

444 South Cedros Avenue
Solana Beach, CA

CREATIVE. COASTAL. CEDROS.

NAI San Diego



EXCLUSIVE CONTACTS

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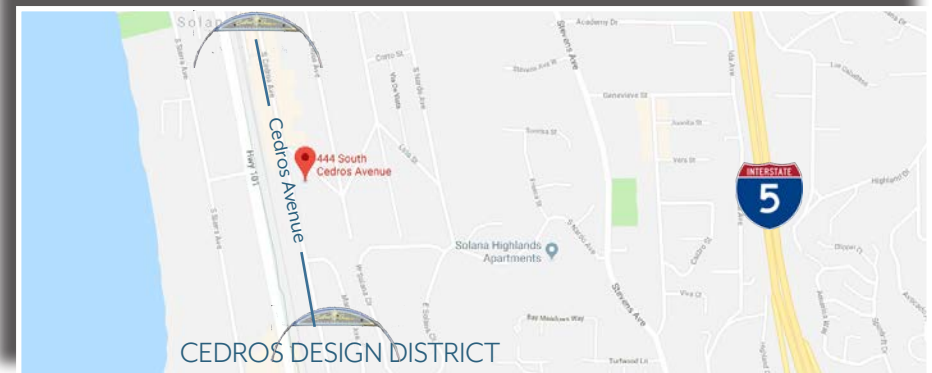
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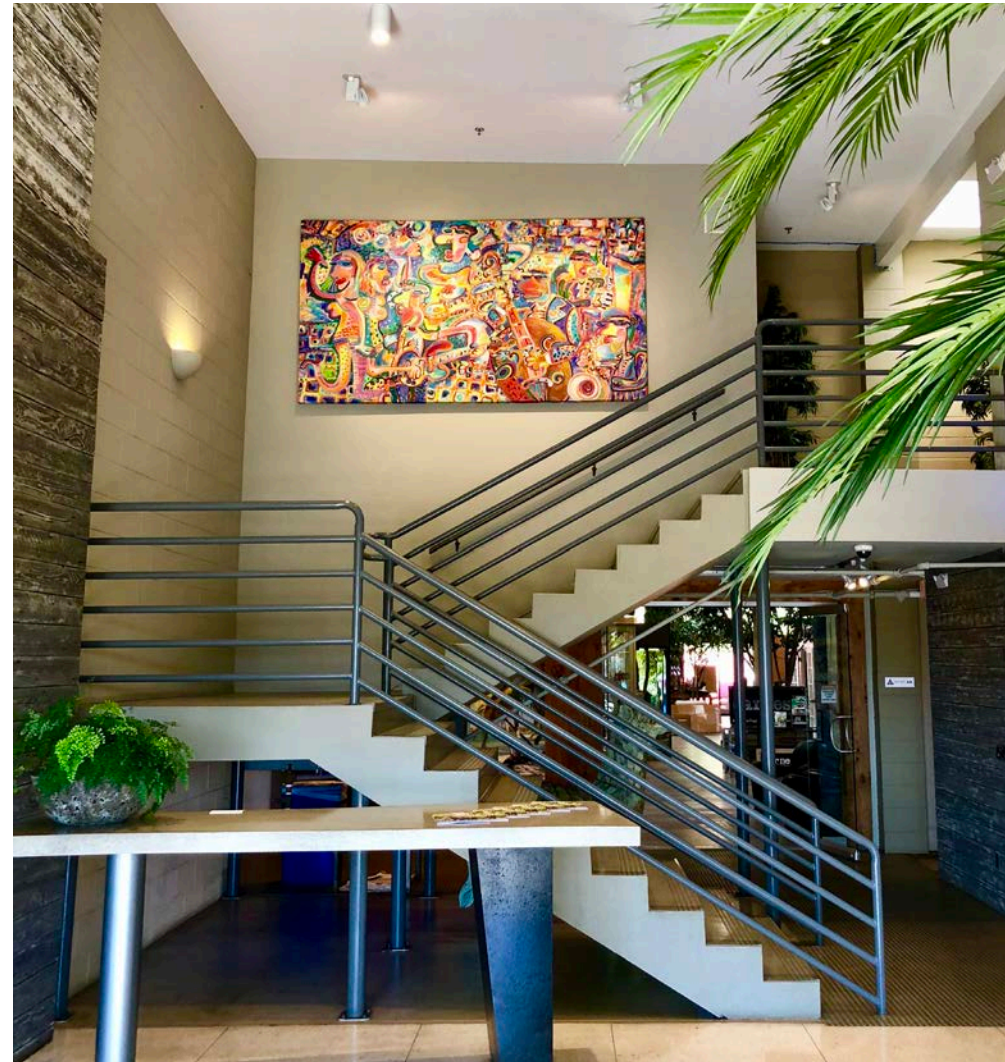
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Property Description

