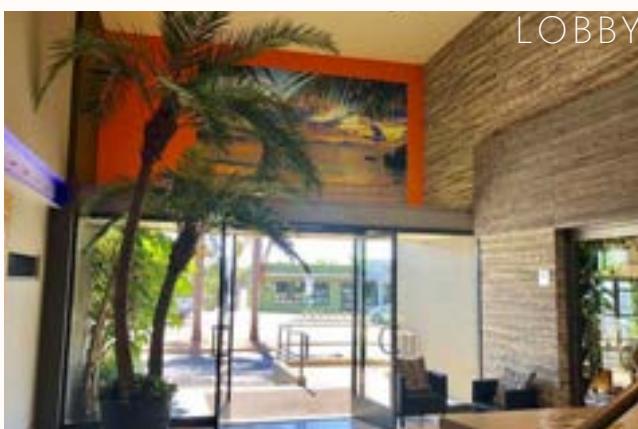
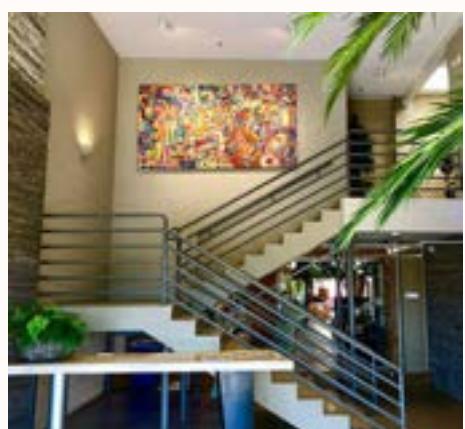


444 South Cedros
Avenue
Solana Beach, California



NOW LEASING
Suite 190, 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 BREWERIES
- 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 190 Solana Beach, California

444 S. Cedros Avenue, Suite 190 Solana Beach, CA, 92075

Size: ±1,100 SF

Base Rent: \$4.50/PSF NNN

NNN's: \$1.25/SF

Available: May 1, 2026 or potentially sooner

Suite Layout: -First Floor Open Creative Office/Retail (off Southern Parking Lot)

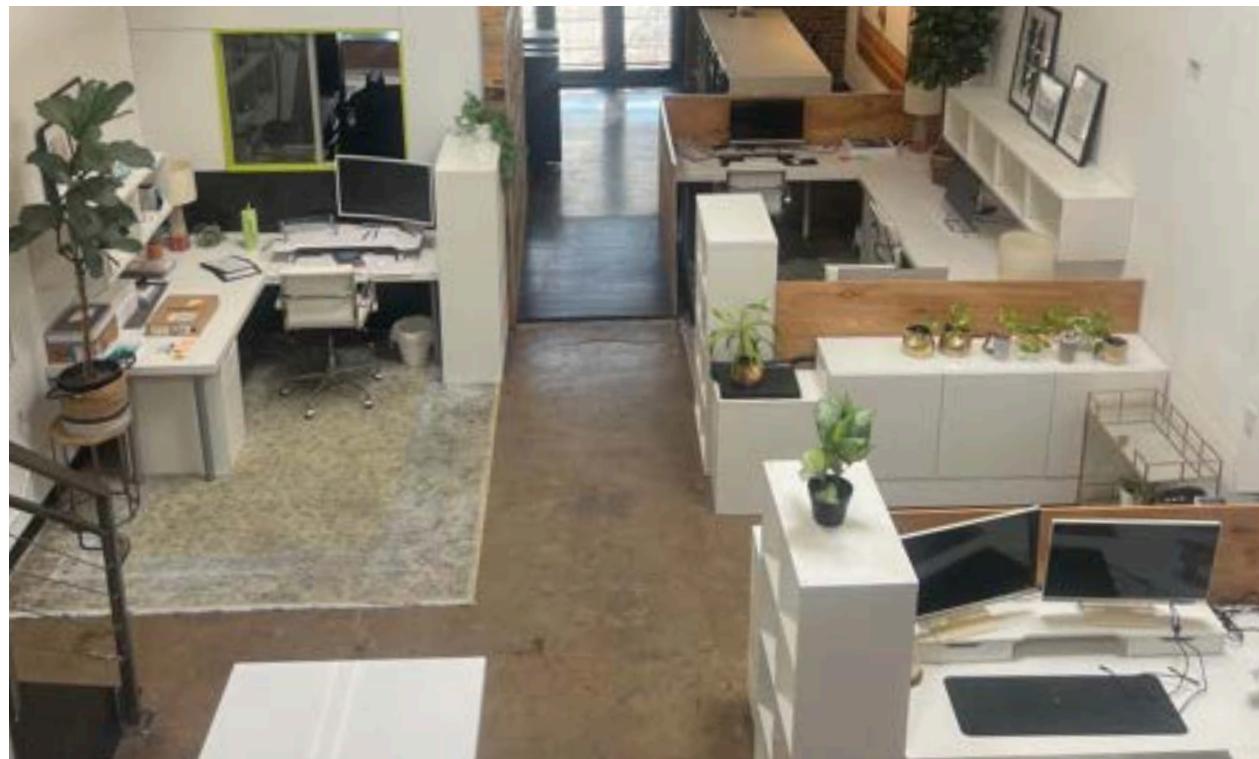
- Reception, 1 private office, work stations (8-10 people), conference tables with TV/IT, Kitchen/Break area with built-ins, Storage Rooms, Upstairs Loft

