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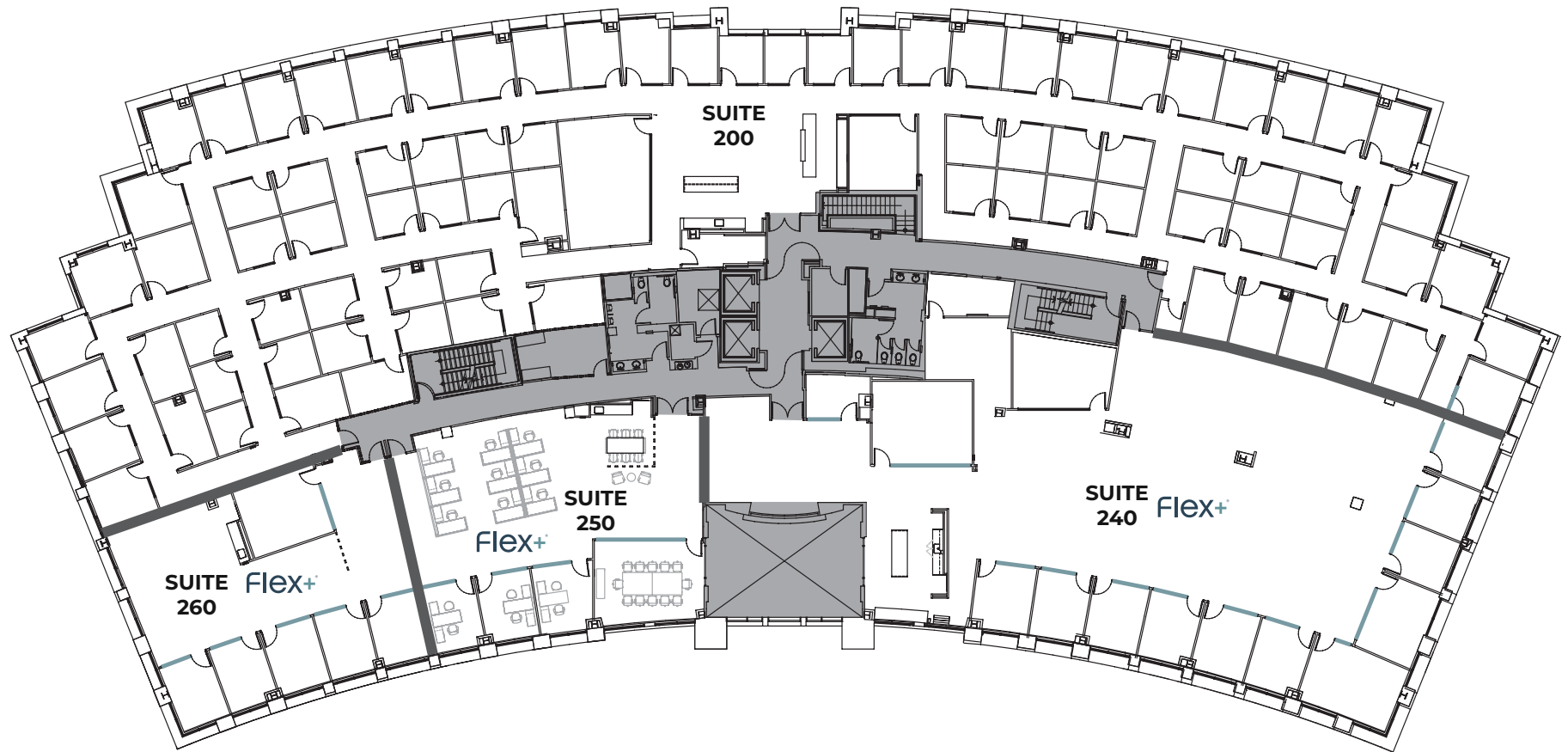
12544 High Bluff Drive | Second Floor

Flex+[®]
BY IRVINE COMPANY



12544 High Bluff Drive

floor 2



○ 3 new, premium move-in ready suites ranging from 2.5K - 8.9K SF

○ High-end suite finishes including open ceiling, specialty lighting and premium break areas

○ Convenient access to onsite amenities including an unique outdoor workspace, Kinetic fitness center and Venue Meetings & Events



