

PROMOTIONAL RATE AVAILABLE!

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**THE
TIMBERS**

445 MARINE VIEW AVENUE
DEL MAR, CA 92014

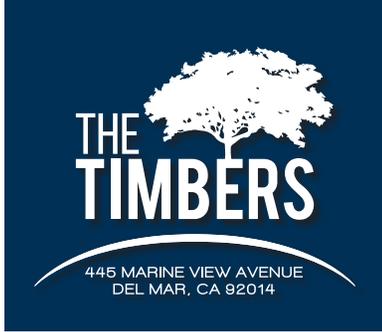


Voit

REAL ESTATE SERVICES

CLASS A OFFICE SPACE FOR LEASE





PROJECT SUMMARY

THE TIMBERS in Del Mar has breathtaking ocean views and expansive window lines providing maximum natural light. The project features cantilevered cedar construction and dramatic interior waterfalls. Suites offer a creative office atmosphere with high-end finishes, as well as a traditional office environment. On-site amenities include key-card access, outdoor atrium area surrounding a koi pond, abundant surface and covered parking, and walkable amenities in close proximity. Approximately 51,816 SF of retail and services are within walking distance.

The three-story, approximately 48,941 RSF high image office building is an excellent solution for local professionals who are looking to work closer to home, minimize their overhead, and maximize their company's image.

PROJECT FEATURES

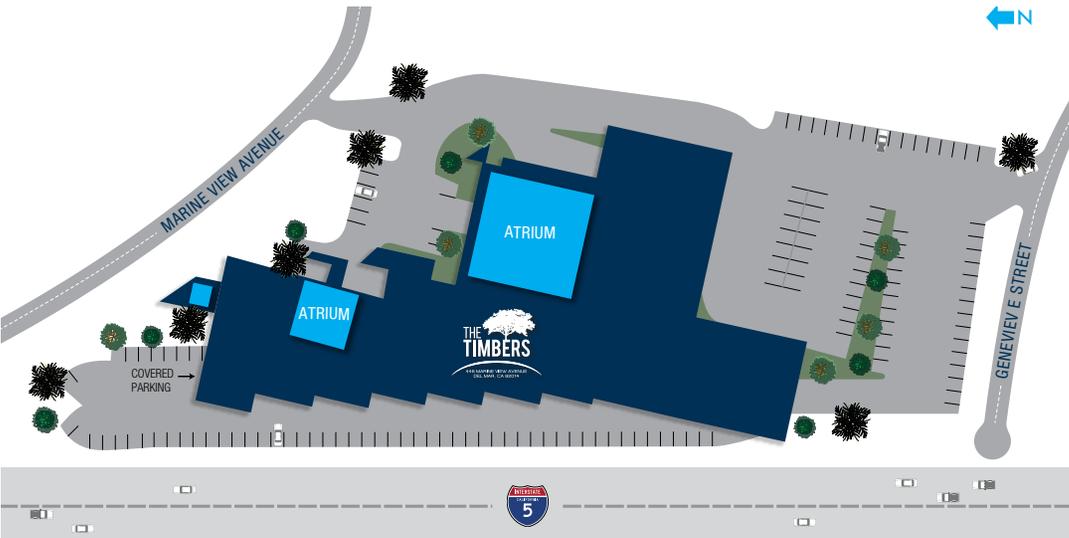
- Ocean Views
- Open Air Atrium
- Koi Pond
- Card-Key Access with 24-Hour Surveillance
- Extensive Glass-Line with Abundant Natural Light
- Common Area Break Room
- Outdoor Meeting Areas Surrounding Koi Pond
- Covered Parking with 153 Surface Spaces and a Parking Ratio of 3.8/1,000 SF
- Easy Access to Interstate-5 Freeway with Outstanding Visibility
- Walkable Amenities Approximately 0.3 Miles (7 Minutes Away)

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South facing, freeway visible building signage available.

