

OCEAN TERRACE

COASTAL/OCEAN VIEW OFFICE SPACE FOR LEASE

201 LOMAS SANTA FE DRIVE
SOLANA BEACH, CA 92075



CONTACT

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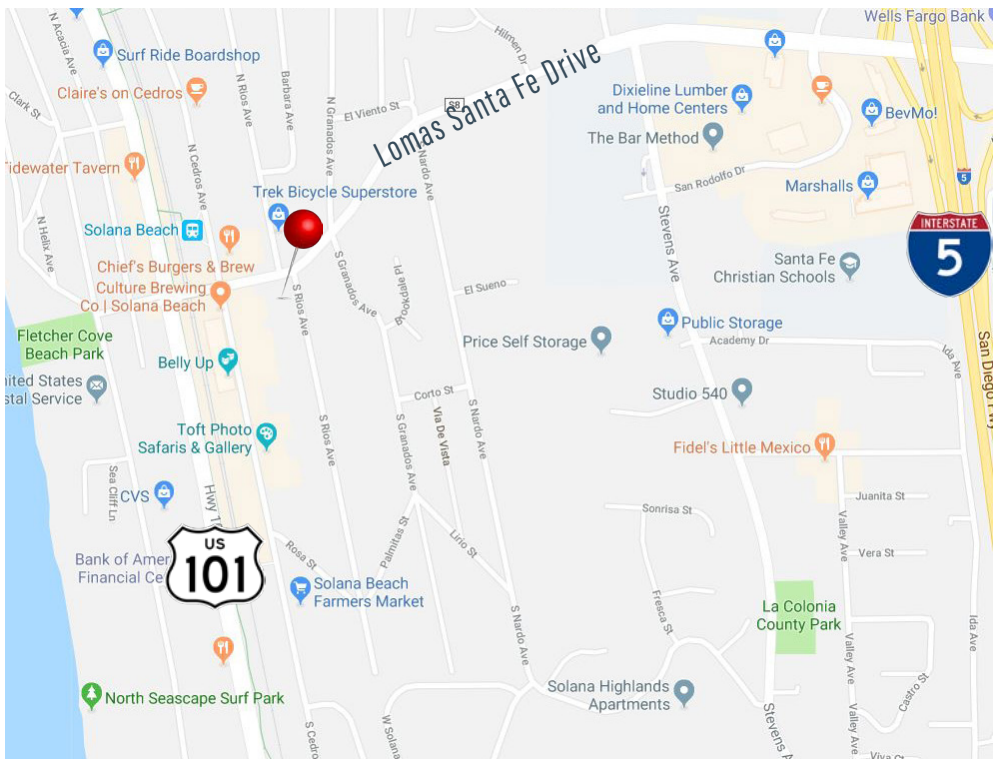
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NAI San Diego

COASTAL AND OCEAN VIEWS FROM ONE OF SOLANA BEACH'S MOST DISTINCTIVE BUILDINGS

Building Features

- > Very visible, high profile building
- > 5 Stories with distinctive architecture
- > Spectacular, panoramic wrap-around coastal views
- > Recently upgraded inside and out
- > Underground, reserved parking



ENJOY THE SOLANA BEACH WORK/PLAY LIFESTYLE!



Quick walk to the Cedros Design District



Trendy shops, businesses, restaurants,
breweries & wineries



North County entertainment & nightlife hub



Minutes to the ocean- walk, bike, run!



Blocks to beautiful Fletcher Cove



Amtrak station nearby

Suites 360-370

Space Features

- > +/- 3,780 RSF Space - Full Suite
- > Potentially Divisible Between approximately +/- 1,216 - 3,780 RSF
- > Available October 15, 2019
- > \$3.70/SF/month plus utilities for full suite
- > \$3.90/SF/month plus utilities for divided suites
- > Large Windows Maximize Beautiful Ocean & Coastal Views and Light
- > Building and Monument Signage Potentially Available
- > 10 Parking Spaces (Full Suite)

