



12555



Jones Lang LaSalle Brokerage, Inc. RE license #01856260



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	3,623	Move in Ready! 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.
205	2,369	Brand New Spec Suite! Reception, 4 private offices, conference room, break area and storage room.
250	5,760	Move in Ready with new collaborative break area! 8 private offices, conference room, break room and large open area.
255	3,277	Brand New Spec Suite! 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.
300	2,973	Coming Available in June 2026 — 5 offices and conference room on the window line, IT/storage room, open break room and large open area for cubicles.
380	2,346	Brand New Spec Suite! Reception, conference room, 5 offices and a kitchen.



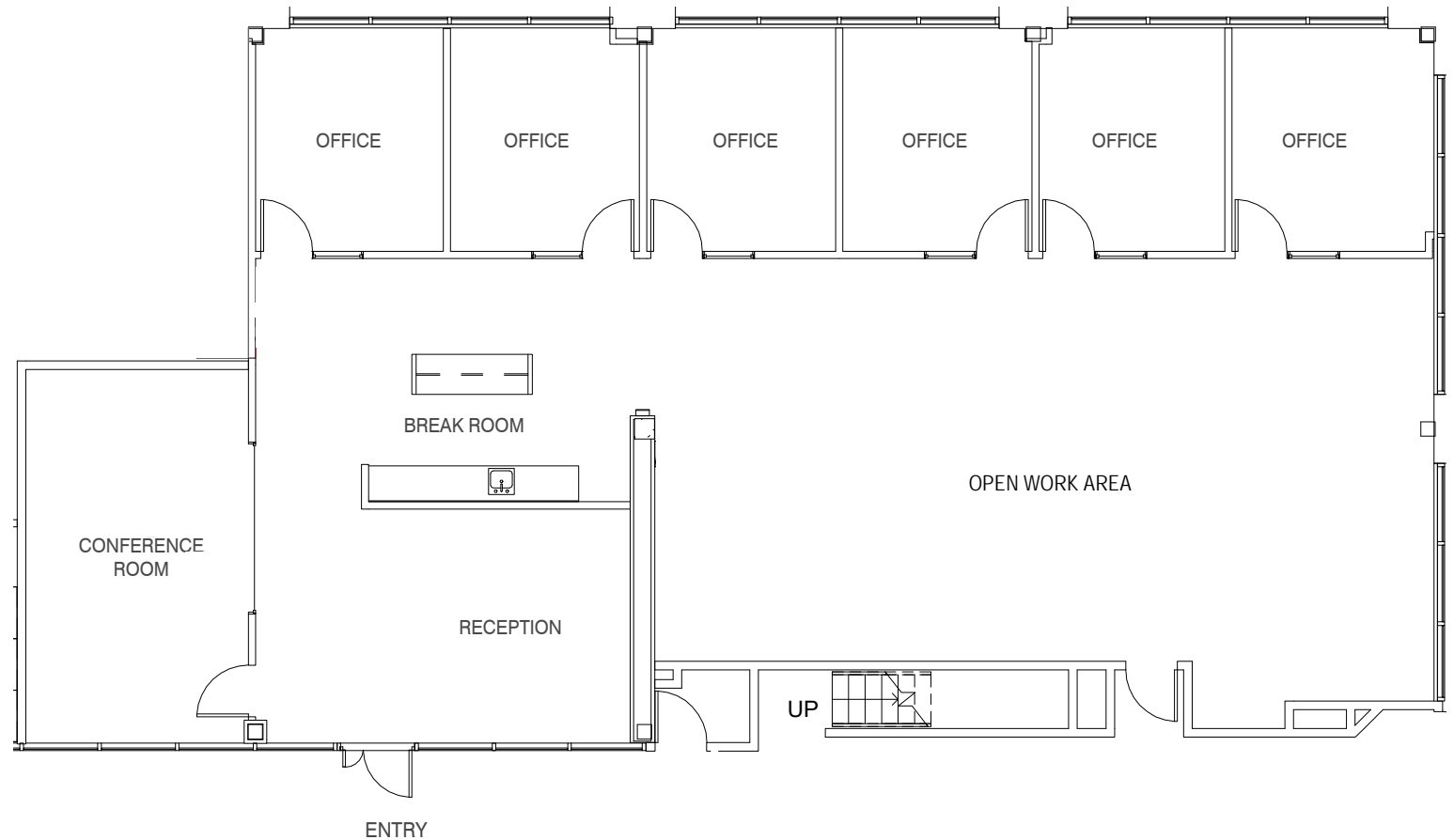
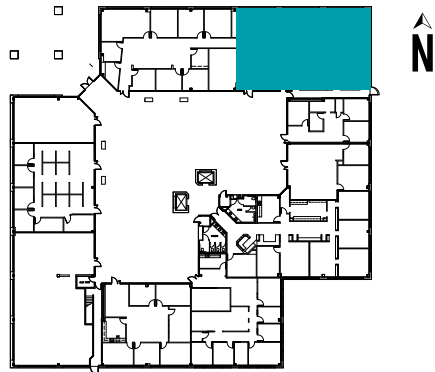
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12555 HIGH BLUFF | SUITE 120

