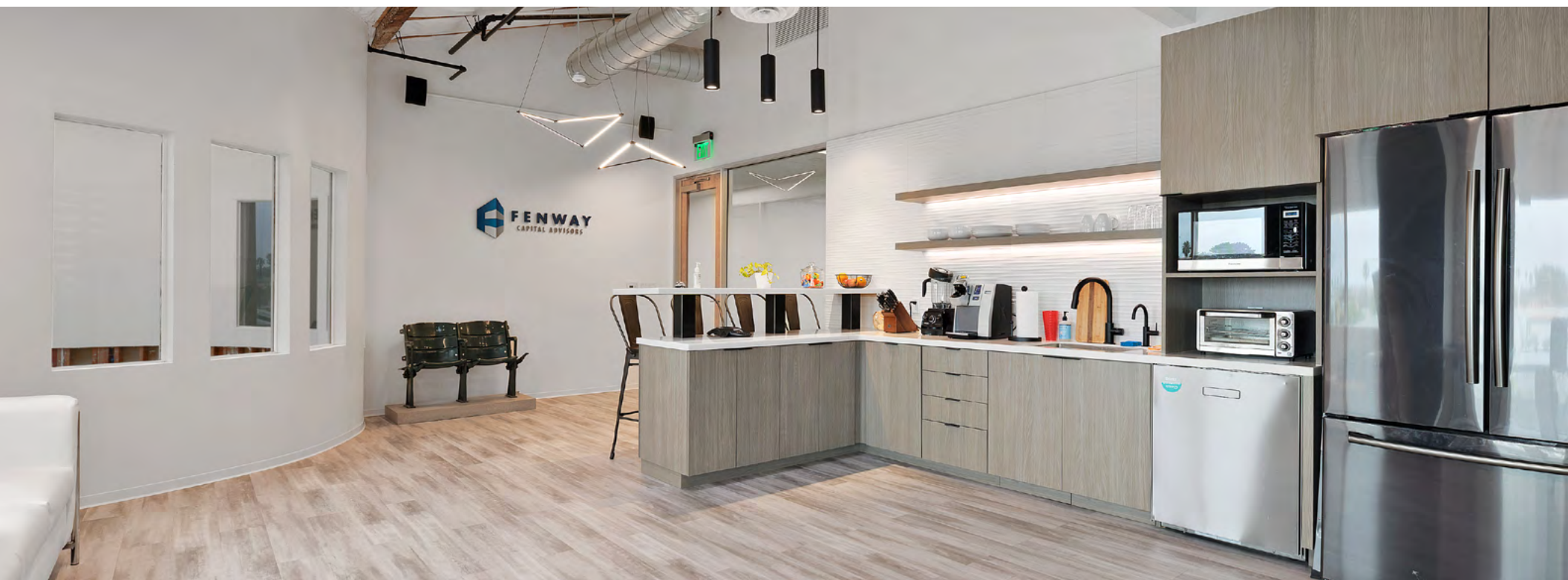


TERRACE @ CEDROS

308-312 SOUTH CEDROS
SOLANA BEACH, CA



FOR LEASE

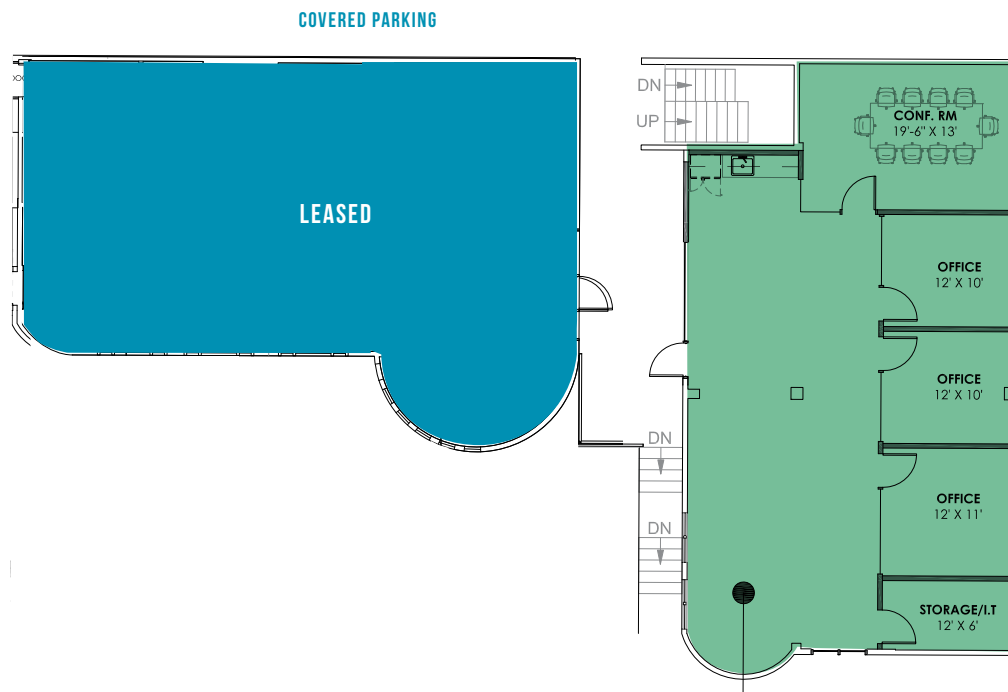


EXECUTIVE SUITES & COMMON AREA



AVAILABILITY

SPACE	RSF	COMMENTS
SUITE 230	1,771	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

