

# THE RESERVE

3390, 3394 & 3398 Carmel Mountain Road | San Diego, CA 92121 | [thereservesd.com](http://thereservesd.com)



**/BE**  
**ADVENTUROUS**





**/BE**  
**CREATIVE**

# MODERN OFFICE FINISHES

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The Reserve is the ultimate in flexible corporate creative office space, offering countless opportunities to customize the optimal workplace. Balconies, decks, roll-ups and other unique amenities cater to a diverse range of potential tenants. The dimensions and sophistication of each creative office space are bounded only by the imaginations of the people who inhabit them.

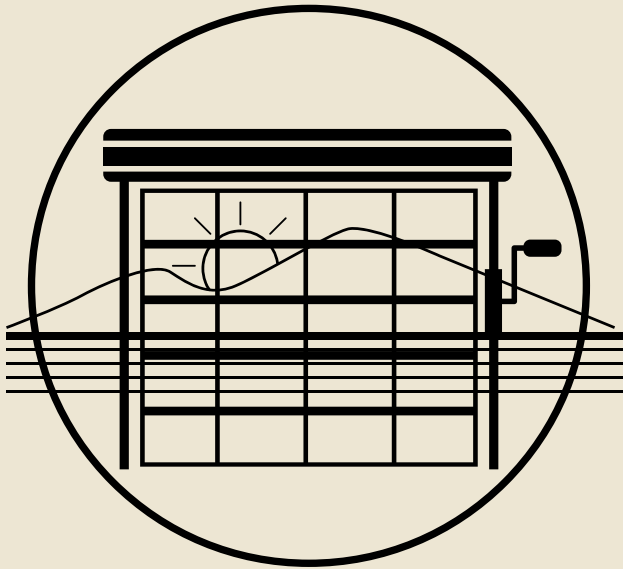






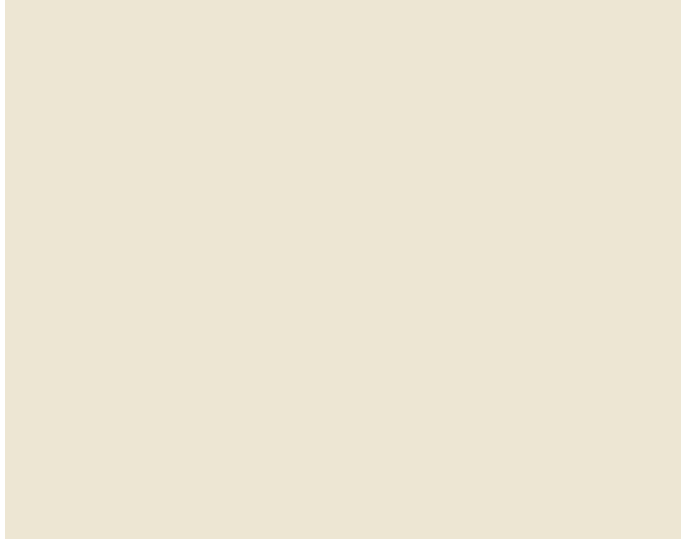
# **/BE** **ON THE EDGE**

The Reserve's unparalleled location delivers the best of all worlds. It's on the edge of Torrey Pines State Natural Reserve, one of California's most stunning state parks, yet within a short drive or commuter train ride of downtown San Diego. The campus's enviable location is also the perfect metaphor for its creative spaces: a cutting-edge blend of raw, agile and sophisticated.

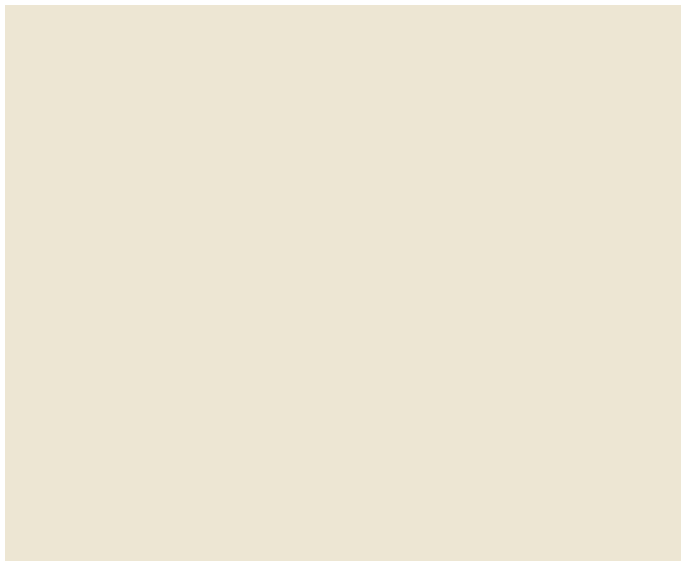
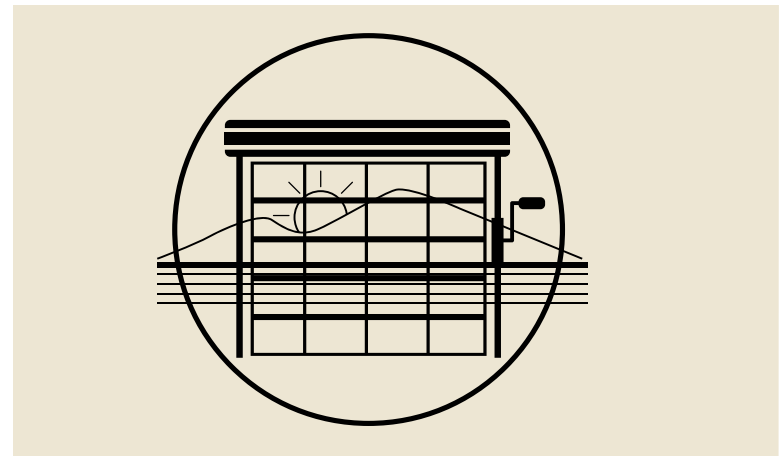