3,623 RSF | Available now



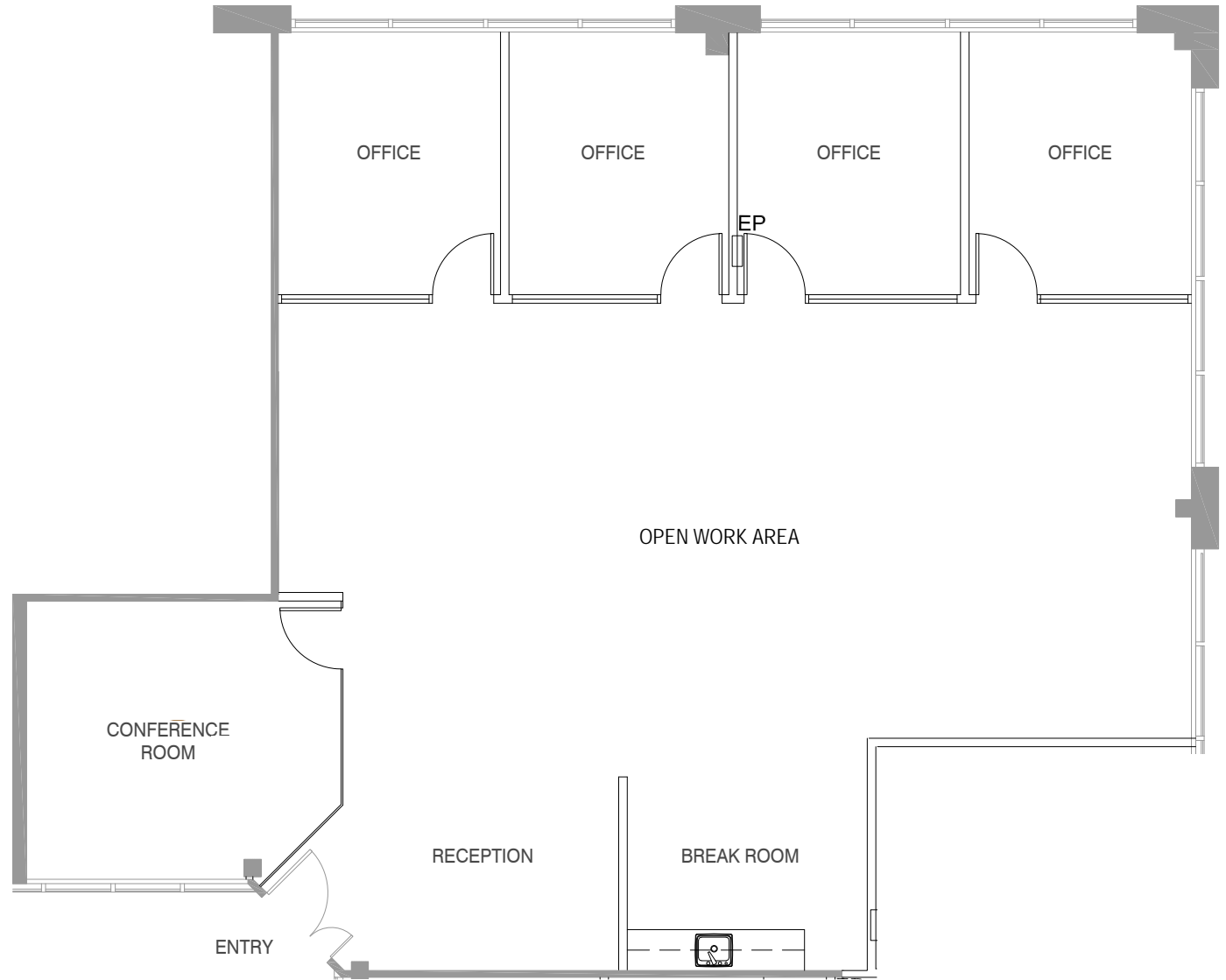
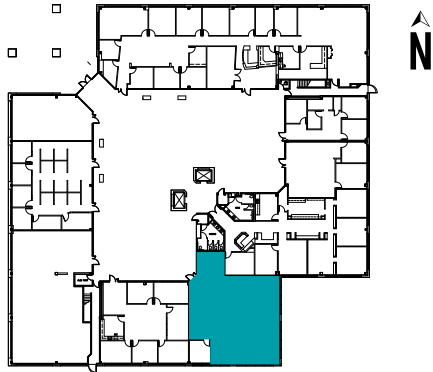
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12555 HIGH BLUFF | SUITE 155

