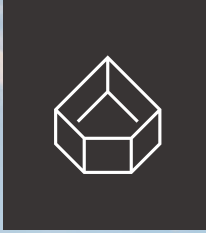


CRAFT 12626 | 12636 High Bluff Drive



12626 + 12636 HIGH BLUFF DRIVE



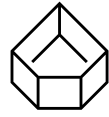
 CRAFT

12636

NEWMARK

 SWIFT  
REAL ESTATE PARTNERS

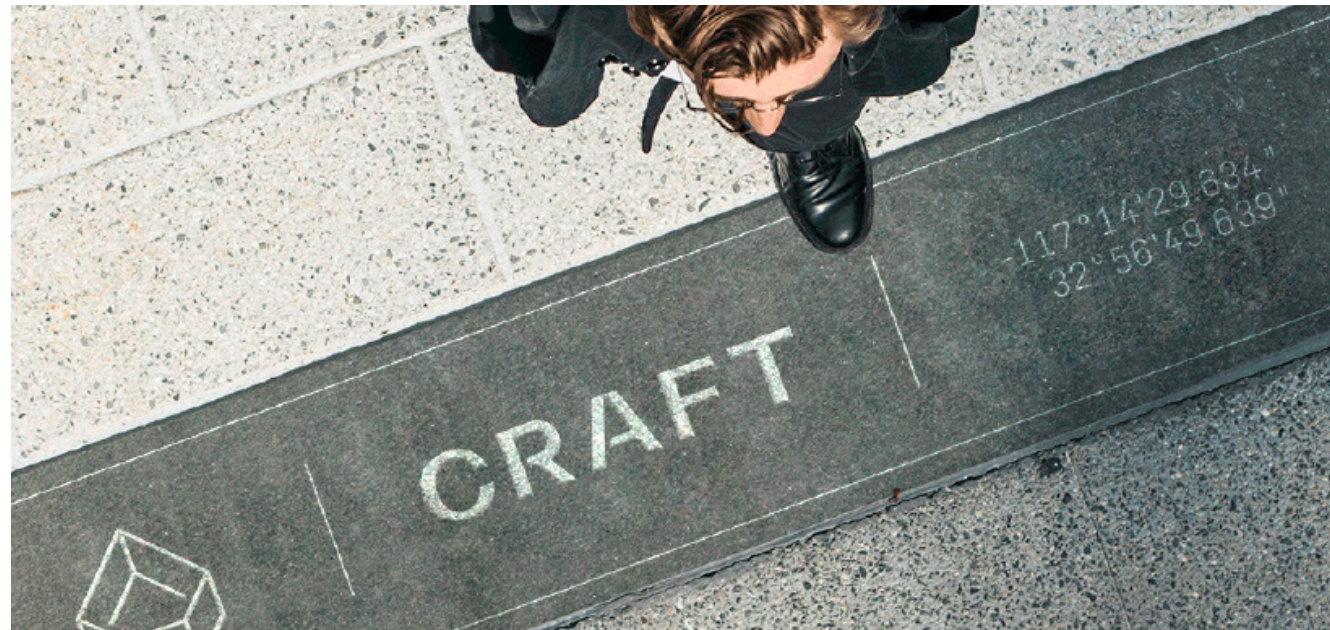




THE PLAN

# IT'S ABOUT FINDING OUR PLACE AHEAD OF THE CURVE.

A new destination for companies who want their surroundings to be as inspiring and creative as their ambitions.



Be Inspired by the open energy of today's most creative workspaces through the lens of a single, integrated, hospitality experience.

CRAFT is comprised of two, four-story office buildings totaling 124,006 square feet in the prime submarket of San Diego: Del Mar Heights. Historically, Del Mar Heights has been a top-performing submarket in the San Diego region. Swift's recently completed capital improvements draw creative companies searching for experiential office space and allow CRAFT to compete with neighboring Class A assets

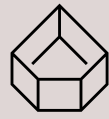
along the best commercial corridor in Del Mar. Swift has established a client focused experience which comes to life through a redesigned courtyard with collaborative outdoor meeting areas, grab-and-go food option, and an activated fitness area with the latest wellness equipment that will support the tenants' Southern California lifestyle.