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PROJECT AVAILABILITY

SUITE	SIZE (SF)	AVAILABILITY
*100	±2,689 RSF	Now
*101	±1,326 RSF	Now
105	±1,479 RSF	Now
220	±1,375 RSF	Now
295	±2,158 RSF	Now

Suites 100-101 are contiguous for a total of approximately 4,015 SF



445 MARINE VIEW AVENUE
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SUITE 100

SIZE (SF)

COMMENTS

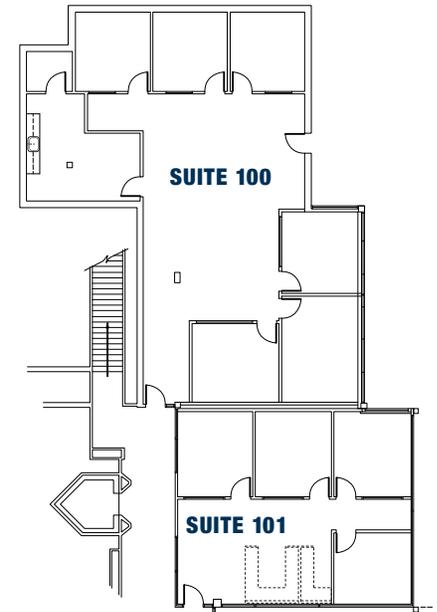
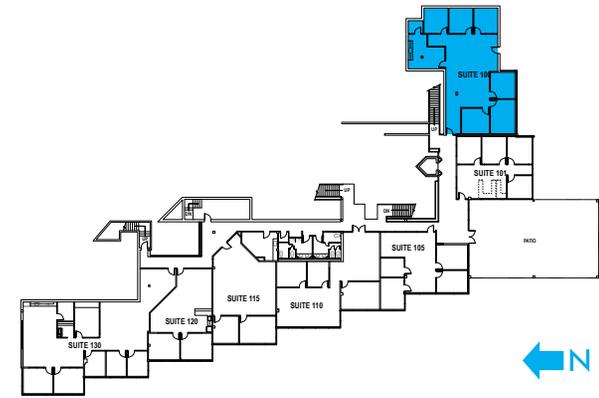
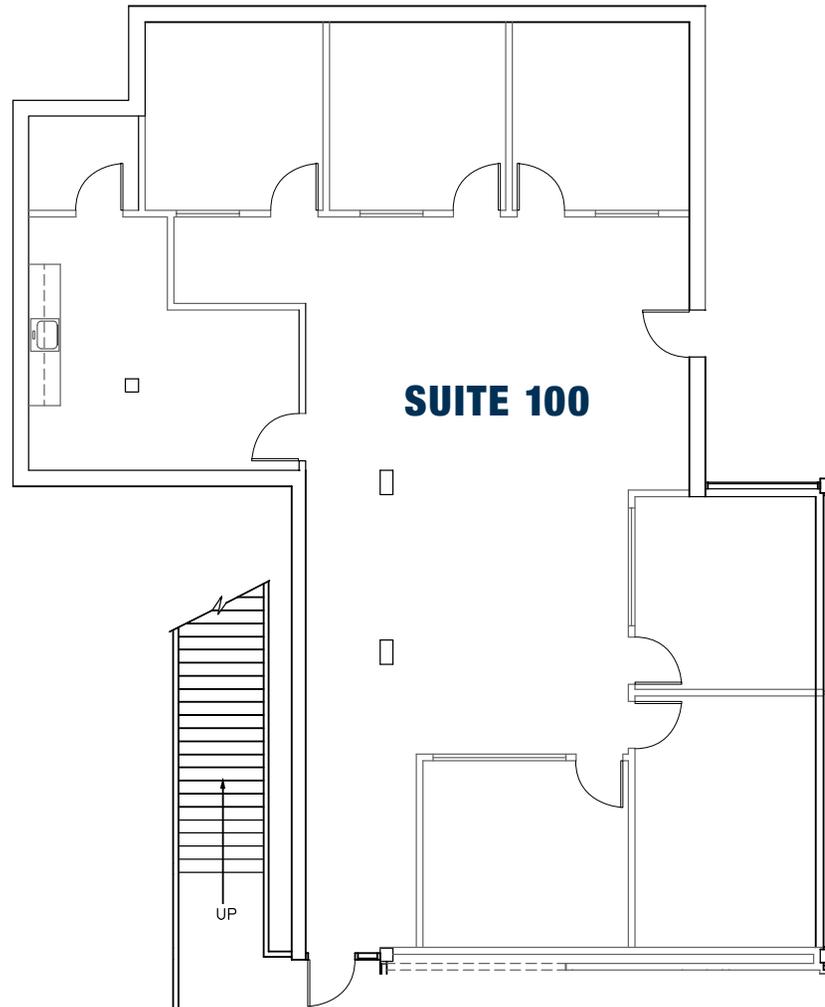
±2,689 SF

