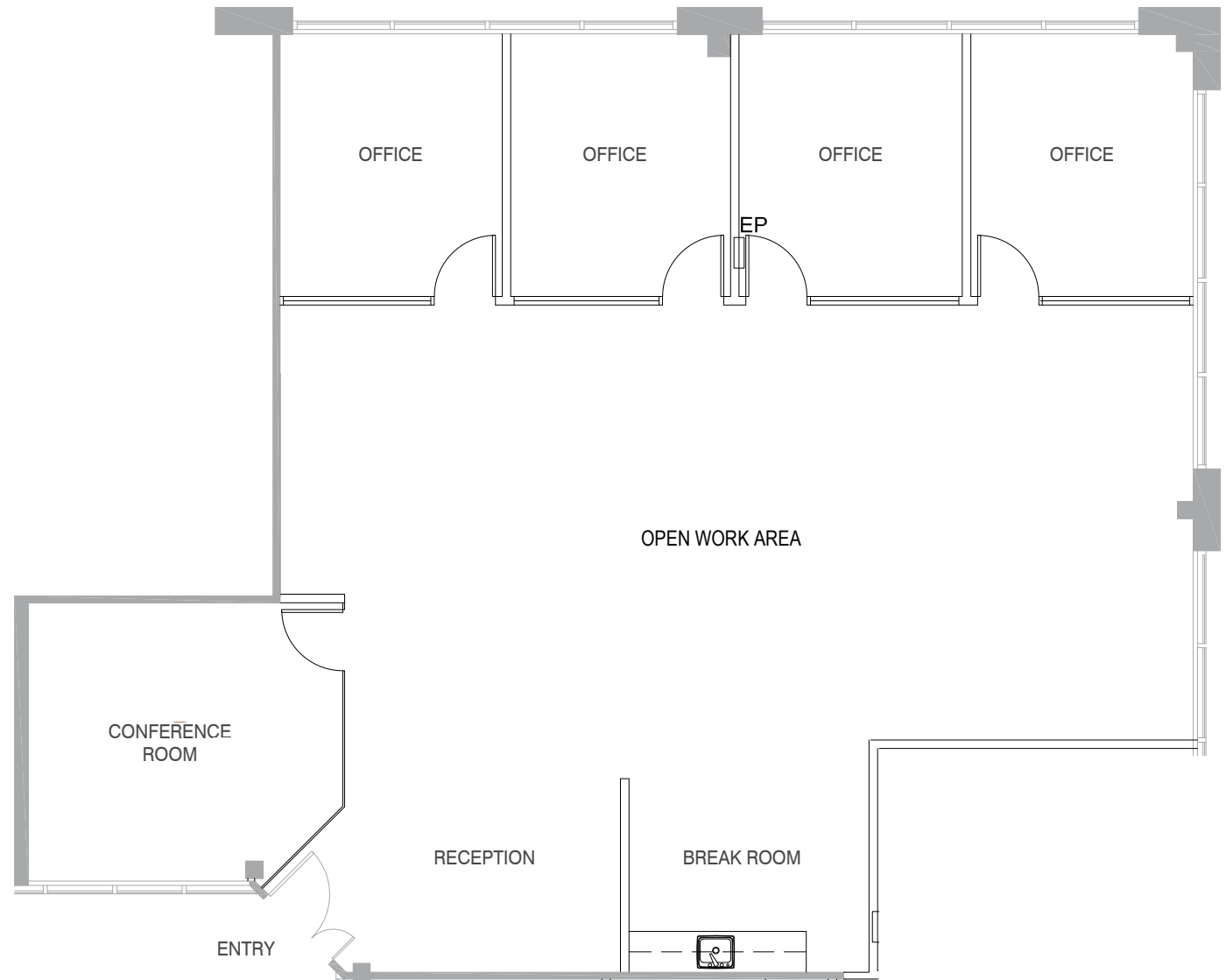
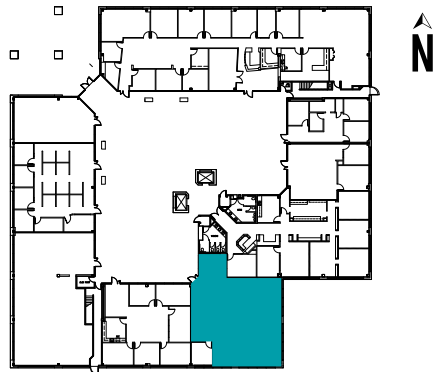
Pascal Aubry-Dumand, CCIM
858.410.6379
pascal.aubrydumand@jll.com
RE license #001281436

