

444

South Cedros Avenue
Solana Beach, CA

CREATIVE. COASTAL. CEDROS.

NAI San Diego



EXCLUSIVE CONTACTS

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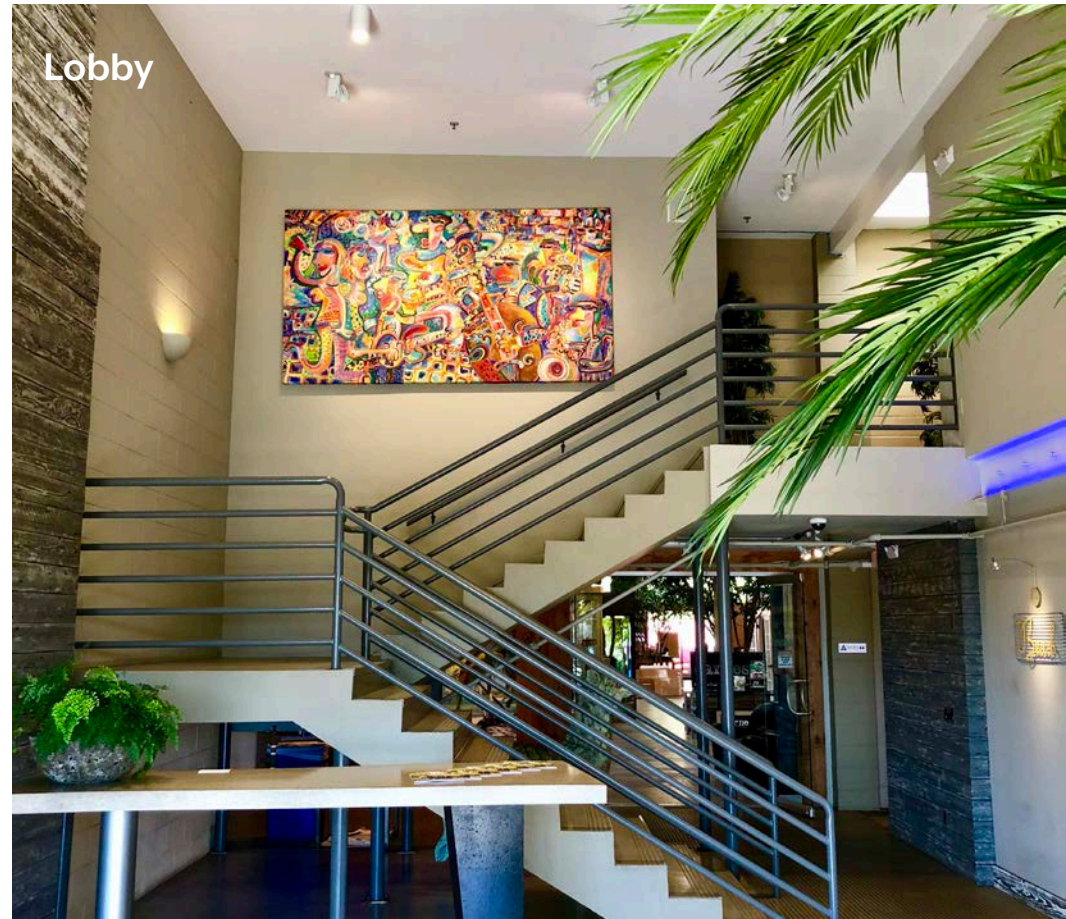
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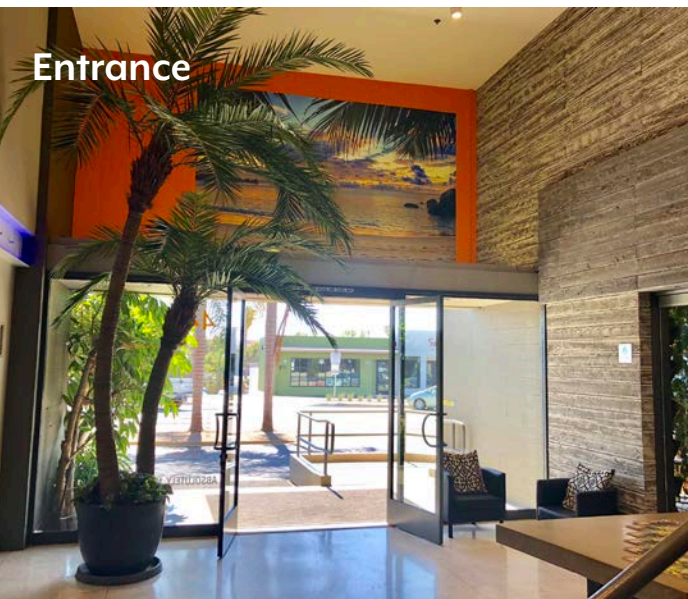
Property Features