**/BE**  
**CONNECTED**





Torrey Pines State Natural Extension

Roberto's Restaurant

Trattoria Ponte Vecchio Restaurant

Seasalt Del Mar

Marriott Hotel

Plazza Carmel Shopping Center

Double Tree Hotel

Ruth's Chris Steakhouse

Ocean Air Recreation Center

Torrey Pines State Natural Reserve

Torrey View Estate

El Camino Real

Zip Fusion

Torrey Corner Shopping Center

Pacific Ocean

THE RESERVE

Trail head

NY Garden Cafe

Corner House Cafe

Hilton Hotel

Java Shack

Cafe Ambassador

New English Brewery

The Lodge Hotel

Sorrento Valley Station

Torrey Pines Golf Course

S21

56

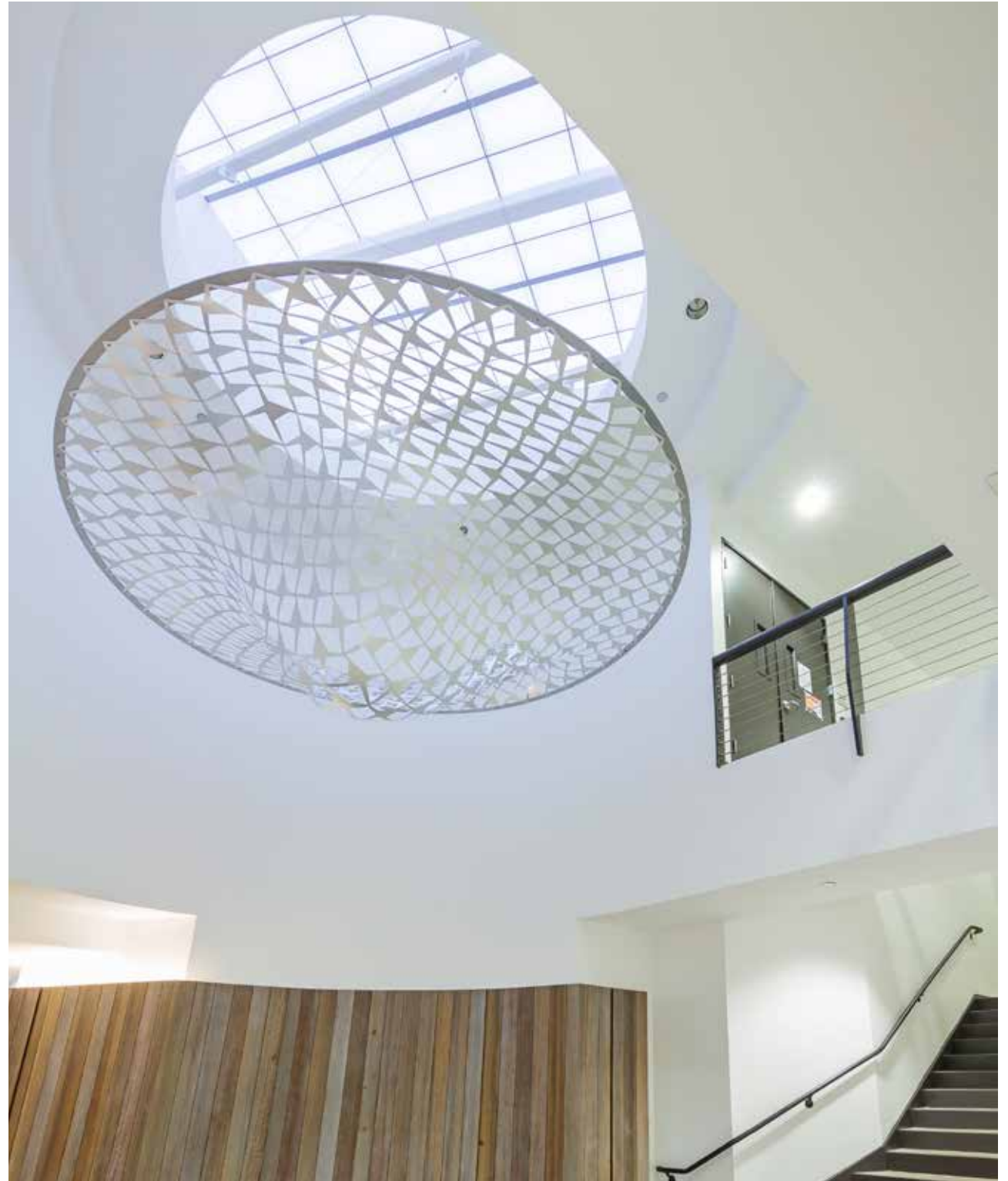
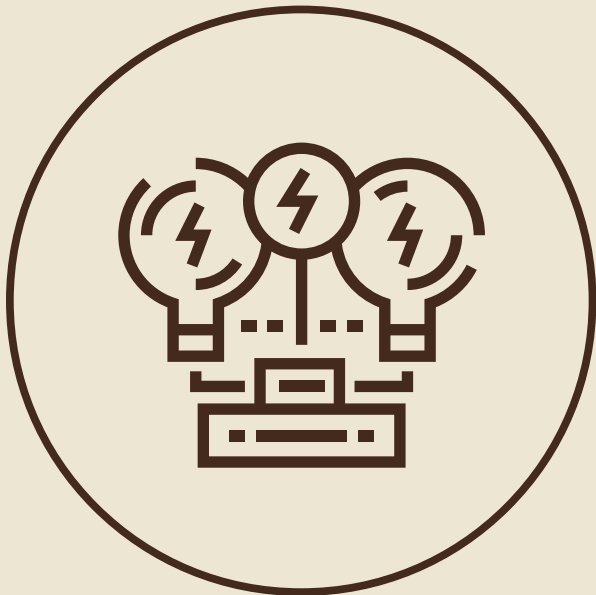
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# /BE INSPIRED