2,468 RSF | Available now



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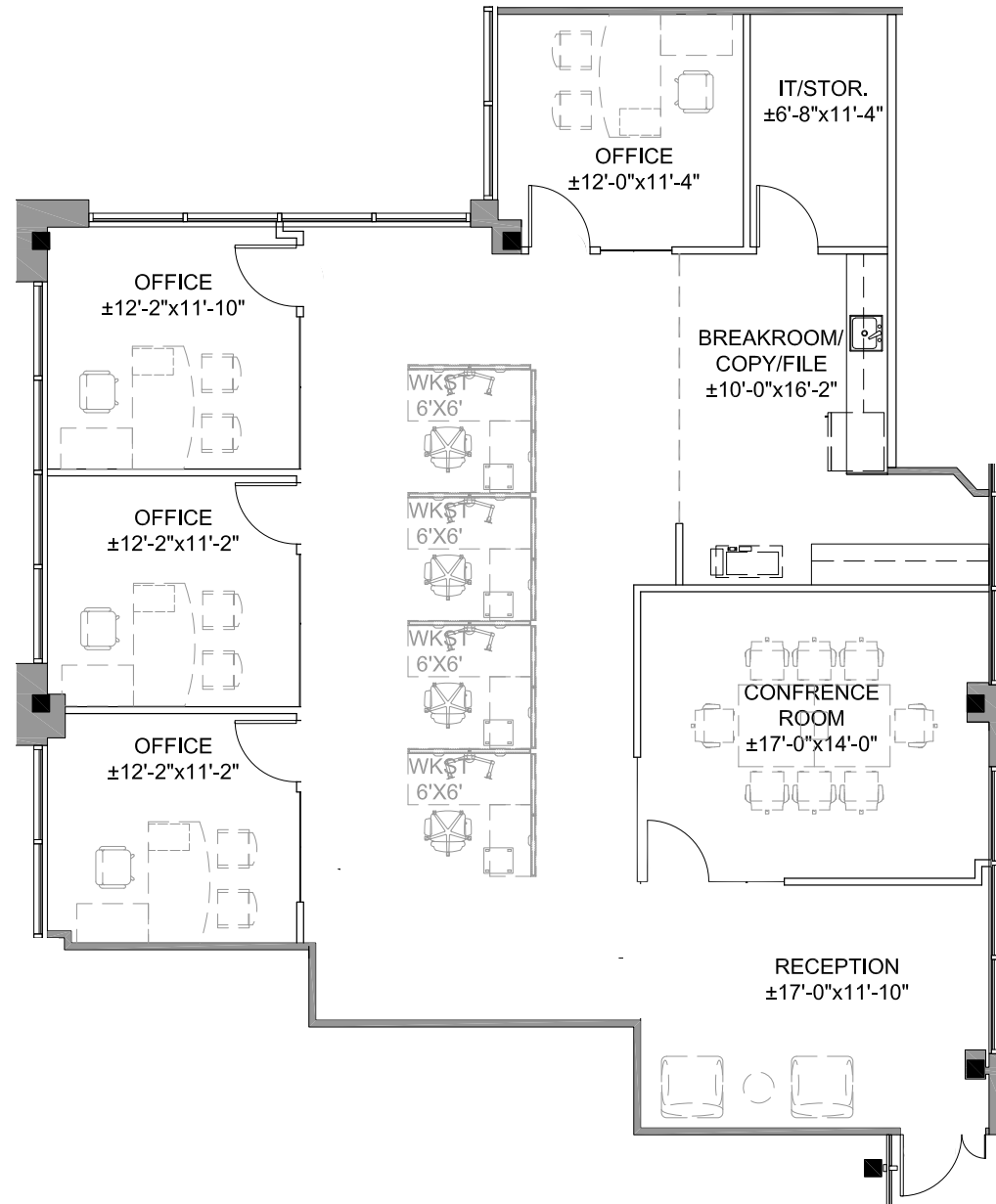
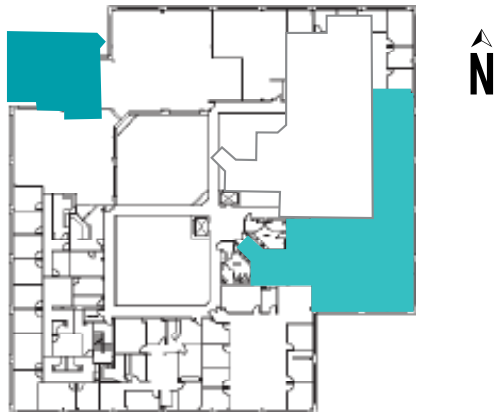
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HIGH BLUFF