Bess Wakeman
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bess.wakeman@jll.com
RE license #01177659



12555 HIGH BLUFF | SUITE 155

2,468 RSF | Available now



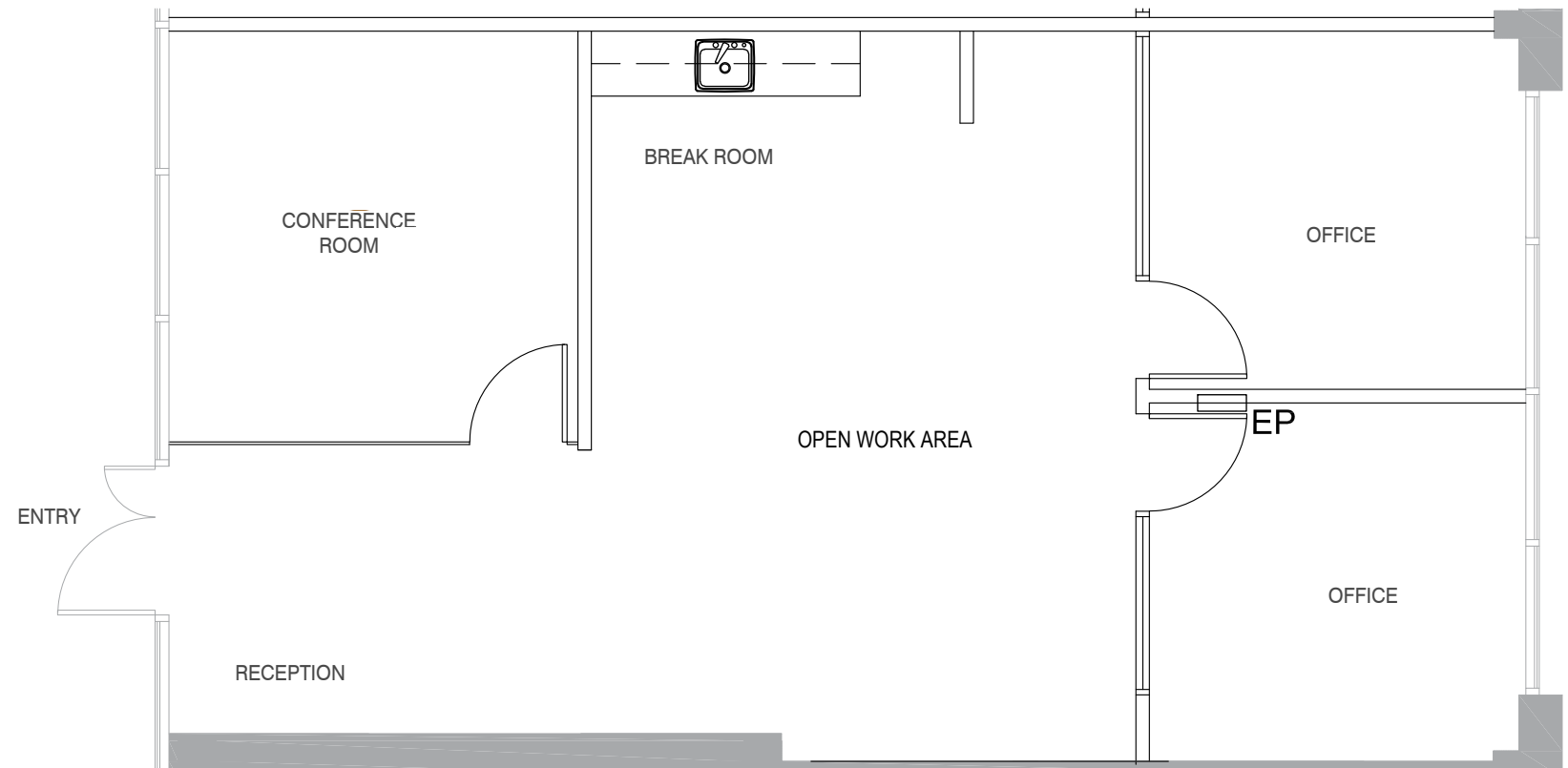
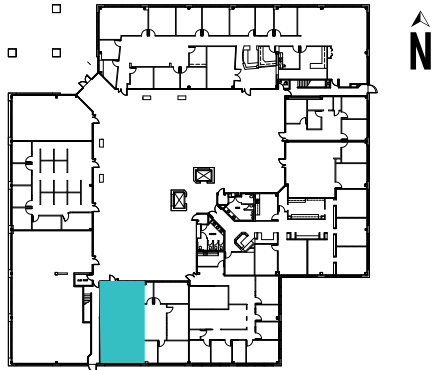
Pascal Aubry-Dumand, CCIM
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RE license #001281436

