

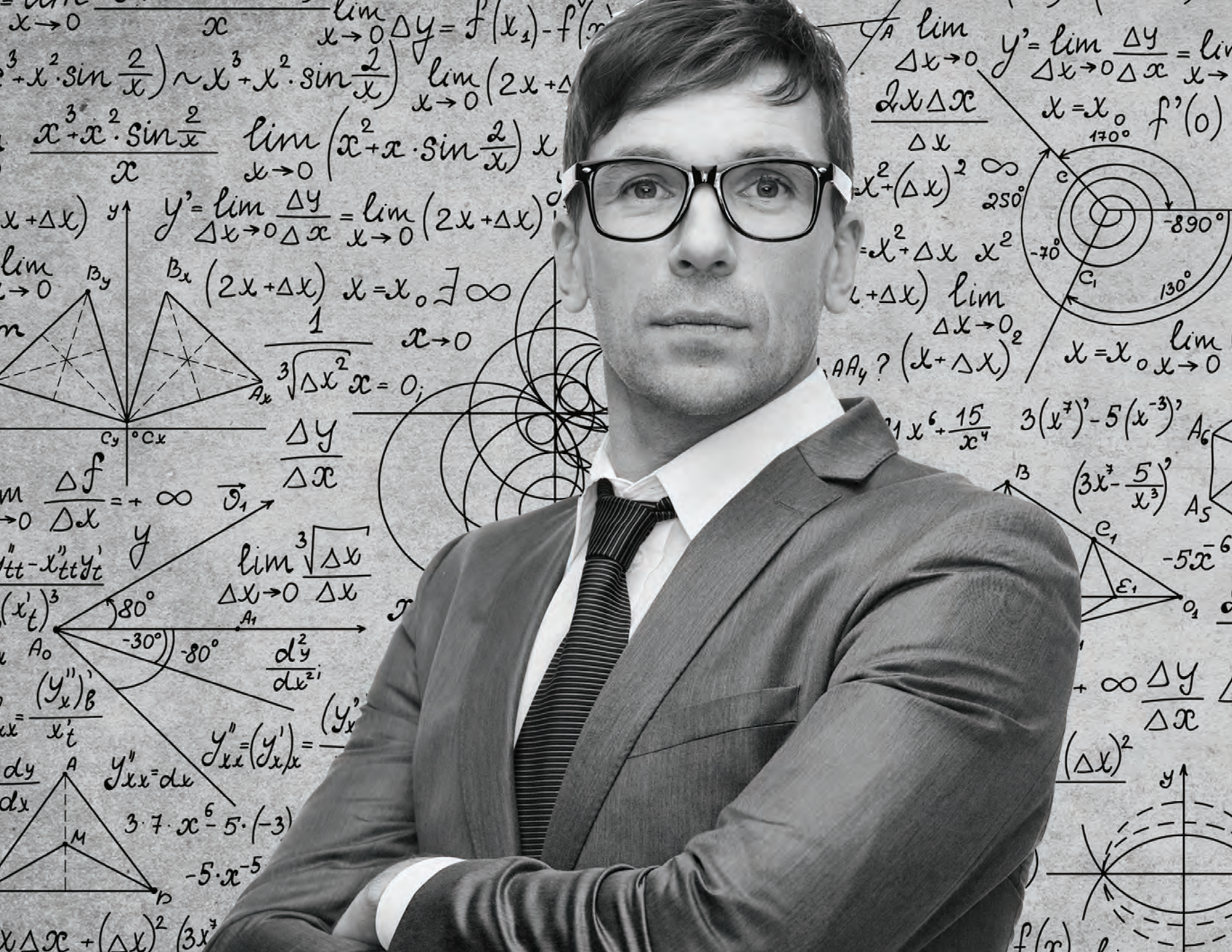


APERTURE | DEL MAR

# VIEW THINGS DIFFERENTLY



 CUSHMAN &  
WAKEFIELD



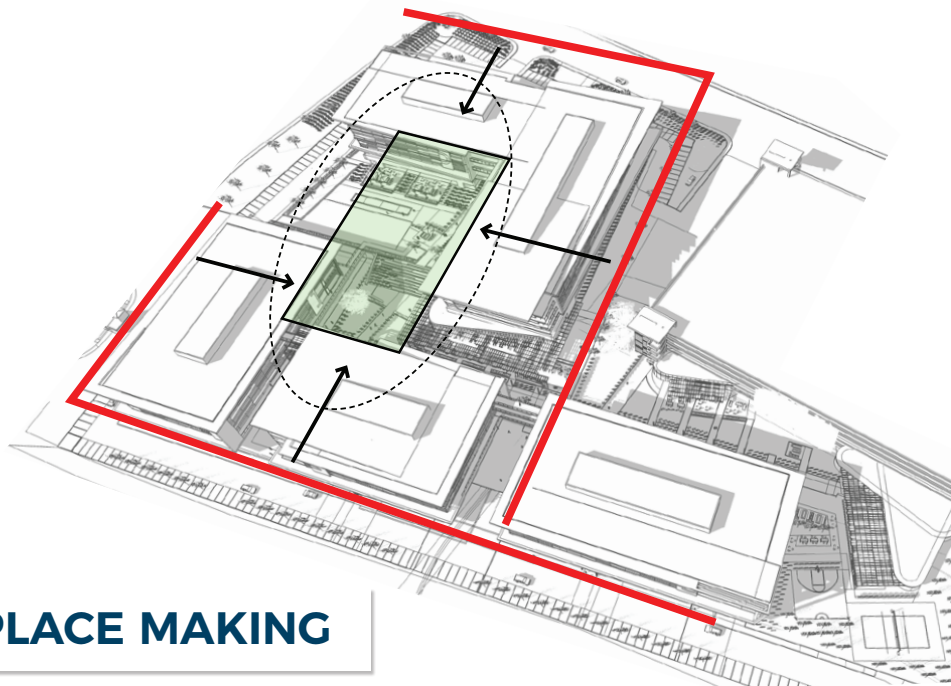
# SMART, DISTINGUISHED, DEL MAR

**Aperture Del Mar** is a world class campus in a world class location. Just 5 miles from Torrey Pines Beach, Aperture embodies the southern California active lifestyle, blending **smart**, hospitality inspired spaces, and **distinguished** architectural design in San Diego's premier submarket **Del Mar**. Aperture offers financial technology and life science companies flexibility and scalability from 100,000 to 630,000 square feet. The project was designed by Gensler and is a culmination of multiple architectural styles developed to "please the eye and stimulate the mind." The campus is truly unique in that each building and floor has connectivity to the outdoor environment. We've achieved this through the inclusion of multiple balconies, pocket doors and exterior stairwells, which create the ultimate user experience and collision points in a central promenade. The outdoor spaces blend seamlessly with the indoor spaces and feature: an organic bistro, boutique coffee roaster, event lawn, walking paths, an amphitheater, indoor and outdoor fitness as well as access to over 4,000 acres of running, biking and hiking trails.