DEL MAR

12555 HIGH BLUFF | SUITE 205
 2,369 RSF | Available now



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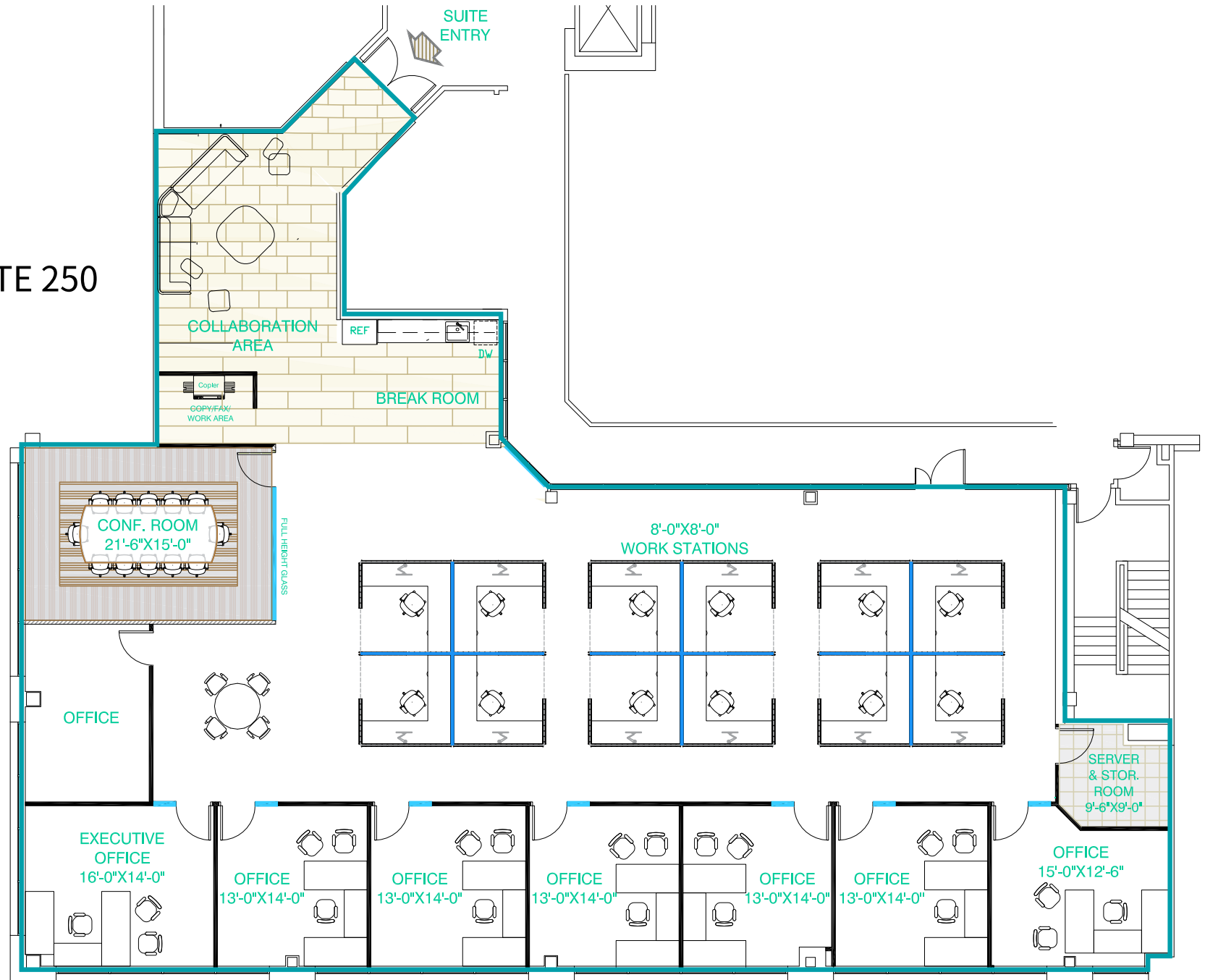
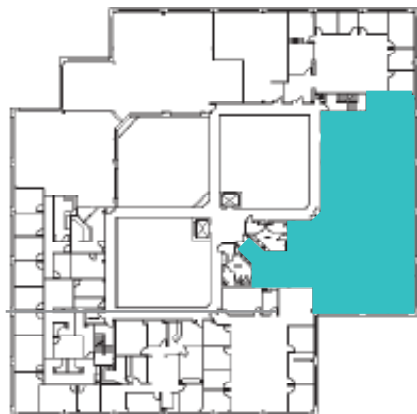
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HIGH BLUFF