- > 400 - 1,400 SF Available
- > 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 - including upper level seating area to enjoy the ocean breezes



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!



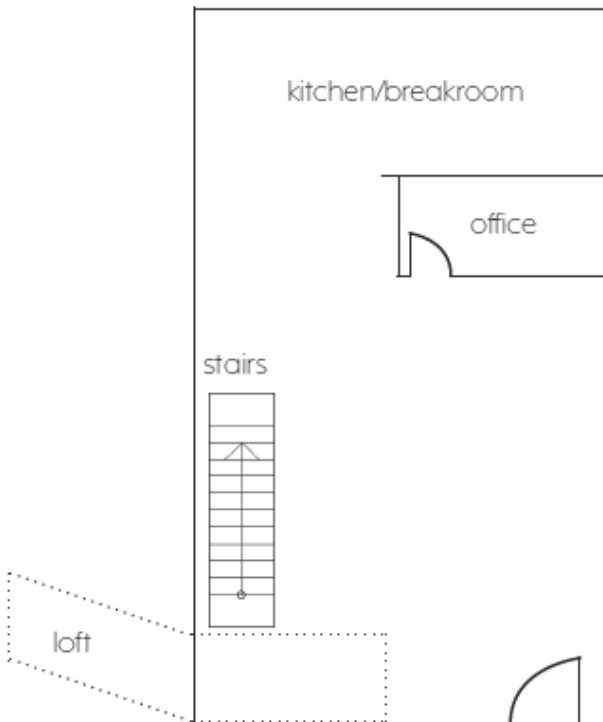
Highway 101 pedestrian bridge
across the street



Amtrak station nearby

Suite 165

Floor Plan



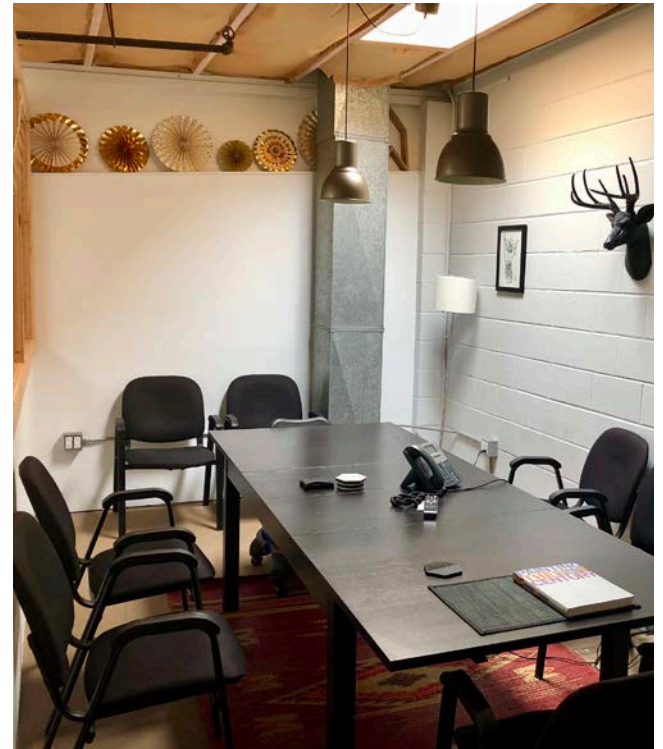
*FLOOR PLAN IS APPROXIMATE



Features

- > +/-1,400 rsf (+/-1,200 sf ground floor plus +/-200 sf loft)
- > \$3.00 psf plus NNN (\$.60) (includes utilities)
- > Available August 1, 2019
- > Open, spacious and bright
- > Skylights let in abundant natural light
- > Operable windows
- > High 16' ceilings with large commercial fans
- > 1 private office/conference room
- > Create work areas or open collaborative space
- > Spacious kitchen/break room with built-ins and sink
- > 3 unreserved parking spots