12544 High Bluff Drive

suite 240

total
size

±8,916 sqft

team
size

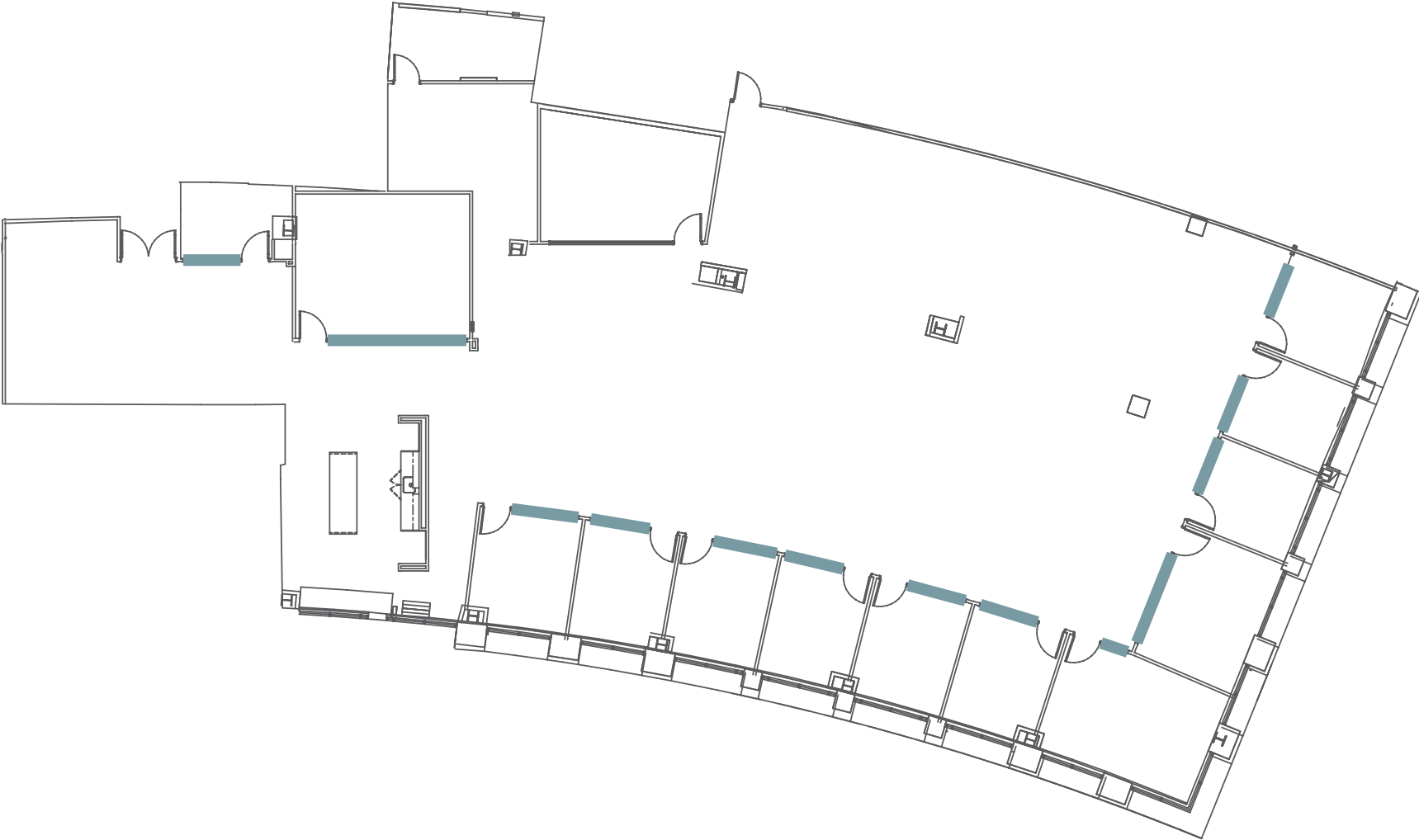
40-50

private
offices

10

meeting
rooms

3



12544 High Bluff Drive
suite 240



12544 High Bluff Drive

suite 240



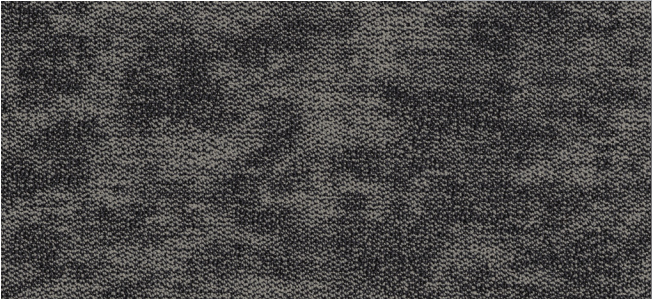
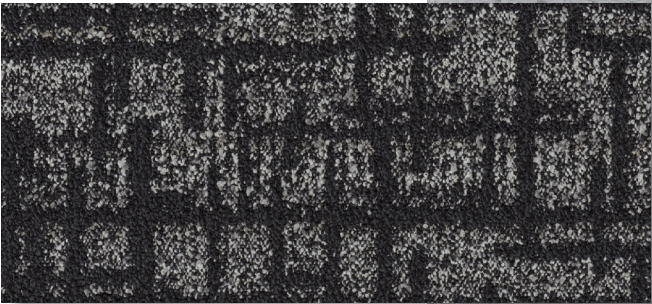
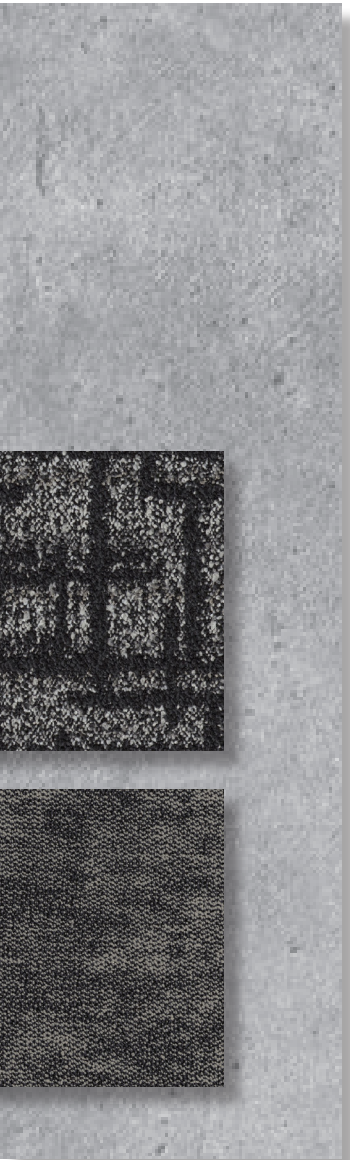
12544 High Bluff Drive