DEL MAR

12555 HIGH BLUFF | SUITE 250
 5,760 RSF | Available now



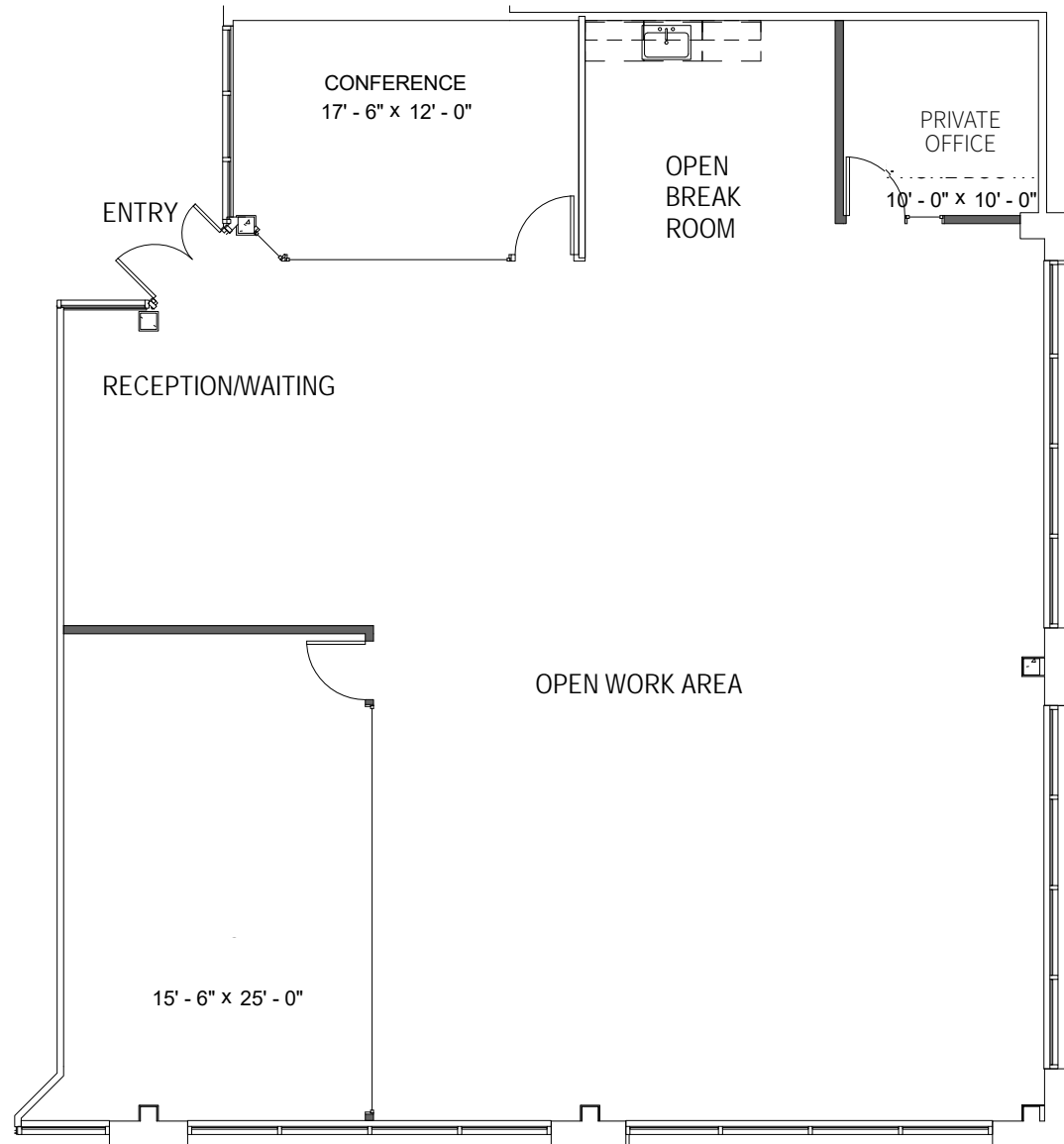
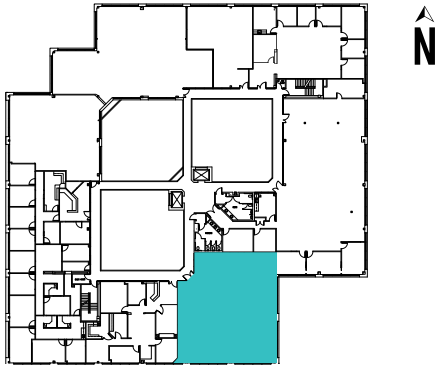
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12555 HIGH BLUFF | SUITE 255

