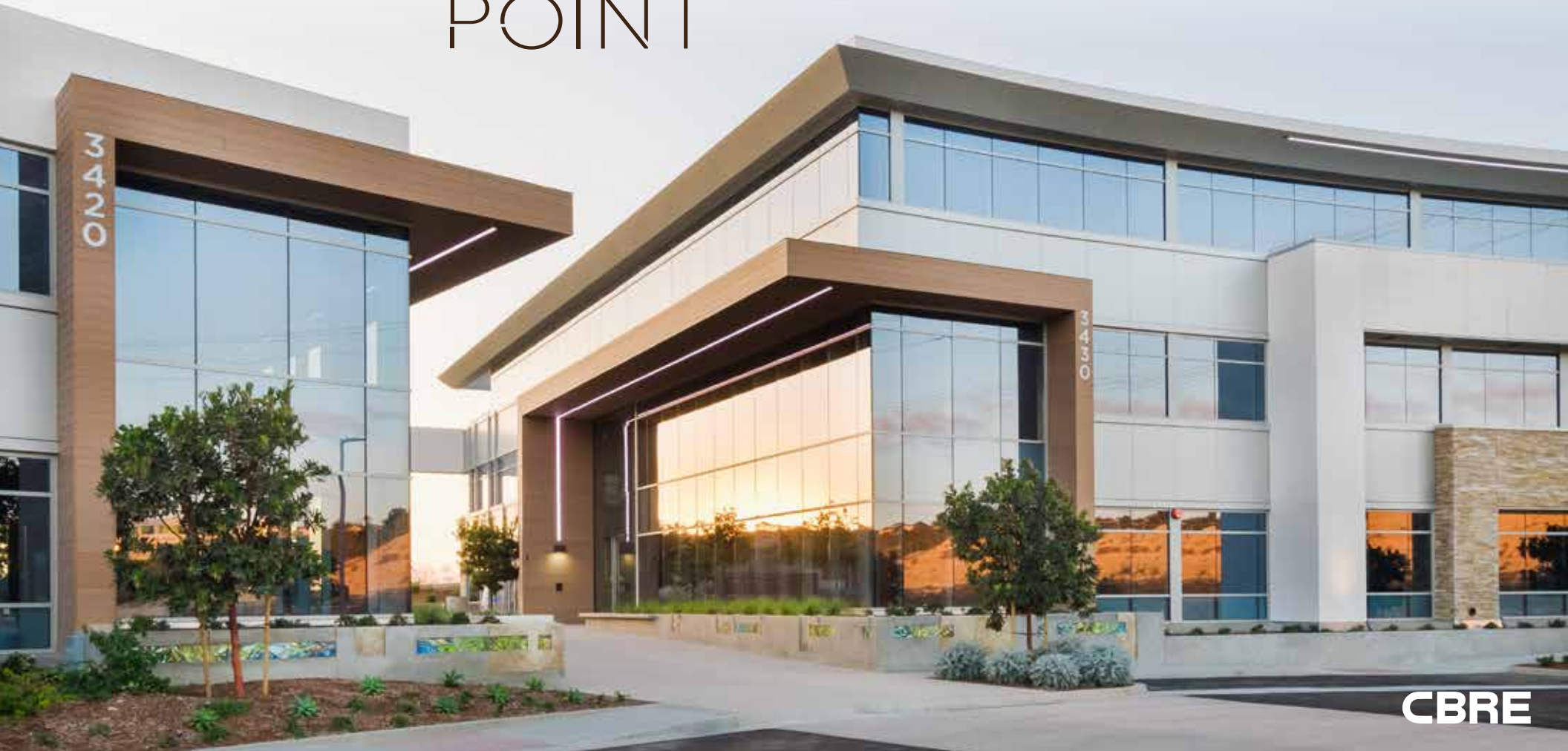


# TORREY POINT



**CBRE**



**TWO-BUILDING  
CLASS A OFFICE PROJECT**



**PANORAMIC PACIFIC OCEAN  
& TORREY RESERVE VIEWS**



**LEED SILVER  
CORE AND SHELL**

**AMERICAN  
ASSETS  
TRUST**



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**AMENITY-RICH  
21<sup>ST</sup> CENTURY WORKPLACE**

**MODERN  
SOPHISTICATED DESIGN**





project features



**INDOOR/OUTDOOR COLLABORATIVE GATHERING AREAS**

**GYM WITH SHOWER AND LOCKER FACILITIES**



**OUTDOOR WATER FEATURE**

**SECURE BIKE STORAGE**



**OUTDOOR FIRE PIT**

**CLOSE PROXIMITY TO FREEWAY AND COASTER**



**GRAB & GO FOOD OPTIONS AT THE POINT CAFE**

**OCEAN AND TORREY PINES RESERVE VIEWS**



# area amenities

## TORREY RESERVE

- 1 Ruth's Chris Steakhouse
- 2 Toast Café
- 3 Ken Sushi
- 4 Kabob Lounge
- 5 California Bank and Trust
- 6 Bright Horizons Day Care

## VALLEY CENTRE

- 1 San Diego Marriott Del Mar
- 2 Residence Inn Marriott
- 3 DoubleTree Del Mar
- 4 Hampton Inn
- 5 Copa Vida
- 6 Taco Bell
- 7 Carmel Valley Shell
- 8 Arterra Restaurant

## PIAZZA CARMEL

- 1 F45 Training
- 2 Massage Heights
- 3 MD Today Urgent Care
- 4 Chase
- 5 Mission Federal Credit Union
- 6 Postal Annex
- 7 Chipotle
- 8 Gami Sushi
- 9 Spices Thai Cafe
- 10 Subway
- 11 Villa Capri

## CARMEL MOUNTAIN RD

- 1 Corner House Cafe & Pizzeria
- 2 Caliente Mexican Food
- 3 Inspired Movement Dance & Performing Arts





TORREY PINES STATE  
NATURAL RESERVE & BEACH

CALIFORNIA  
56



TORREY PINES  
GOLF COURSE



## ownership

**FOR OVER 50 YEARS, AMERICAN ASSETS TRUST (AAT) HAS BEEN ACQUIRING, IMPROVING AND DEVELOPING PREMIER OFFICE, RETAIL AND RESIDENTIAL PROPERTIES WITH THE PHILOSOPHY THAT A UNIQUE LOCATION CREATES A UNIQUE OPPORTUNITY FOR SUCCESS.**

AAT is one of the largest real estate groups in the San Diego region and offers full-service real estate services on over 3.5 million square feet of office buildings throughout California, Oregon, Washington and Hawaii. Additionally, the company's portfolio encompasses approximately 3.2 million square feet of retail and over 2,112 residential apartment units throughout some of the nation's most desirable markets in California, Oregon, Texas and Hawaii. AAT has strong relationships with some of the world's largest financial institutions, including Wells Fargo, Bank of America Merrill Lynch, US Bank, PNC Financial Services, and RBC Bank. AAT's financial strength, diversified holdings, and conservative investment philosophy make us an ideal landlord and partner.



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