THIS IS CRAFT

## Offering Building Top Signage - Western Freeway Facing





# AVAILABILITIES

\$4.55 + E

12626

Suite 100  
8,293 SF  
Available Oct 2023

Suite 370  
6,732 SF  
Available Now

Suite 400  
9,786 SF  
Available Oct 2023

Suite 440  
3,539 SF  
Available Oct 2023

Suite 450  
1,821 SF  
Available Nov 2024

12636

Suite 200  
15,537 SF  
Available Now  
Brand new full floor spec suite  
available with private patios.

CONCIERGE-STYLE

## AMENITIES AND RECENT RENOVATIONS

[Click here to view](#)

MODERN  
INDOOR/OUTDOOR  
FITNESS CENTER



1

CRAFT's brand new state-of-the art fitness center includes indoor/outdoor space, weights, cardio equipment, lockers, showers and towel service, all offered to the tenants in a simple, modern design.

ON-SITE  
FOOD OPTION



2

CRAFT offers on-site delicious grab and go food, with rotating Fooda lunch options, that you can enjoy at one of the indoor/outdoor seating areas.

DOG-FRIENDLY  
PROPERTY



3

If Fido can't stand being alone, bring him to work. CRAFT offers a pet-friendly campus with access to great dog-walking paths.

BEAUTIFUL  
OUTDOOR SPACE



4

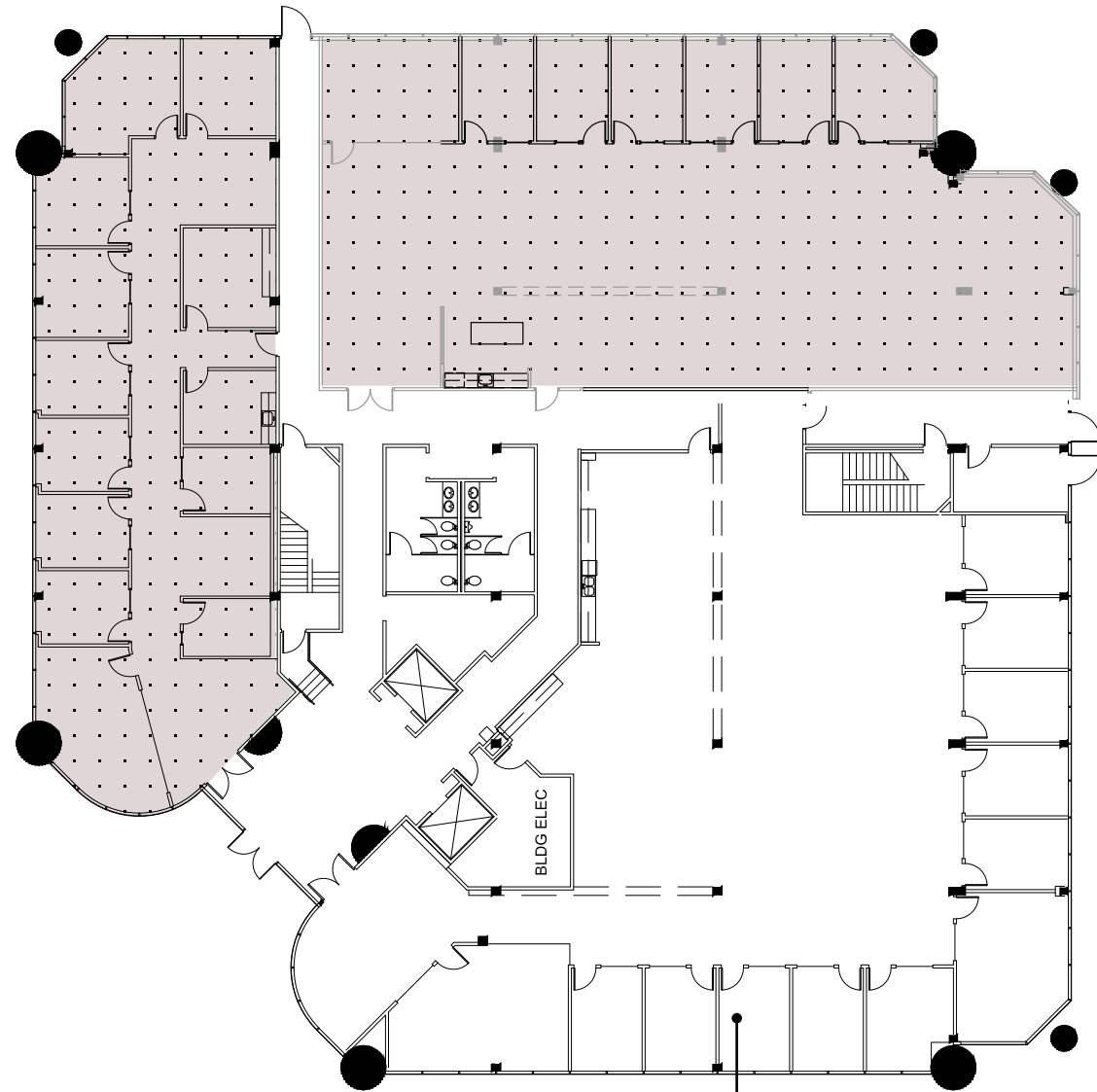
CRAFT has abundant outdoor amenities, which include: purpose-built outdoor conference areas, private and communal sitting areas, ample shade, ambient water features wi-fi and power sources throughout to keep you well connected.

