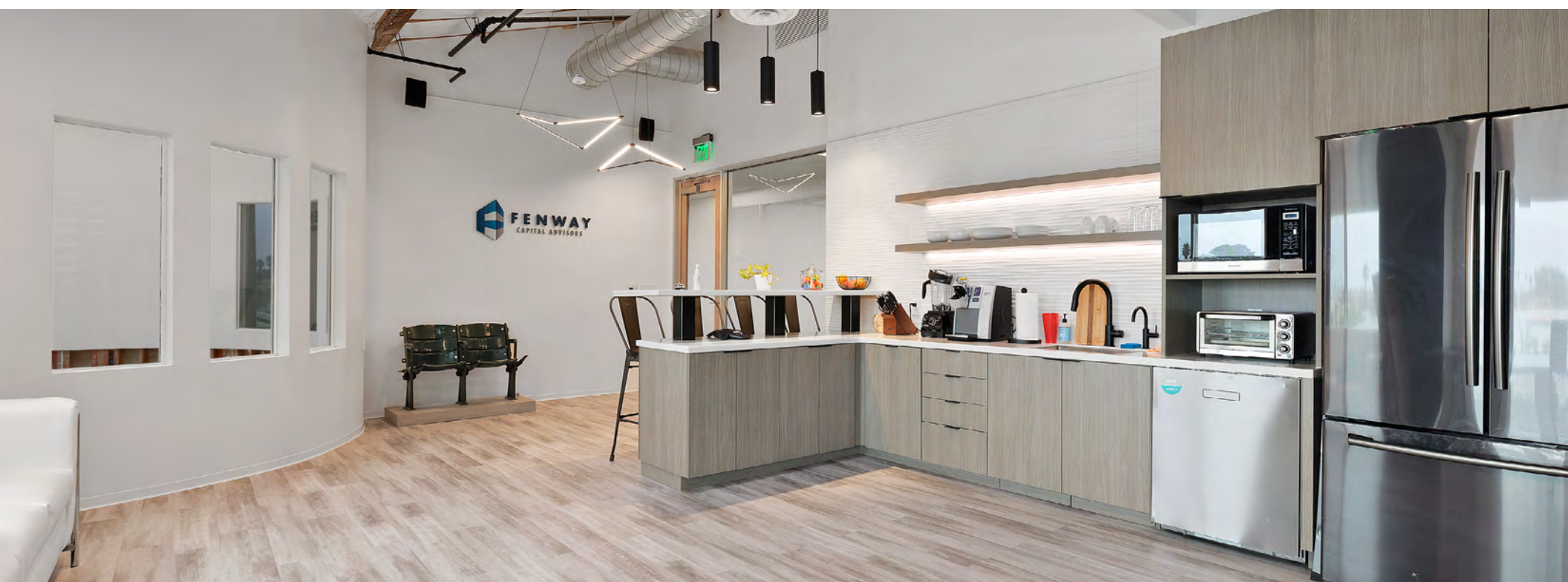


TERRACE @ CEDROS

308-312 SOUTH CEDROS
SOLANA BEACH, CA



FOR LEASE



EXECUTIVE SUITES & COMMON AREA



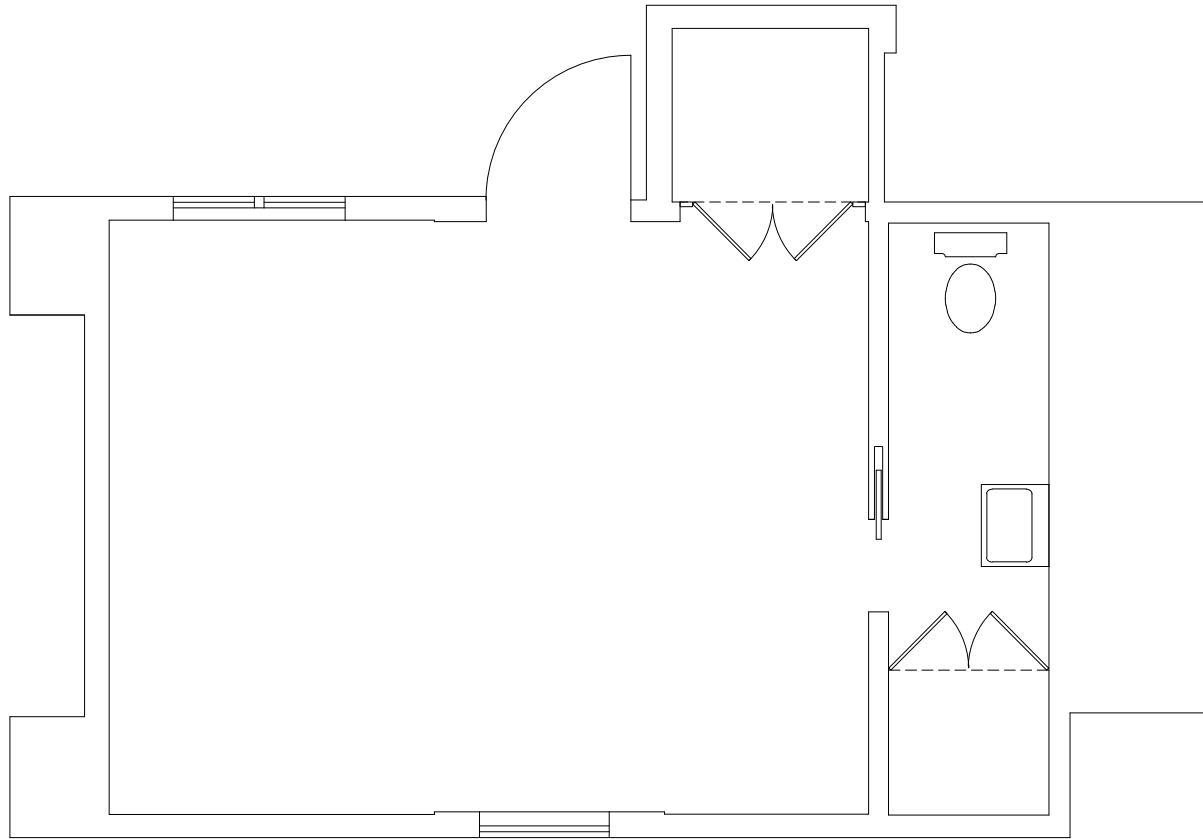
AVAILABILITY

AVAILABILITY	RSF	ASKING RATE	COMMENTS
SUITE 120	305	\$1,500 + E	Private en suite restroom
SUITE 300	1,116	\$6/RSF + E	Kitchenette and three private offices
SUITE 308	261	\$1,900 Full Service	Third floor executive suite, available 8/1
SUITE 310	390	\$2,550 Full Service	Third floor executive suite, available now