suite 240

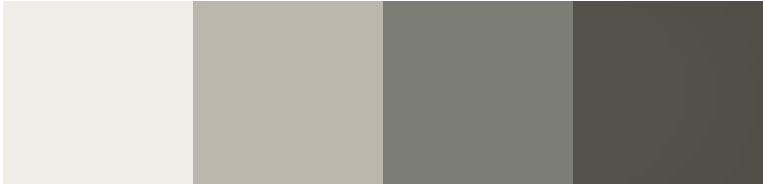


12544 High Bluff Drive

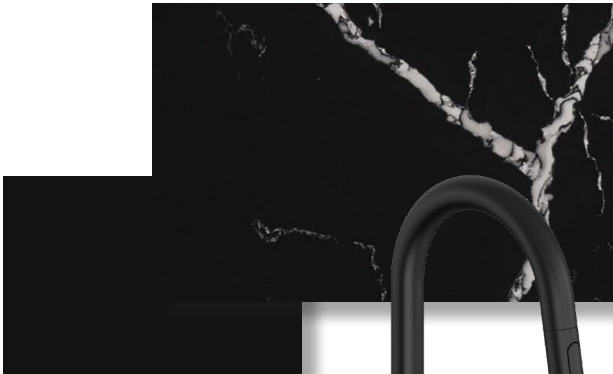
suite 240



flooring



paint scheme



breakroom



12544 High Bluff Drive

suite 250

total
size

±2,772 sqft

team
size

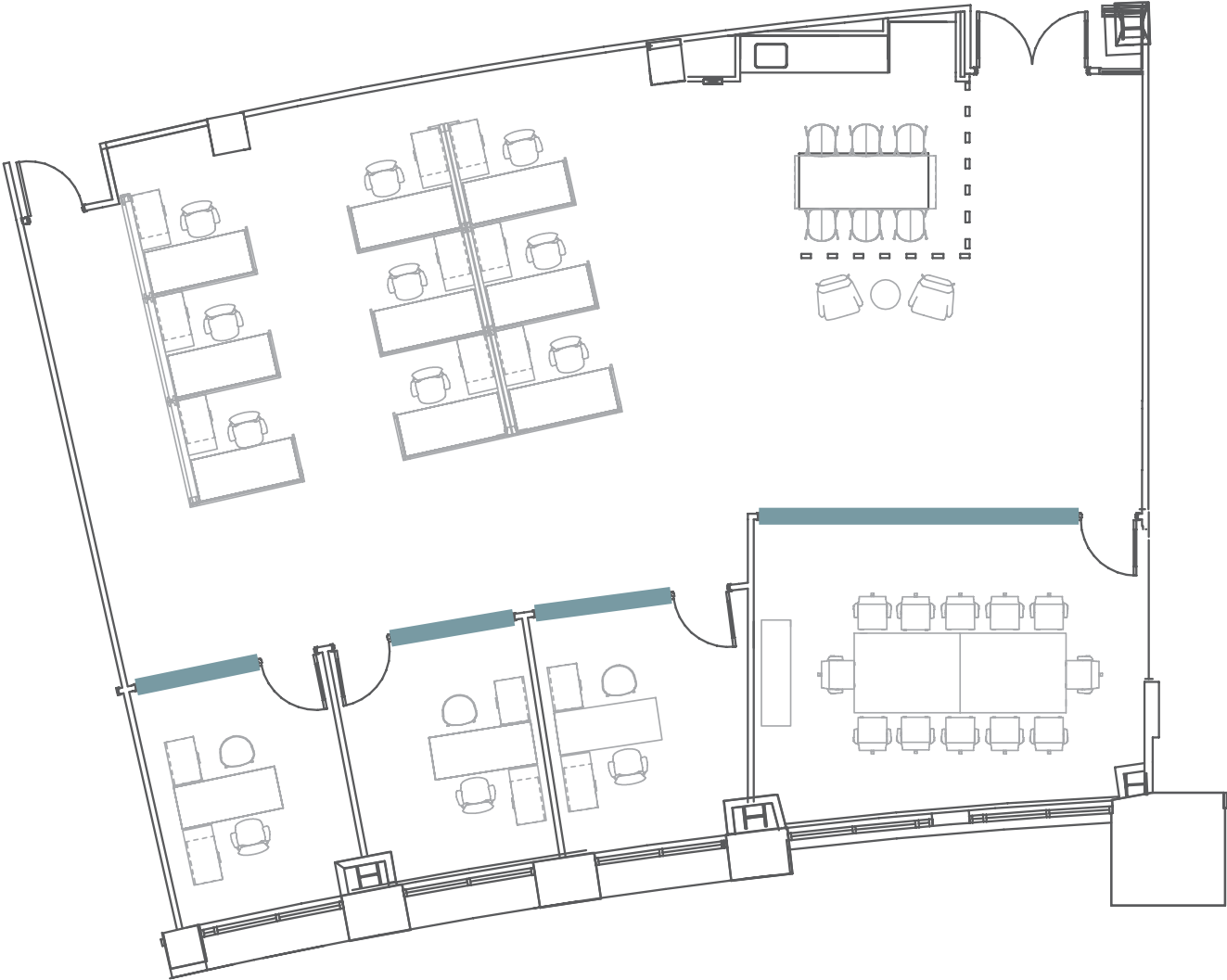
12-16

private
offices

3

meeting
room

1



FURNISHED



12544 High Bluff Drive

suite 250