# 12626

HIGH BLUFF DR.

## SUITE 100:

Available Oct 2023.  
Built Out Bank Branch - Can  
Convert to Office



**SUITE 100**  
8,293 SF: OFFICE

# 12626

HIGH BLUFF DR.

## SUITE 370:

Spec Suite with traditional  
office buildout and break  
room.

Virtual Tour 



**SUITE 370**  
6,732 SF: OFFICE



# 12626

HIGH BLUFF DR.

### SUITE 400:

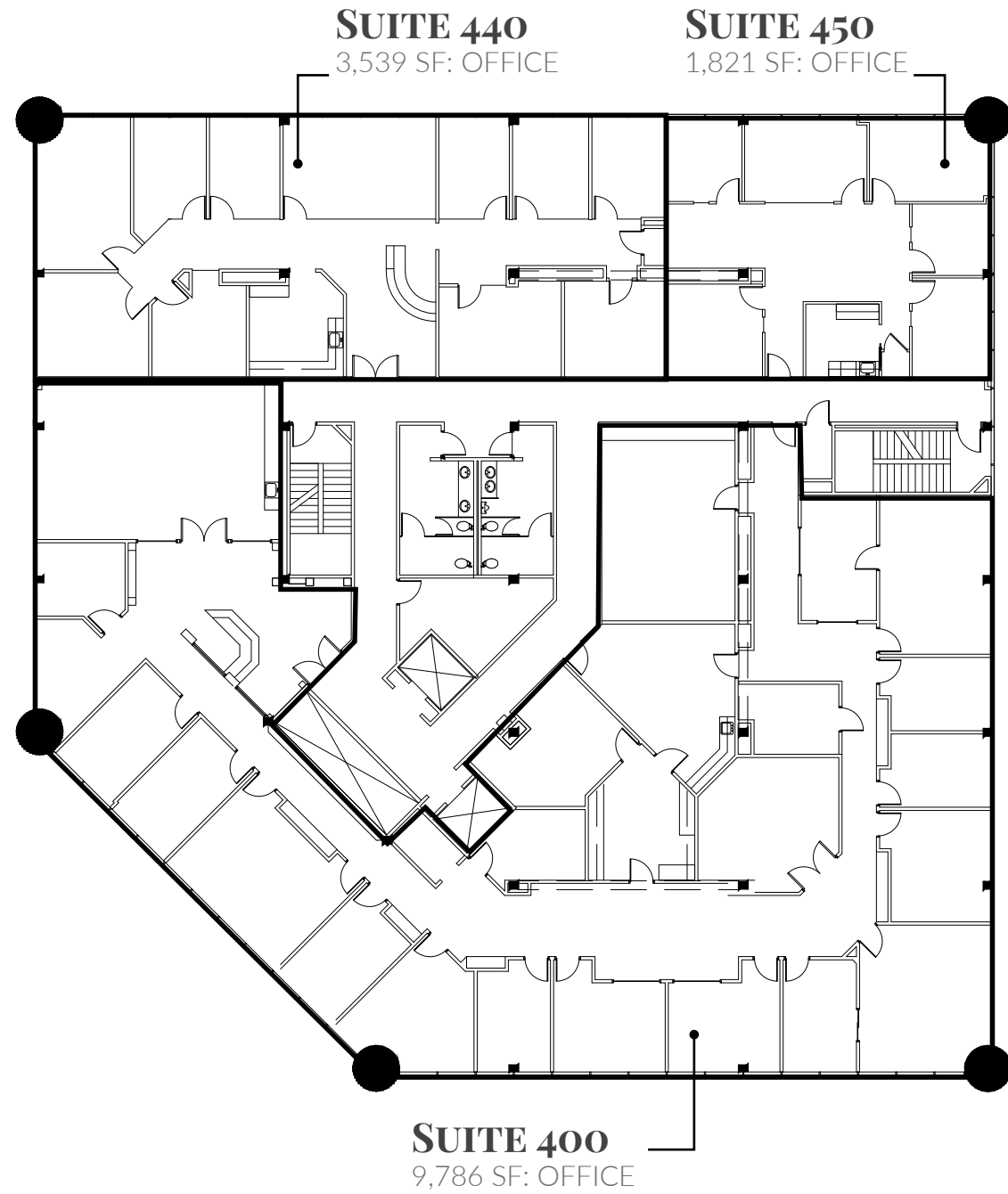
Available Oct 2023

### SUITE 440:

Available Oct 2023

### SUITE 450:

Available Nov 2024







# 12636

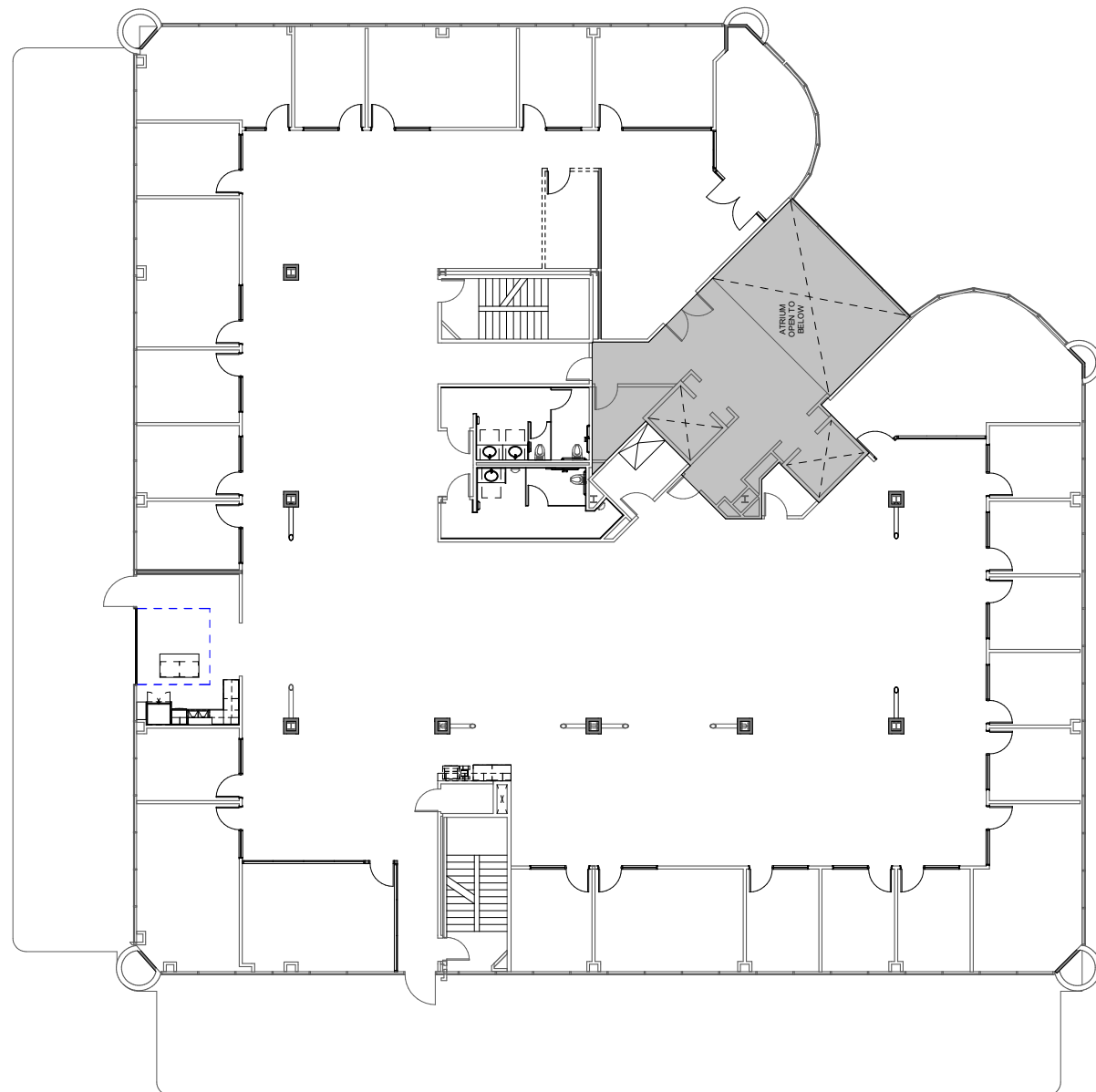
HIGH BLUFF DR.