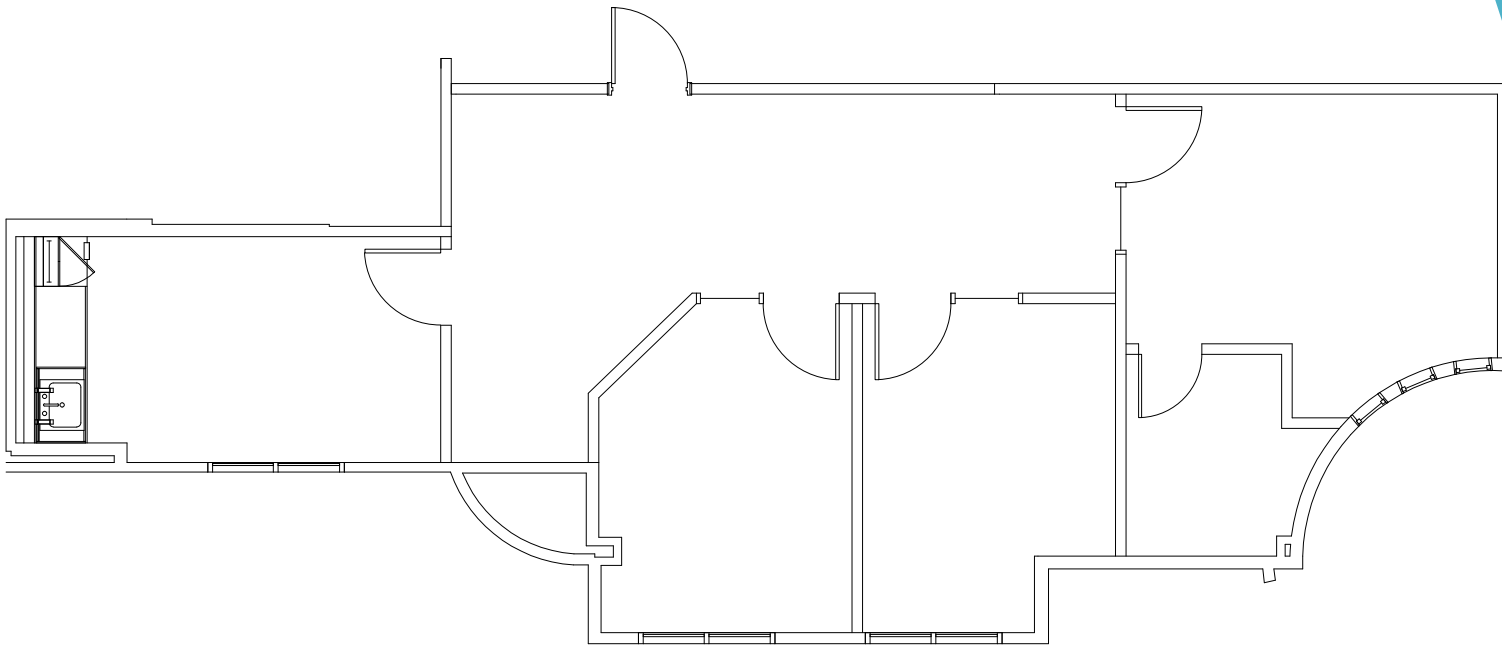
AVAILABILITY

SUITE 120 - 305 RSF



AVAILABILITY

SUITE 300 - 1,116 RSF



PROPERTY HIGHLIGHTS:



A three-story office building totaling 24,947 RSF

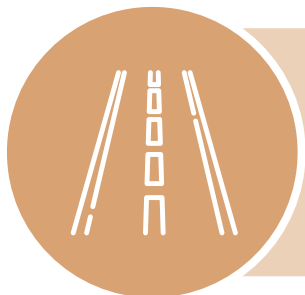
Professional & creative office spaces including executive and private suites



Close proximity to an abundance of retail & service amenities - Cedros Design District, Solana Beach Towne Centre, Flower Hill Promenade, & Del Mar Plaza



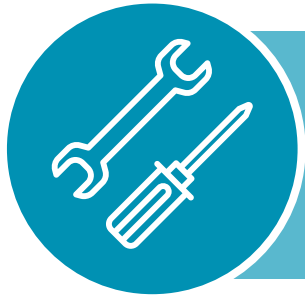
Panoramic ocean and downtown Solana Beach views
Less than 1 mile to the Pacific Ocean and famed Solana Beach & Del Mar beaches



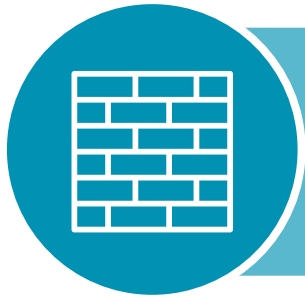
Freeway access by way of Lomas Santa Fe
Parking: Covered lot up elevated driveway, ## Spots
5 minute walk (.3) miles to the Solana Beach Amtrak & Coaster station



PROJECT RENOVATION FEATURES:



Under new ownership and management with extensive Class "A" creative renovations completed



New building façade with high-end modern finishes
Indoor/outdoor patios and balconies,
& operable windows



Outdoor tenant space & common areas allow tenants to embrace the idyllic SoCal coastal lifestyle by way of expansive outdoor shared balcony with ocean views



Upgrades to all tenant & common areas with modern finishes, lighting & fixtures, extensive common area kitchen, renovated bathrooms including shower stalls

