

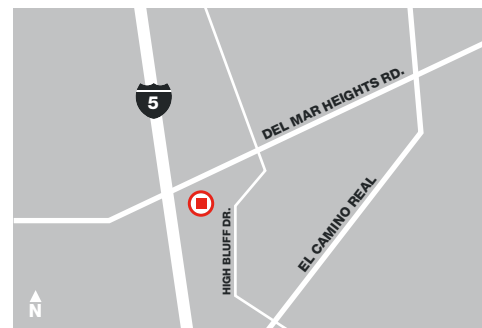


## Township 14

12670 & 12680 High Bluff Drive • San Diego, CA 92130

San Diego  
Del Mar Heights

Township 14 offers 127,000 SF of modern workspace providing a place for collaboration and success. It's architecture engages the senses by integrating interior and exterior features, fusing cutting-edge design with the landscape that envelops it. The outdoor workspaces, resort-style fitness center and adjacent retail attract top talent, while unmatched visibility from the 5 freeway sets your business apart.



### Workplace Community

- 127,000 SF of modern workspace
- Abundant and convenient surface parking with reserved spaces
- Unmatched visibility from the 5 freeway
- KINETIC private fitness center with locker rooms
- Connect at The Commons WiFi-connected outdoor workspace
- On-site dining at Pinpoint Cafe
- Short drive to high-end shopping and dining destinations
- Walking distance to Del Mar Highlands Town Center
- Easy access to premier residential communities nearby

/ Work Smart. Live Well.® /



## Community + Connectivity

Open-air outdoor workspaces and gathering areas bring the best of Coastal California to the workplace where colleagues can connect, collaborate and unlock creativity.

## Flex+®

Consider custom-crafted suites that support your business needs and minimize disruption with fast move-in, high-quality design, and flexible leasing terms.

## KINETIC

Energize mind and body at KINETIC, a high-performance fitness center, complete with leading-edge strength and cardio equipment, indoor/outdoor fitness areas and full-service executive locker rooms.

## Shopping + Dining

Bring the best of work and life together with a wealth of nearby shopping and dining options at Del Mar Highlands Town Center.

## Exclusive Del Mar Heights

A sought-after location in the heart of exclusive Del Mar Heights puts your business in the center of San Diego's newest hub for legal, financial and tech companies.

For leasing information, call: **858.658.7700**  
4365 Executive Drive, Suite 100  
San Diego, CA 92121  
**IrvineCompanyOffice.com**



Our mission is to provide you with **Vibrant Workplace Communities®**, where our unrivaled collection of properties, dynamic teams and memorable experiences will uniquely position you and your team to achieve unprecedented levels of success.