

444 South Cedros
Avenue
Solana Beach, California

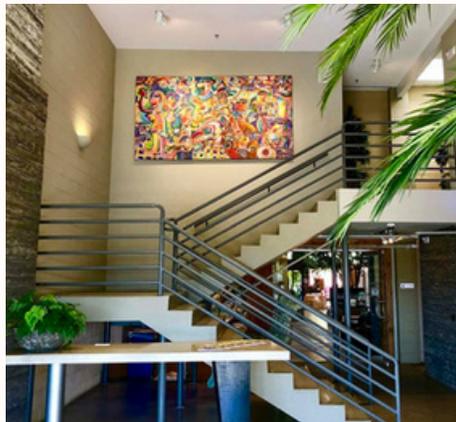


NOW LEASING
Suite 165, 200, 240 & 260



LOCATION FEATURES

- IN THE HEART OF THE POPULAR CEDROS DESIGN DISTRICT
- DISTINCTIVE LANDMARK BUILDING
- NORTH COUNTY ENTERTAINMENT & NIGHTLIFE HUB
- SURROUNDED BY TRENDY SHOPS, BUSINESSES, CAFES AND WINERIES
BREWRIES
- MINUTES TO THE OCEAN - WALK, BIKE, SURF!
- NEAR HIGHWAY 101 PEDESTRIAN BRIDGE
- EASY ACCESS TO HIGHWAY 101 & I-5
- AMTRAK STATION NEARBY
- DIRECTLY ADJACENT TO BRIDGE TO COAST
- HIGHWAY CADDY CORNER TO NEW RARE SOCIETY RESTAURANT
FARMERS MARKET ACROSS THE STREET EVERY SUNDAY
- CREATIVE & DYNAMIC WORK ENVIRONMENT
- ATTRACTIVE LOBBY AND COMMON AREAS - INCLUDING UPPER LEVEL
SEATING AREA TO ENJOY THE OCEAN BREEZES



444 South Cedros Ave, Suite 165 Solana Beach, California

Size: ±1,629 SF with a small loft

Base Rent: \$4.50/SF

NNN's: \$1.25/SF

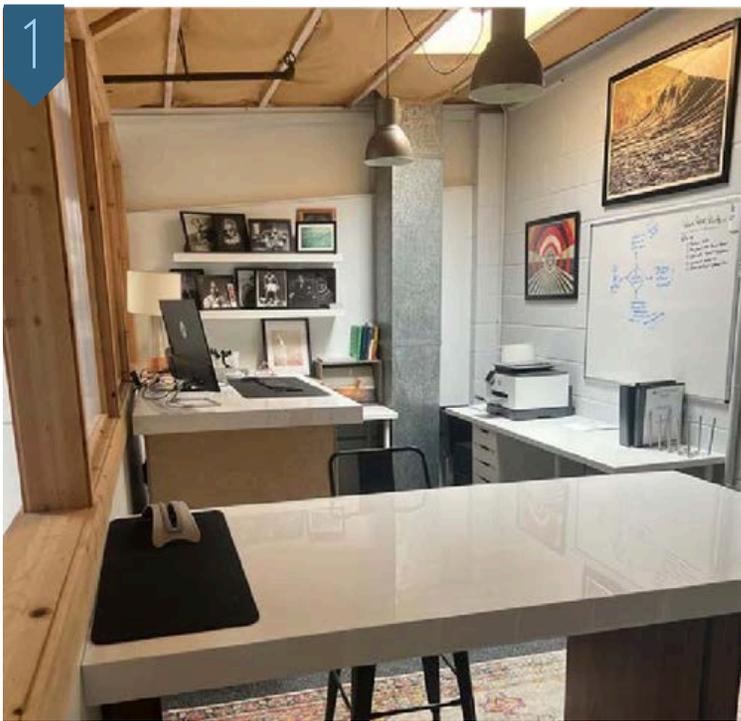
Available: May 1st, 2026

Suite Layout:

