

CARMEL VALLEY CORPORATE CENTRE

12225 & 12235 EL CAMINO REAL, SAN DIEGO, CA 92130

KILROY



W&R Wilson Sonsini Goodrich & Rosati



CARMEL VALLEY

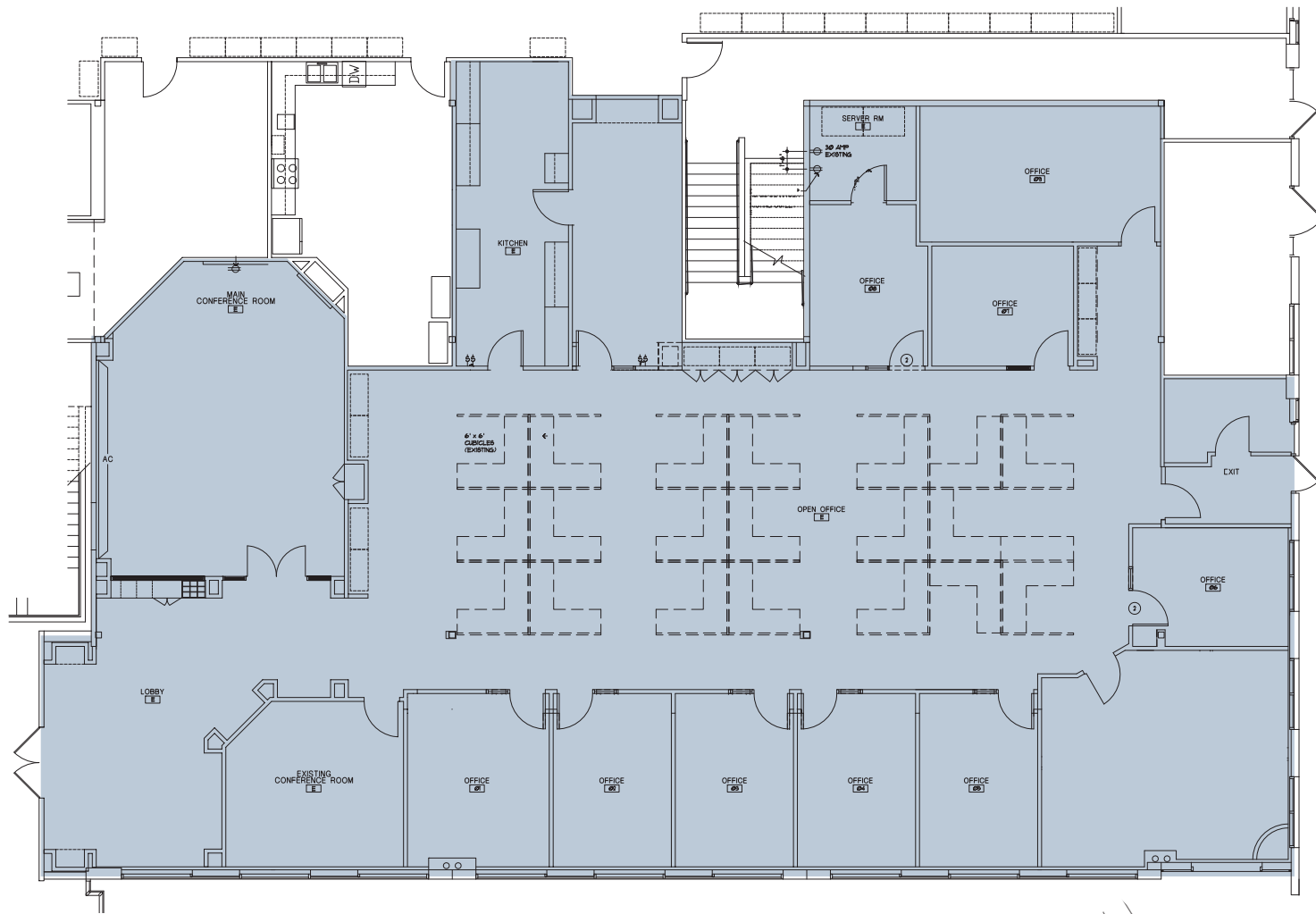
HOME TO SAN DIEGO'S MOST PRESTIGIOUS NAMES

Carmel Valley Corporate Centre offers the perfect balance between quality of life and quality work environment. Its neighbors include industry leaders in legal, technology, healthcare, finance, and telecommunications.

