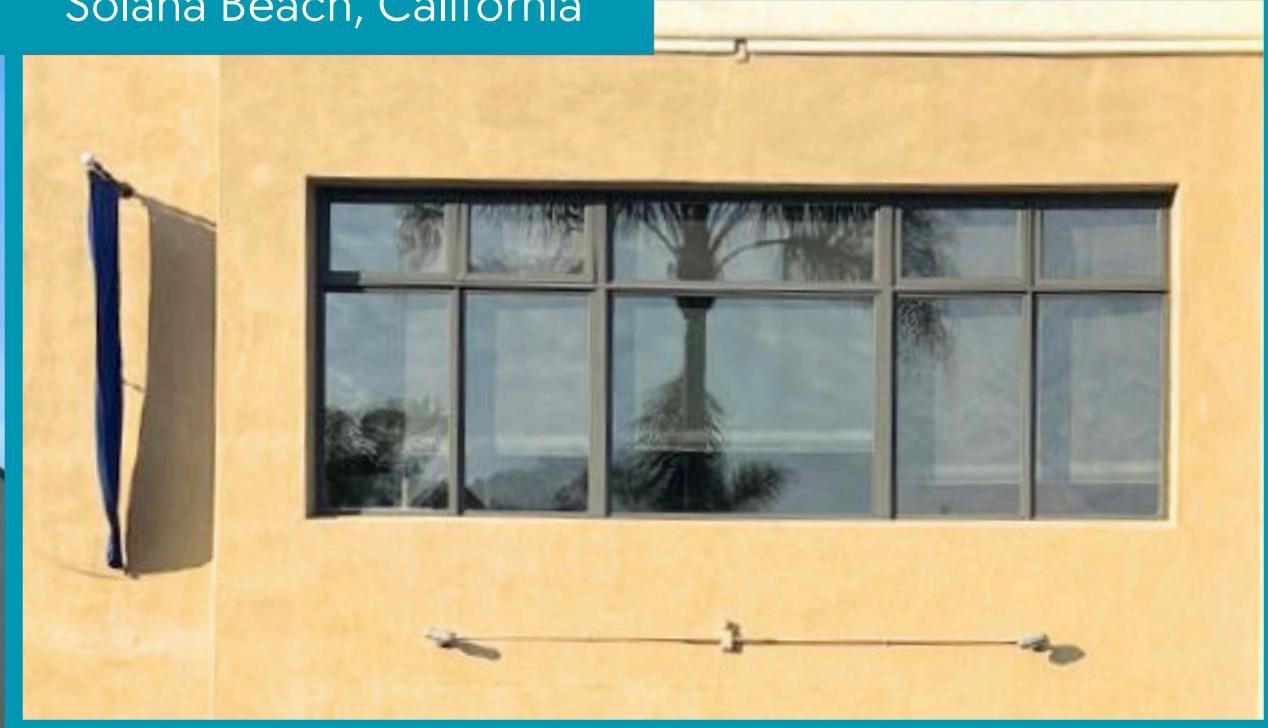


415 South Cedros  
Ave, Suite 260  
Solana Beach, California



Available For Sublease or Direct Deal | ±1,730 SF  
Second Floor Creative Office & Retail Space



# 415 South Cedros Ave, Suite 260 Solana Beach, California

Size:	±1,730 SF
Base Rent:	\$4.45/SF NNN
NNN's:	\$0.84 PSF
Available Now:	Sublease Term through August 31 <sup>st</sup> , 2026 or Direct Deal Available
Suite Features	<ul style="list-style-type: none"><li>Reception</li><li>Conference Room</li><li>2 Private Offices</li><li>IT/Storage Room</li><li>Break Room with Sink</li><li>Large built in cabinets with granite countertop</li><li>Open Space fronting South Cedros</li><li>Operable Windows throughout</li><li>Polished Concrete Floors</li><li>Private entrance and rear patio facing Hwy 101</li><li>HVAC Throughout</li></ul>
Location Features	<ul style="list-style-type: none"><li>Excellent South Cedros Location Directly adjacent to Bridge to Coast Hwy</li><li>Caddy Corner to Rare Society Restaurant</li><li>Farmers Market across the street every Sunday</li></ul>
Parking	3 Reserved and 3 Unreserved Parking

DIRECTLY ADJACENT TO 101 HIGHWAY BRIDGE



PRIVATE ENTRANCE



VIEW FROM SUITE

## LOCATION FEATURES

- IN THE HEART OF THE POPULAR CEDROS DESIGN DISTRICT
- DISTINCTIVE LANDMARK BUILDING
- NORTH COUNTY ENTERTAINMENT & NIGHTLIFE HUB
- SURROUNDED BY TRENDY SHOPS, BUSINESSES, SERVICES & CAFES
- MINUTES TO THE OCEAN - WALK, BIKE, RUN!
- NEXT TO HIGHWAY 101 PEDESTRIAN BRIDGE
- EASY ACCESS TO HIGHWAY 101 & I-5
- WALK TO AMTRAK STATION
- PRIVATE OFF-STREET LOT AND STREET PARKING
- ELEVATOR SERVED