The Reserve's numerous outdoor observatories, patios and balconies overlook the Reserve, conveying its natural beauty into the interiors of each building. High ceilings and tall windows afford 120-degree views of the spectacular California coast. Materials like exposed wood beams, corten steel and natural stone draw inspiration from the surrounding wilderness, creating a distinctive environment for creative office space.





# **/BE YOURSELF**

The Reserve's uncommon character presents the ideal conditions for a healthy work/life balance. The tranquil surroundings create an atmosphere of clarity and reflection, enabling workers to tap into their own creativity and innovation. The beautiful backdrop sets the stage for inspiration and collaborations that are equal to the exceptional surroundings.







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805,  
CA-56

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805

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CARMEL MOUNTAIN ROAD

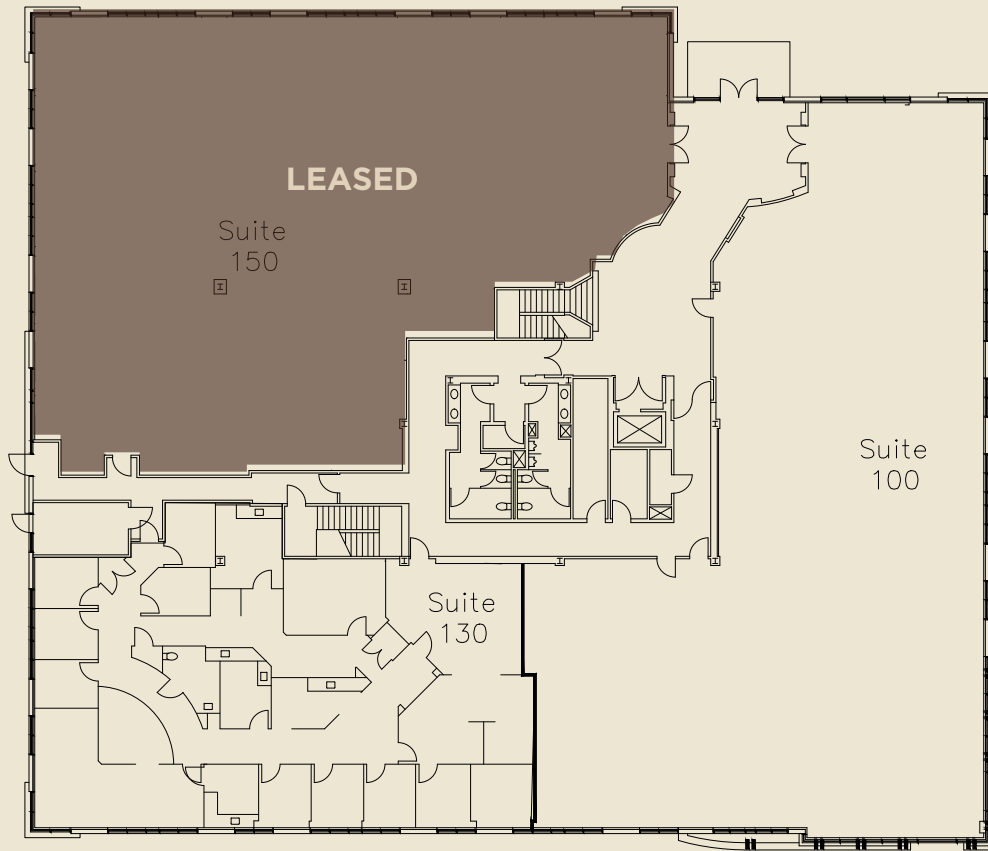
TORREY PINES RESERVE

- Outdoor Meeting & Seating Areas
- Existing & Future Private Decks & Patios
- Showers & Locker Facilities