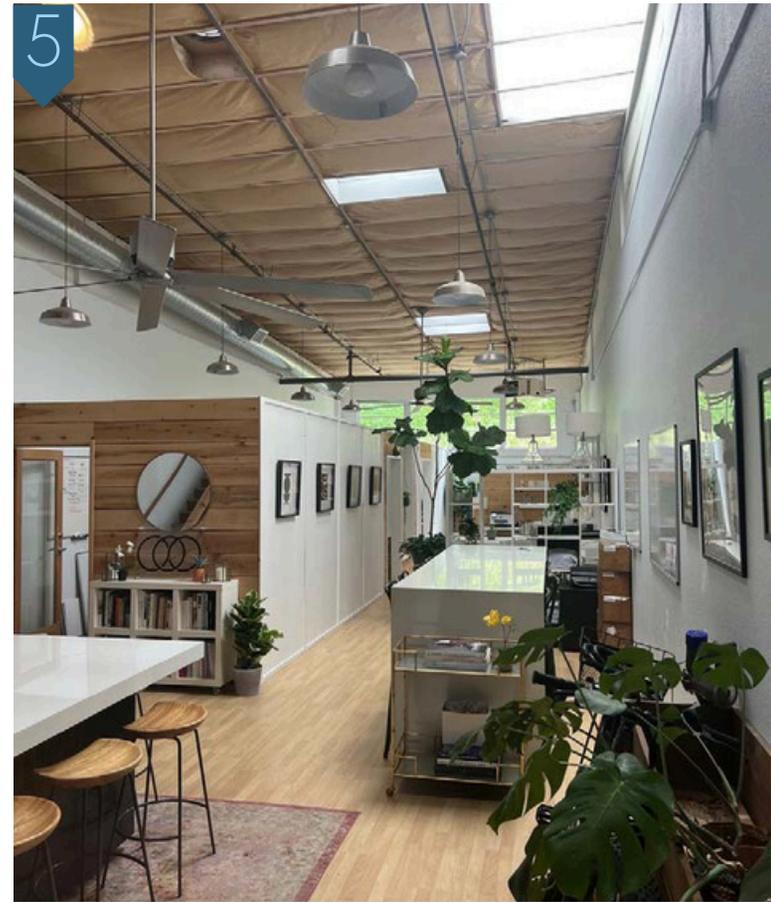
- Open, spacious and bright
- Skylights let in abundant natural light
- Operable windows
- High 16' ceilings with large commercial fans
- 3 private offices + 1 conference room
- Create work areas or open collaborative space
- Kitchen/break room with built-ins and sink

Parking: 3 Unreserved Parking Spots





444 South Cedros Ave, Suite 165
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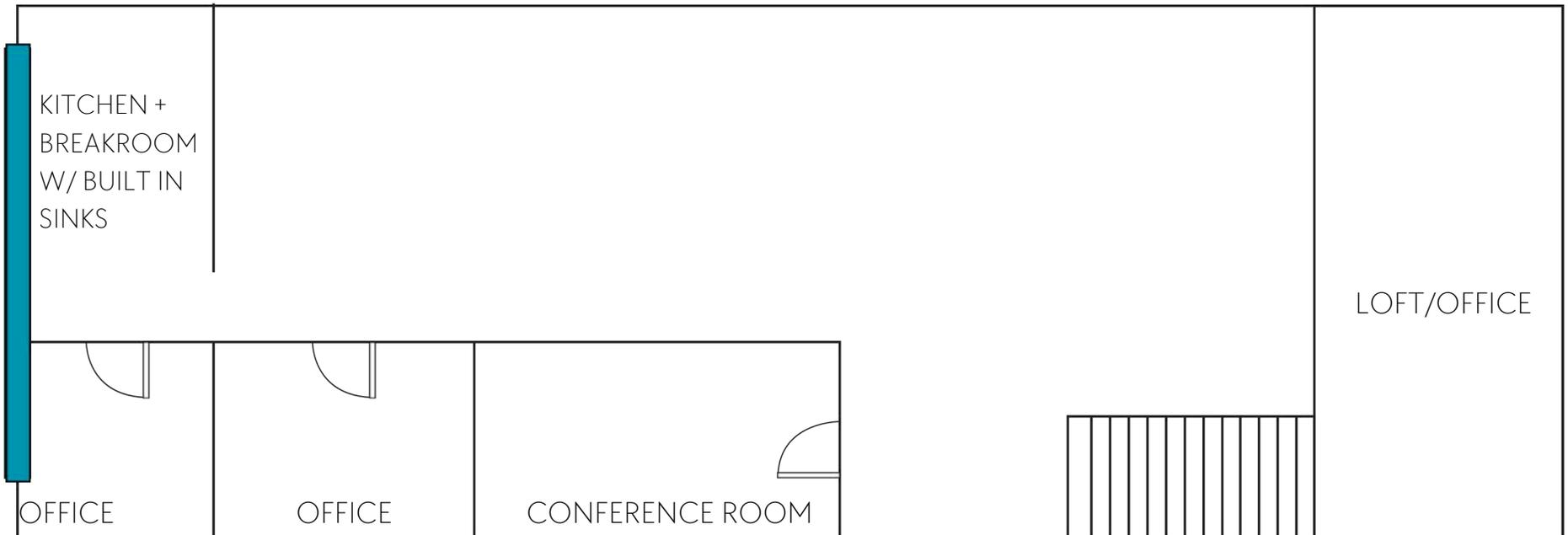


