

FOR  
LEASE

# OCEAN POINTE

512 & 514 Via de la Valle, Solana Beach, CA 92075



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LIC #01380901  
LIC#01972528  
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## PROJECT FEATURES

- ✦ Panoramic ocean and race track views
- ✦ High quality tenant improvements
- ✦ Medical approved
- ✦ Multi-building office project offering maximum expansion opportunities
- ✦ Balconies and extensive glass lines
- ✦ Walking distance to restaurants, shops and banks including 2 restaurants located on-site: Pamplemousse Grille & Ranch 45 Local Provisions
- ✦ Local ownership and property management
- ✦ Excellent freeway access

SOLANA  
BEACH

S. HIGHWAY 101



DEL MAR  
THOROUGHBRED  
CLUB &  
FAIRGROUNDS



JIMMY DURANTE BLVD.

VIA DE LA VALLE



←  
TO  
VILLAGE  
OF DEL  
MAR

TO  
FLOWER HILL  
PROMENADE



# AVAILABILITY

## 512 VIA DE LA VALLE

Suite	Size (RSF)	Date Available	Lease Rate	Comments
208	1,227	1/1/25	\$4.95/RSF+ Utilities & Janitorial	4 Private Offices, Copy Area, Reception and Storage Closet
209	740	11/1/24	\$4.85/RF + Utilities & Janitorial	2 Private Offices and Conference Room
302	1,797	Now	\$5.00-5.25/RSF + Utilities & Janitorial	3 Private Offices & Kitchenette

\*208 & 209 CAN BE CONTIGUOUS FOR 1,967 RSF

## 514 VIA DE LA VALLE

Suite	Size (RSF)	Date Available	Lease Rate	Comments
203	3,397	Now	\$5.00-5.25/RSF + Utilities & Janitorial	6 Private Offices, Conference Room, Reception Space, Copy Area, Kitchen, 3 Private Balconies,