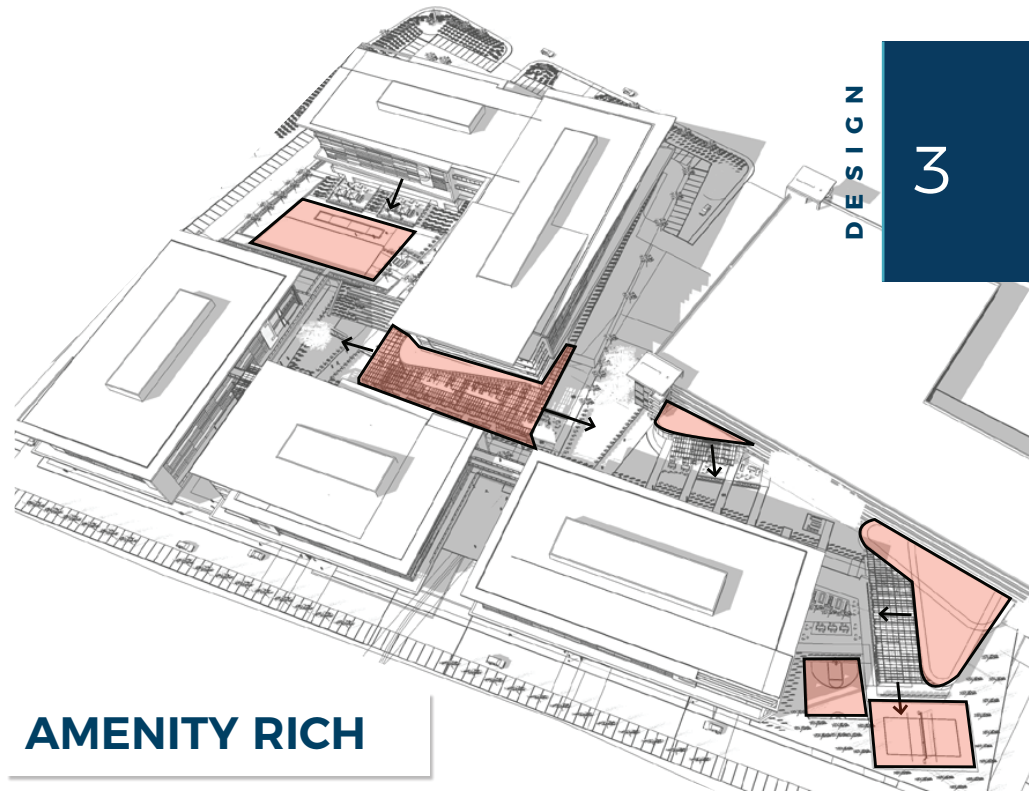
Welcome to **Aperture Del Mar**. **View things differently.**