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RE license #01177659



12555 HIGH BLUFF | SUITE 165

1,137 RSF | Available now

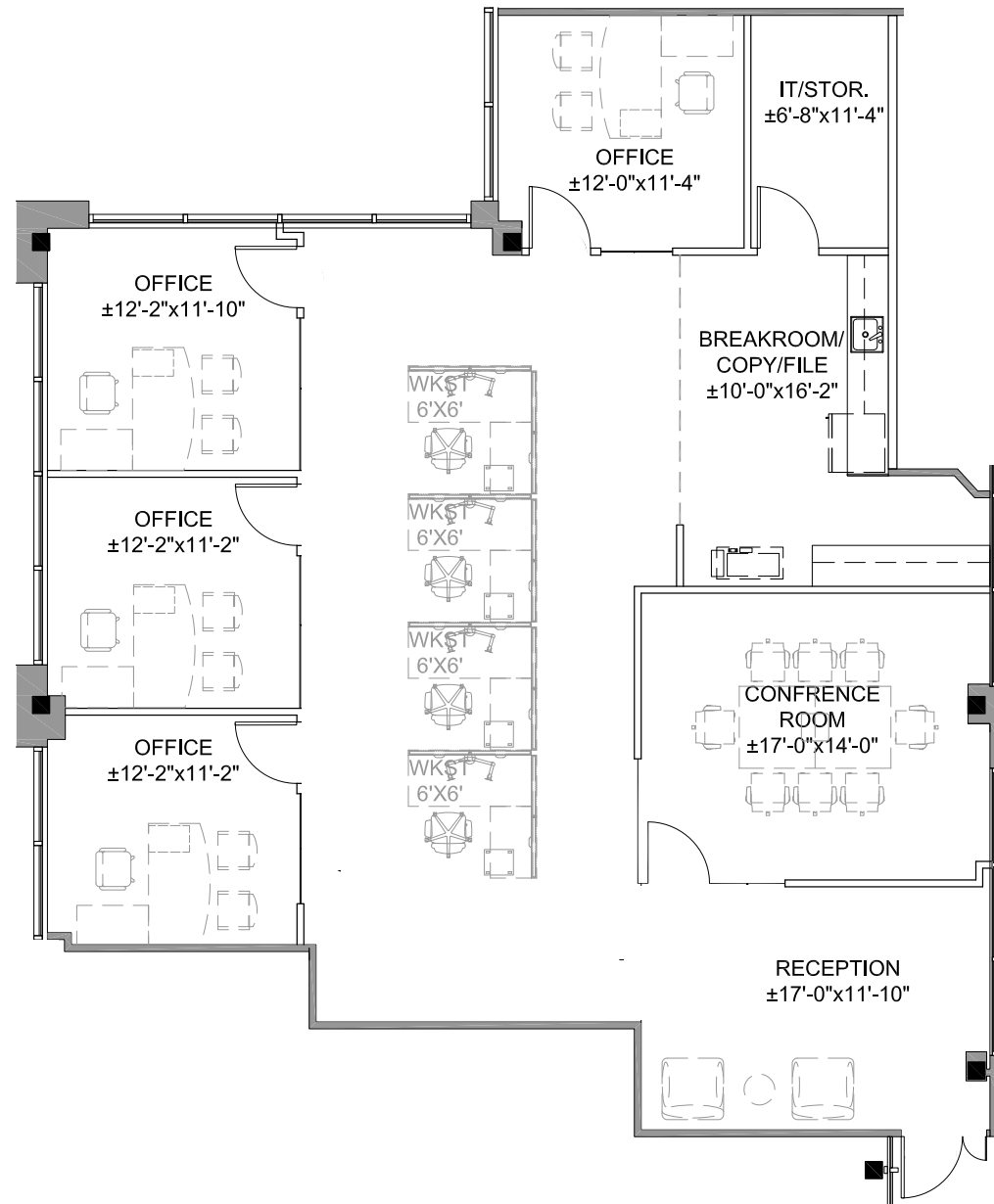


Pascal Aubry-Dumand, CCIM
858.410.6379
