

Office Sub-Lease Space
available in the
**“Hacienda Del Mar”
Building**



- The “Hacienda Del Mar Building” is located in the prestigious 92130 zip code in Del Mar Heights/Carmel Valley.
- Hacienda Del Mar is a beautiful property that includes a gorgeous courtyard with a fountain. The building has 3 different levels that include beautiful flowers and plants on each level.
- The office is less than a mile from Interstate 5 and also State Route 56.
- The office is about 2 miles to the Village of Del Mar as well as the Torrey Pines State Beach.

Fully Furnished Space we have available for Sub-Lease:

Office #1 = $11 \frac{1}{2} \text{ ft} \times 13 \frac{3}{4} \text{ ft}$ (158 Sq. ft) at \$1375 per month ***All Inclusive**

Office #2 = $13 \frac{1}{4} \text{ ft} \times 13 \frac{1}{2} \text{ ft}$ (179 Sq. ft.) at \$1485 per month ***All Inclusive**

1 Front Reception/Administrative space = (110 Sq. ft) at \$999 per month ***All Inclusive**

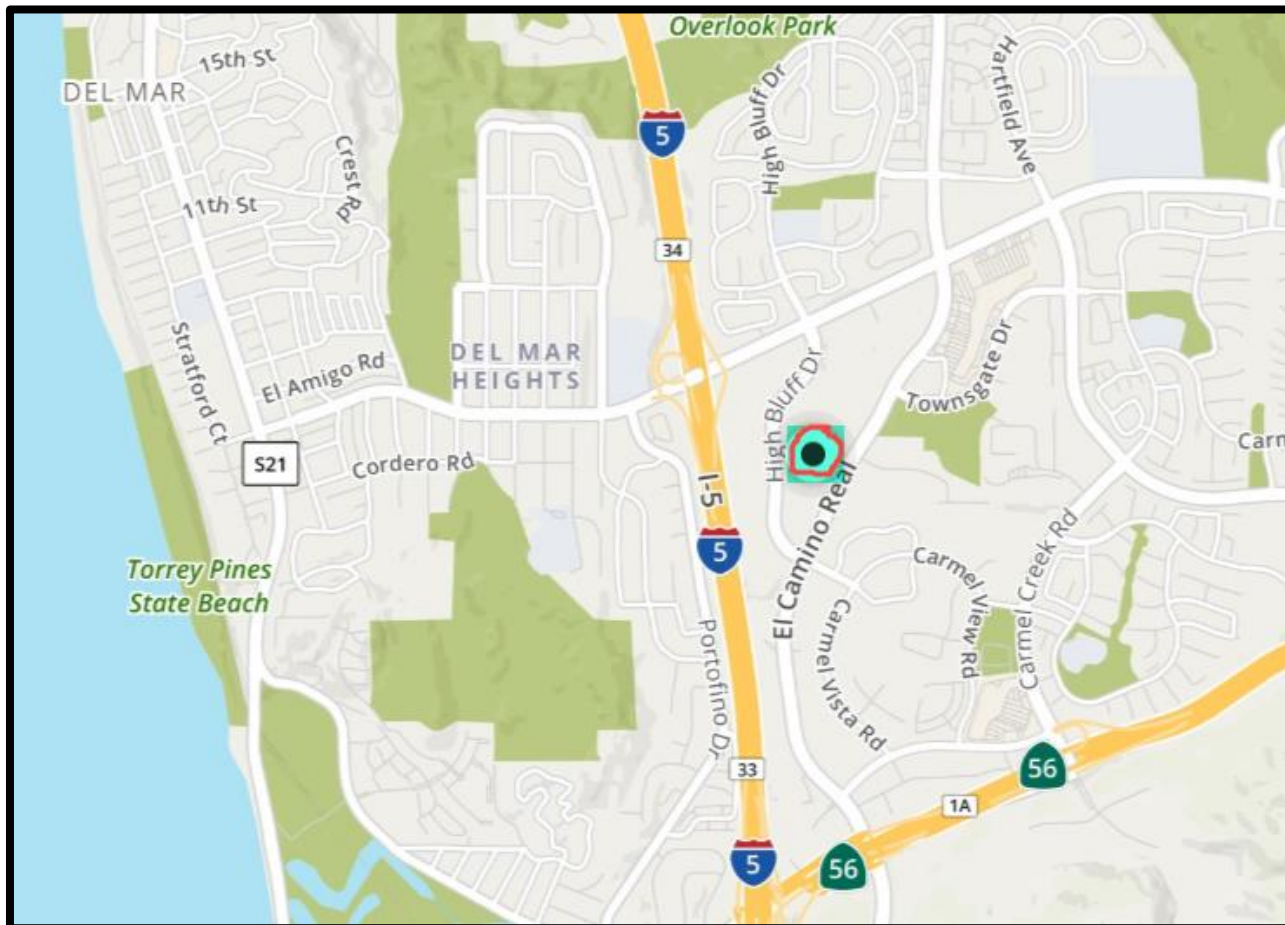
*****1 Additional Secretarial / Administrative space is available if needed*****