Existing Floor Plan

Reception Area

13 - 15 Offices, Many with Ocean & Coastal Views

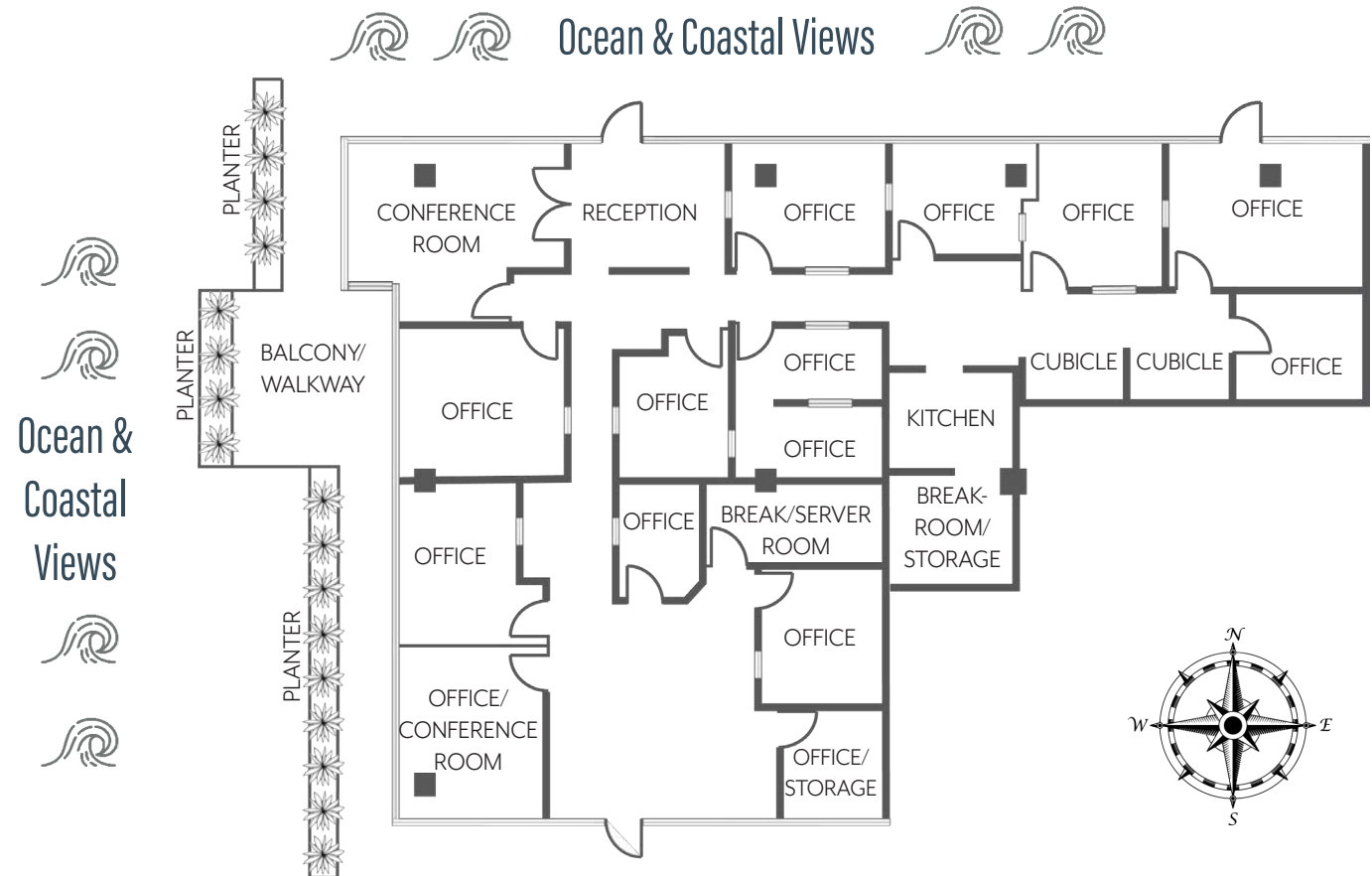
1 - 2 Conference Rooms with Ocean & Coastal Views