3,277 RSF | Available now



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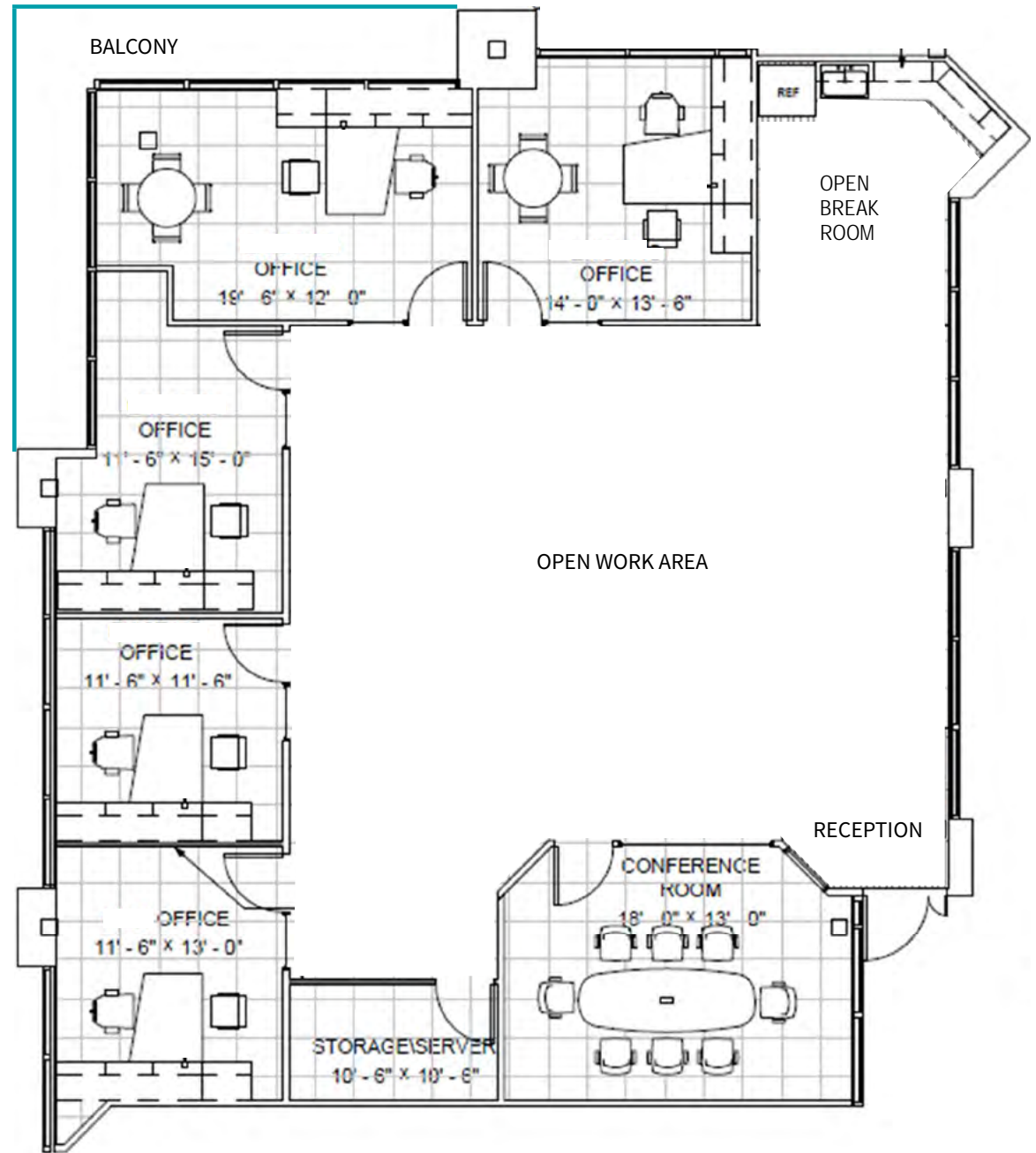
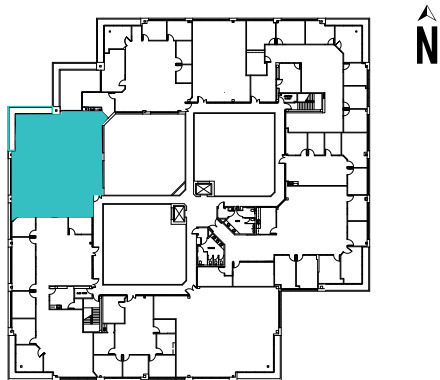
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HIGH BLUFF