Property Address:

JH Capital Group
12625 High Bluff Drive
Suite #304
San Diego, CA 92130

Contact:

Email: Sherryh@jhcapitalgroup.com
Phone: (858) 245-4010



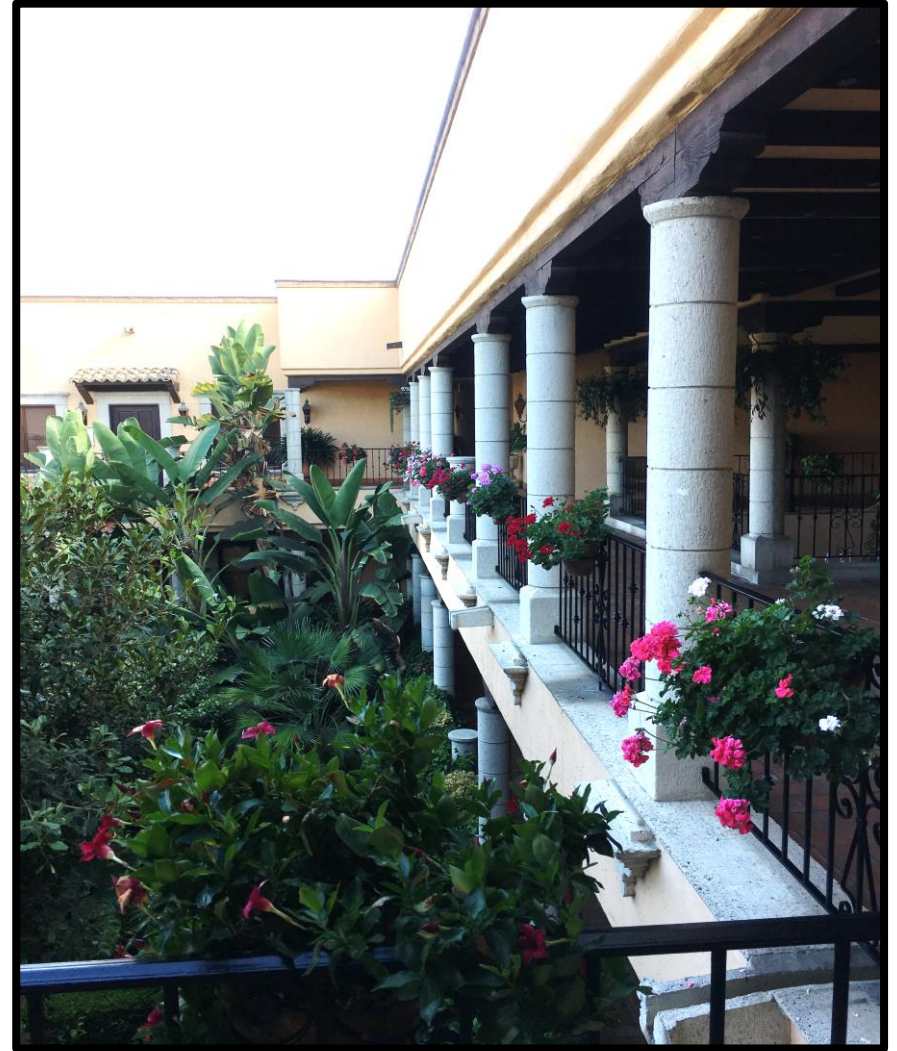
Perks included with the Sub-Lease spaces:

- **Fully Furnished Office spaces**
 - Desk with file drawers, chair, bookshelf, lateral file credenza, white board, etc.
- **Each of the offices have double French doors** that open up to a private suite balcony.
 - Enjoy those beautiful cool ocean breezes year round! ☺
- **Our suite includes a shared Conference room**
 - Large TV Monitor, Polycom Conference Phone, Large White Board, etc.
 - Conference room also has an external door that accesses the main outside corridor for private entry.
 - The Conference room windows open up to the center courtyard area.
- **High Speed Internet Access**
- **Paid Utilities** – Electricity, Water, Heat, Air-Conditioning
- **“Hacienda Del Mar” has separate “Men & Women” Locker rooms with showers.**
 - You can go surfing at lunch (**only 2 miles from office*) and then have a quick shower. ☺
- **Free Parking** for you and your guests
- **Access to shared kitchen in our suite**
 - Includes: Refrigerator, Toaster, Microwave, Toaster Oven, and Keurig Coffee Maker.
- **Janitorial services Nightly** (Monday – Friday)
- **Café access** at the back of the building that offers breakfast and lunch options.
- **Access to mail room** that includes daily Fed Ex pickup
- **Super Close Access to Del Mar Highlands shopping area that is full of GREAT restaurants.**
- **2 Super FUN office suite mates!!!!** ☺

Front Lobby Entrance to the “Hacienda Del Mar” Building



3rd Floor Corridor to our suite:



Office #1 *(158 Sq. ft.)* — Opens up to private suite balcony.

\$1375.00 per month — *All Inclusive

*Furnished office space, High Speed Internet, Paid Utilities, Access to private shared conference room, Free Parking



Office #2 (179 Sq. ft.) — Opens up to private suite balcony.

\$1485.00 per month — *All Inclusive

*Furnished office space, High Speed Internet, Paid Utilities, Access to private shared conference room, Free Parking



Front Reception / Administrative Space

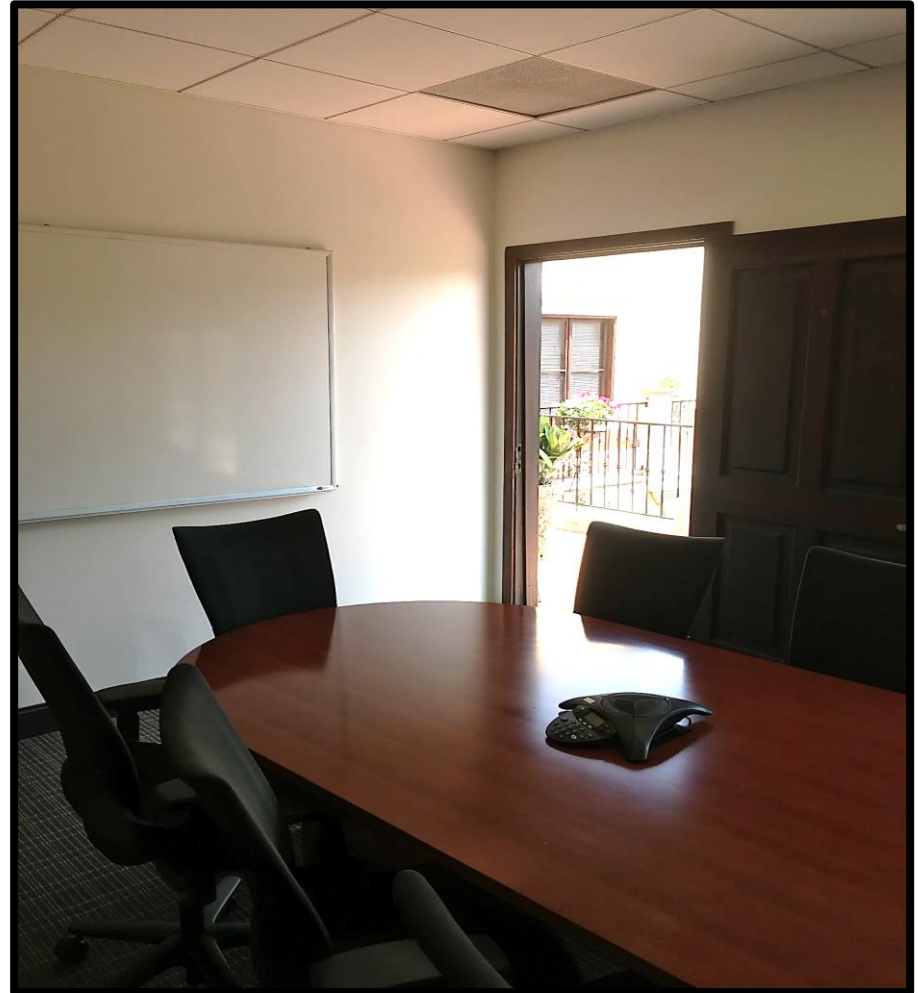
\$999.00 per month (110 Sq. ft.) – *All Inclusive

*Furnished office space, High Speed Internet, Paid Utilities, Access to private shared conference room, Free Parking



Shared Conference Room in our Suite:

*This room includes a private door that opens up to the main outside corridor.