- > ± 600 - 1,000 SF Available
- > 2nd Story offices include features such as operable windows and sliding glass doors to enjoy fresh ocean air
- > 2nd story outdoor common area seating & tables for lunches, breaks & collaboration
- > Distinctive, high profile landmark building
- > Creative & dynamic work environment
- > Adaptable to a wide variety of uses
- > On-site and street parking available
- > Attractive lobby and common areas throughout

Lobby



Entrance



Outdoor Gathering Space



Location Features



Highly desirable Cedros Design District



Trendy shops, businesses, restaurants,
breweries & wineries



North County entertainment
& nightlife hub



Minutes to the ocean- walk, bike, run!



Highway 101 pedestrian bridge
across the street



Amtrak station nearby



Suite 200

Features

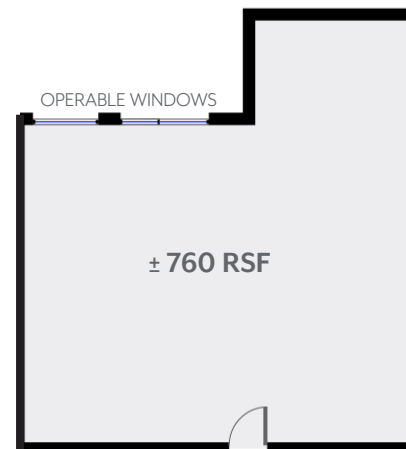
- > ± 760 RSF
- > \$3.25/SF Plus NNN (\$.70) (Includes Utilities)
- > Available Now
- > Great second story location overlooking Cedros Avenue
- > Recently updated with new carpet, lighting & painting
- > Large operable West facing windows let in fresh ocean air
- > Open, flexible floorplan
- > Storage closets
- > Welcoming lobby and wide hallways with seating areas
- > Two unreserved parking spots



Floor Plan

*FLOOR PLAN IS APPROXIMATE

Second Floor Hallway & Seating Area



CEDROS AVE.



