

TERRACE @ CEDROS

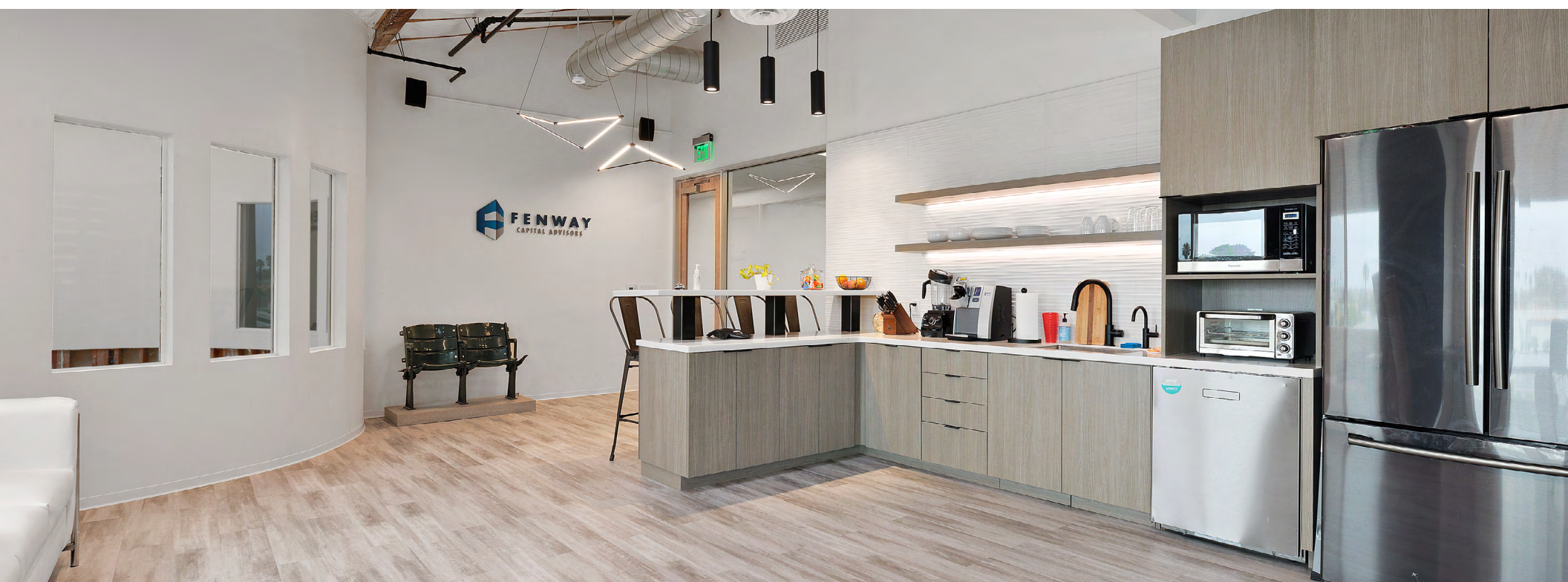
308-312 SOUTH CEDROS
SOLANA BEACH, CA



 CUSHMAN &
WAKEFIELD

 FENWAY
CAPITAL ADVISORS

FOR LEASE



EXECUTIVE SUITES & COMMON AREA



AVAILABILITY

SPACE	RSF	COMMENTS
SUITE 230	1,771	New Spec Suite
SUITE 220	732	New Spec Suite
SUITE 260	6,067	Two story office connected by internal stairway, two exclusive oversized patios, ocean views, updated kitchen with bar seating,