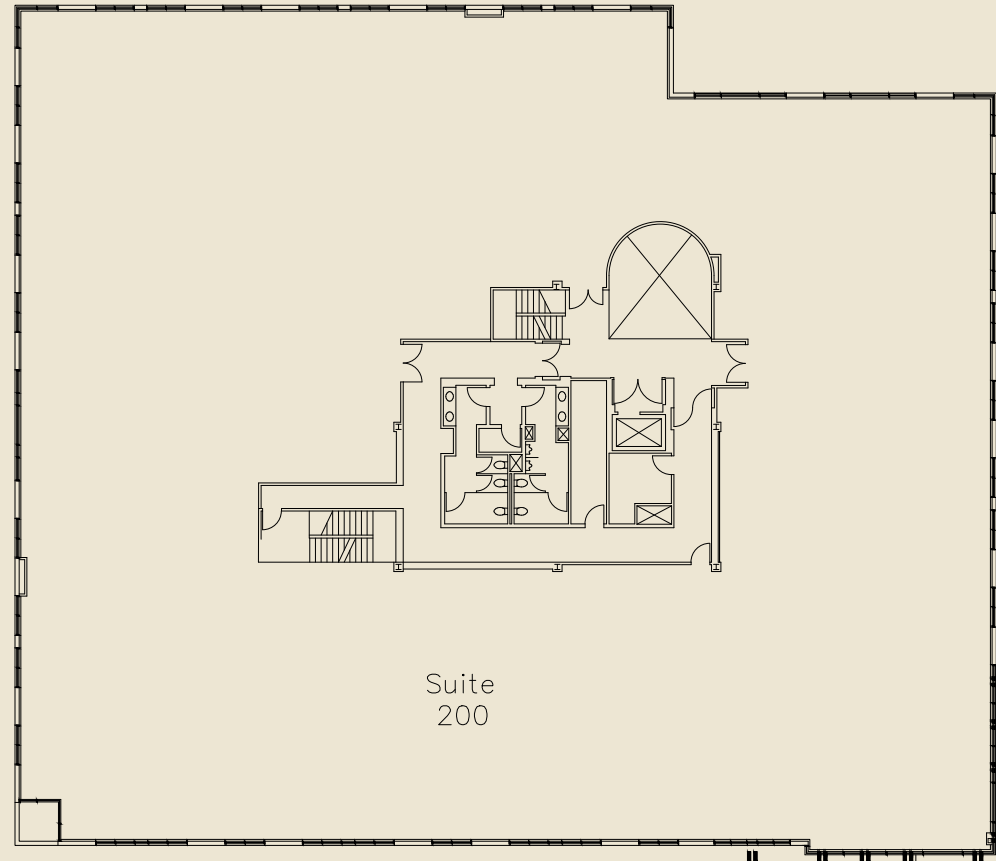
# FLOORPLAN & CURRENT AVAILABILITY

3390 Partial Building | 32,085 SF | \$3.75/SF +E

\*Suite 130 only available if Tenant leases 32,805 SF



**1ST FLOOR**  
11,794 SF



**2ND FLOOR**  
20,291 SF

# FLOORPLAN & CURRENT AVAILABILITY

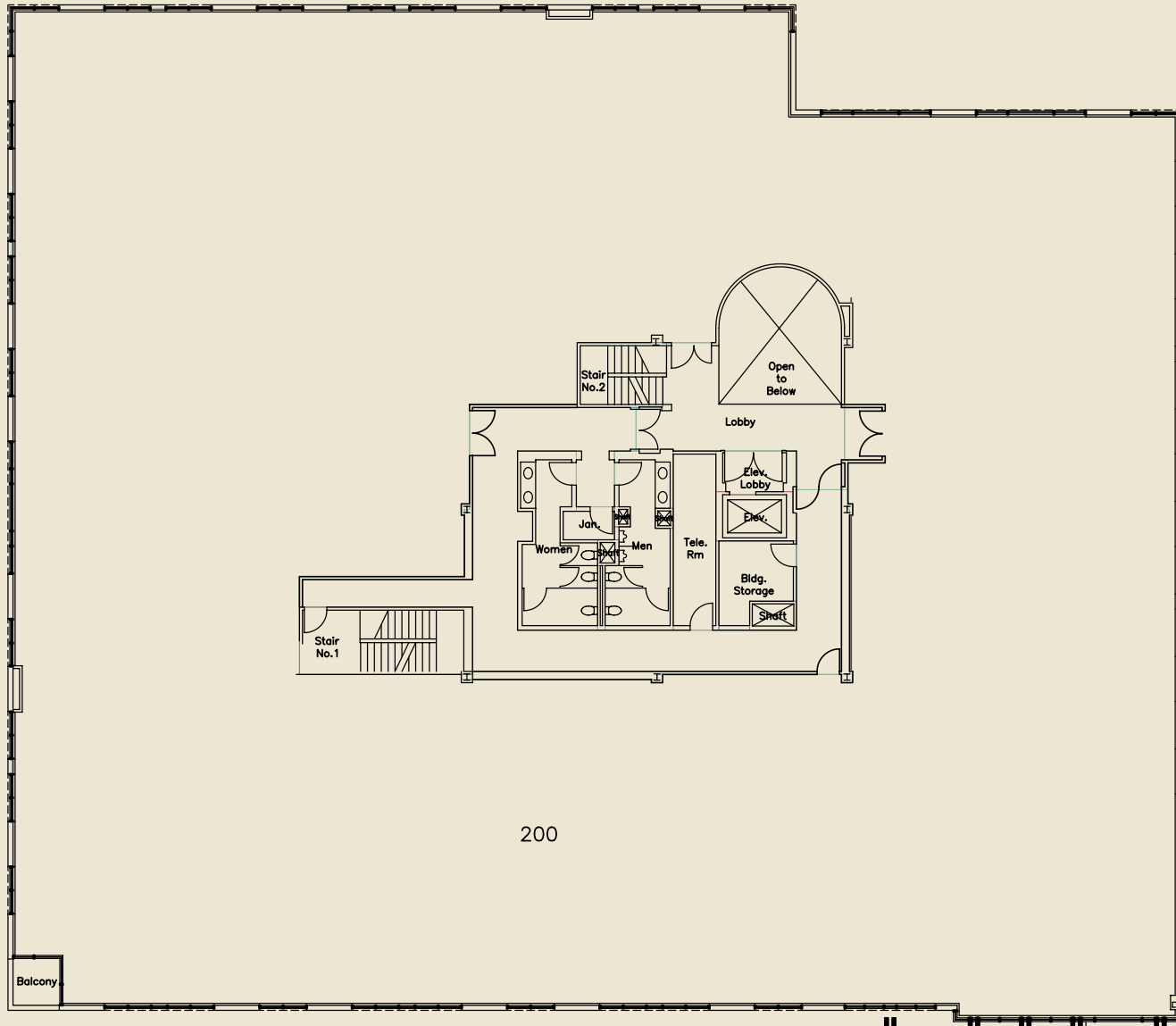
3390 | SUITE 100 | 7,426 SF  
(HYPOTHETICAL PLAN)  
\*SUITE IS IN SHELL CONDITION



Private Patio  
with Roll-up Door

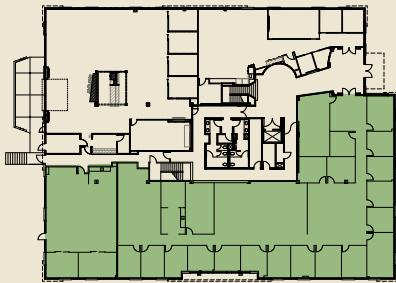
# FLOORPLAN & CURRENT AVAILABILITY

3390 | SUITE 200 | 20,291 SF  
(FULL FLOOR)