DEL MAR

12555 HIGH BLUFF | SUITE 300
 2,973 RSF | Available June 2026

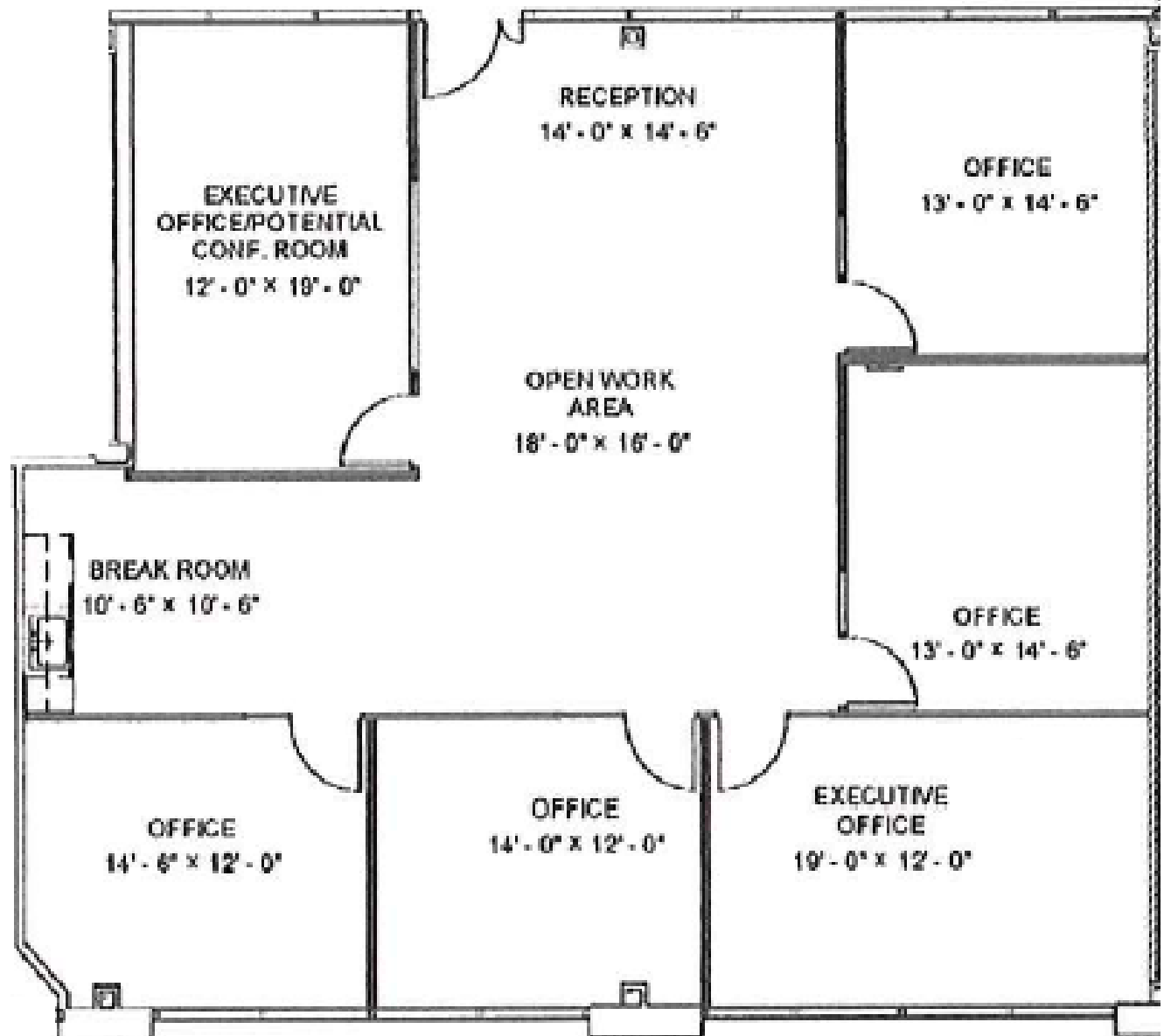
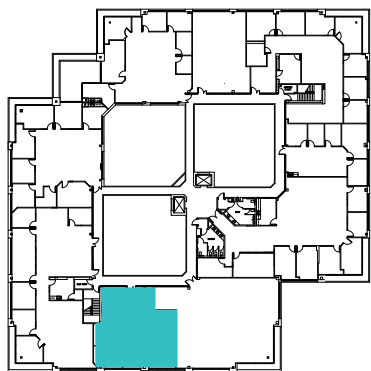