## SUITE 200 :

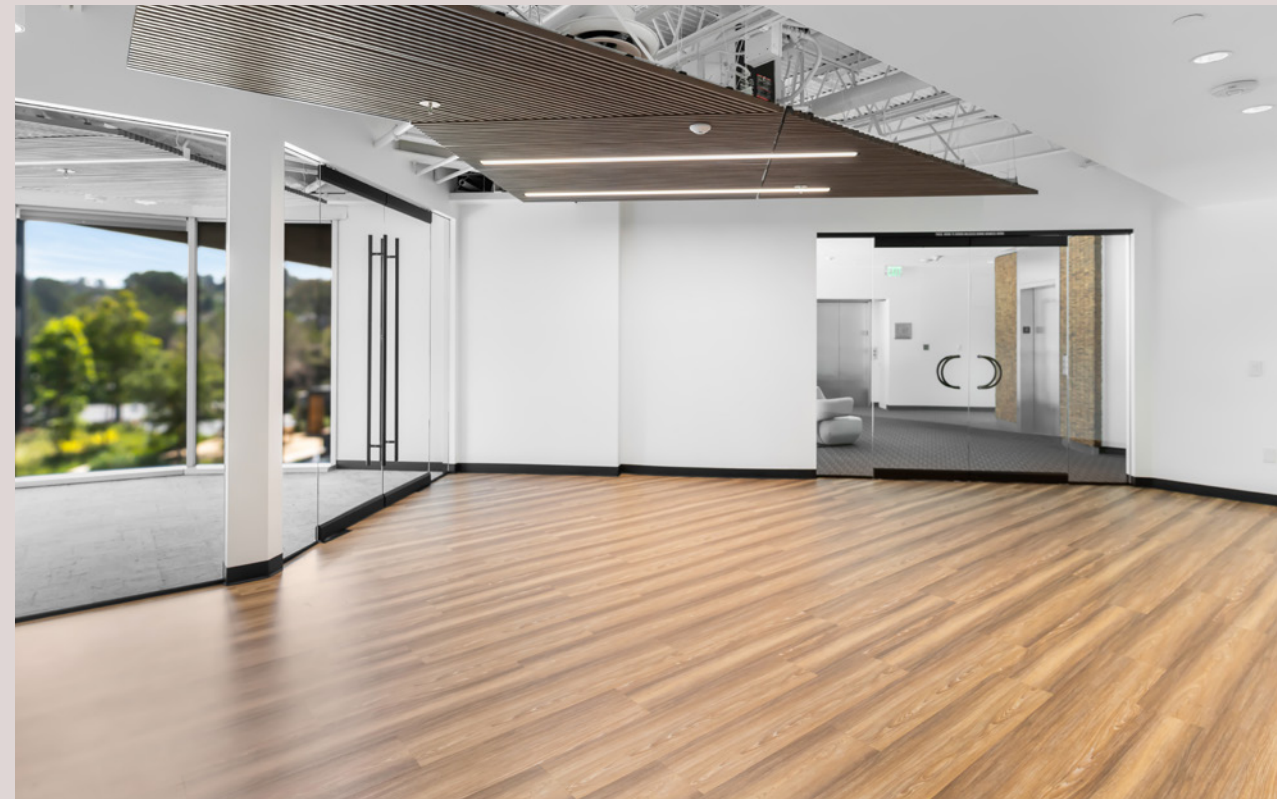
15,537 SF

Brand new full floor spec suite available with private patios.

Virtual Tour 







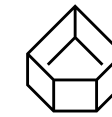
CHRIS HIGH, SIOR  
t 858-875-3604  
chris.high@nmrk.com  
CA RE Lic. #01734544

STEVE BRUCE  
t 858-875-3605  
steve.bruce@nmrk.com  
CA RE Lic. #01455744

CONOR EVANS  
t 858-875-3607  
conor.evans@nmrk.com  
CA RE Lic. #01963596

4655 Executive Drive, Suite 800  
San Diego, CA 92121  
t 858-875-3600  
Corporate License #01355491

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## NEARBY AMENITIES

Del Mar Heights Submarket



### 1 DEL MAR HIGHLANDS TOWN CENTER

- Searsucker
- Casa Sol y Mar
- Champagne French Café
- Cinepolis Luxury Cinemas
- Snooze an A.M. Eatery
- Urban Plates
- Mendocino Farms
- Jimbo's...Naturally!
- Nekter Juice Bar