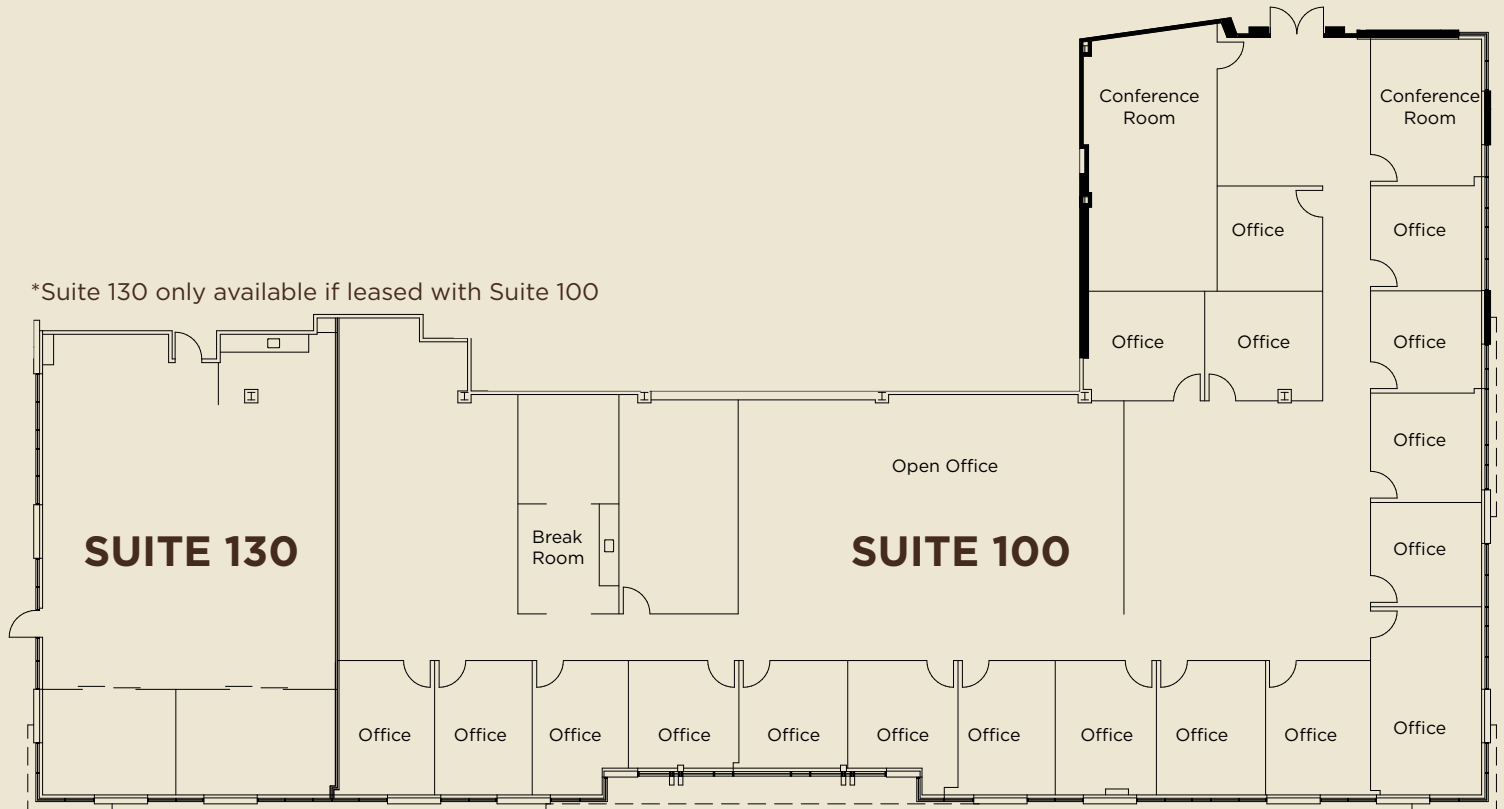


# FLOORPLAN & CURRENT AVAILABILITY

3394 BUILDING | SUITE 100 | 9,154 - 11,251 SF  