Suite 250

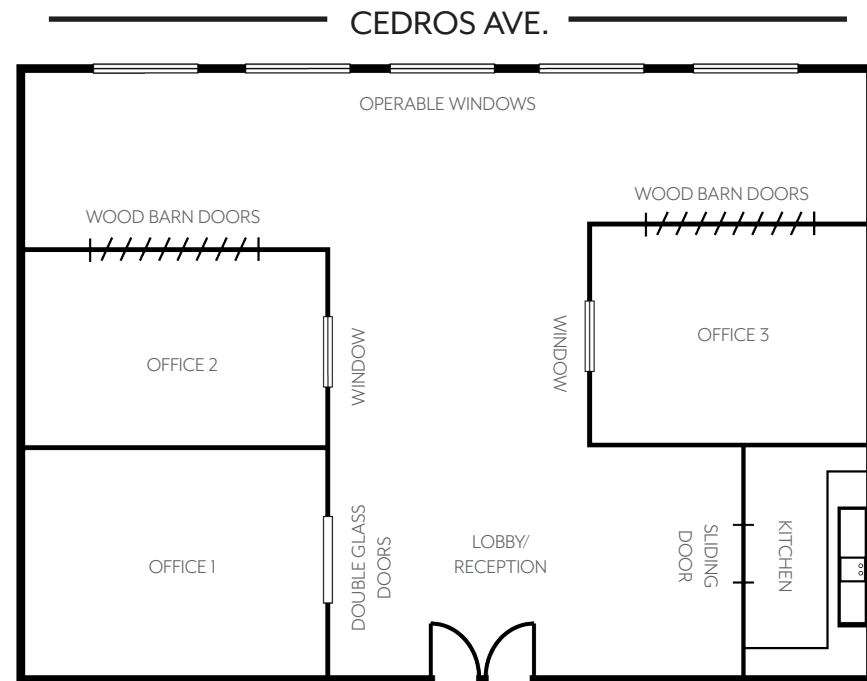
Features

- > ± 1,000 RSF
- > \$3.25/SF Plus NNN (\$.70) (Includes Utilities)
- > Available Now
- > Great second story location overlooking Cedros Avenue
- > Operable windows with west facing views
- > 3 private offices or 2 privates plus conference room
- > Impressive wood accents throughout
- > Decorator features including barn doors and ceiling fans
- > Open work area
- > Glass doors open to welcoming lobby/entry area
- > Kitchen with sink
- > 2 unreserved parking spots

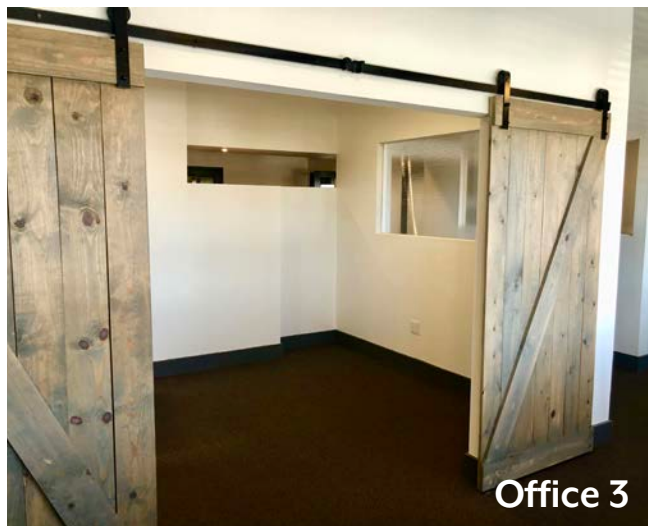
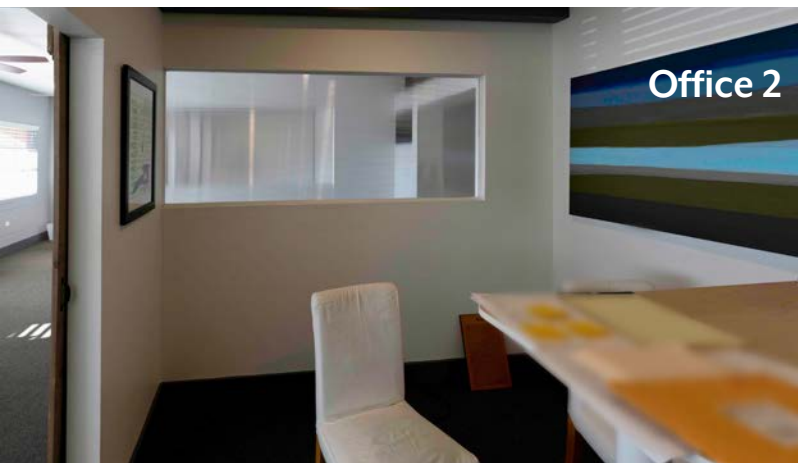
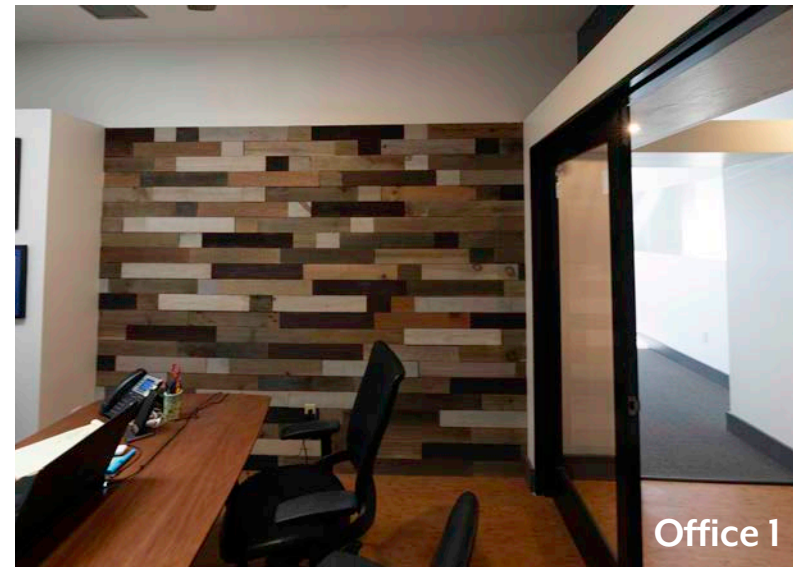
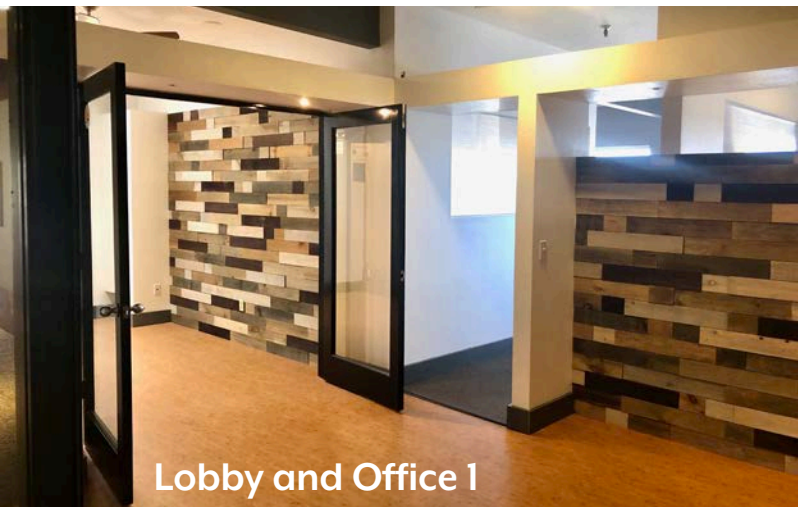