Suite features move-in ready, six (6) private offices, break room, storage, and large open area.

AVAILABLE: Now

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Suites 100-101 are contiguous
for a total of ±4,015 SF



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SUITE 101

SIZE (SF)

COMMENTS

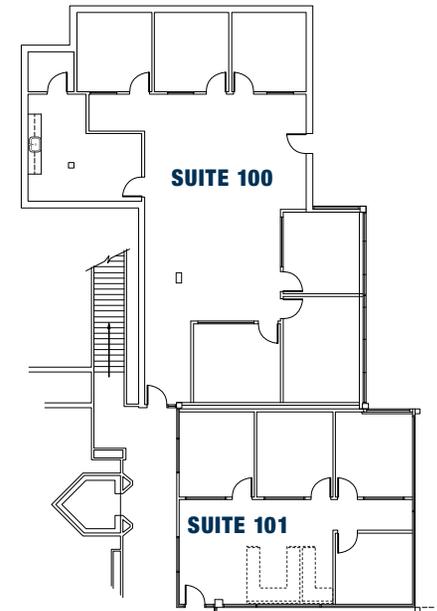
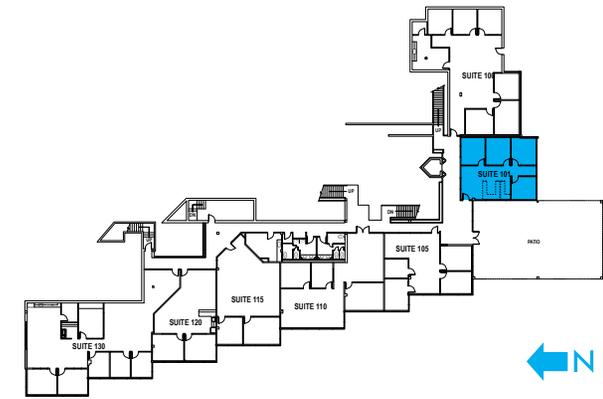
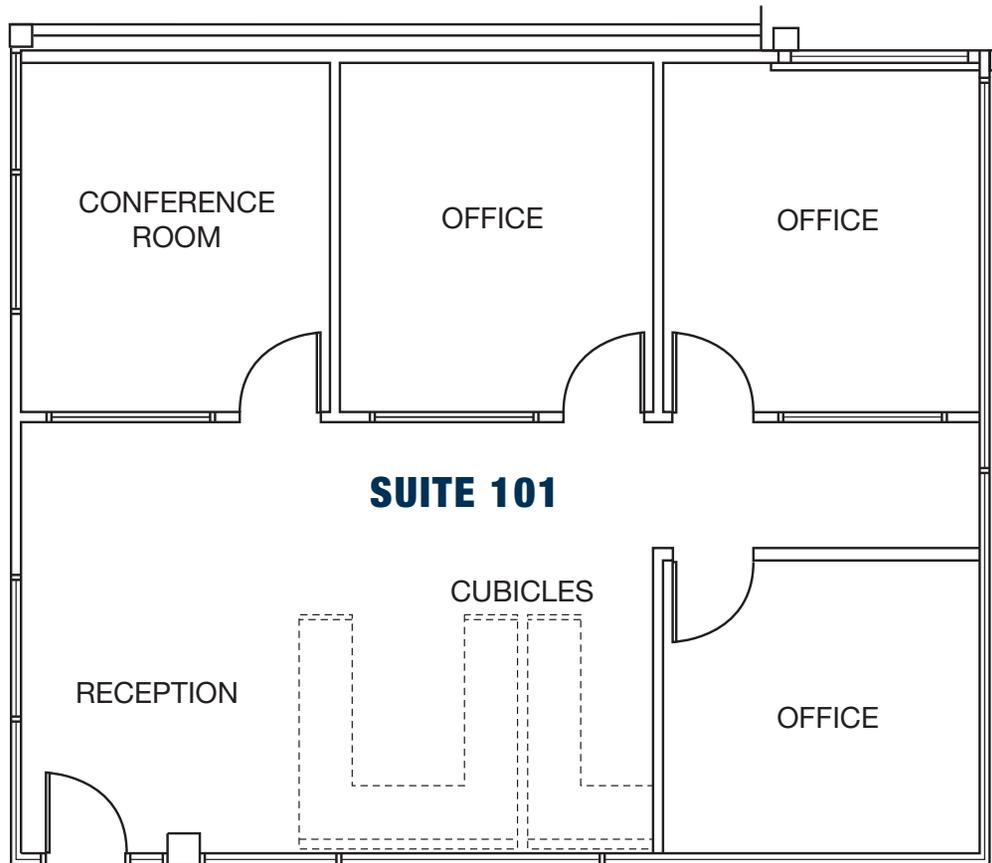
±1,326 SF