The intimate, Class-A campus is surrounded by world-class recreation and lifestyle choices close to San Diego's top neighborhoods: Del Mar, Carmel Valley, La Jolla, Solana Beach, Rancho Santa Fe, and 4S Ranch.

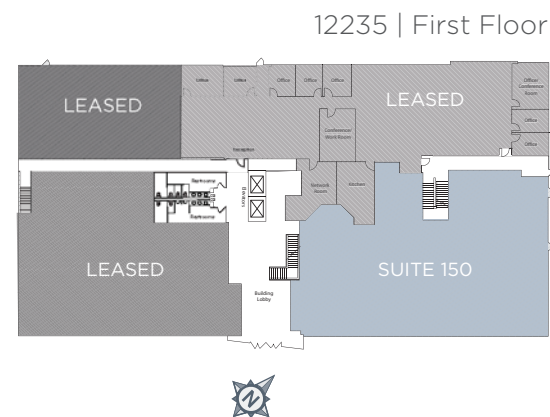
150

5,959 RSF



floor locator

site plan



A PAIR OF GREAT BUILDINGS THAT WORK TOGETHER

project highlights

EFFICIENT, FLEXIBLE DESIGN

for smart space utilization
with the ability to reposition
and amenitize

**EXCELLENT
ACCESSIBILITY**
and visibility from I-5, SR-56
and El Camino Real

PROMINENT LOCATION

in a master-planned
development with the heart
of Carmel Valley

NEARBY AMENITIES
close proximity to a variety
of professional services and
retail amenities

SHOWERS & LOCKERS

to accommodate a healthy,
work + play lifestyle

**OUTDOOR
COURTYARD**
and water feature
surrounded by lush attractive
landscaping

2-BUILDING PROJECT
encompassing 112,152
square-feet of quality office
space

BEST IN CLASS
ownership with local
responsive building
engineers and property
management

SURROUNDING AMENITIES

1. **One Paseo (under construction)**
95K SF of curated retail and public plazas for farmers markets and outdoor functions.
Anticipated delivery: 4Q 2018.
2. **Del Mar Highlands Town Center**
Searsucker, Urban Plates, Jimbos Naturally, Taverna Blu, Mia Francesca, Cinepolis, etc. +140K SF retail
3. **Carmel Country Plaza**
Oggi's Sports Bar, Katana Sushi, Coffee Bean & Tea Leaf, Del Mar Dental Arts, Del Mar Floral & Gifts, etc.
4. **Marriott Del Mar, Arterra Sushi Bar, DoubleTree Hotel, Hampton Inn**
5. **Beachside Del Mar**
Bushfire Kitchen, Broken Yolk Cafe, Kotija Taco Shop, Jersey Mike's Sub, LeBambou, Starbucks Coffee, etc.
6. **Carmel Creek Neighborhood Park**
7. **Piazza Carmel**
Spices Thai Cafe, Gami Sushi, Villa Capri, Marketplace Grille, Torrey Pines Animal Hospital, Vons, etc.
8. **Valley Centre Drive - Retail**
Starbucks Coffee, Nails on 56, Chipotle, Mission Federal Credit Union, Legacy Cleaners, etc.
9. **Fairmont Grand Del Mar**
Restaurants: Amaya, Addison, The Clubhouse Grill
10. **Bay Club & Spa Carmel Valley**



ABOUT KILROY

With a deep understanding of how environments shape human experience and creativity, Kilroy Realty creates collaborative spaces for the world's most dynamic companies and communities. Our portfolio spans corporate and mixed-use redevelopment and build-to-suit, with ownership of more than 20 million square feet of premium commercial real estate in the hearts of the San Francisco Bay Area, Greater Los Angeles, Greater San Diego, and the Pacific Northwest.