pascal.aurbrydumand@jll.com
RE license #001281436

Bess Wakeman
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bess.wakeman@jll.com
RE license #01177659

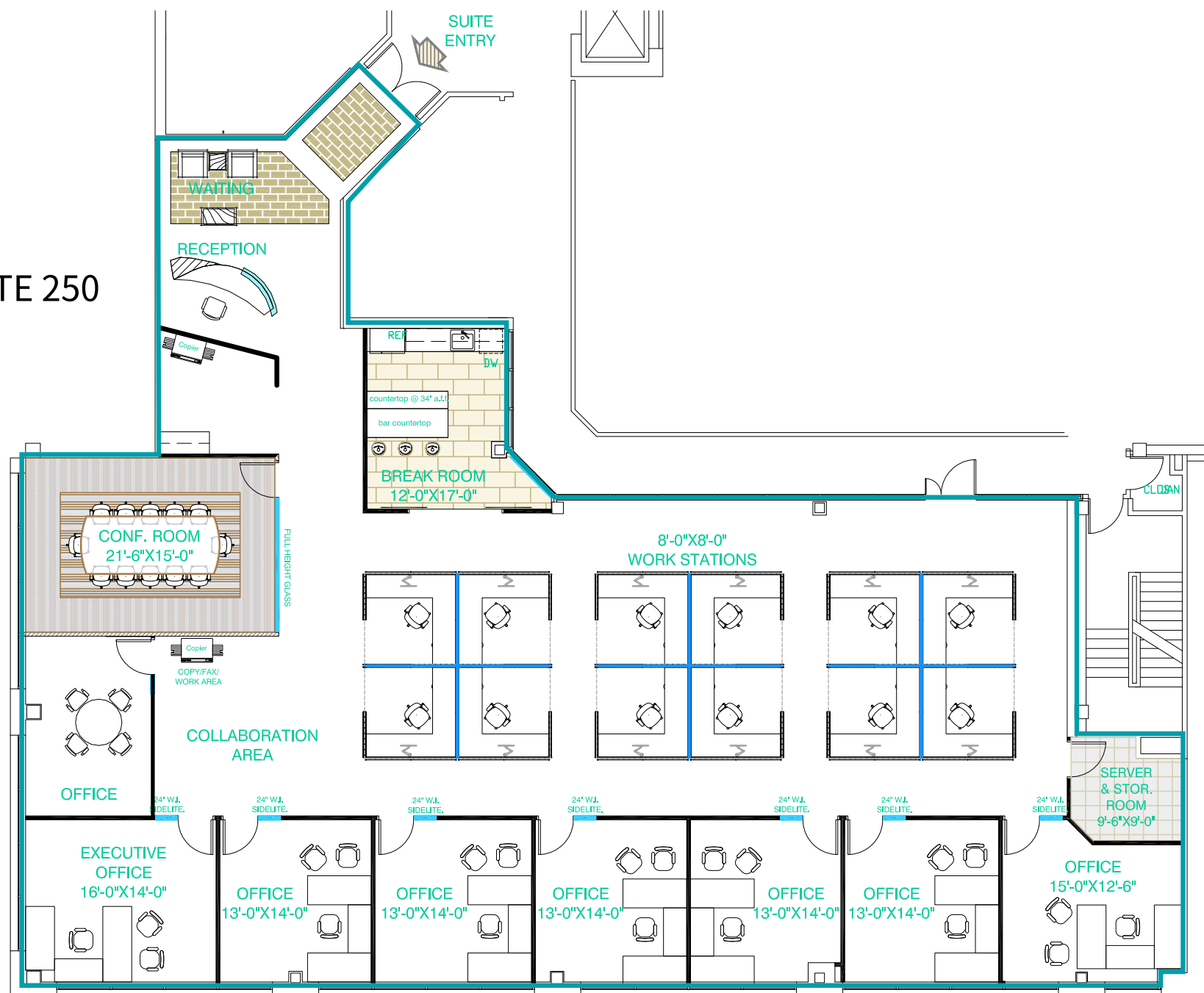
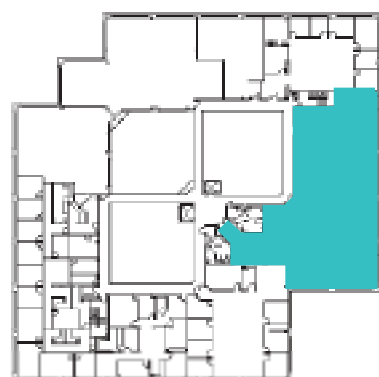