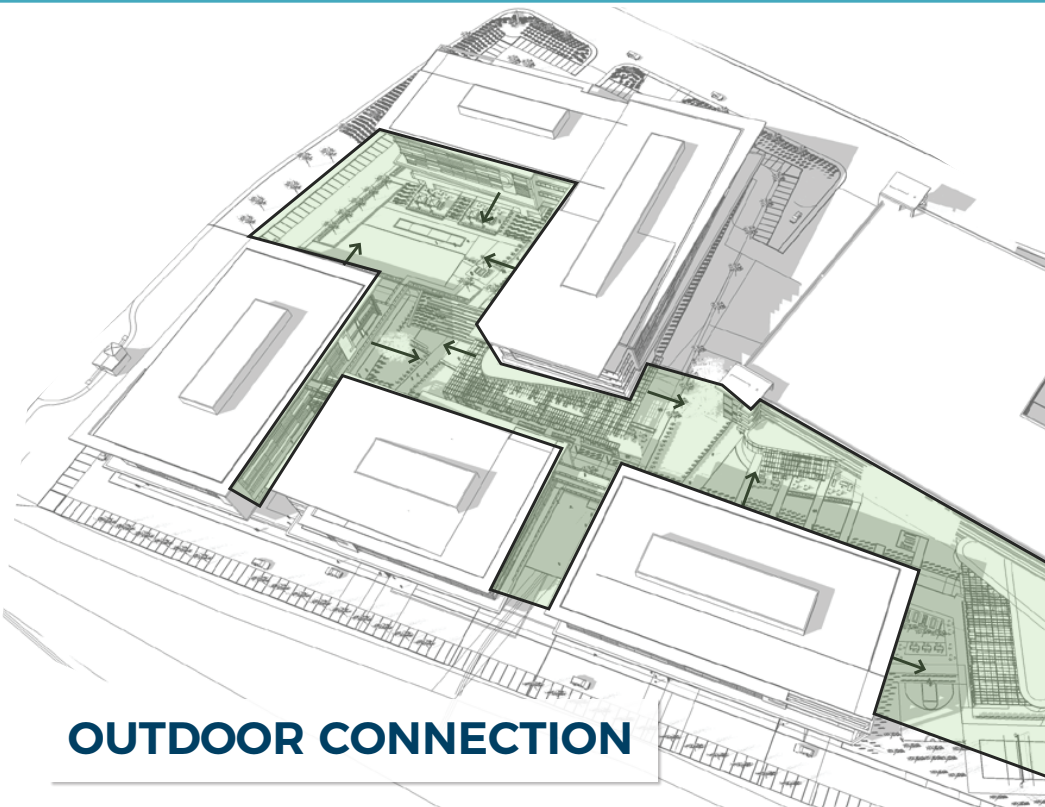
# SMART ARCHITECTURAL DESIGN



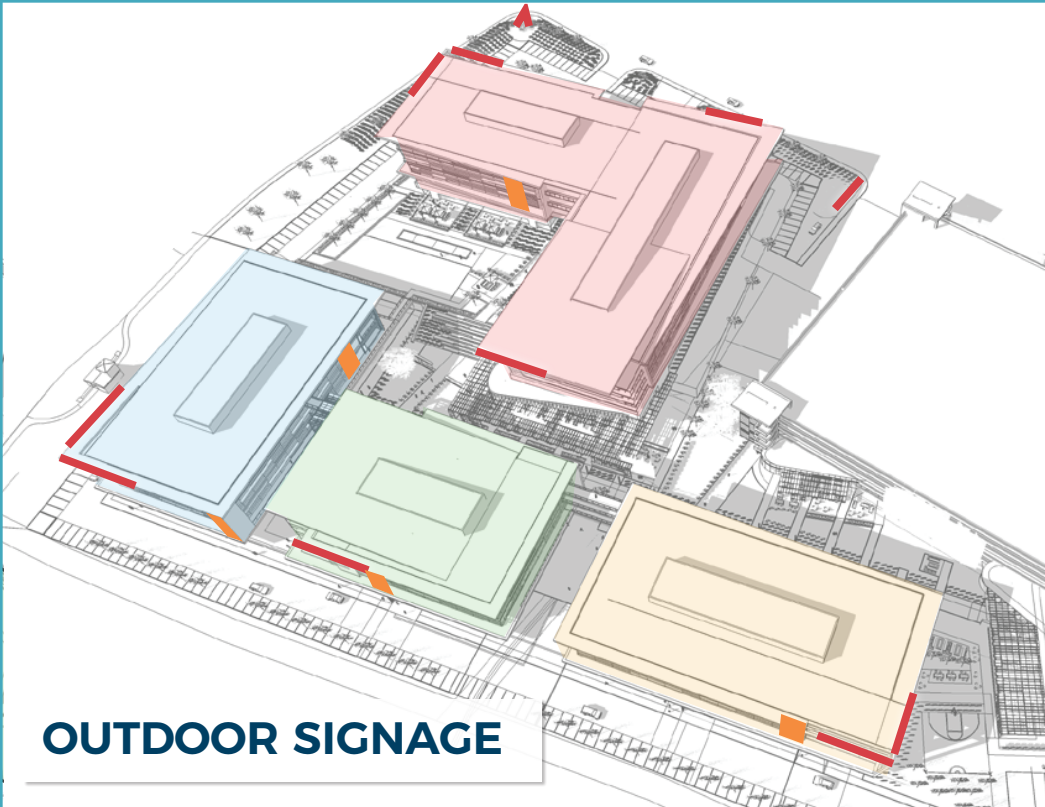
**PLACE MAKING**



**AMENITY RICH**



**OUTDOOR CONNECTION**



**OUTDOOR SIGNAGE**

# DISTINGUISHED AMENITIES

## BUILDINGS:

### **BUILDING 1**

- 117,500 SF
- 4 Stories

### **PARKING:**

- 4/1,000
- 191 subterranean stalls

### **BUILDING 2**

- 92,200 SF
- 4 Stories

### **PARKING:**

- 4/1,000
- 191 subterranean stalls

### **BUILDING 3**

- 122,800 SF
- 4 Stories

### **PARKING:**

- 4/1,000
- 175 subterranean stalls

### **BUILDING 4**

- 120,400 SF
- 5 Stories

### **PARKING:**

- 4/1,000
- 175 subterranean stalls

### **BUILDING 5**

- 177,100 SF
- 5 Stories

### **PARKING:**

- 4/1,000
- 103 subterranean stalls

## AMENITIES:

- ① Cafe / Restaurant
- ② Coffee Shop / Bike Shop
- ③ Fitness Center
- ④ The Boardwalk
- ⑤ Private Tenant Patio
- ⑥ Bocce Court
- ⑦ Garden Lounge
- ⑧ Event Lawn
- ⑨ Amphitheater Seating
- ⑩ Stage / Screen
- ⑪ Outdoor Cafe Seating
- ⑫ Outdoor Cafe Lounge
- ⑬ Organic Community Garden
- ⑭ Reading Nooks
- ⑮ Private Fitness Patio
- ⑯ Amenity Court Lounge
- ⑰ Half Basketball Court
- ⑱ Sand Volleyball Court
- ⑲ Dog Park
- ⑳ Jogging Trail
- ㉑ Monument Signage
- ㉒ Photovoltaic Sun Shades



PACIFIC OCEAN

SOLANA BEACH

DEL MAR

101

3

2

4

5

1

CARMEL VALLEY RD  
56

TED WILLIAMS FWY



6

7

TORREY PINES

SORRENTO MESA

MIRA MESA BLVD

805

MIRAMAR RD

ESCONDIDO FWY

UTC

5

GENESSE AVE

52

163

LA JOLLA

15





## 1 THE VILLAGE AT PACIFIC HIGHLANDS RANCH

- Trader Joe's
- Panera
- Nothing Bundt Cakes
- Rite Aid
- Baked Bear
- Pacific Dental Services
- Crunch Fitness
- Re:vive
- Total vision care
- Urban Girl
- Starbucks
- Pure barre
- Elite
- Vitality Tap
- Crudo
- Dolce Pane & Vino
- Elite
- Coast Pediatrics