Suite features move-in ready, conference room, three (3) private offices, reception and cubicles.

AVAILABLE: Now

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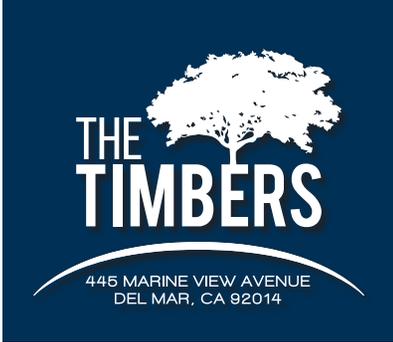


Suites 100-101 are contiguous for a total of ±4,015 SF



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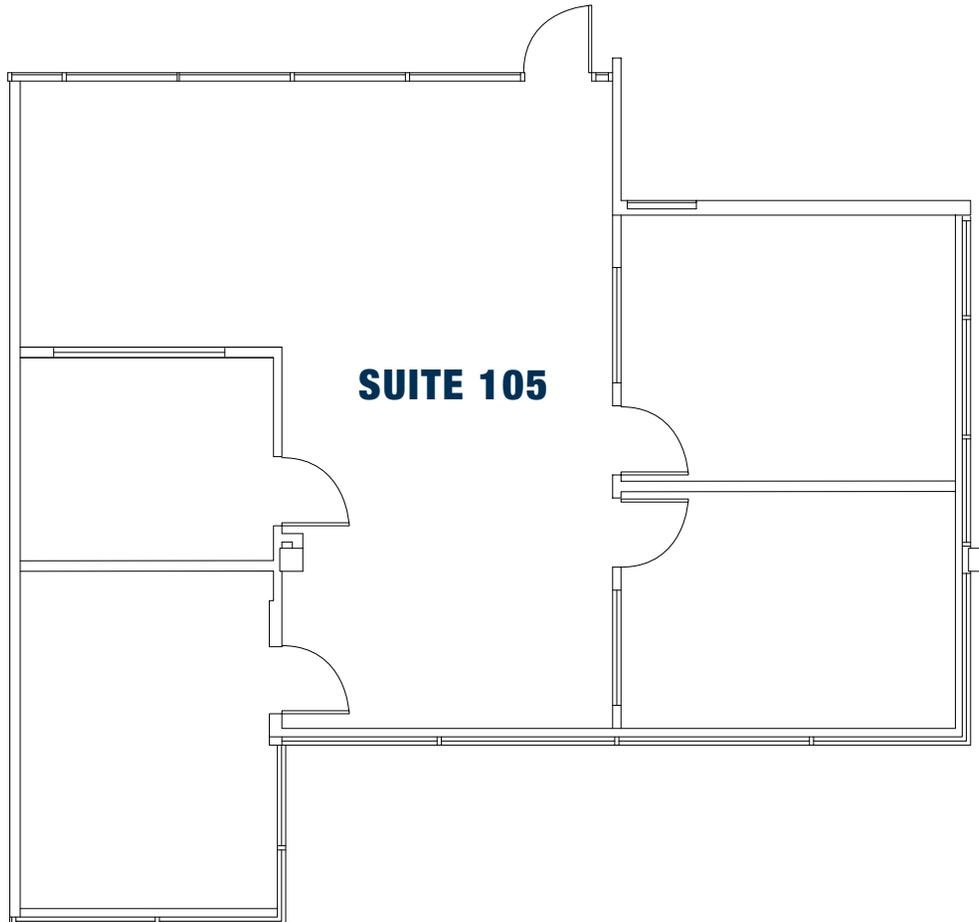
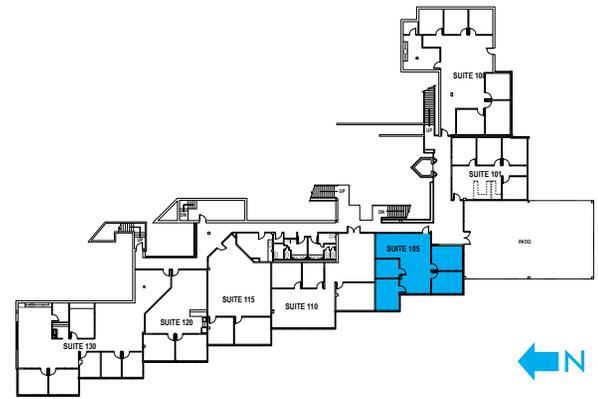
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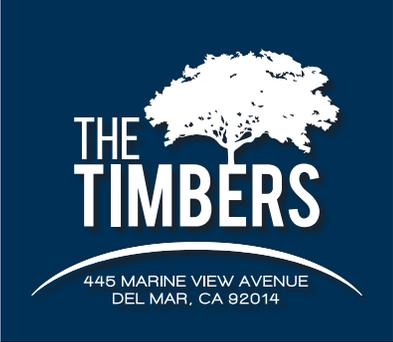
SUITE 105

SIZE (SF)	COMMENTS
±1,479 SF	Suite features move-in ready, conference room, three (3) private offices, reception, and open area. FF&E Available.
	AVAILABLE: Now