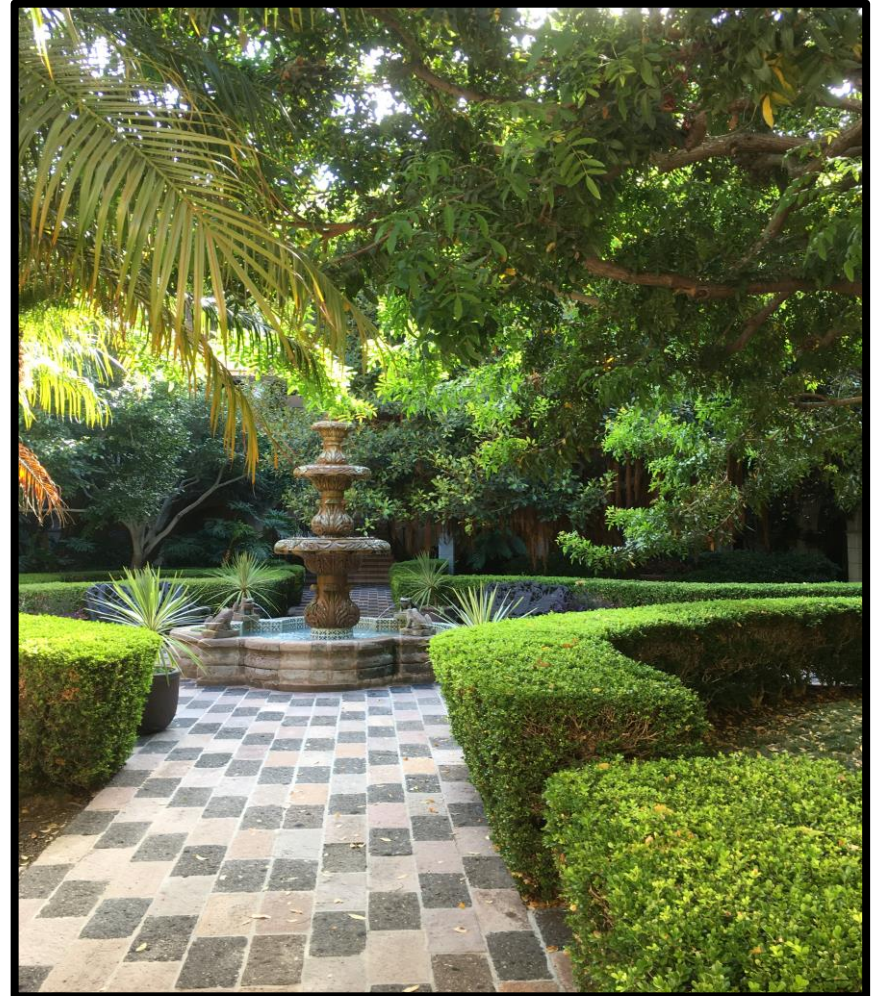
“Hacienda Del Mar” center courtyard:



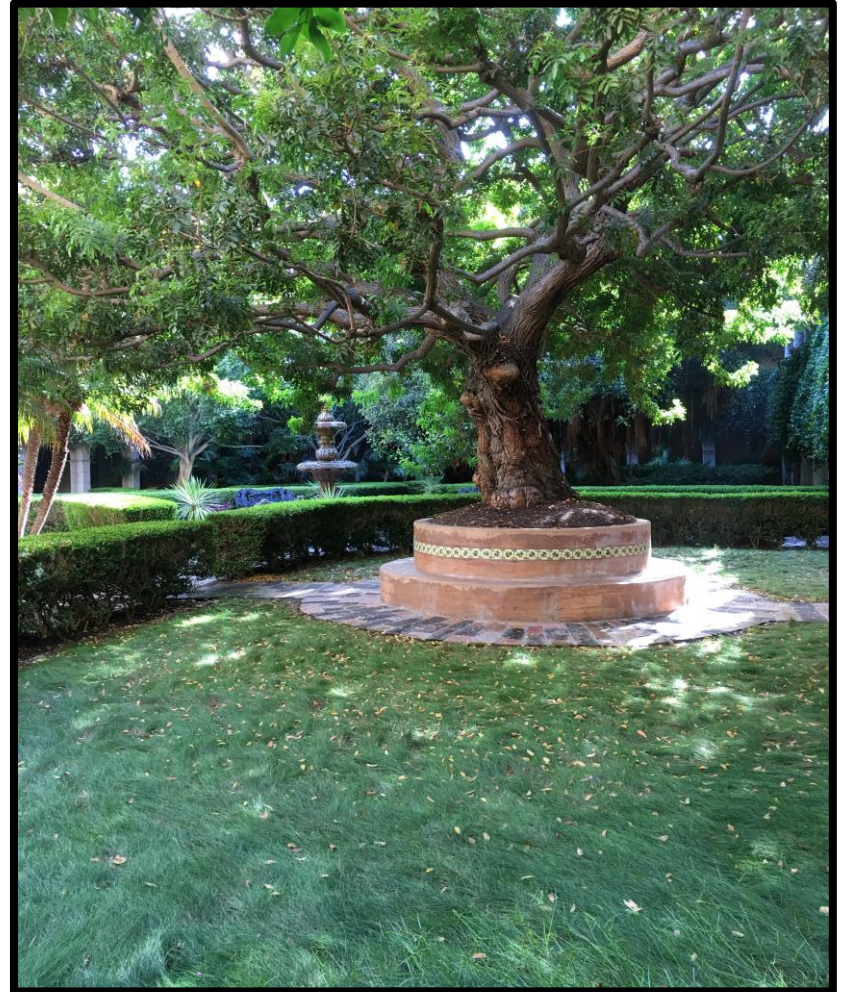
“Hacienda Del Mar”