1: Upstairs Loft/Office | 2: Kitchen/Breakroom | 3: Common Area Patio Facing Cedros | 4: Internal Office | 5: Interior



Floor Plan

CURRENT CONFIGURATION | Suite 165



INCLUDES: 2 FLOOR LEVEL OFFICES, 1 LOFT/OFFICE, CONFERENCE ROOM, KITCHEN + BREAKROOM

: INDICATES OPERABLE WINDOWS

444 South Cedros Ave, Suite 260 Solana Beach, California

Size: ±1,181 SF

Base Rent: \$4.50/SF NNN

NNN's: \$1.25/SF

Available: May 1st, 2026

Suite Layout:

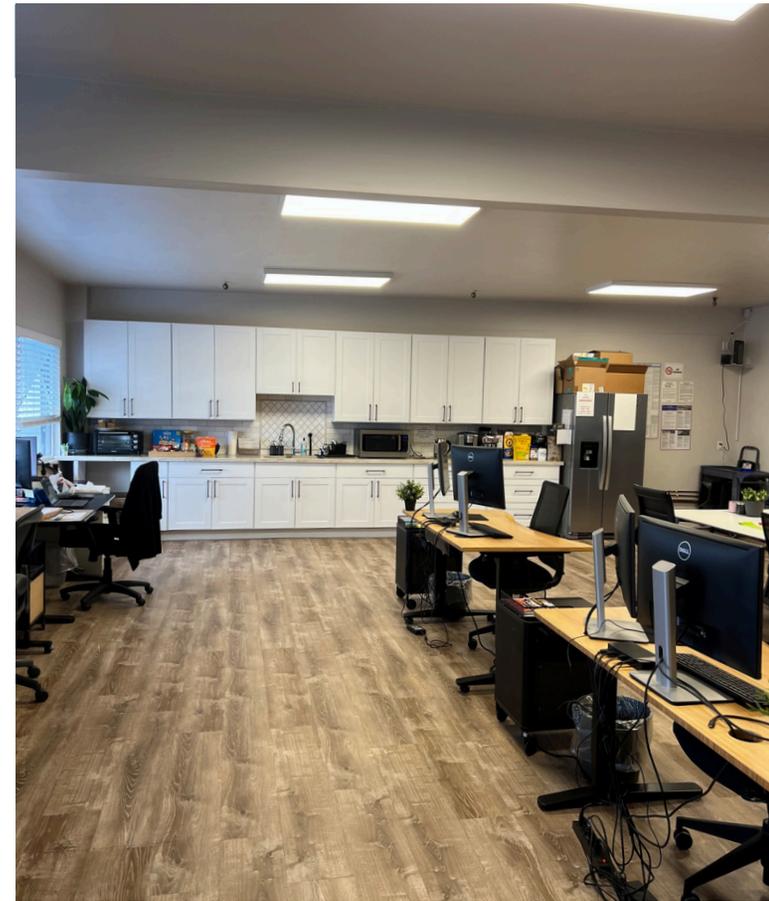
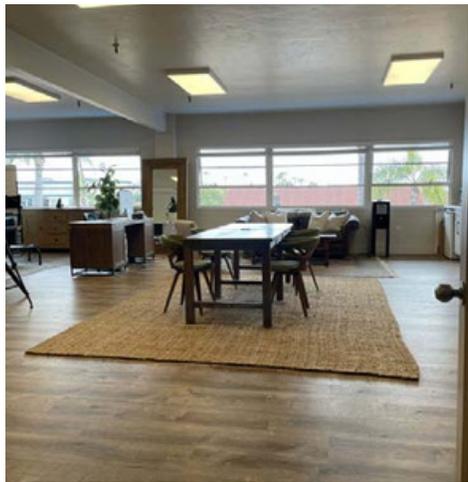
- Open, spacious and bright
- Hard wood floors
- Operable windows
- Kitchen with built-in cabinets and sink
- Creative Office/ Retail space facing South Cedros

