



Creative Office Space

**230
Birmingham Dr.**

Cardiff by the Sea, CA 92007

For more information, please contact:

PETER CURRY

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12830 El Camino Real, Suite 100

San Diego, CA 92130

T +1 760 431 4200 F +1 760 454 3869

www.cushwake.com

Creative Office Space

230 Birmingham Dr.

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A unique, one of a kind Cardiff office building totaling 8,252 RSF in a highly sought after location.

Great ocean views, a cutting edge creative environment, and close to the famous Cardiff Seaside market!

With a walking score of 86, this prime location is close to shops, restaurants, night life, San Elijo State Campground and 2 miles of pristine Southern California beaches.

Live, work and play in this prestigious North County coastal community.



Lease Rate: \$5.00 + Utilities & NNN

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 **CUSHMAN & WAKEFIELD**
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Building Features:

- Prominent signage
- Highly sought after location
- Ocean views
- Walking score 86
- Walk to nightlife, shops and restaurants
- Surf or swim at San Elijo State Beach then shower off at the office after

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230 Birmingham



The BESTA-WAN PIZZA HOUSE



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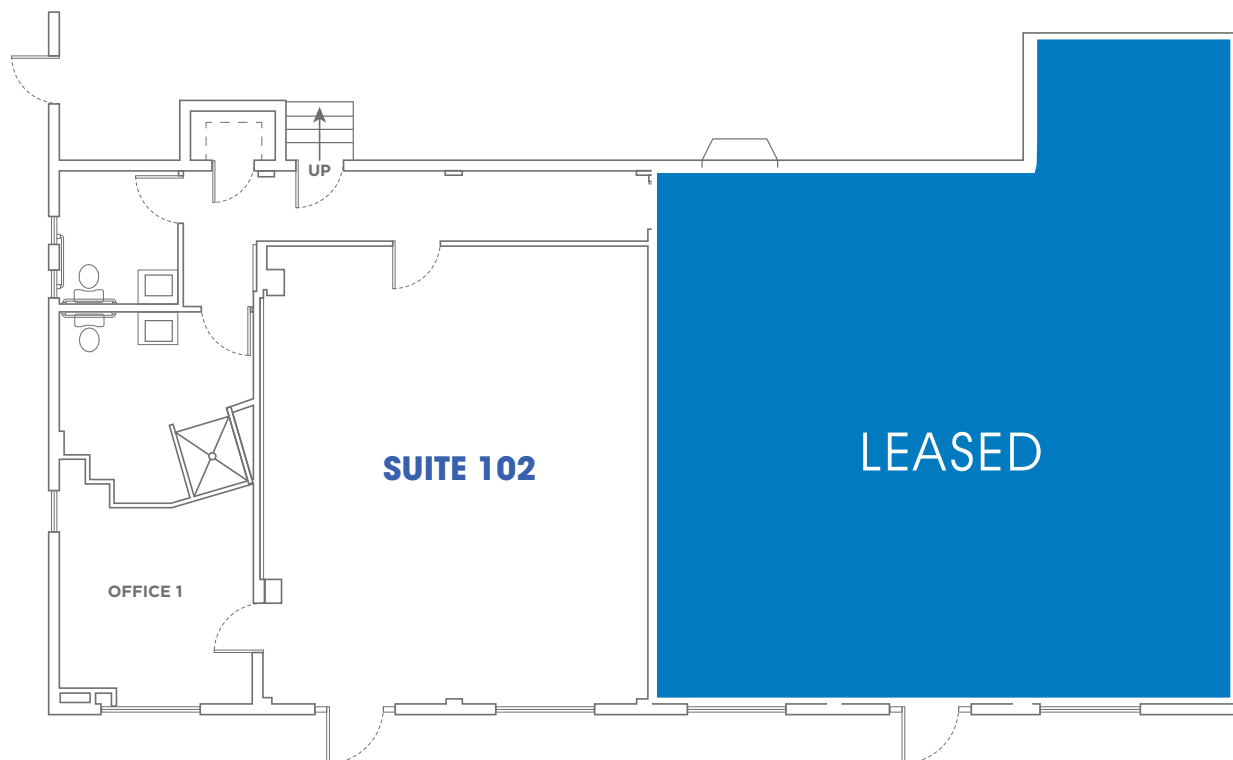
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First Floor Availability

Suite	Size (RSF)	Lease Rate	Comments
102	1,090	\$3.80/RSF NNN ~ \$0.76	Office space with private entrance and private office and access to communal restroom with shower.



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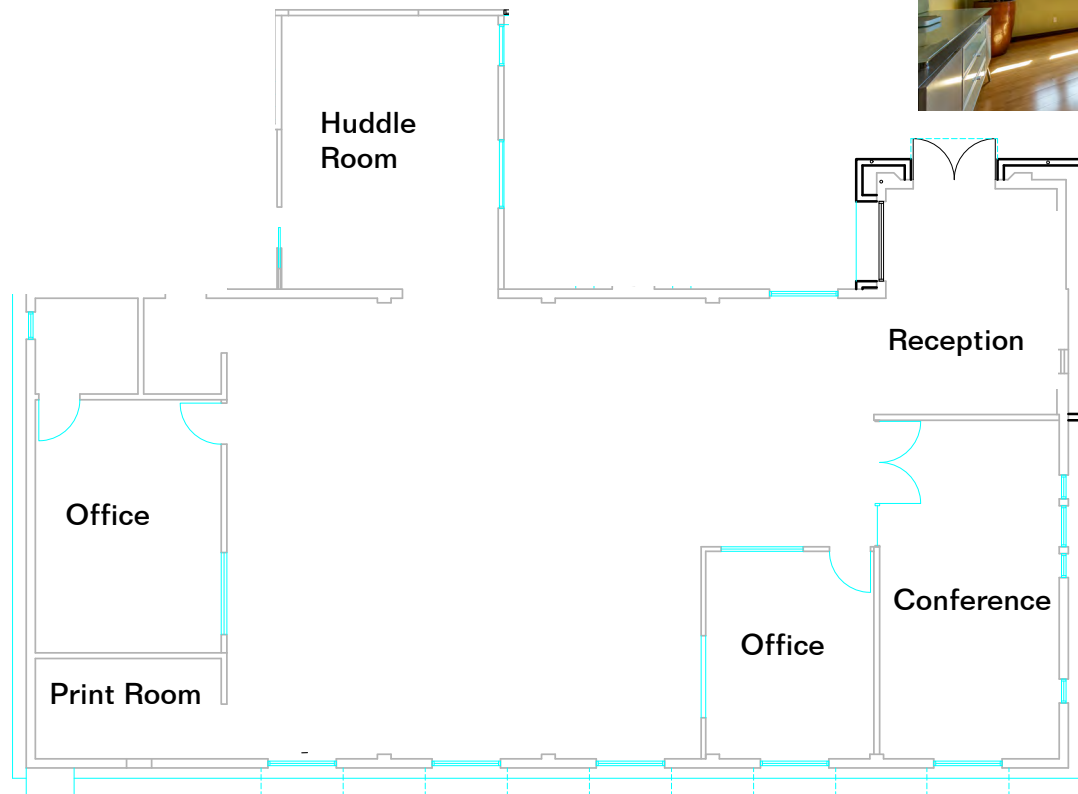
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Second Floor Availability

Suite	Size (RSF)	Lease Rate	Comments
200	3,662	\$5.00 NNN	Bright office space with vaulted ceiling and loft. RSF includes common area kitchen



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