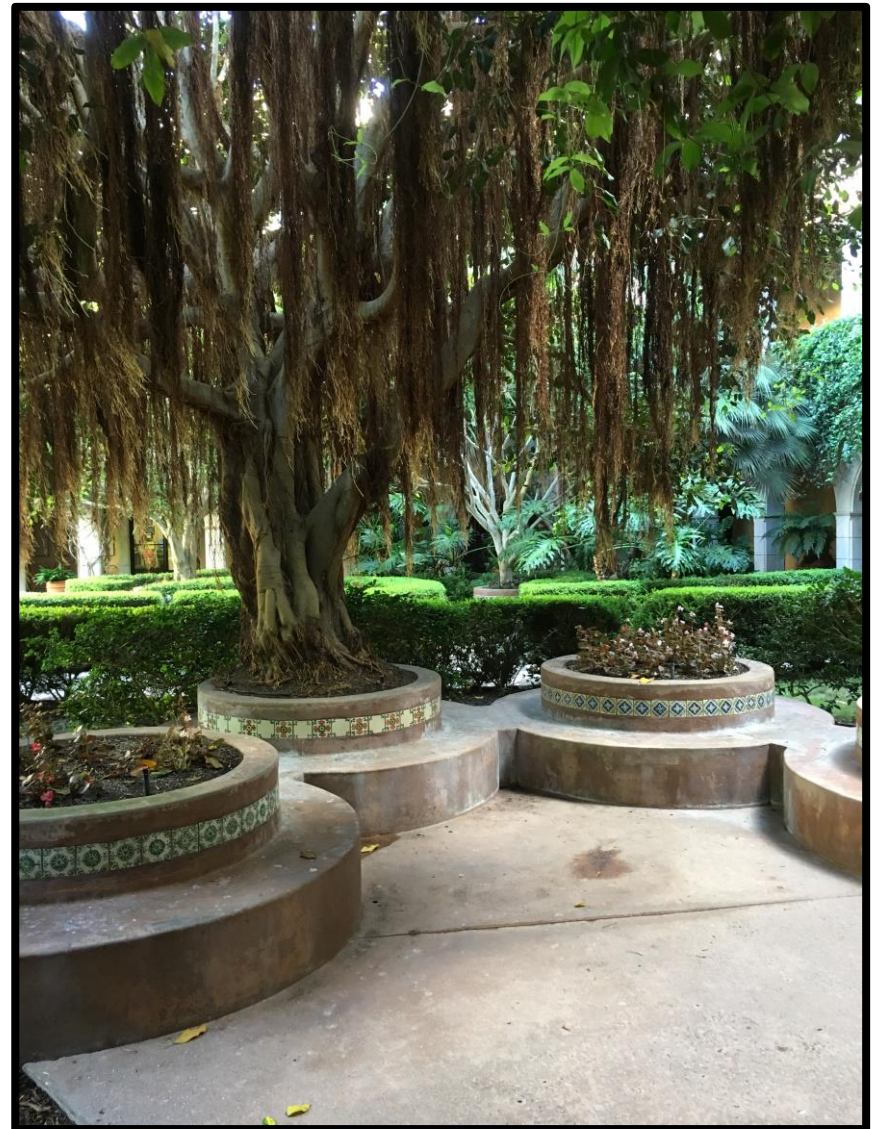
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