Floor Plan

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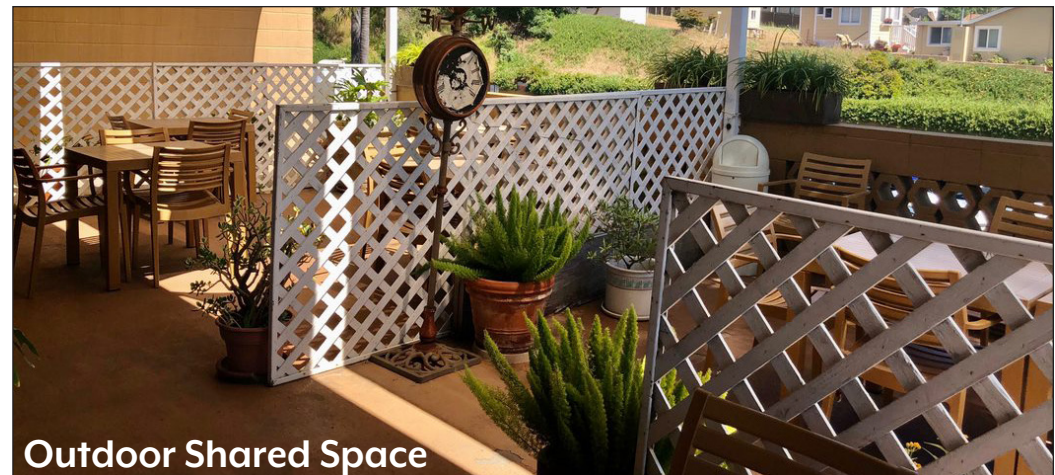
Suite 250 Photos



Suite 275

Features

- > ± 600 RSF
- > \$3.25/SF Plus NNN (\$.70) (Includes Utilities)
- > Available with 15-30 days notice
- > Second story space
- > Open, flexible floor plan
- > South facing glass doors open directly outside to deck/communal area
- > Light and bright
- > Three unreserved parking spots



Nearby Amenities

Barefoot Coffee Roasters
 Belly Up
 California Pizza Kitchen
 Carruth Cellars Urban Winery
 Chief's Burgers
 Claire's On Cedros
 Crush Solana Beach
 Culture Brewing Co.
 Hide Away Cafe
 Juicers
 Juice Right
 Lazy Tuna
 Lofty Coffee
 Naked Cafe
 Peet's Coffee
 Pizza Port
 Rubio's Coastal Grill
 Saddle Bar
 Solana Beach Coffee Co.
 Station Sushi
 Tidewater Tavern
 T's Cafe Solana Beach



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