

TERRACE @ CEDROS

308-312 SOUTH CEDROS
SOLANA BEACH, CA

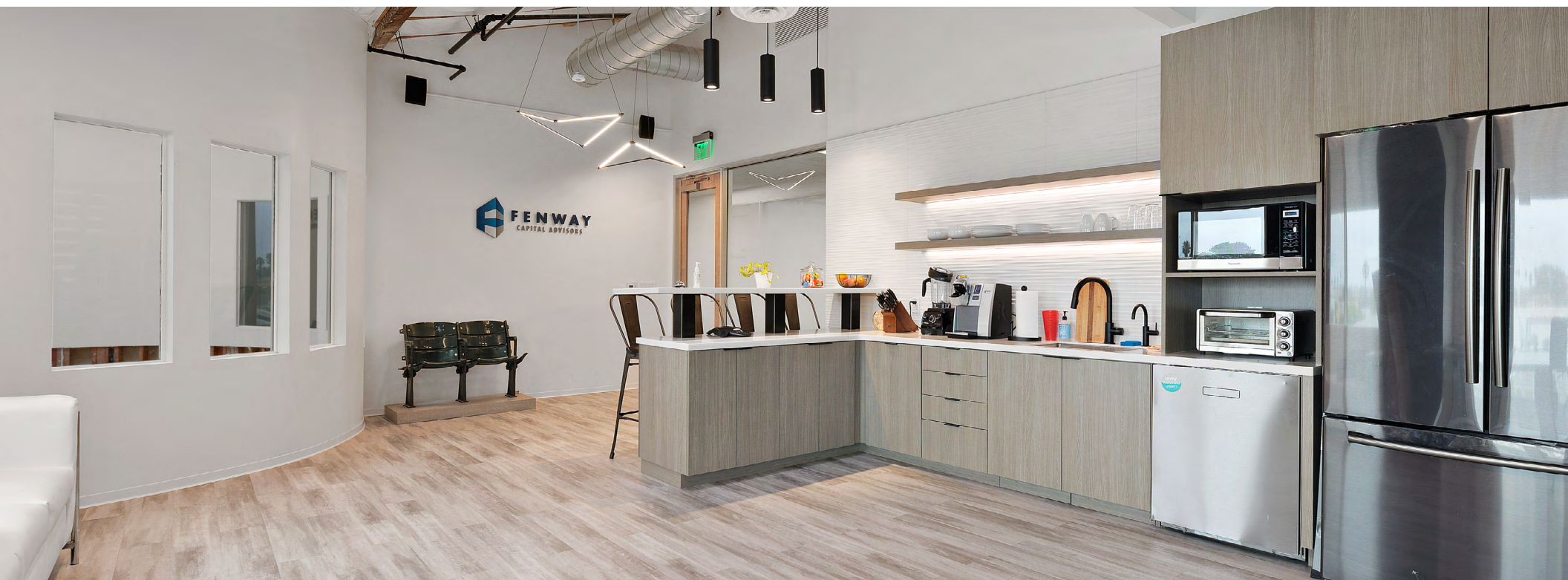


CUSHMAN &
WAKEFIELD



FENWAY
CAPITAL ADVISORS

FOR LEASE

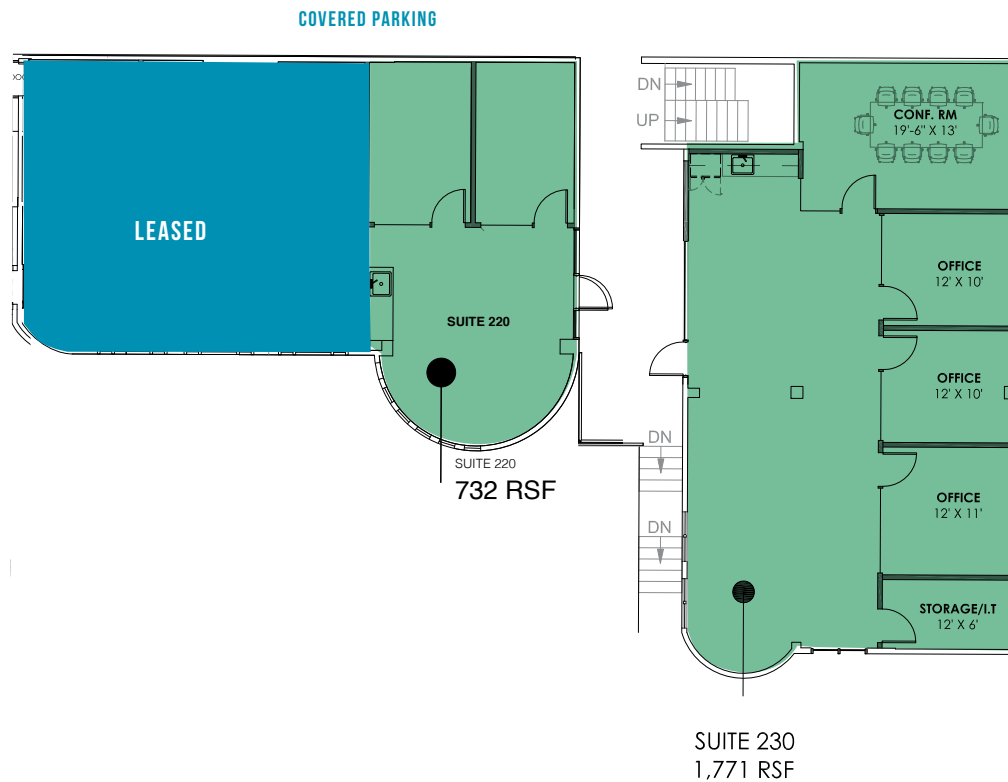


EXECUTIVE SUITES & COMMON AREA



AVAILABILITY

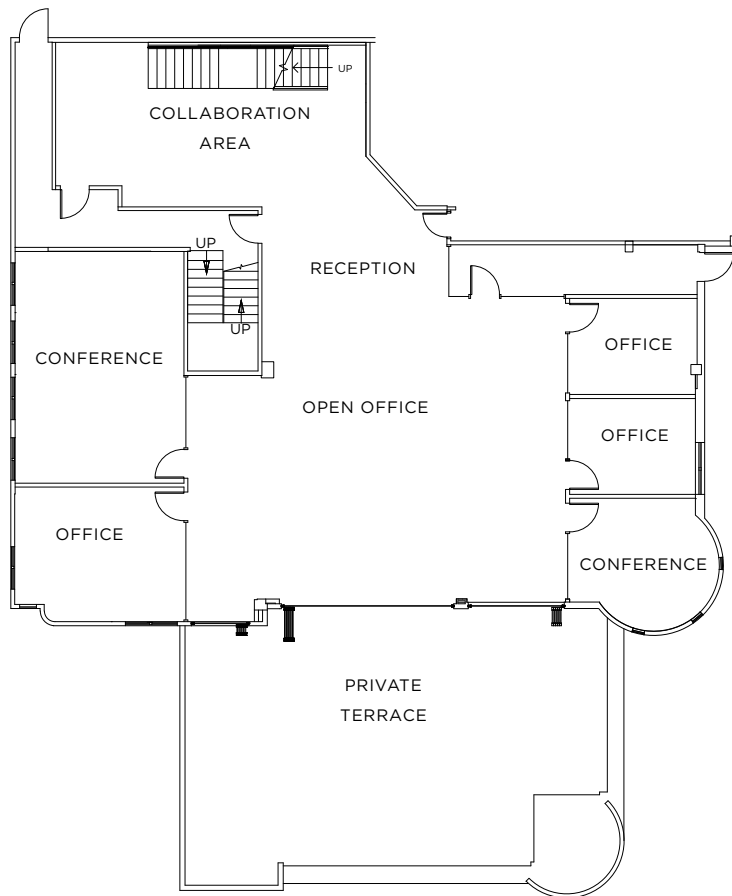
SPACE	RSF	COMMENTS
SUITE 230	1,771	New Spec Suite
SUITE 220	732	New Spec Suite
SUITE 260	6,067	Two story office connected by internal stairway, two exclusive oversized patios, ocean views, updated kitchen with bar seating,
SUITE 300	1,116	Tw private offices, reception space, and kitchenette