12544 High Bluff Drive
suite 250



12544 High Bluff Drive

suite 250



12544 High Bluff Drive

suite 250



12544 High Bluff Drive

suite 250



flooring



paint scheme



breakroom



12544 High Bluff Drive

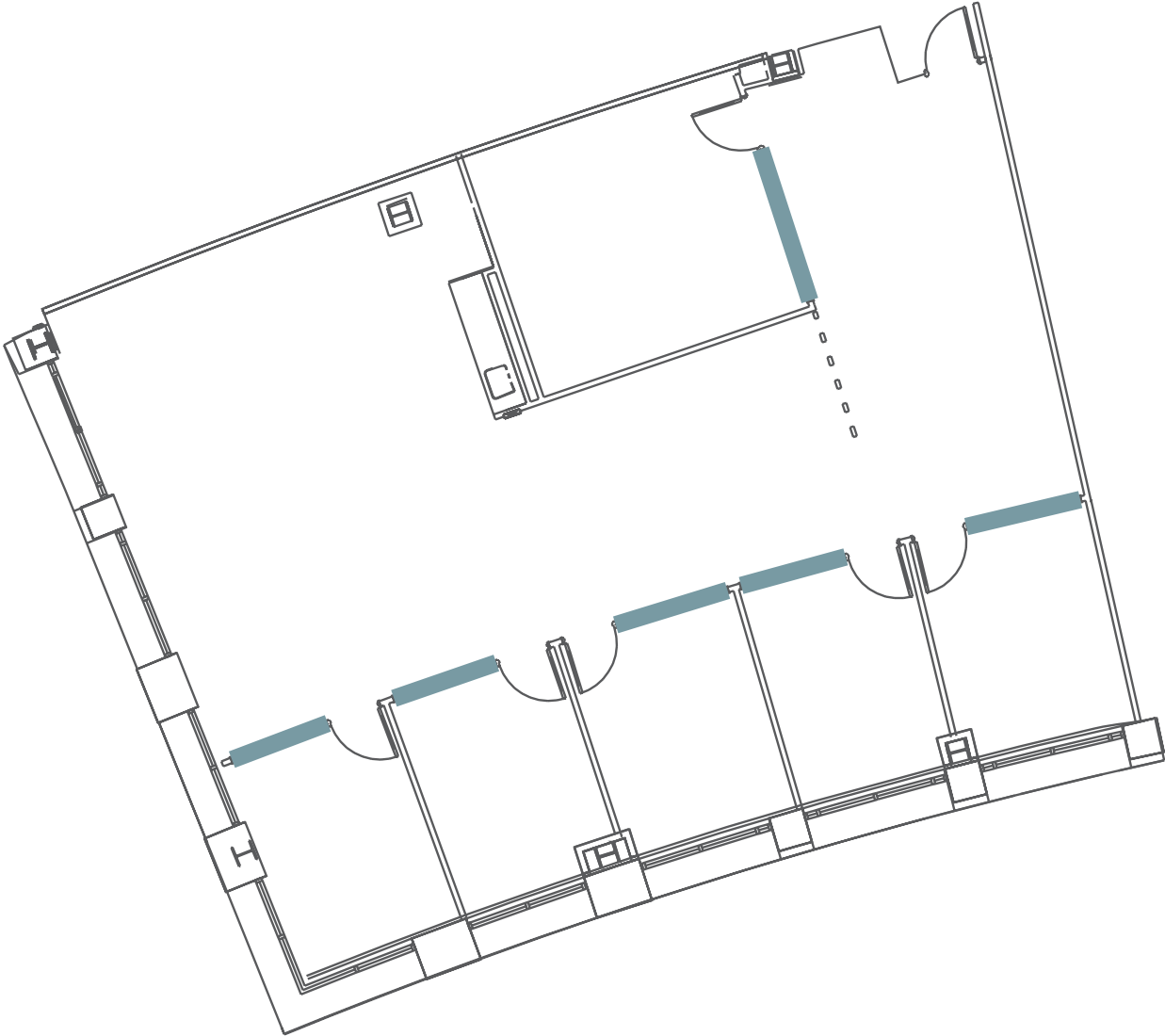
suite 260

total size
±2,555 sqft

team size
12-14

private offices
5

meeting room
1



12544 High Bluff Drive

suite 260