- Philz Coffee
- Davanti Enoteca
- Pappalecco
- Ralph's
- Papyrus
- Drybar Del Mar
- Sammy's Woodfired Pizza
- El Pollo Loco
- Grater Grilled Cheese
- Bank of America
- Wells Fargo
- Einstein Bros. Bagels

### 2 ONE PASEO

- Shake Shack
- Nick's Del Mar
- Mizuki Yama
- Harland Brewing
- The Butchery
- Tender Greens
- Parakeet Cafe
- Sweetfin Poke
- Tocaya Organica
- Ways & Means Oyster
- International Smoke

### 3 CARMEL COUNTRY PLAZA

- Coffee Bean & Tea Leaf
- Cyclebar
- Everbowl
- Katana Sushi
- Union Bank
- SDCCU
- Oggi's Brewhouse
- Sharp Rees-Stealy Medical

### 4 BEACHSIDE DEL MAR

- Vons
- Jersey Mikes
- Starbucks
- Yoga Del Mar

### 5 PIAZZA CARMEL

- Souplantation
- Gami Sushi
- Marketplace Grille
- Nico's Taco Shop
- Chipotle
- Subway
- Spices Thai Cafe
- Starbucks
- Chase
- F45 Training
- Verizon
- CV Chiropractic
- Chase
- Mission Fed