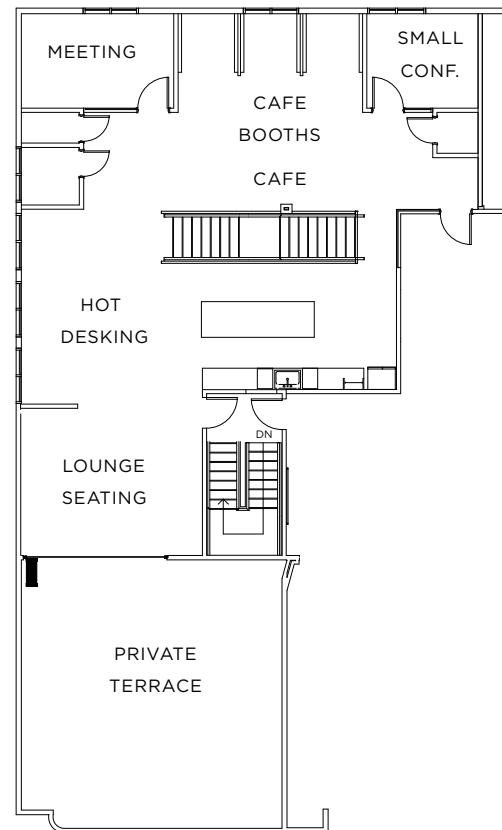
AVAILABILITY

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

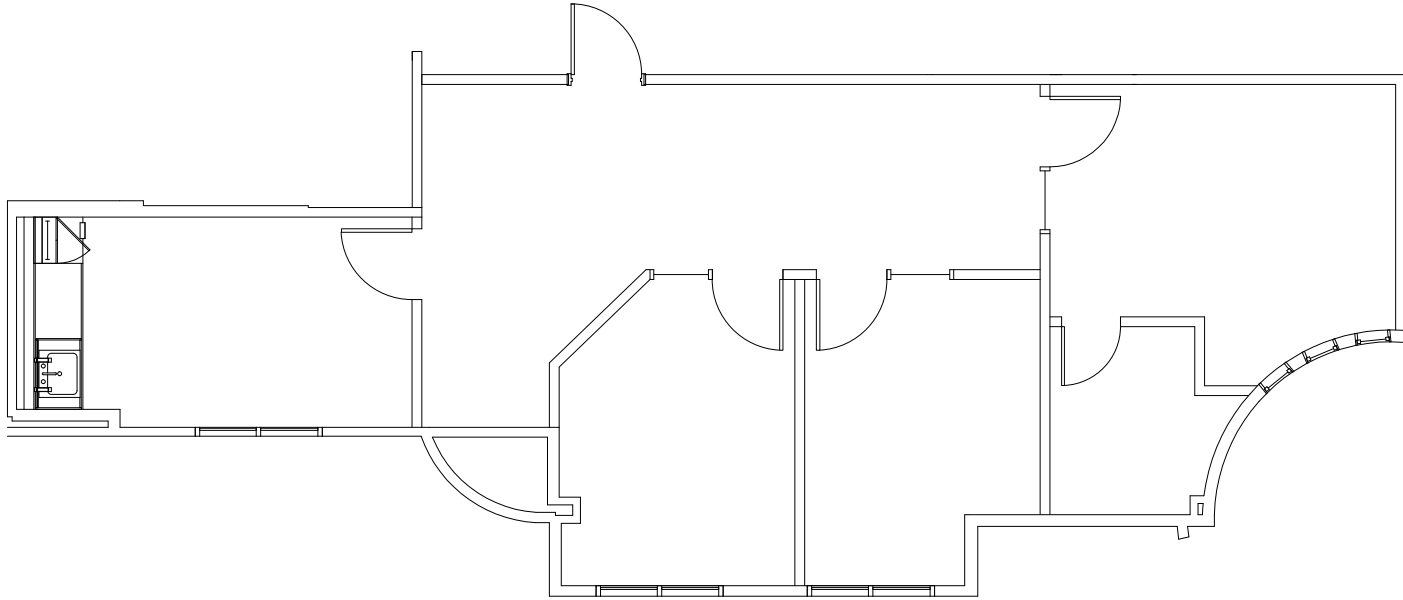


2nd Floor

AVAILABILITY

SUITE 300 1,116 RSF

Tw private offices, reception space, and kitchenette



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

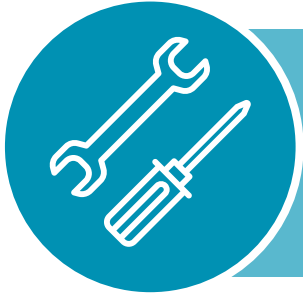
Parking: Covered lot up elevated driveway, ## Spots

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

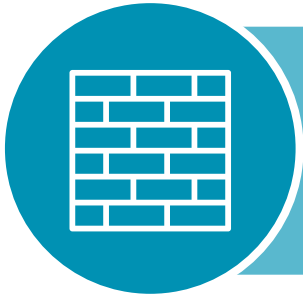
FROM TURF



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



SOLANA BEACH



Cedros Design District



COURTYARD Marriott



Sprouts Market
Crust Pizzeria
Fish District
Ember & Still
Panera Bread
Jamba Juice
Starbucks
Orangetheory
Bar Method
Chase Bank

LOMAS SANTA FE



FLOWERHILL
PROMENADE

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

VIA DE LA VALLE



DEL MAR
RACETRACK

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



DEL MAR



DEL MAR PLAZA
SEASIDE SPLENDOR

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

EL CAMINO REAL

DEL MAR HEIGHTS RD

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SOLANA BEACH, CA**



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