308-312 SOUTH CEDROS SOLANA BEACH, CA

TERRACE °CEDROS















EXECUTIVE SUITES & COMMON AREA







AVAILABILITY

AVAILABILITY	RSF	COMMENTS
SUITE 260	6,067	Two story office connected by internal stairway, two exclusive oversized patios, ocean views, updated kitchen with bar seating, conference room



1st Floor

2nd Floor

PROPERTY HIGHLIGHTS:



A three-story office building totaling 24,947 RSF

Professional & creative office spaces ncluding 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

FROM TURF

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 **TO SURF**

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

STEPS AWAY FROM...



FLETCHER COVE

BEACH / PARK

Fletcher Cove Beach Park

-- Pillbox =

Train Station

Lomas Santa Fe Dr

DAVID ALAN

Peets Coffee

loft

308-312 S. Cedros

west elm



SOLANA BEACH TRAIN STATION



LIVE MUSIC VENUE



DOG FRIENDLY BEACHES



DEL MAR RACE TRACK



RESTAURANTS & CRAFT BEER

AMENITIES

RESTAURANTS ADDITIONAL

Culture Brewing Del Mar Pizza Board and Brew Brigantine En Fuego Cantina & Grill Fidel's Little Mexico Fish Market Jake's Del Mar Lofty Coffee Pamplemousse Prepkitchen Poseidon Restaurant Rare Society Sibicca Steak 48 Viewpoint Brewing Zel's Del Mar

HOTELS ADDITIONAL

Holiday Inn Express Couryard 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**

DEL MAR RACETRACK

2010111

LOMAS SANTA FI



Whole Foods Cucina Enoteca Flower Child **Corepower Yoga** Milton's Deli **Burger Lounge** Starbucks Venissimo Cheese & Wine

VIA DE LA VALLE

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

DEL MAR

DM DEL MAR PLAZA

(H) Hilton

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

BROOKS CAMPBELL

Senior Director +1 760.431.4215 brooks.campbell@cushwake.com CA LIC # 01380901

PETER CURRY

Managing Director +1 760.431.4238 peter.curry@cushwake.com CA LIC # 01241186 OWEN CURRY Senior Associate +1 760.415.3052 owen.curry@cushwake.com CA LIC # 01972528

308 - 312 SOUTH CEDROS Solana Beach, Ca



CUSHMAN & WAKEFIELD



NOTE: The photos and computer renderings shown and included in this brochure are for illustrative purposes only and are not intended as a warranty or representation by the owner. The owner hereby disclaims any representation, warranty or assurance to a prospective tenant regarding any improvement to be constructed on the project as depicted in this brochure and reserves the right to substitute the materials and finishes.