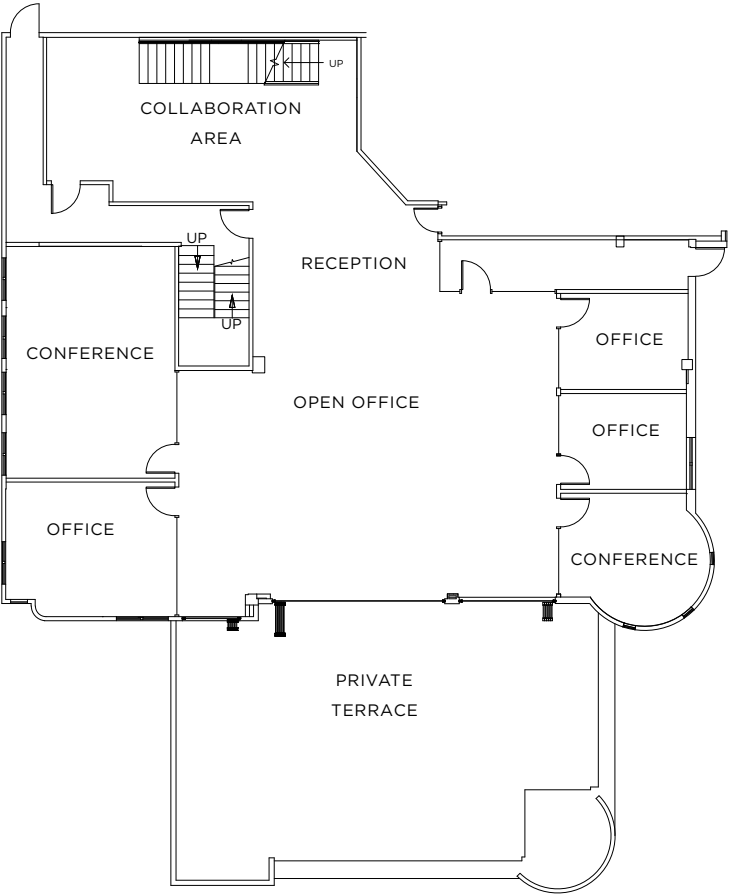
COVERED PARKING



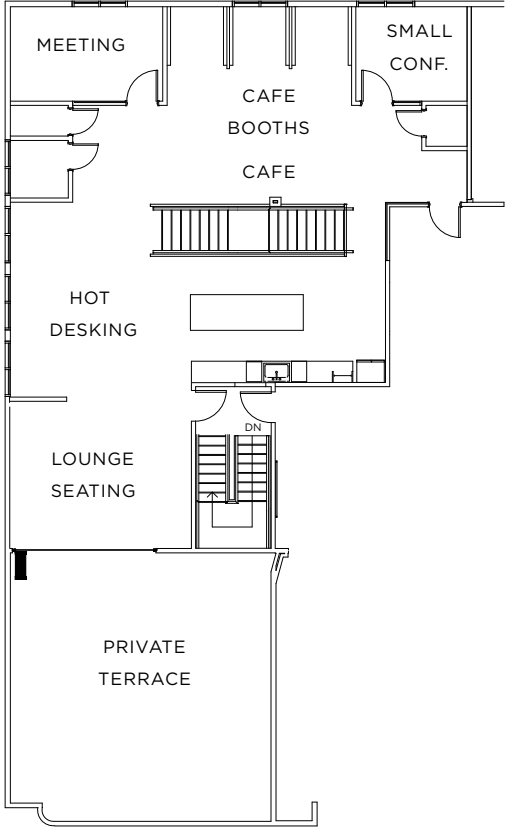
AVAILABILITY

SUITE 260 6,067 RSF

Two story office connected by internal stairway, two exclusive oversized patios, ocean views, updated kitchen with bar seating,



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

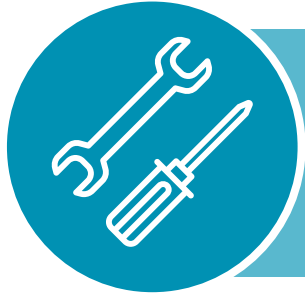


Freeway access by way of Lomas Santa Fe
Parking: Covered lot up elevated driveway, ## Spots
5 minute walk (.3) miles to the Solana Beach Amtrak & Coaster station

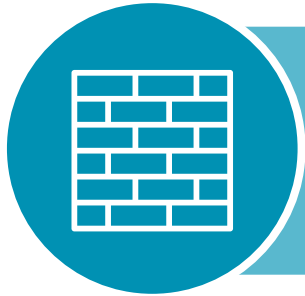
A photograph of a horse race in progress, showing several jockeys on horses running on a dirt track. The text 'FROM TURF' is overlaid in large, white, sans-serif capital letters at the top of the image.

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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SOLANA BEACH, CA**



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