(AS-BUILT)



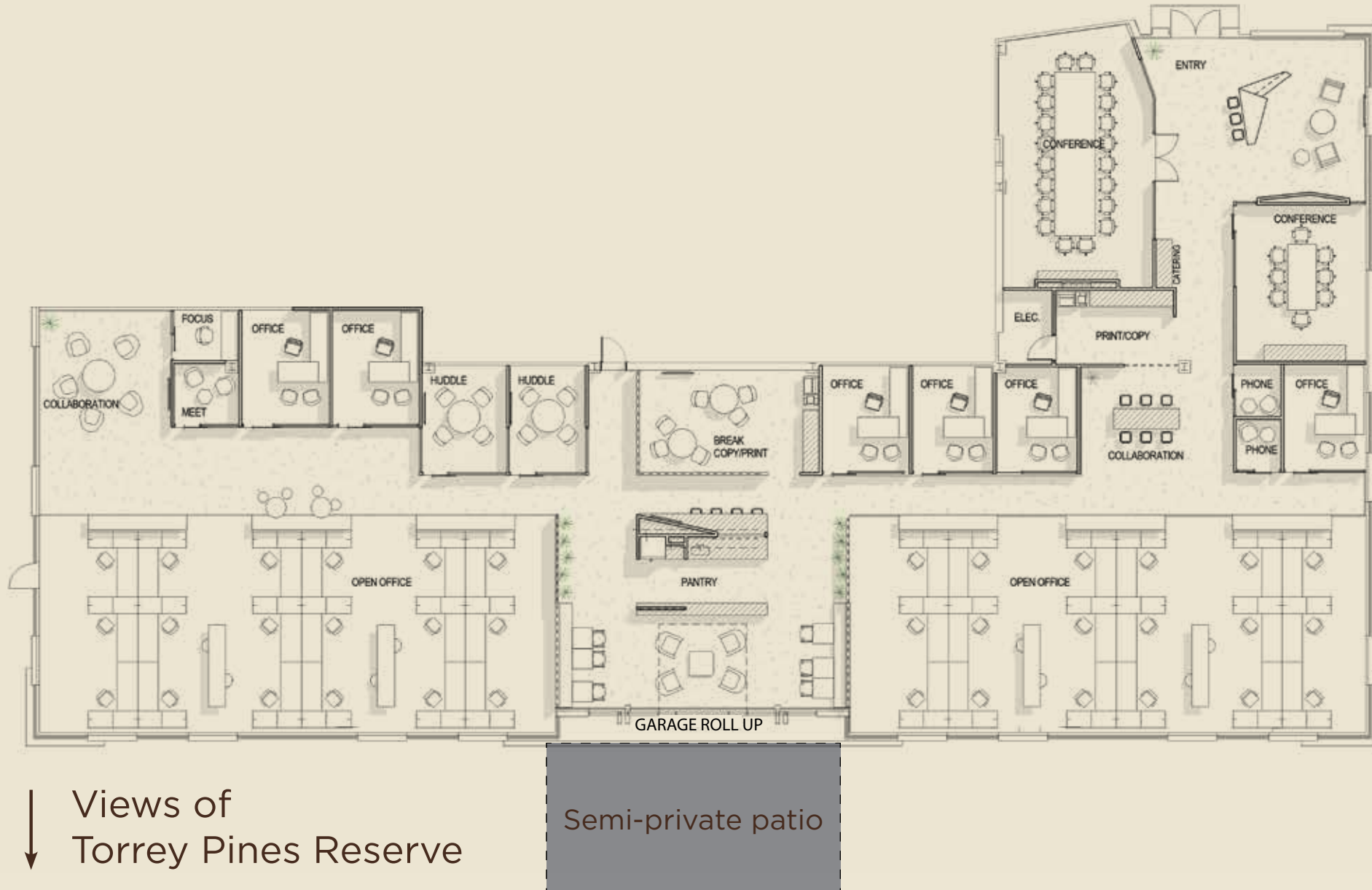
\*Suite 130 only available if leased with Suite 100