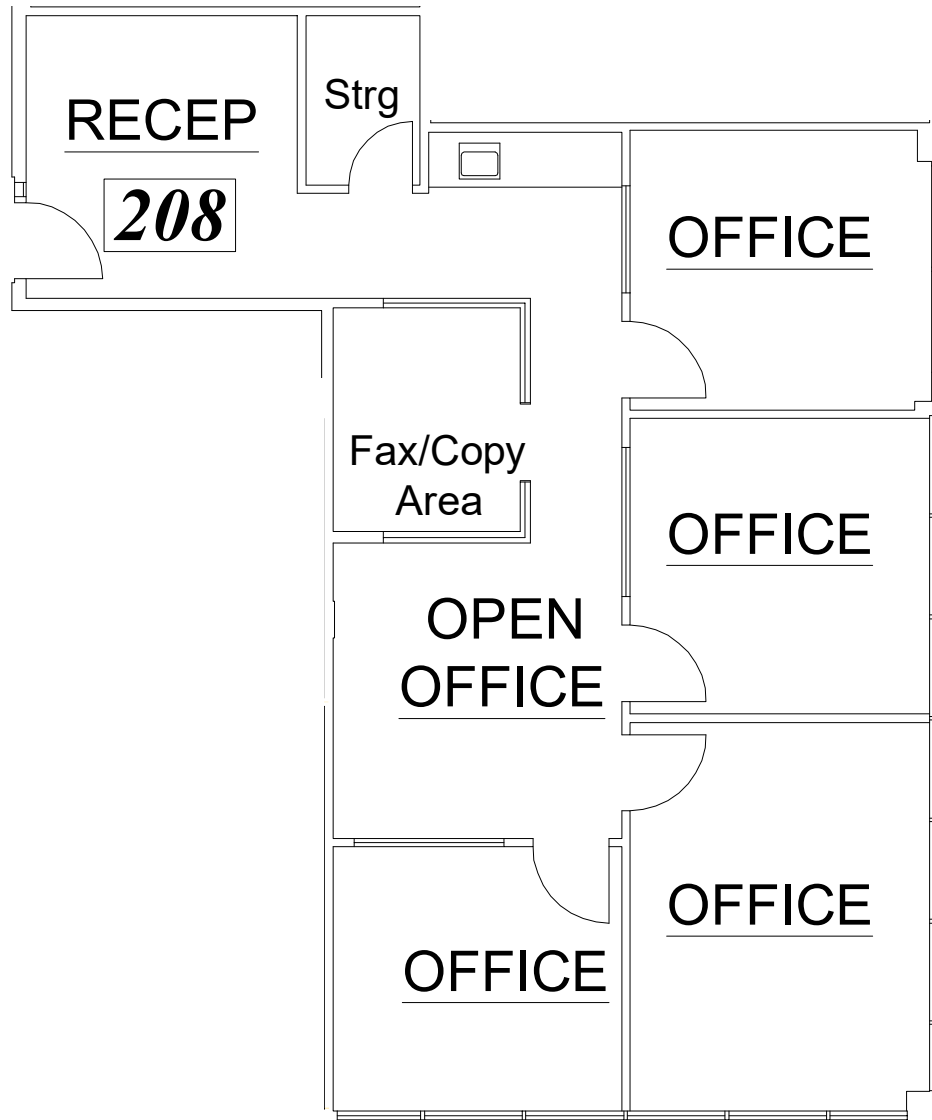


# 512 Via de la Valle

Suite 208

1,227 RSF

Available January 2025

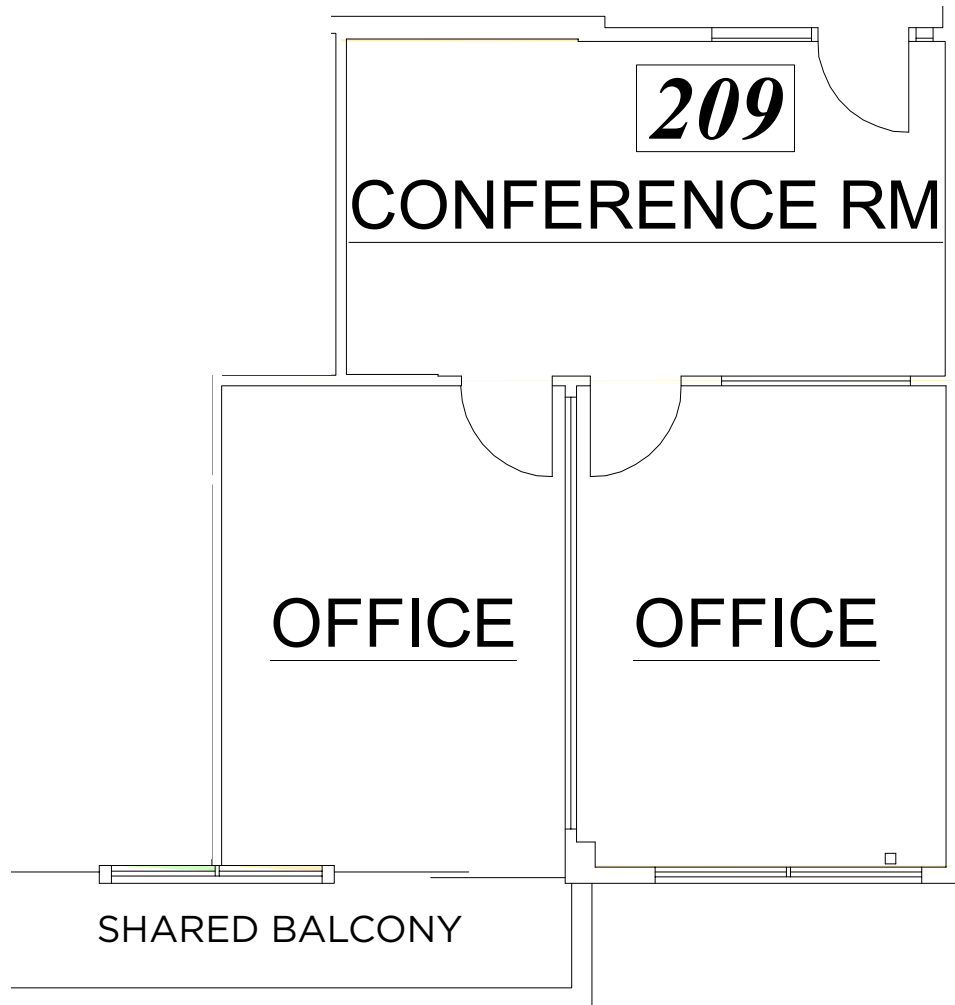


# 512 Via de la Valle

Suite 209

740 RSF

Available November 2024



# 512 Via de la Valle

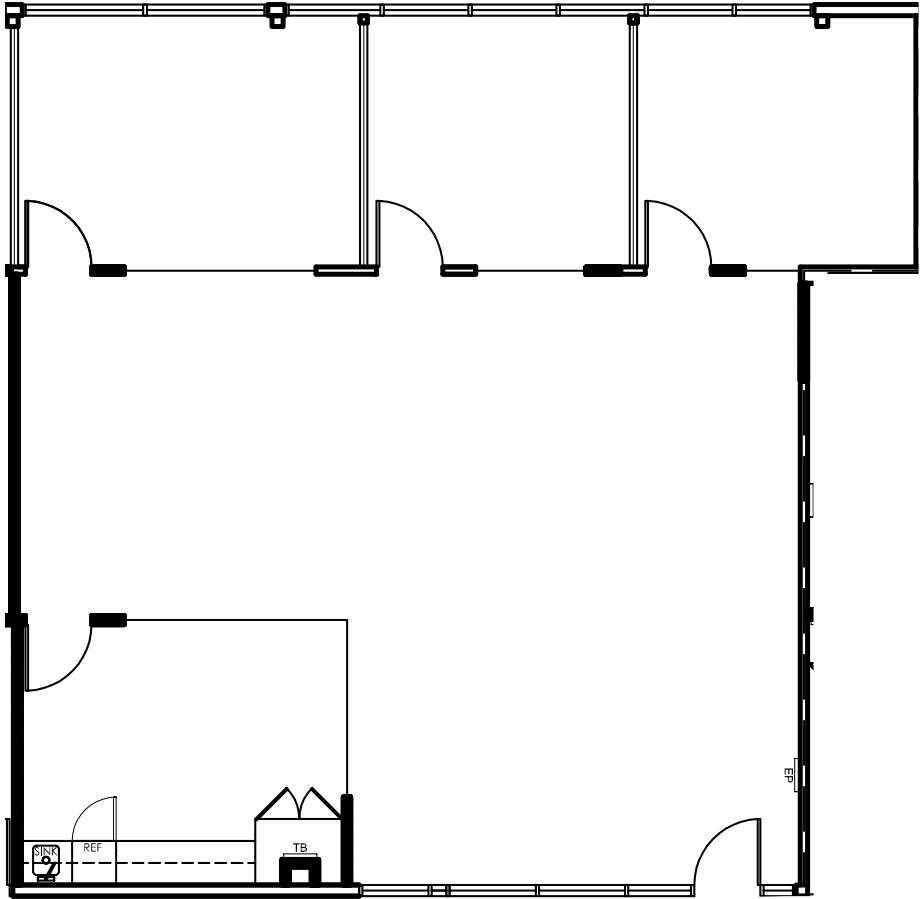
Suite 302

1,797 rentable square feet

Available Now



OCEAN VIEWS



# 514 Via de la Valle

Suite 203

3,397 rentable square feet

Available June 2024



OCEAN & RACETRACK  
VIEWS





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*View Site Specific COVID-19 Prevention Plan*

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