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12555 HIGH BLUFF | SUITE 380
2,346 RSF | Available now



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HIGH BLUFF
DEL MAR

- Restaurants & Retail
- Gas Stations
- Hotels
- Gyms



PACIFIC OCEAN

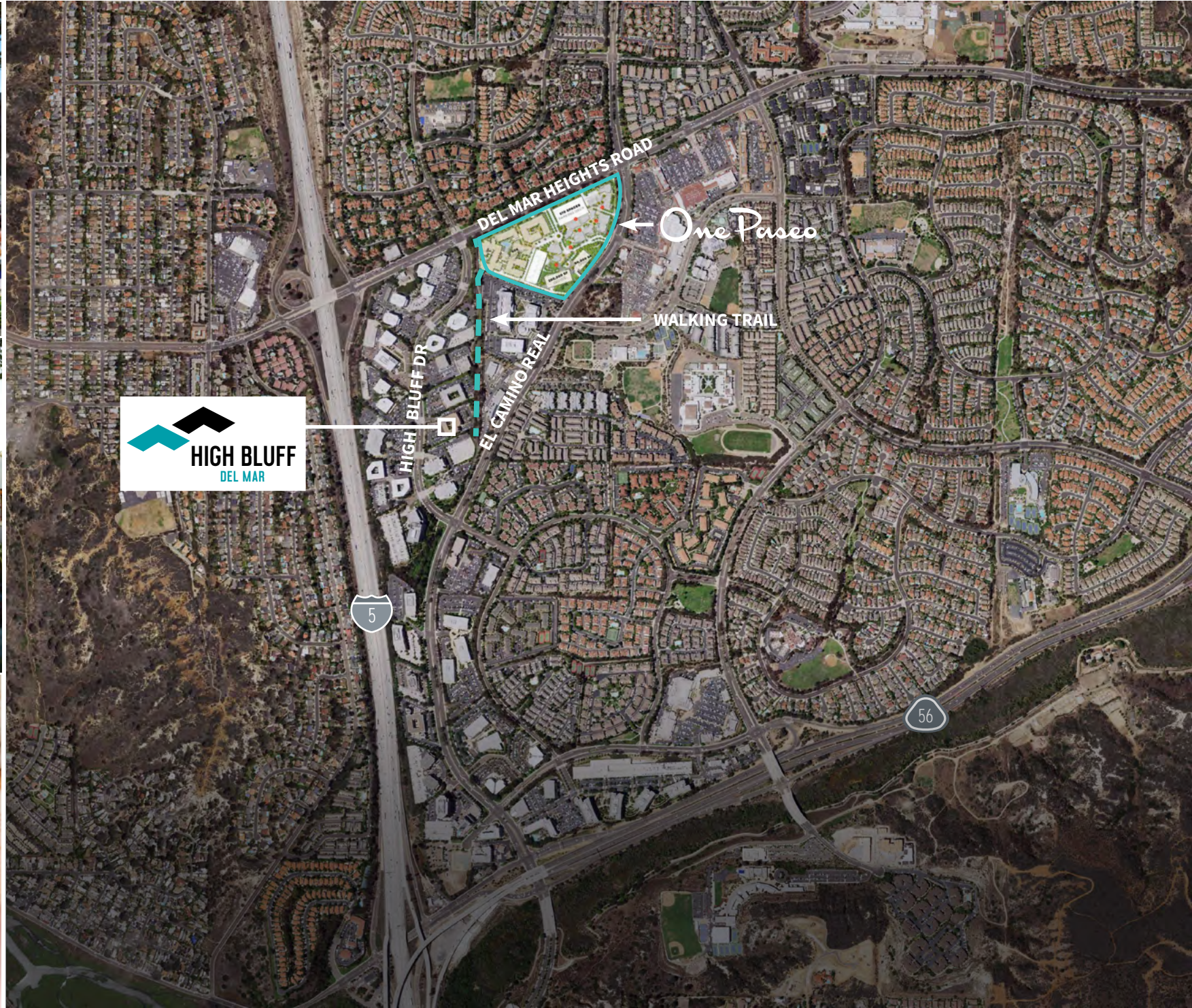
DEL MAR HEIGHTS ROAD

I-5

HIGH BLUFF DRIVE



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









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