12555 HIGH BLUFF | SUITE 205
2,369 RSF | Available September 2025



Pascal Aubry-Dumand, CCIM
858.410.6379
pascal.aubrydumand@jll.com
RE license #001281436

Bess Wakeman
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bess.wakeman@jll.com
RE license #01177659



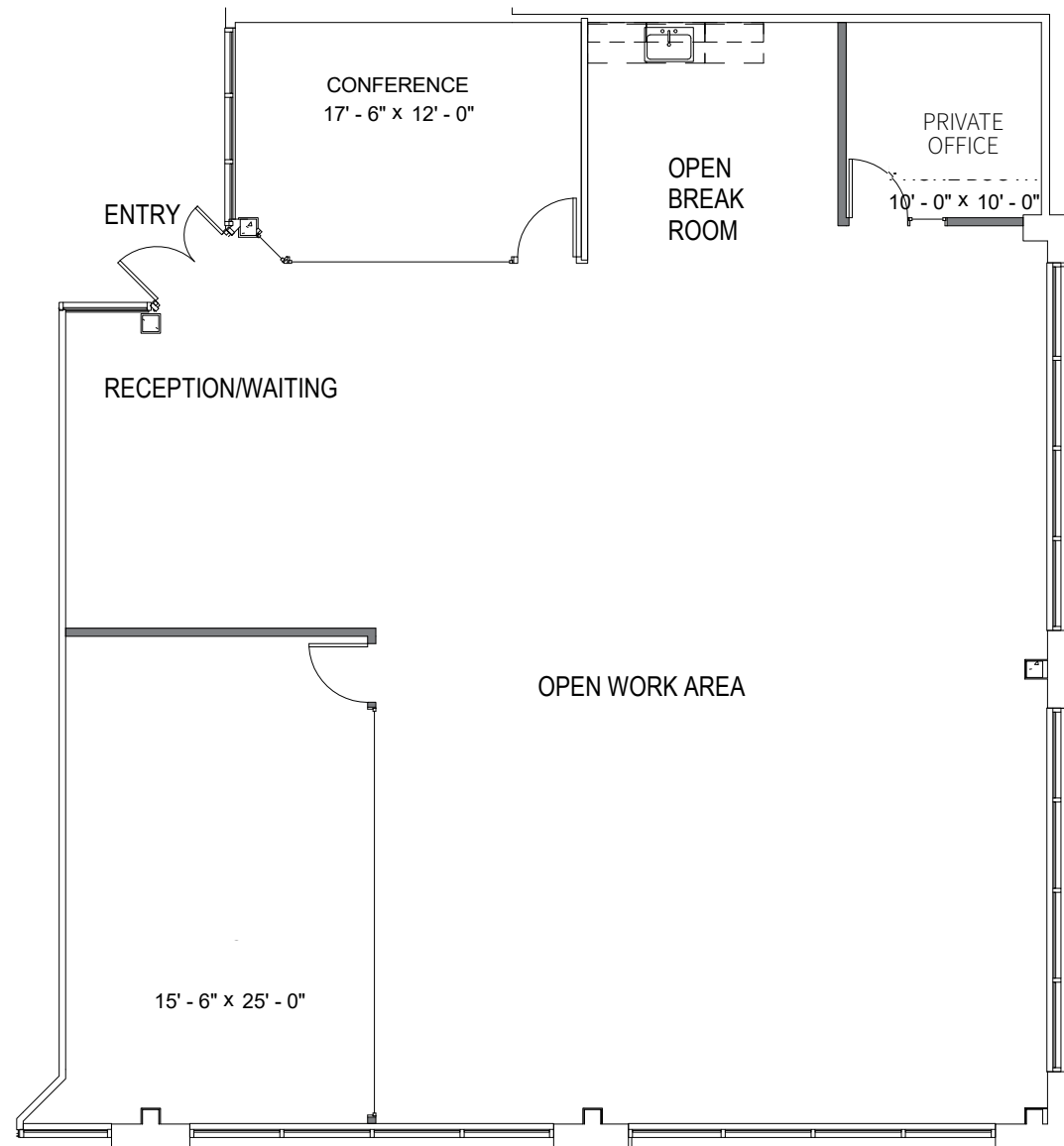
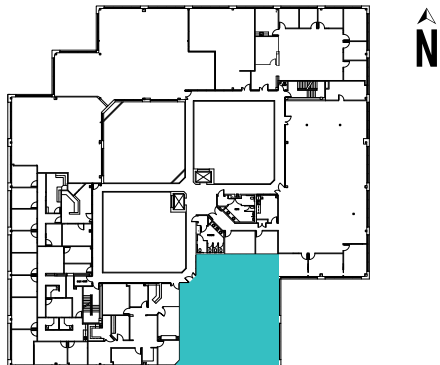
Pascal Aubry-Dumand, CCIM
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12555 HIGH BLUFF | SUITE 255