## 2 DEL MAR HIGHLANDS TOWN CENTER

- Ralph's
- Jimbo's
- Rite-Aid
- FedEx Office / The UPS Store
- Barnes and Noble
- Dry Cleaners
- Chevron
- Bank of America / Wells Fargo
- Starbucks
- Cinepolis
- The Counter
- Einstein Brothers Bagels
- Burlap
- Rimel's
- Casa Sol y Mar
- Champagne French Bakery and Cafe
- Sammy's Woodfired Pizza
- Urban Plates

## 3 BEACH SIDE DEL MAR

- Vons
- Postal Annex
- CVS Pharmacy
- 7/11 & Citgo
- Starbucks
- Le Bambou
- O'Brien's Boulangerie
- Jersey Mike's Subs
- Yoga Del Mar
- **Bellisario's Pizza**

## 4 PIAZZA CARMEL

- Baskin Robbins
- Chipotle
- Gami Sushi
- Niko's Taco Shop
- Papa John's Pizza
- Pick-Up Stix
- Souplanation
- Spices Thai Cafe
- Starbucks
- Royal India
- Subway
- Via Capri
- Von's
- Wells Fargo
- Postal Annex
- Mission Federal Credit Union

## 5 CARMEL VALLEY RECREATION CENTER

- Indoor multipurpose courts
- Game room with Table Tennis
- Picnic areas with barbeques
- Outdoor basketball courts
- Outdoor Fitness Stations
- Tennis courts
- Amphitheater
- Two Playgrounds

## 6 LOS PENASQUITOS CANYON PRESERVE

- 4,000 Acres
- Hiking, biking and equestrian trails

## 7 TORREY PINES PRESERVE

- 2,000 acres of coastal state park
- 8 hiking trails
- Home to a variety of wildlife and flora



VIEW FROM SOUTH



PROMENADE VIEW WEST



**BUILDING 1 - MAIN ENTRANCE**



**BIRDS EYE VIEW EAST**



**AMPITHEATER VIEW SOUTH**



**INDOOR / OUTDOOR**

**HOSPITALITY  
INSPIRED  
WORKSPACES**









# DEL MAR EXPERIENCE



## OUTSTANDING LOCATION

Located in Del Mar Heights and adjacent to State Route 56, the project offers superb regional access via the I-5 and I-15 Freeways, as well as convenient access to the surrounding affluent communities of Del Mar, Rancho Santa Fe, Fairbanks Ranch and La Jolla, which are home to many of the county's top executives.