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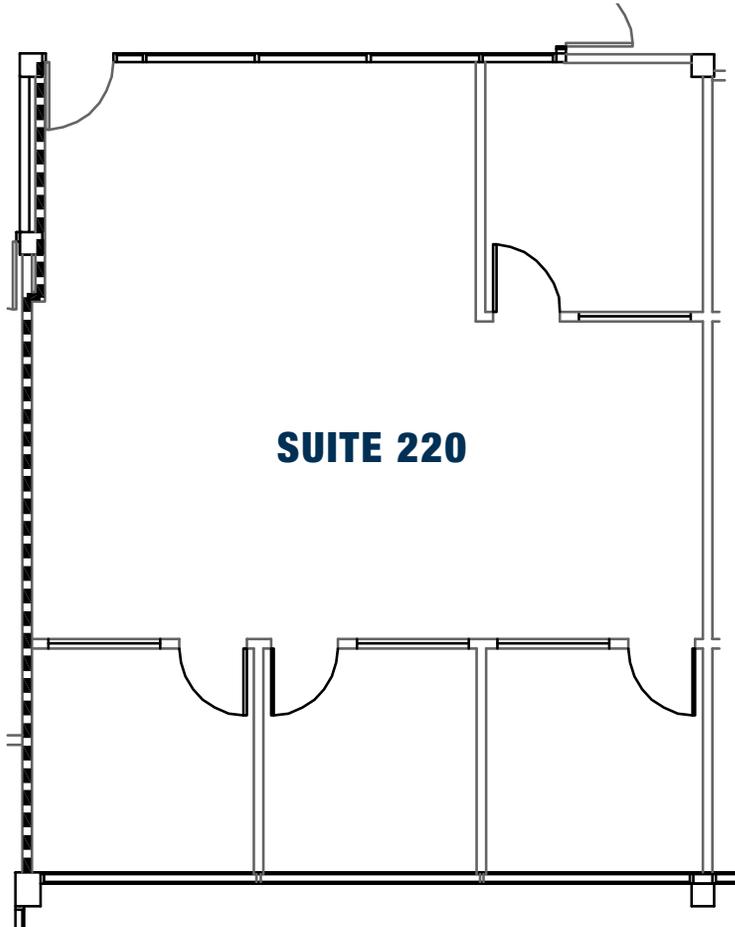
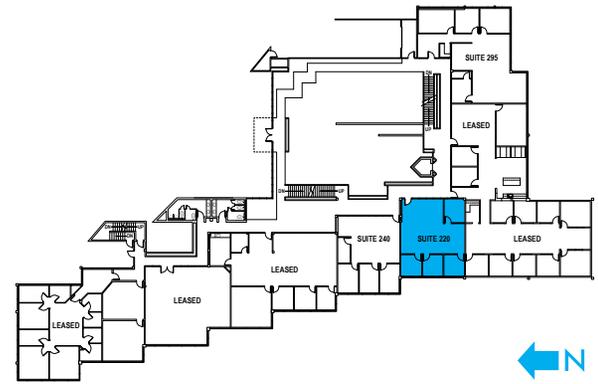
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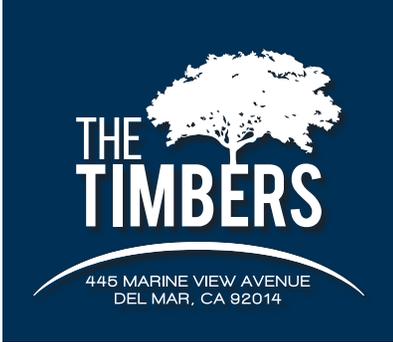
SUITE 220

SIZE (SF)	COMMENTS
±1,375 SF	Suite features move-in ready, four (4) private offices, and open area.
AVAILABLE: NOW	