Suite 165 Photos

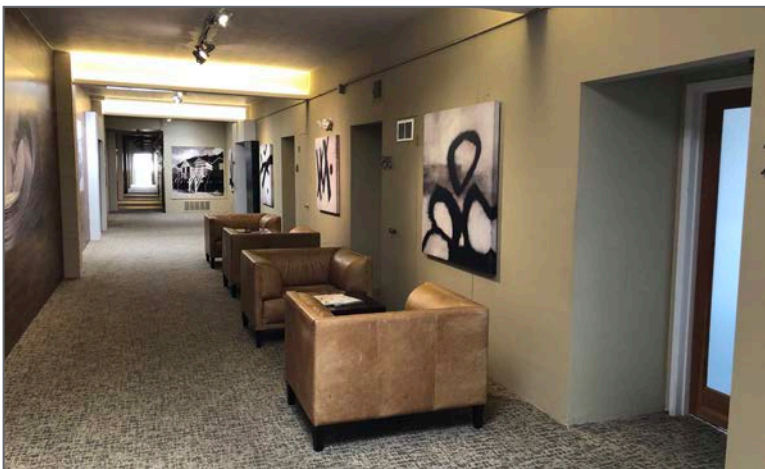


Suites 210/245

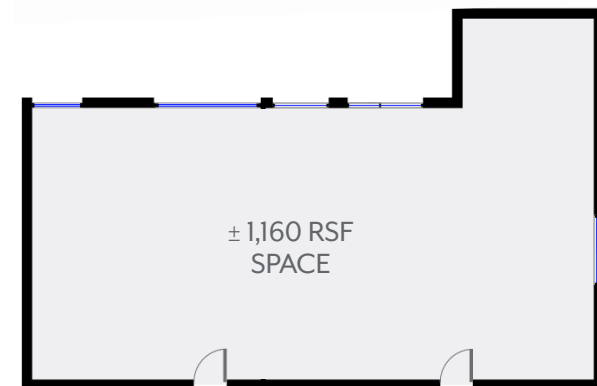
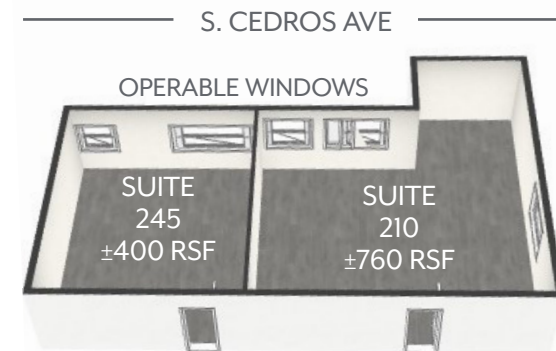
Features

- > Combined Suite: $\pm 1,160$ RSF
 - » \$3.25/SF plus \$.60/SF NNN (includes utilities)
- > Divided Suites:
 - » Suite 210 : 760 RSF at \$3.25/SF plus \$.60 NNN (includes utilities)
 - » suite 245: 400 RSF at \$3.25/SF plus \$.60 NNN (includes utilities)
- > Available Now
- > Highly desirable location fronting Cedros Avenue
- > West facing operable windows for ocean breezes
- > Open, flexible floorplan
- > Storage areas
- > New lighting and carpeting
- > Second floor location
- > Welcoming lobby and wide hallways featuring seating areas

Second Floor Hallway & Seating Area



Suite 210 & 245 Floor Plan



*FLOOR PLAN IS APPROXIMATE

Nearby Amenities

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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