Del Mar Heights has a long established history of attracting and retaining many of San Diego's most prestigious and well known companies, including AMN Healthcare, Qualcomm, Brandes Investment Management, Morrison & Forester and Jones Day.

# LINCOLN PROPERTY COMPANY

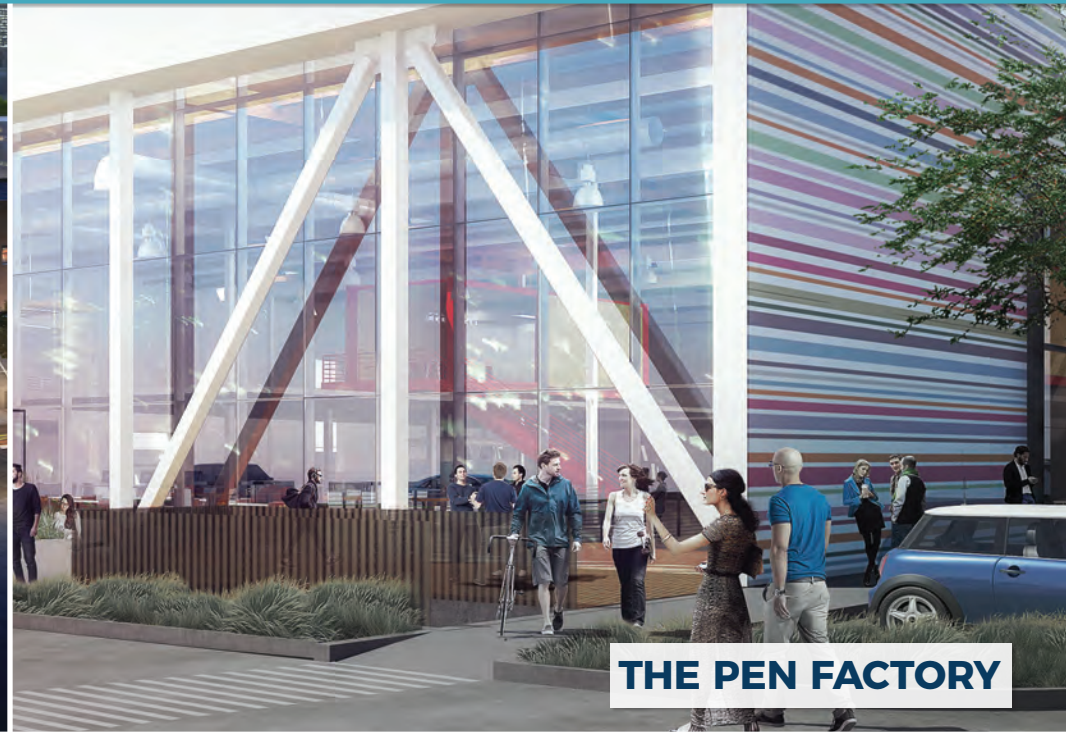
Lincoln Property Company is one of the largest and most respected diversified real estate services firms in the United States and is the only national real estate company to rank concurrently in the Top 10 lists of Management / Ownership of Office, Industrial and Multifamily. In 2014, Commercial Property Executive ranked Lincoln Property Company as the #1 Developer and #2 Property Management Company in the U.S.

Today, Lincoln Property Company manages and leases over 275 million SF of commercial property across the U.S., including over 13 million SF in Southern California. For more information please visit [www.lpcsocal.com](http://www.lpcsocal.com).

# REPRESENTATIVE SO CAL PROJECTS BY LINCOLN PROPERTY COMPANY



**THE DESMOND**



**THE PEN FACTORY**



**PV10**



**PARSONS**



APERTURE | DEL MAR

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