3,277 RSF | Available now



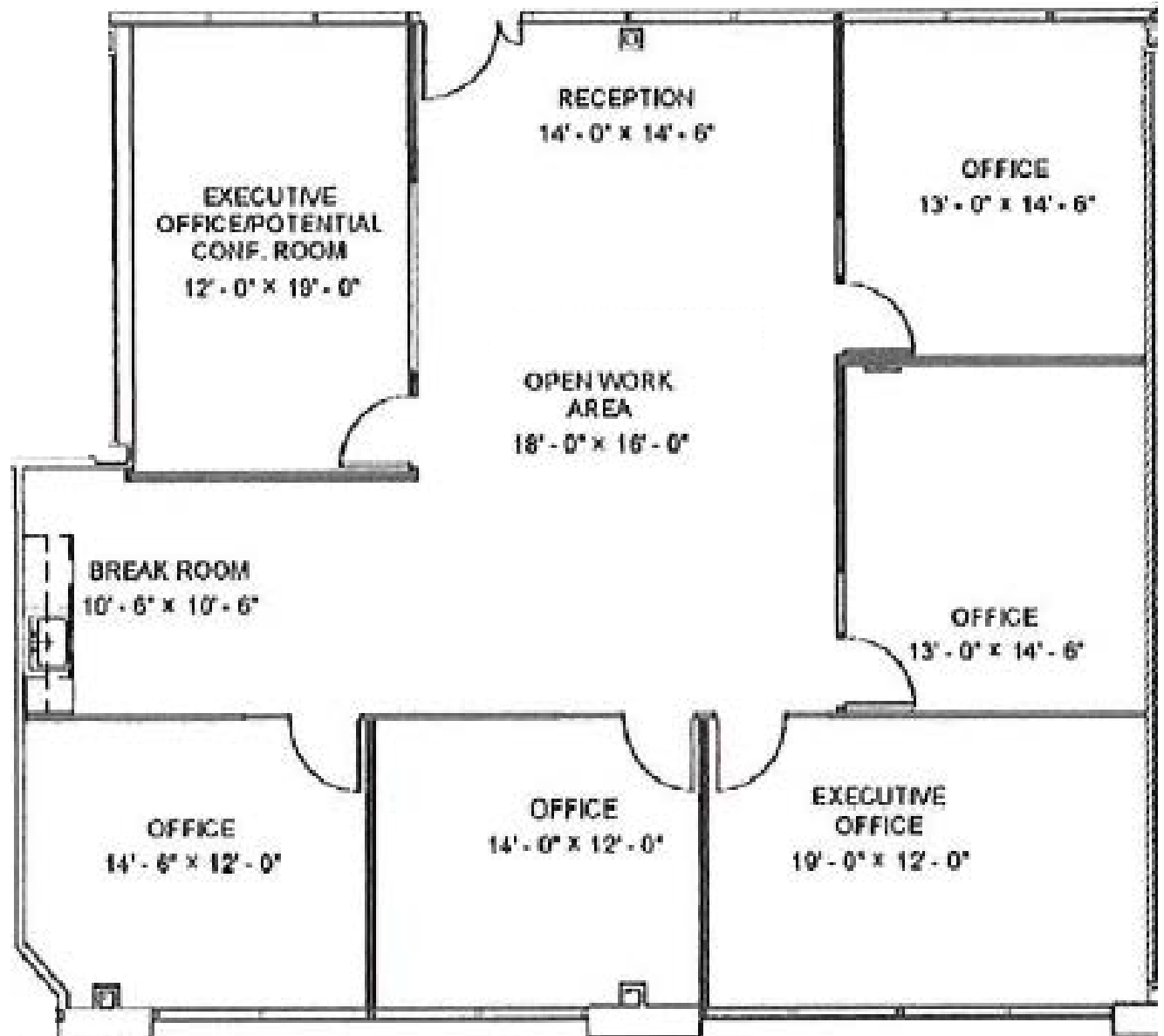
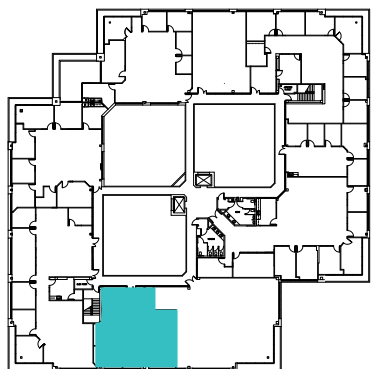
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12555 HIGH BLUFF | SUITE 380