- 15 Foot High Ceilings, Polished Concrete Floors, Sprinklers, HVAC, Operable windows/doors to entrance, Skylights

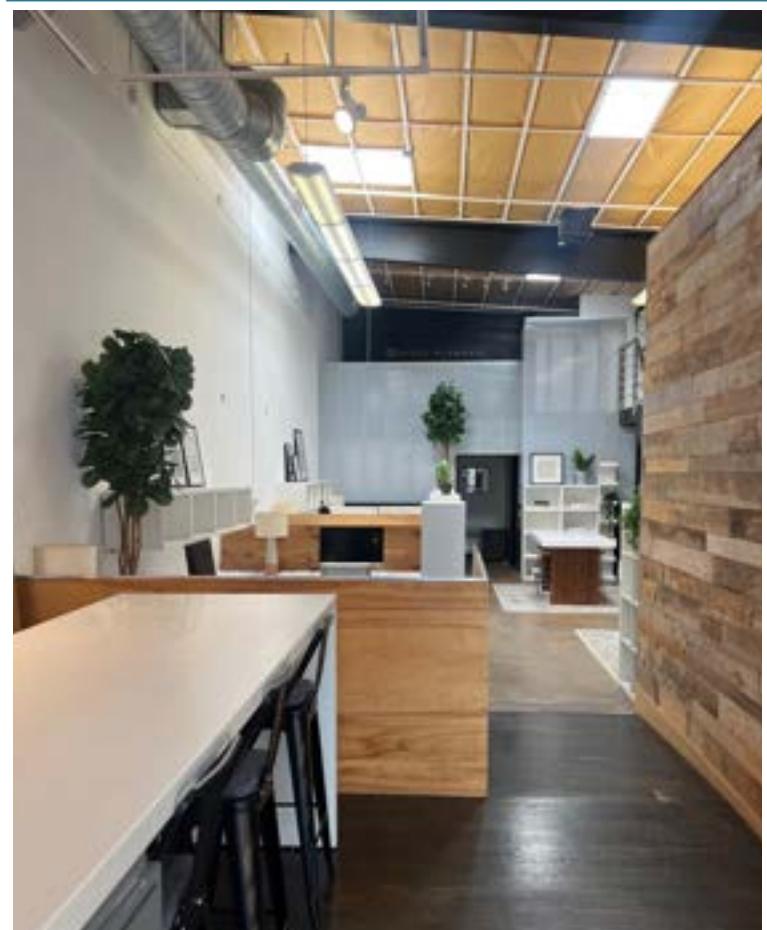
- Beautiful Plug and Play suite with all furniture Potentially Available

Parking: 2 Unreserved Parking Spots





444 South Cedros
Ave, Suite 190
Solana Beach, California



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Suite 190 Floor Plan - Level One



Suite 190 Floor Plan - Level Two (Loft)

444 South Cedros Ave, Suite 260 Solana Beach, California

444 S. Cedros Avenue, Suite 260 Solana Beach, CA, 92075

Size: ±1,000 SF

Base Rent: \$3.95/PSF NNN

NNN's: \$1.25/SF

Available: Now

Suite Layout:

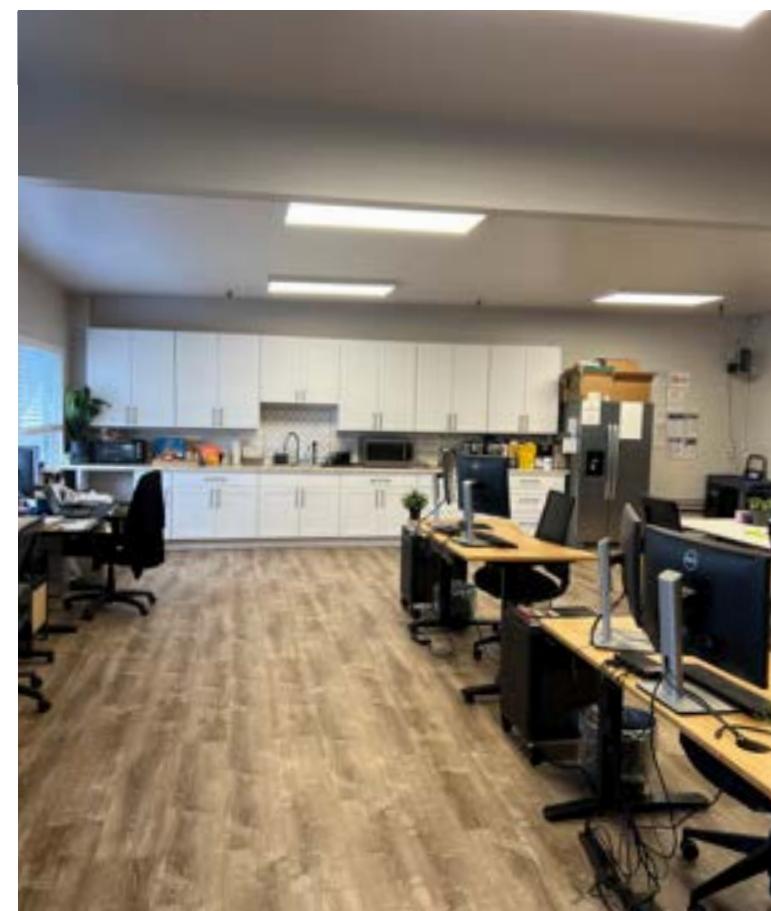
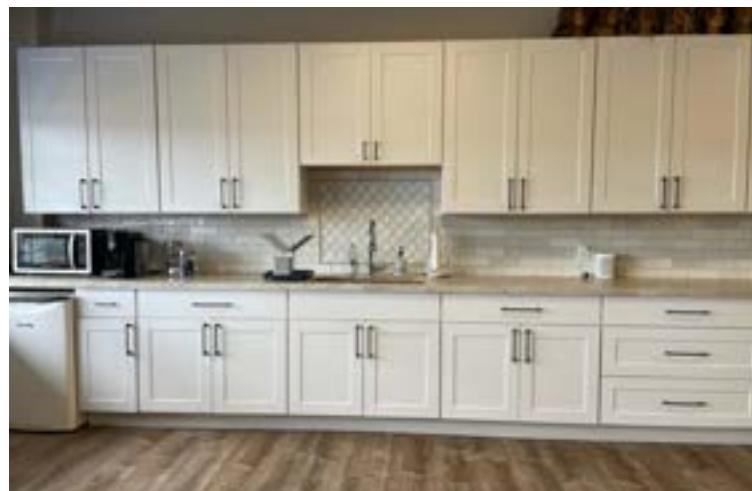
- Open, spacious and bright
- Hard wood floors
- Operable windows
- Kitchen with built-in cabinets and sink
- Creative Office/ Retail space facing South Cedros

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

444 S. Cedros Avenue, Suite 200 Solana Beach, CA, 92075

Size:

± 744 SF

Base Rent:

\$4.25/PSF NNN

NNN's:

\$1.25/SF

Available:

April 1, 2025 or sooner (contact broker)

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

444 S. Cedros Avenue, Suite 240 Solana Beach, CA, 92075

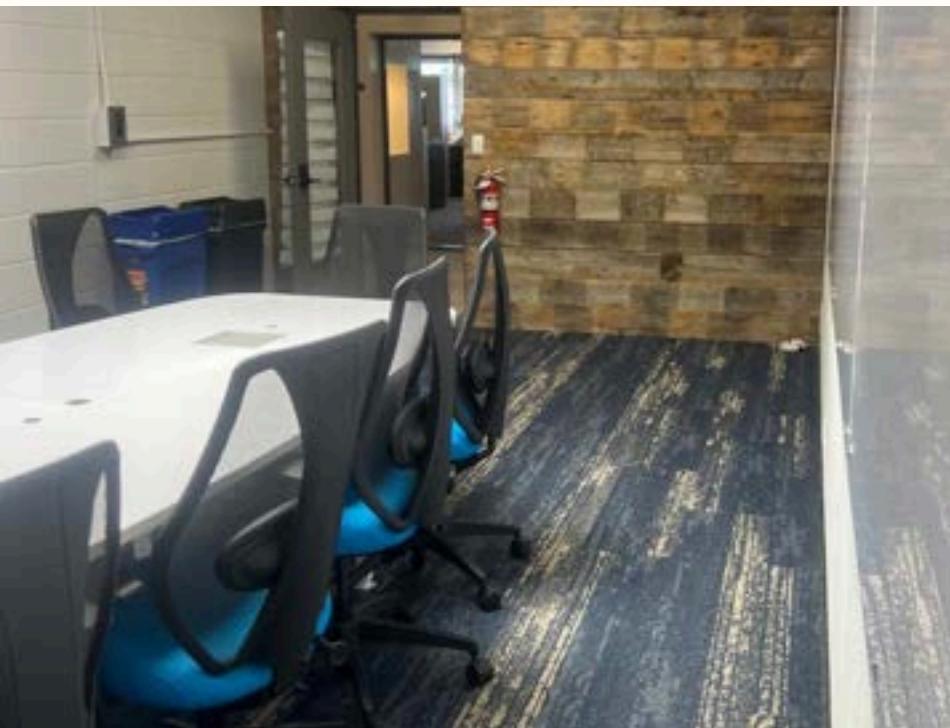
Size: ± 375 SF

Base Rent: \$4.25/PSF NNN

NNN's: \$1.25/SF

Available: April 1, 2025 or sooner (contact broker)

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 200, 240 & 260
Solana Beach, California



EXCLUSIVE CONTACT

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Senior Vice President
jsmithson@naisandiego.com
619.241.2394
LIC # 01477835

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