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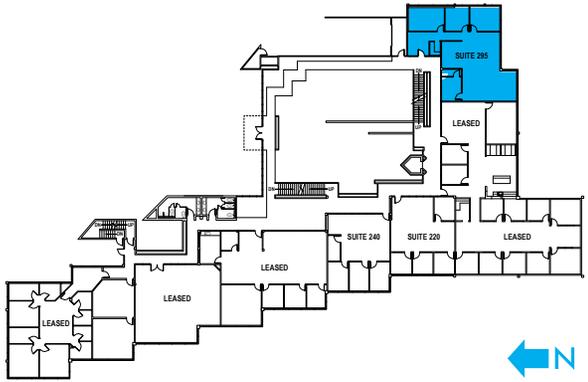
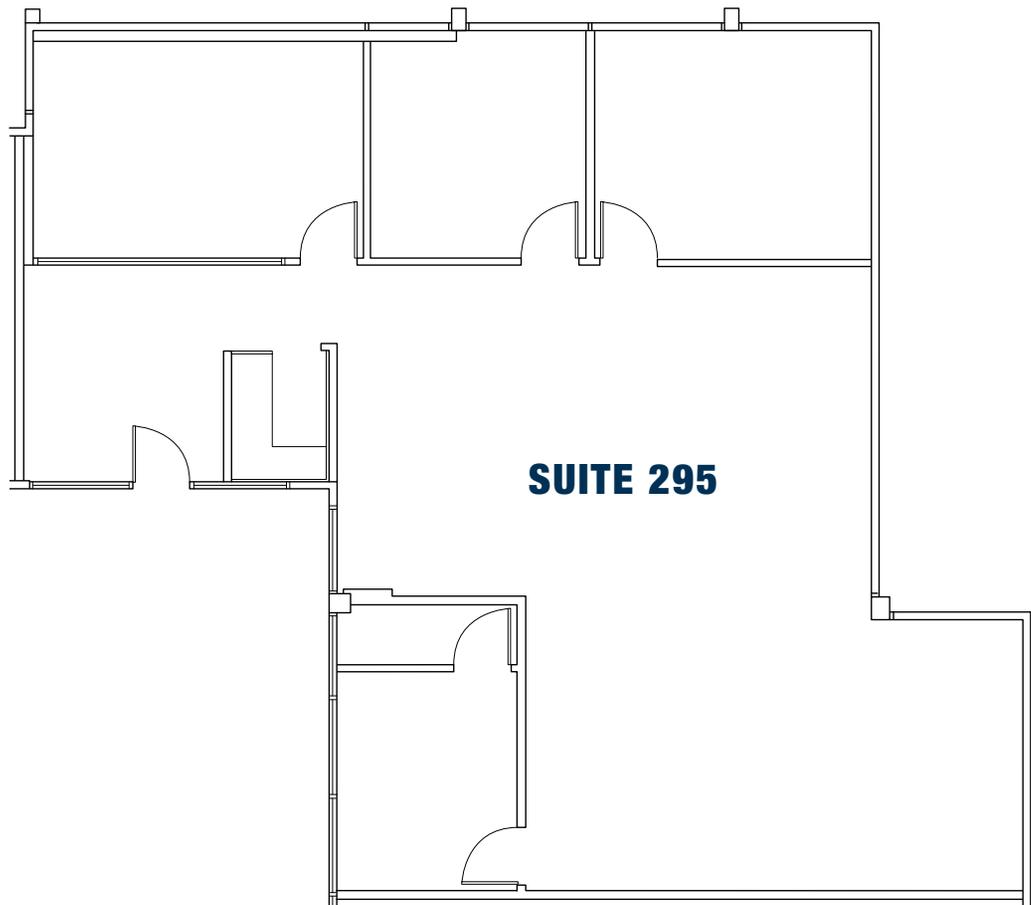


SUITE 295

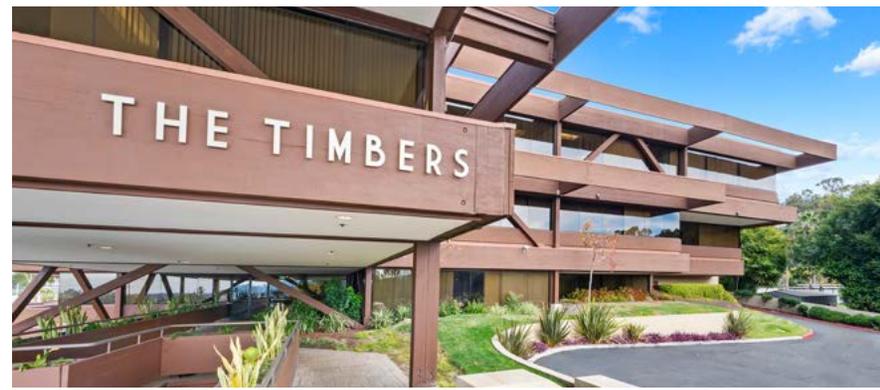
SIZE (SF)	COMMENTS
±2,158 SF	Suite features move-in ready, three (3) private offices, reception / lobby, conference room, and large open area.

AVAILABLE: NOW

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SITE

WALKABLE AMENITIES
7 MINUTES (0.3 MILES)

Las Banderas Dr

San Andres Dr

Marine View Ave

Santa Helena

Lomas Santa Fe Dr



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