Multipurpose Areas: Cubicles/Bull Pen/Storage

Large Kitchen and Break Room

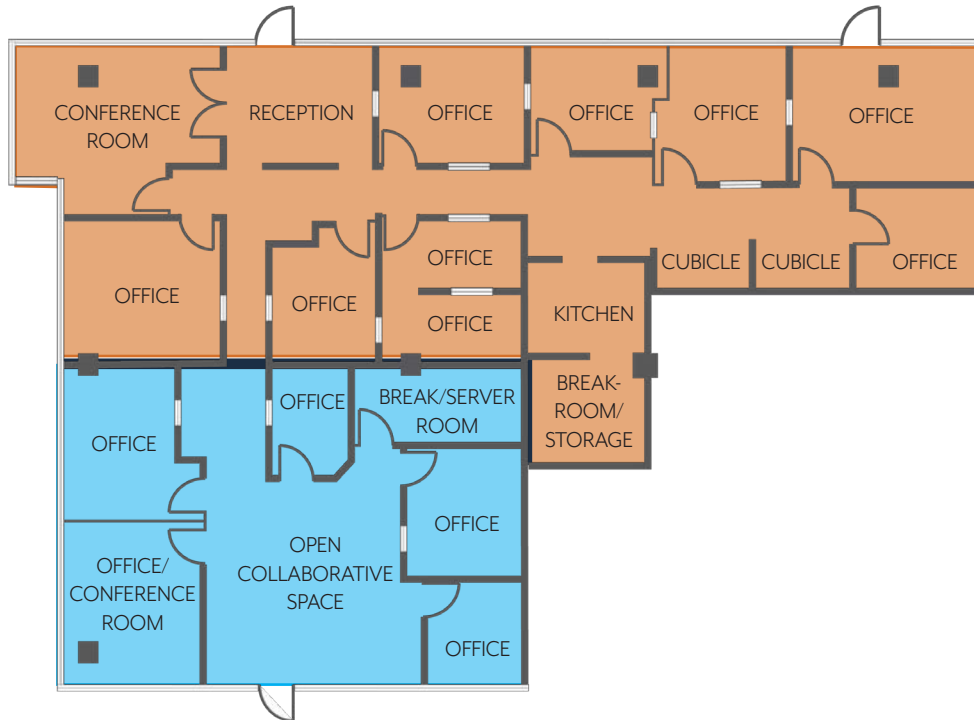
Break/Server Room with Separate A/C

Furnishings Potentially Available



LAYOUT IDEAS

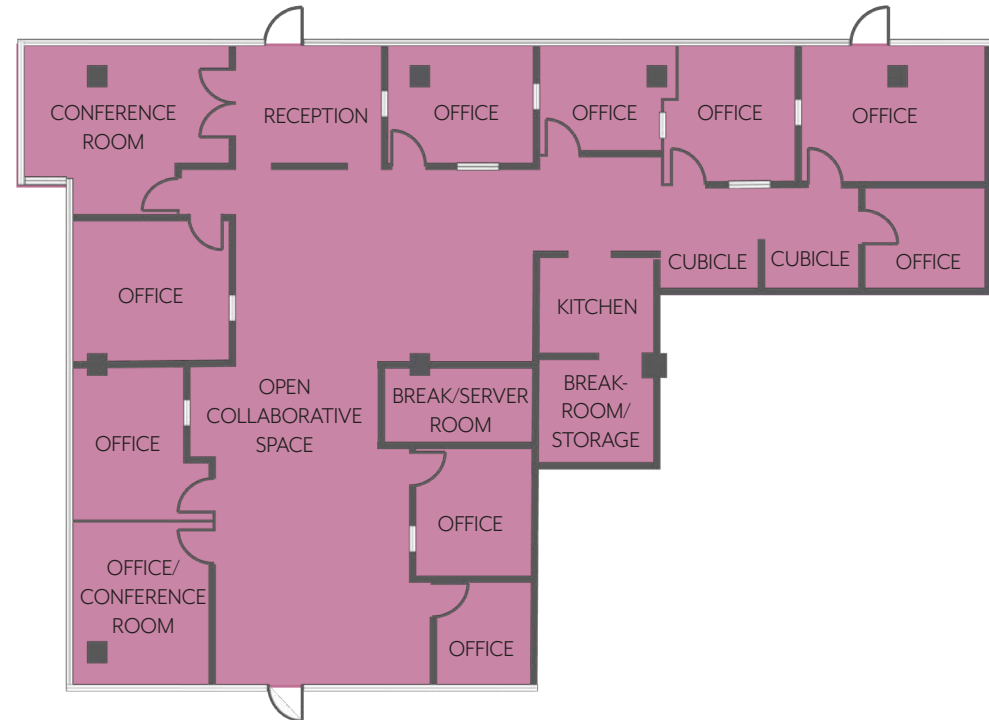
Version #1



- > +/- 1,216 RSF
- > 4 - 5 Offices
- > Conference Room
- > Break/Server Room
- > Open Collaborative Area

- > +/- 2,564 RSF
- > Reception/Office Area
- > 9 Offices
- > Conference Room
- > 2 Cubicle Areas
- > Kitchen
- > Break Room/Storage

Version #2



- > Several interior offices removed to allow for more open collaborative space
- > +/- 3,780 RSF
- > Reception
- > 9 - 10 Private Offices
- > 1 - 2 Conference Rooms
- > Break/Server Room
- > 2 Cubicle Areas
- > Kitchen
- > Break Room/Storage

INTERIOR PHOTOS



EXTERIOR PHOTOS



NEARBY

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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