Parking: 2 Unreserved Parking Spots





444 South Cedros
Ave, Suite 260
Solana Beach, California



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444 South Cedros Ave, Suite 200 Solana Beach, California

Size: ± 858 SF

Base Rent: \$4.50/SF NNN

NNN's: \$1.25/SF

Available: May 1st, 2026

Suite Layout:

- Two private Offices (all floor to ceiling glass)
- Conference Room
- Open Office Space
- Small storage area
- HVAC and Operable windows w Views of S. Cedros
- Furniture Potentially Available



444 South Cedros Ave, Suite 240 Solana Beach, California

Size: ± 392 SF

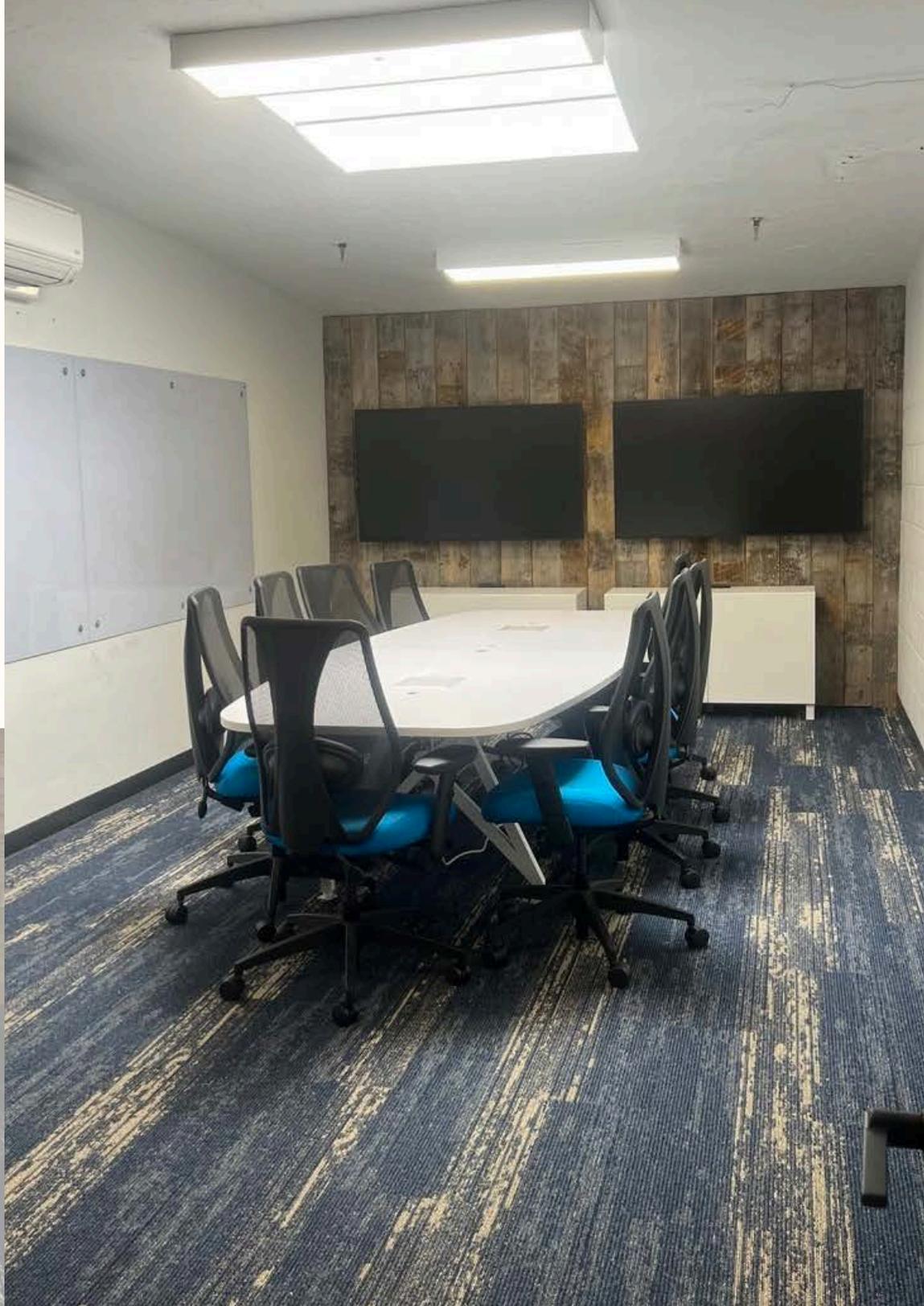
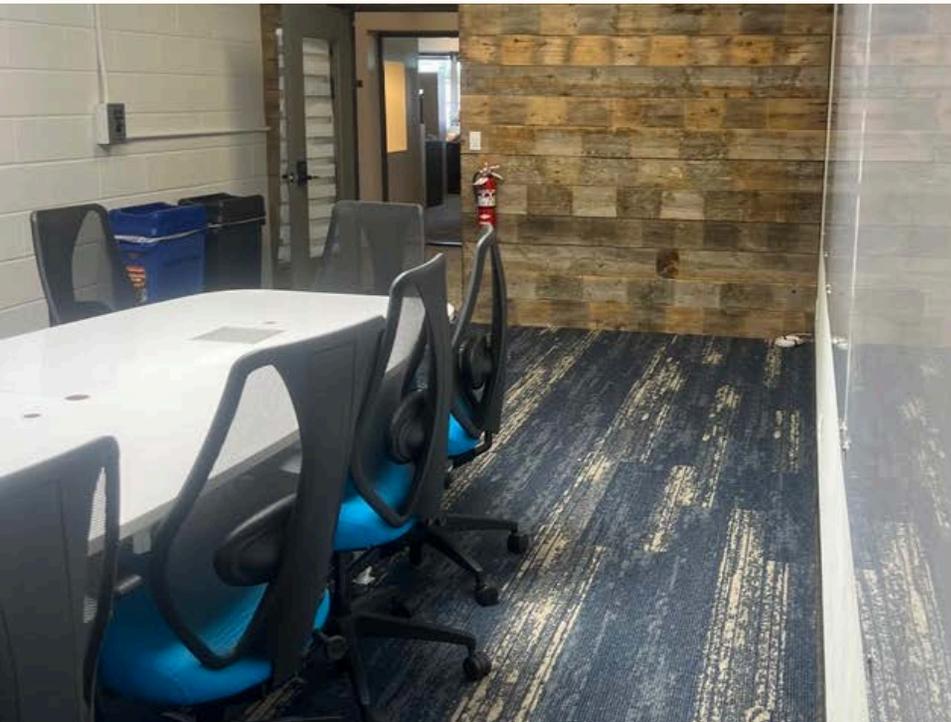
Base Rent: \$4.50/SF NNN

NNN's: \$1.25/SF

Available: May 1st, 2026

Suite Layout:

- Large Open Creative/Private Office or Conference room
- Can be addition to Suite 200 or 260
- HVAC and Skylight



NEARBY AMENITIES



444 South Cedros Ave,
Suite 165, 200, 240 & 260
Solana Beach, California



EXCLUSIVE CONTACT
Jason Smithson
Senior Vice President
jsmithson@naisandiego.com
619.241.2394
LIC # 01477835

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