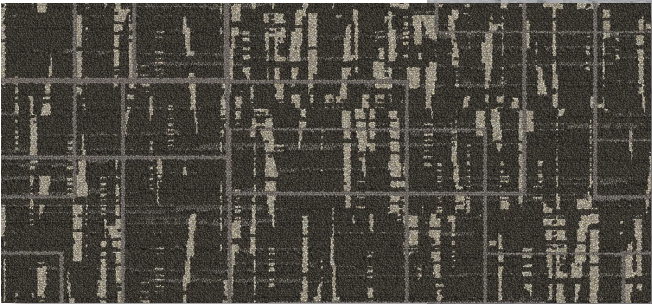
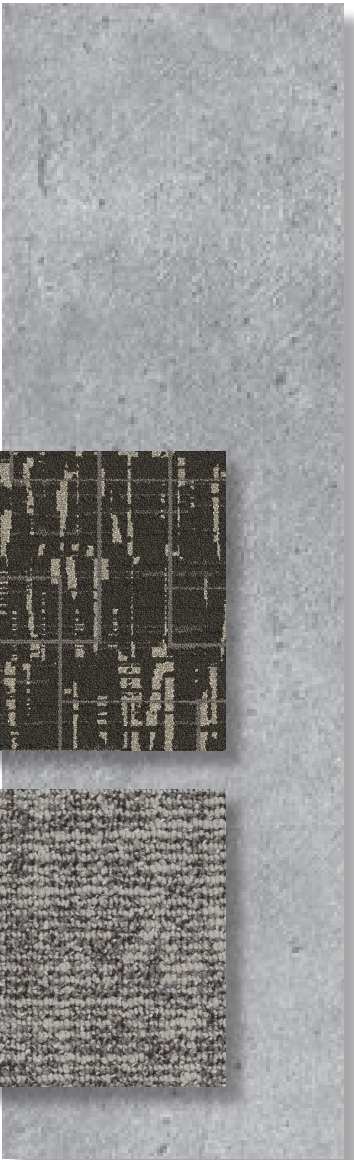
12544 High Bluff Drive

suite 260



12544 High Bluff Drive

suite 260



flooring



paint scheme



breakroom



12544 High Bluff Drive

on-site amenities



kinetic fitness



the lounge



outdoor workspace



flexplus.com | 858.658.7700

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