

# TERRACE @ CEDROS

308-312 SOUTH CEDROS  
SOLANA BEACH, CA



**FOR LEASE**





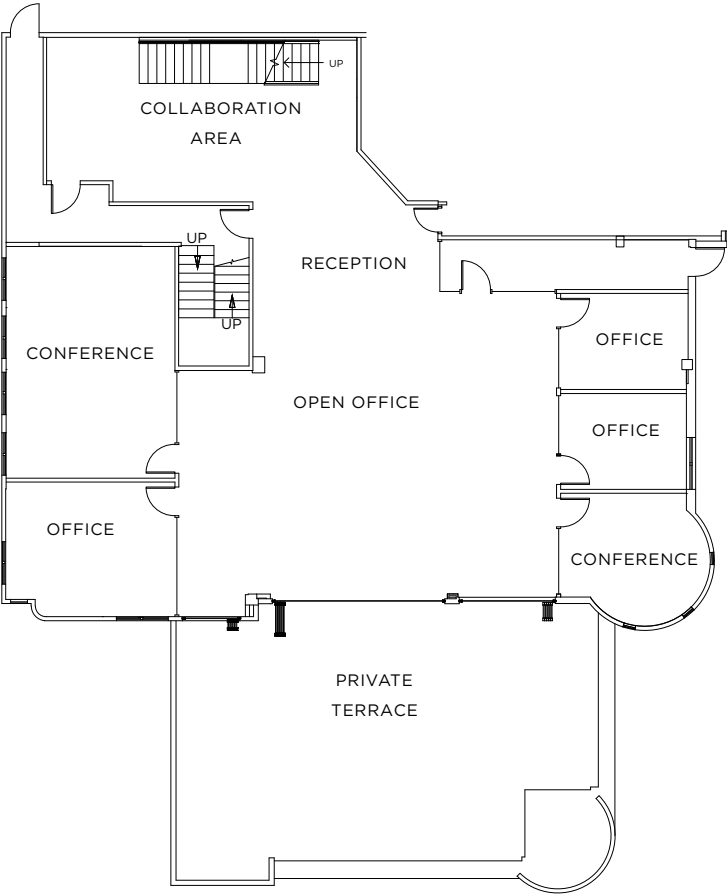


# EXECUTIVE SUITES & COMMON AREA

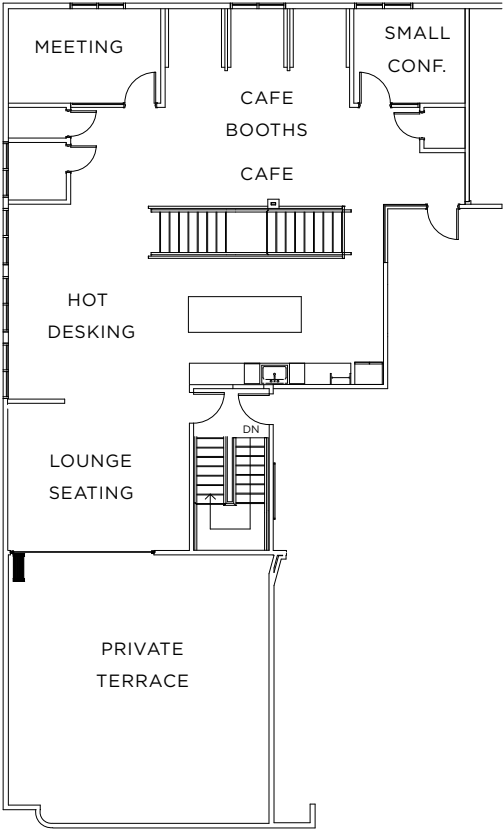


# AVAILABILITY

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  
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

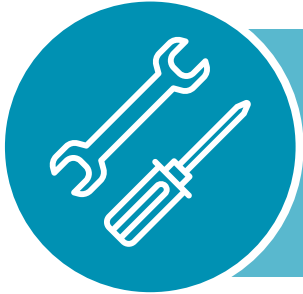
Parking: Covered lot up elevated driveway, ## Spots

5 minute walk (.3) miles to the Solana Beach Amtrak & Coaster station

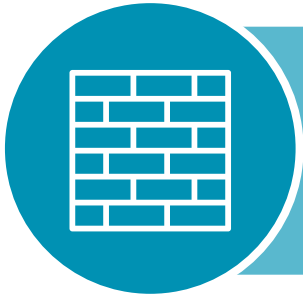
# FROM TURF



# 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



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...



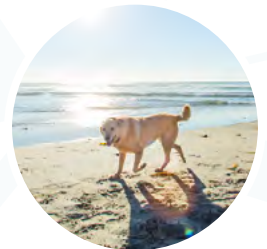
FLETCHER COVE  
BEACH / PARK



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  
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

## ADDITIONAL HOTELS

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





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*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.*