TO SURF





STEPS AWAY FROM...



FLETCHER COVE
BEACH / PARK



SOLANA BEACH
TRAIN STATION



LIVE MUSIC
VENUE



DOG FRIENDLY
BEACHES



DEL MAR
RACE TRACK



RESTAURANTS
& CRAFT BEER

AMENITIES

ADDITIONAL RESTAURANTS

- Culture Brewing
- Del Mar Pizza
- Board and Brew
- Alfonso's of La Jolla
- California Pizza Kitchen
- Brigantine
- Bruegger's Bagels
- Crush
- En Fuego Cantina & Grill
- Fidel's Little Mexico
- Fish Market
- Jake's Del Mar
- Lofty Coffee
- Pamplemousse
- Prepkitchen
- Poseidon Restaurant
- Sibicca
- Viewpoint Brewing
- Zel's Del Mar

ADDITIONAL HOTELS

- Holiday Inn Express
- Courtyard Marriott
- L'Auberge Del Mar
- Hilton
- Grand Del Mar
- Inn at RSF
- Marriott
- Lodge at Torrey Pines
- Estancia



SOLANA BEACH



- Sprouts Market
- Crust Pizzeria
- Fish District
- Ember & Still
- Panera Bread
- Jamba Juice
- Starbucks
- Orangetheory
- Bar Method
- Chase Bank

Cedros Design District



DEL MAR RACETRACK



- Del Mar Center
- Gelson's Market
- Coffee Bean & Tea Leaf
- Beaming Superfood
- Tabu Sushi
- Wells Fargo
- McDonald's



DEL MAR



- Del Mar Rendezvous
- Enoteca Del Fornaio
- Il Fornaio
- Pacifica Del Mar
- Pacifica Breeze Café
- Shimbashi Izakaya
- Smashburger
- Banana Republic
- Coco Rose
- Union Bank

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**308 - 312 SOUTH CEDROS
SOLANA BEACH, CA**



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