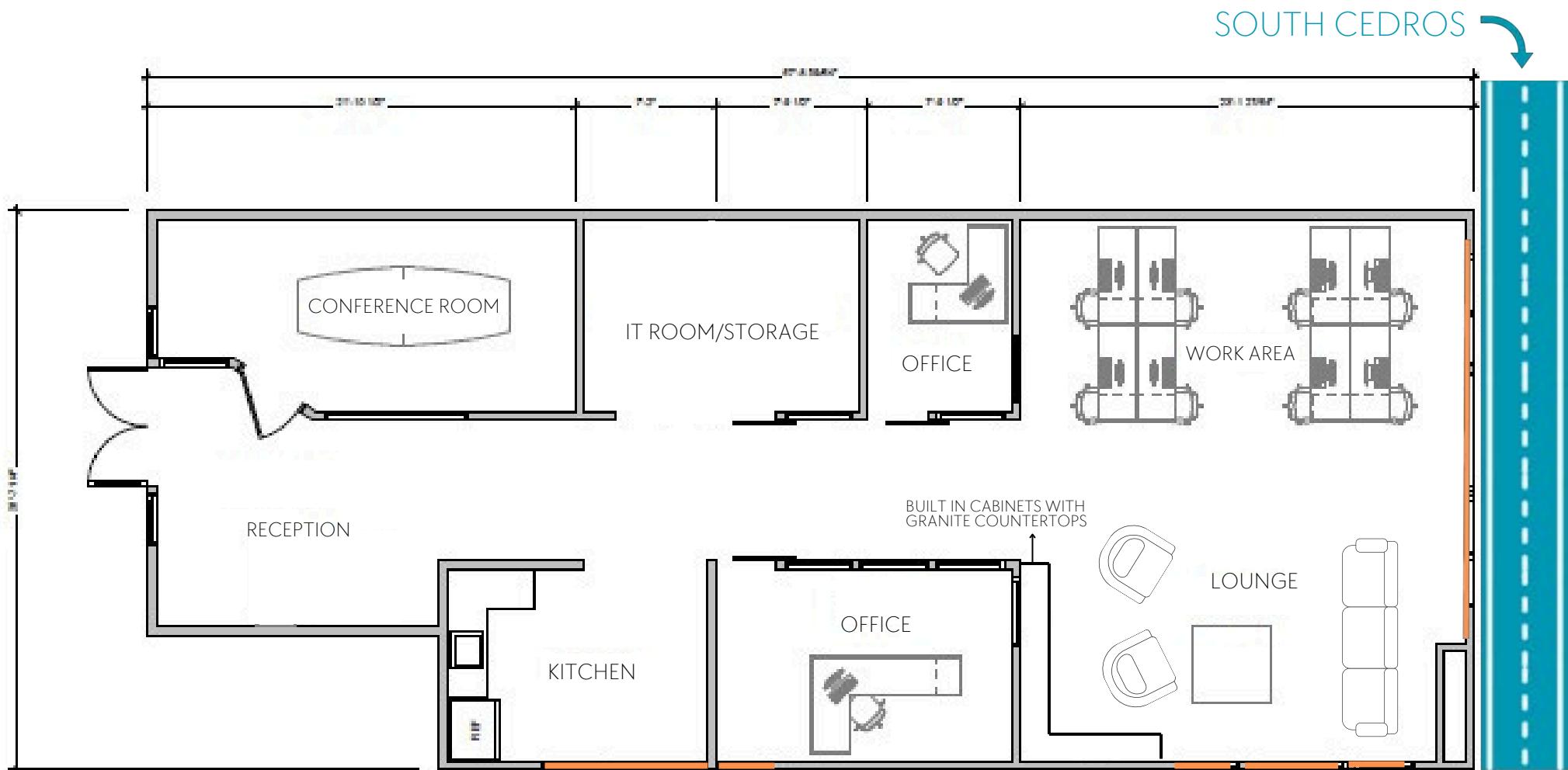


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# Floor Plan



## INCLUDES:

RECEPTION - LARGE CONFERENCE ROOM - KITCHEN - 2 PRIVATE OFFICES - WORK AREA - LOUNGE - IT ROOM - STORAGE

 : INDICATES OPERABLE WINDOWS

# NEARBY AMENITIES



Pacific Ocean

**NAI** San Diego

**415** South Cedros  
Ave, Suite 260  
Solana Beach, California



## EXCLUSIVE CONTACT

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