2,346 RSF | Available now



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RE license #01177659



DEL MAR
RACETRACK

DEL MAR
STATE BEACH



RANCHO SANTA FE

PACIFIC
HIGHLANDS
RANCH/
DEL SUR

OLD CARMEL VALLEY ROAD

DEL MAR HEIGHTS ROAD

CARMEL COUNTRY ROAD

CARMEL CREEK

EL CAMINO REAL

HIGH BLUFF DR

TORREY PINES
STATE BEACH

CARMEL VALLEY ROAD

TORREY HILLS

5

CARMEL
MTN RD

VISTA SORRENTO PARKWAY

N TORREY PINES ROAD

TORREY PINES

SORRENTO VALLEY

TORREY PINES
GLIDERPORT

5

UTC/
GOLDEN TRIANGLE

805

Restaurants & Retail

Hotels

Gas Stations

Gyms



PACIFIC OCEAN

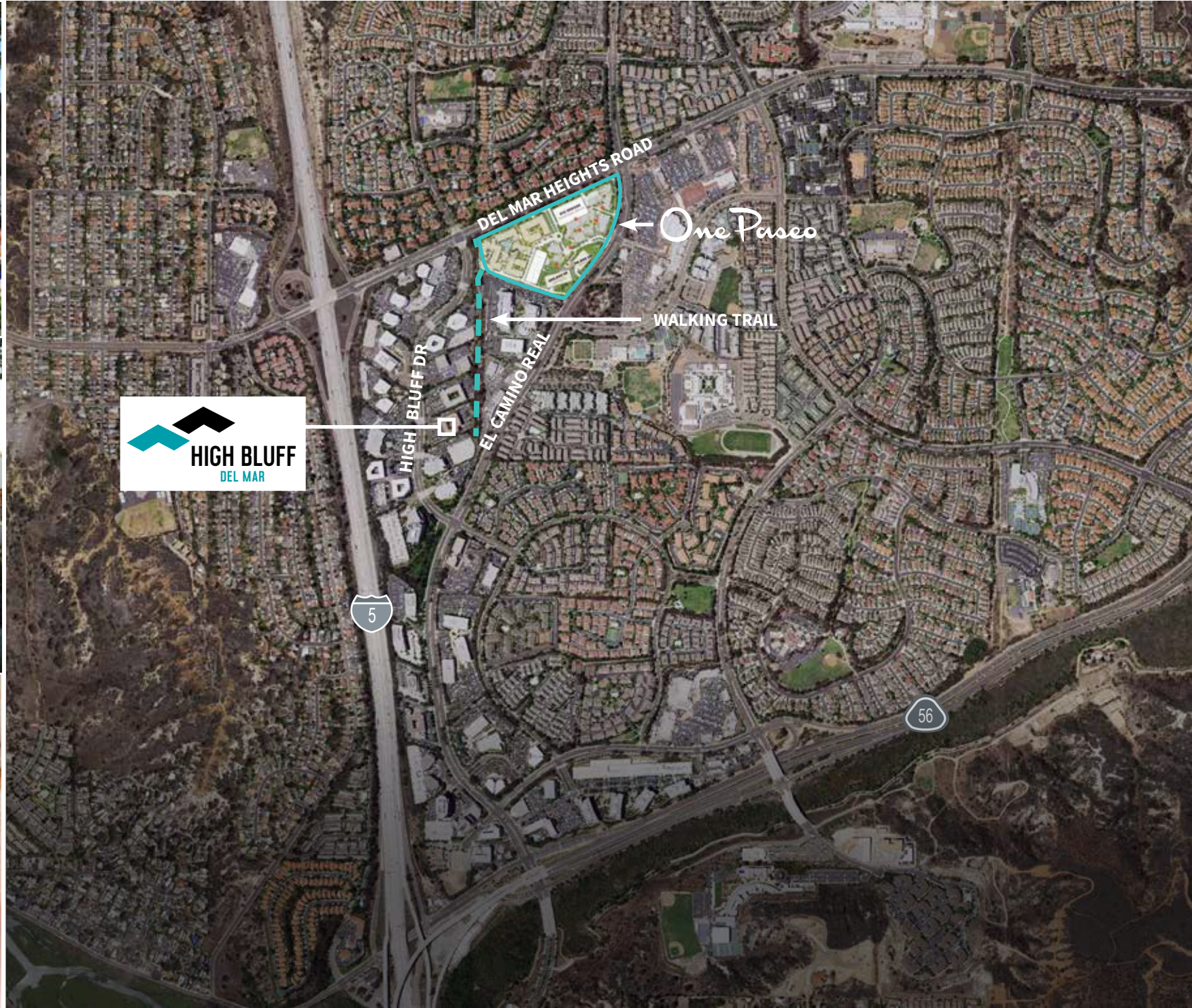
DEL MAR HEIGHTS ROAD

I-5

HIGH BLUFF DRIVE



WALKING/BIKE PATH TO ONE PASEO AND OTHER RETAIL AND RESTAURANTS









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