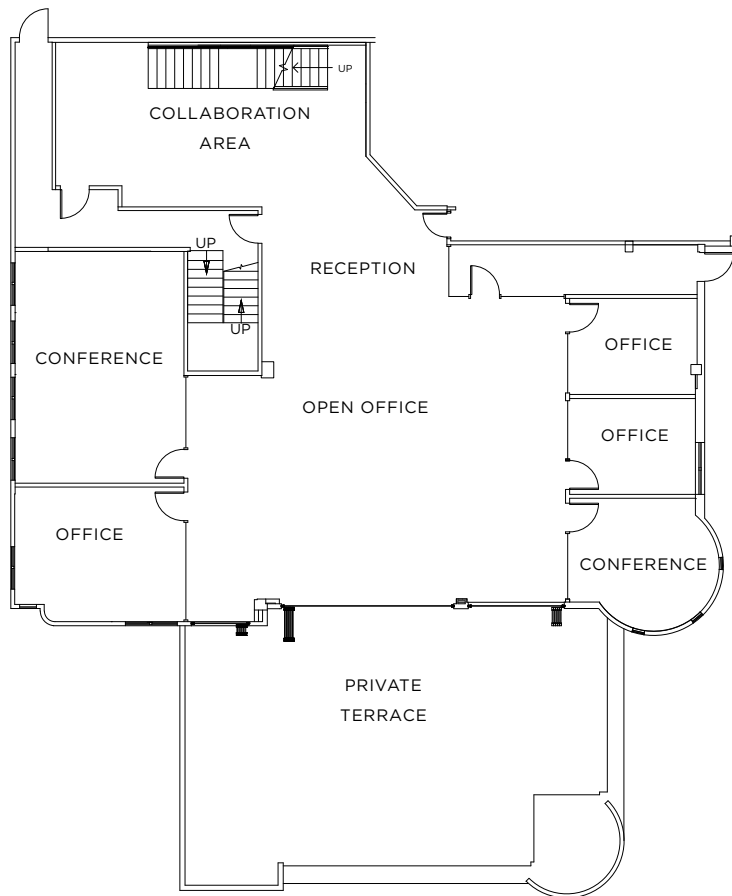


SUITE 230
1,771 RSF

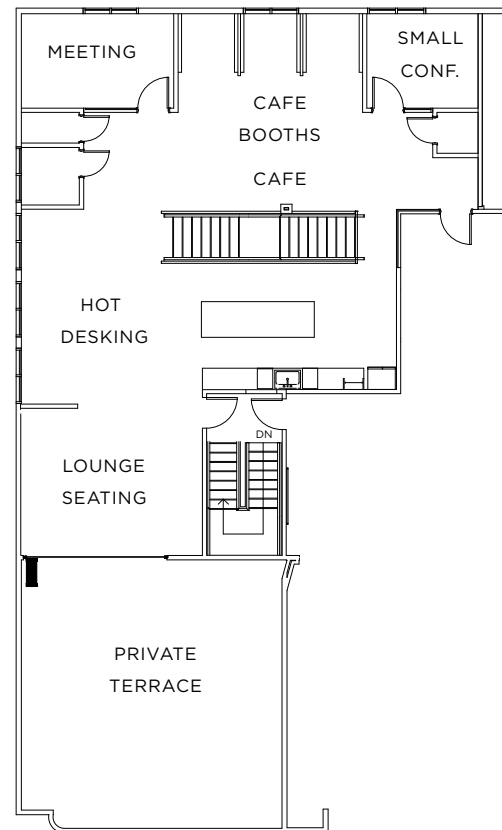
AVAILABILITY

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

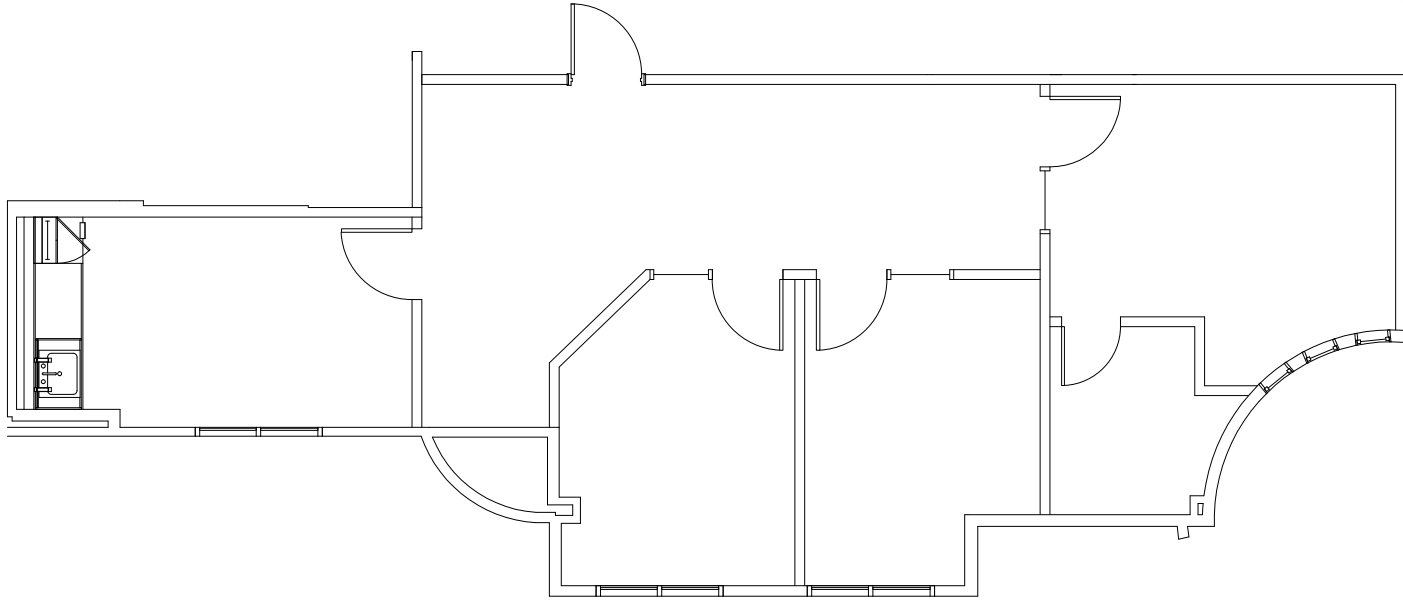


2nd Floor

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

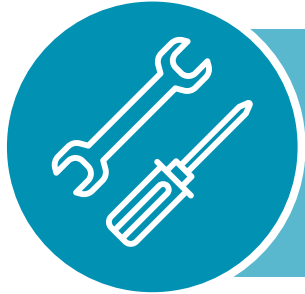
Parking: Covered lot up elevated driveway, ## Spots

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

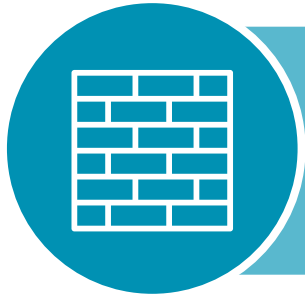
FROM TURF



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...



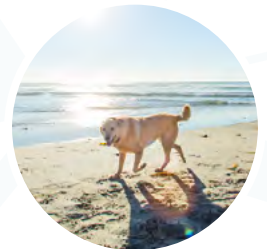
FLETCHER COVE
BEACH / PARK



SOLANA BEACH
TRAIN STATION



LIVE MUSIC
VENUE



DOG FRIENDLY
BEACHES



DEL MAR
RACE TRACK



RESTAURANTS
& CRAFT BEER

ADDITIONAL RESTAURANTS

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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**308 - 312 SOUTH CEDROS
SOLANA BEACH, CA**



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