KILROYREALTY.COM

WE BUILD SUSTAINABILITY INTO EVERYTHING WE DO



ENERGY STAR

Sustained Excellence – 2017
Partner of the Year – 2014-2017



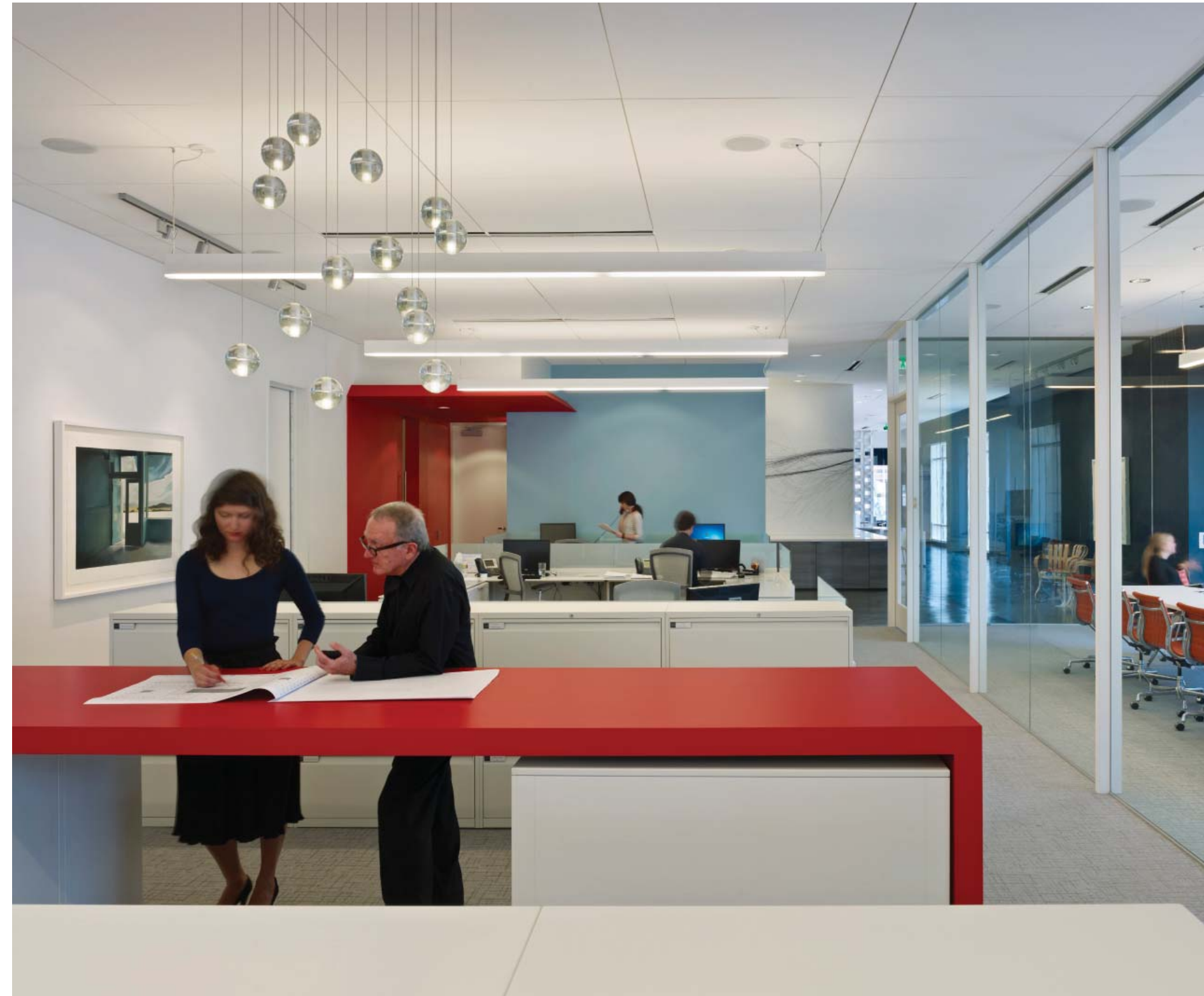
GRESB

Green Star – 2013 - 2017
Sector Leader & #1 Ranking
in North America – 2014-2017



NAREIT

Leader in the Light Award,
Office Sector – 2014-2016



MICHAEL MAHONEY

Director

lic. 01818093

760.431.3850

michael.mahoney@cushwake.com

JUSTIN HALENZA

Senior Director

lic. 01238120

760.431.4221

justin.halenza@cushwake.com