↓ Views of  
Torrey Pines Reserve

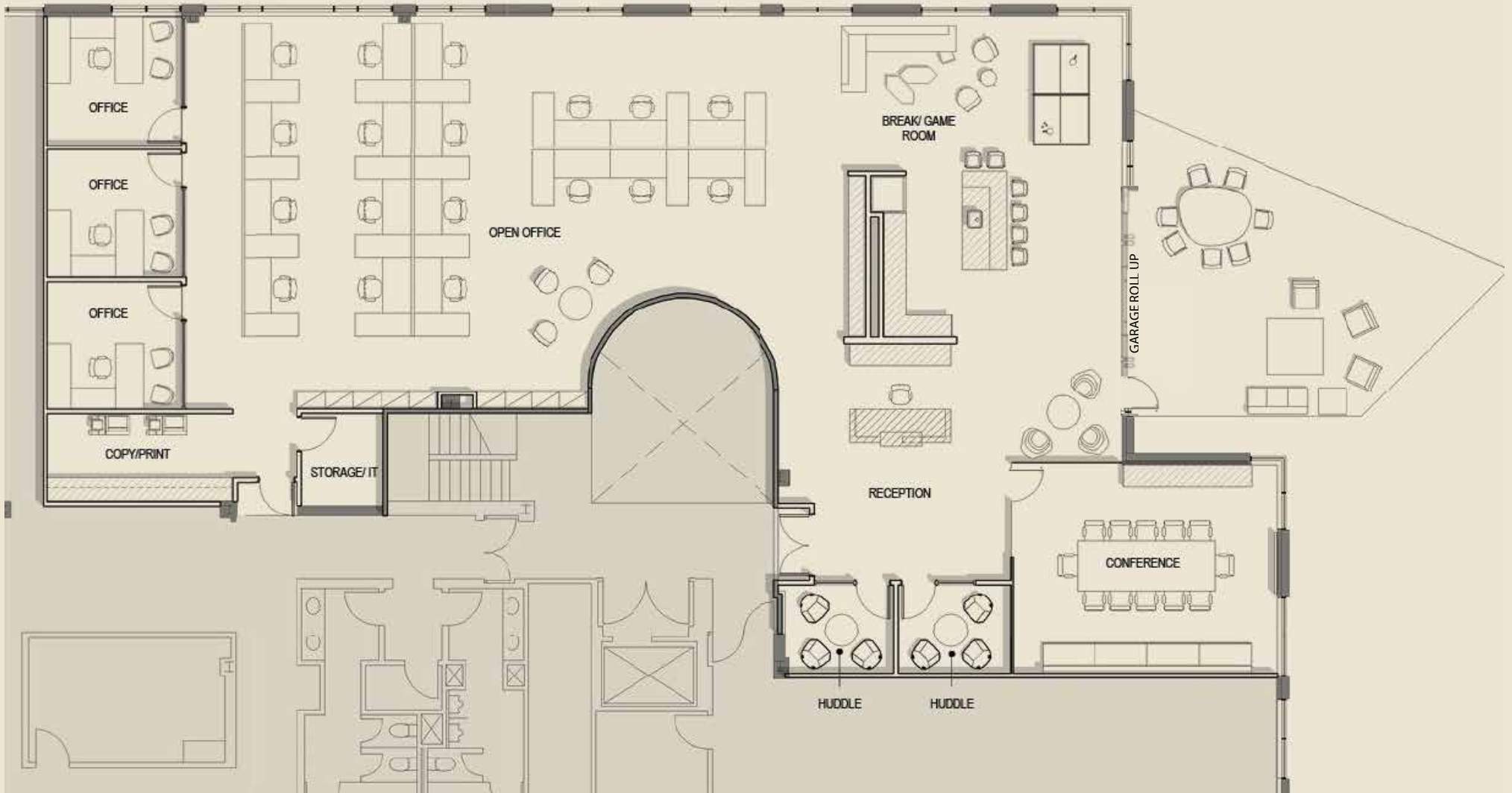
# FLOORPLAN & CURRENT AVAILABILITY

3394 BUILDING | SUITE 100/130 | 11,251 SF  
(HYPOTHETICAL PLAN)



# FLOORPLAN & CURRENT AVAILABILITY

3394 BUILDING | SUITE 250 | 5,720 SF  
(AS-BUILT)



# INTERIOR

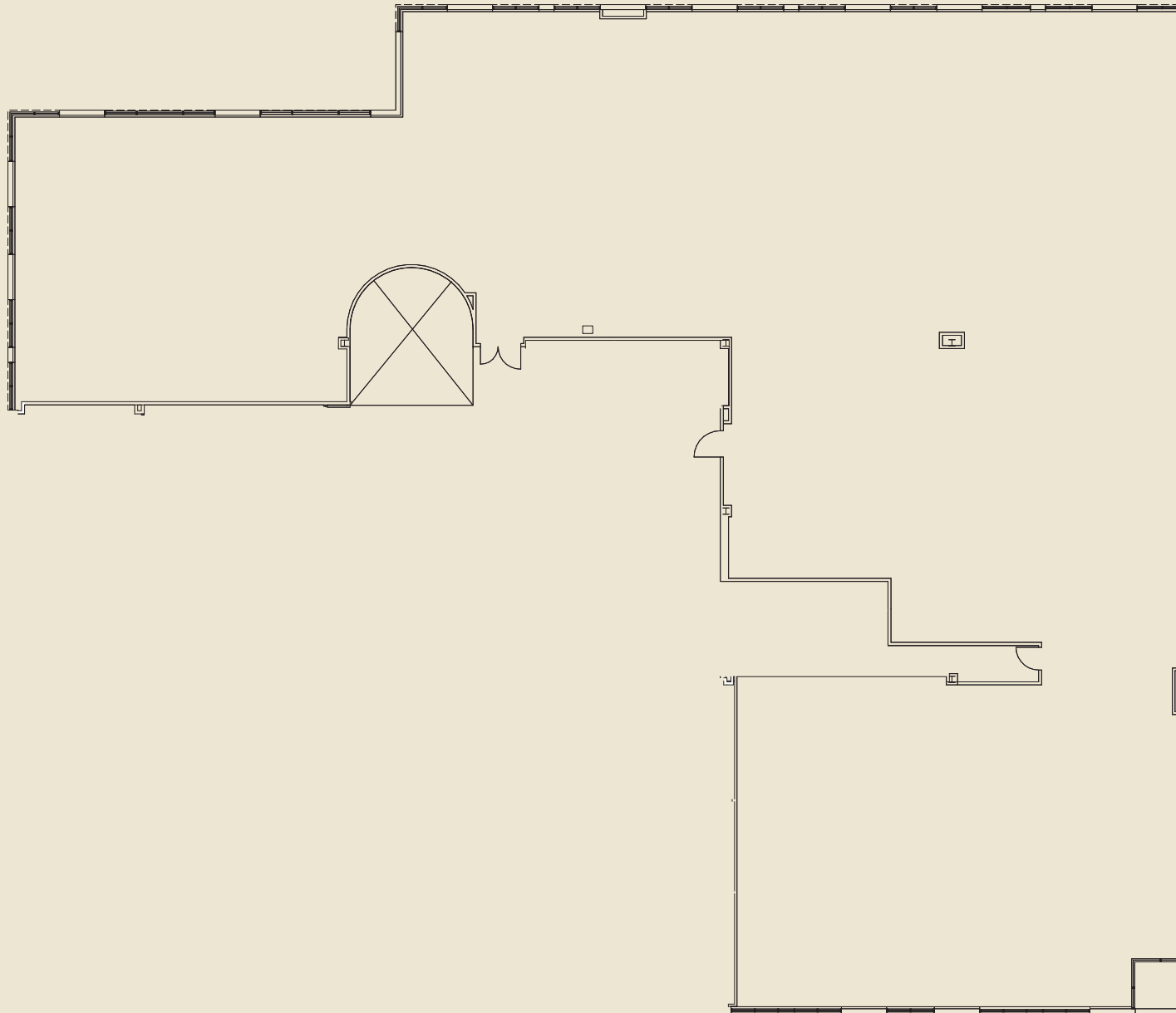
3394 BUILDING | SUITE 250 | 5,720 SF





# FLOORPLAN & CURRENT AVAILABILITY

3398 BUILDING | SUITE 250 | 5,000 - 13,463 SF  
(AS-BUILT)



**/BE**  
AT THE RESERVE



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# THE RESERVE

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