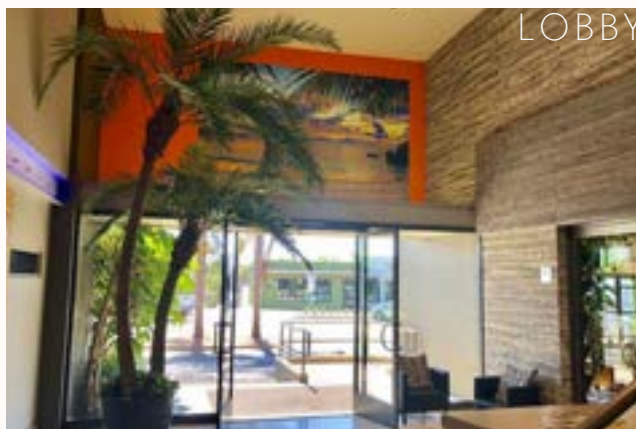
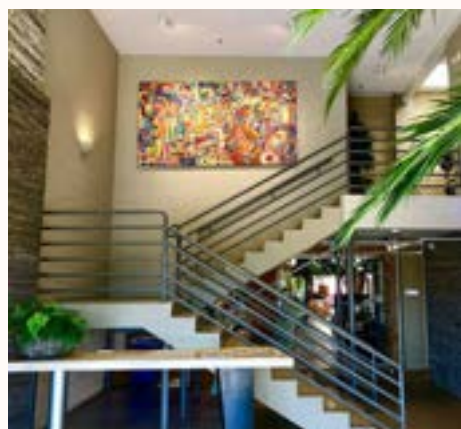
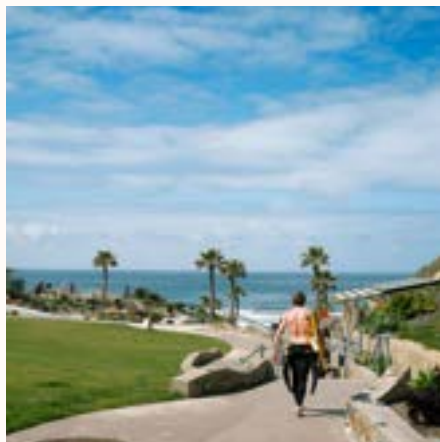


444 South Cedros  
Avenue  
Solana Beach, California



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: ±1,300 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)

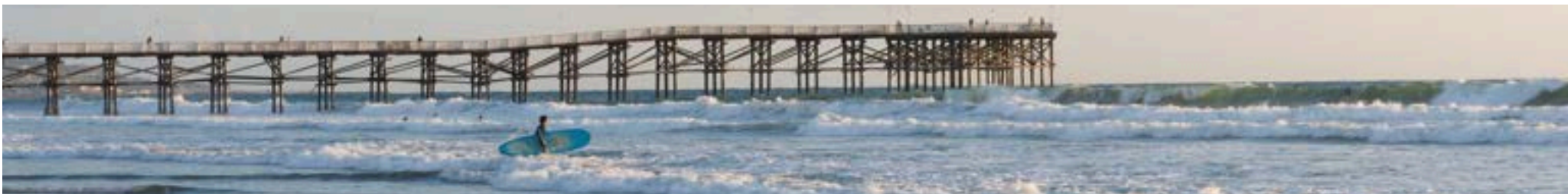
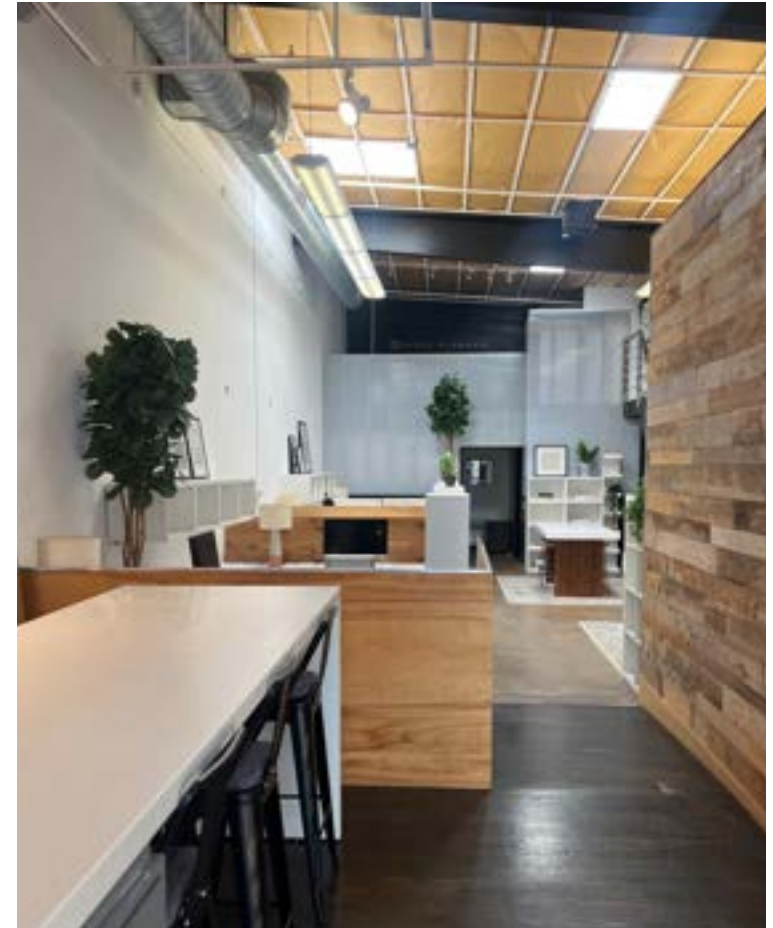
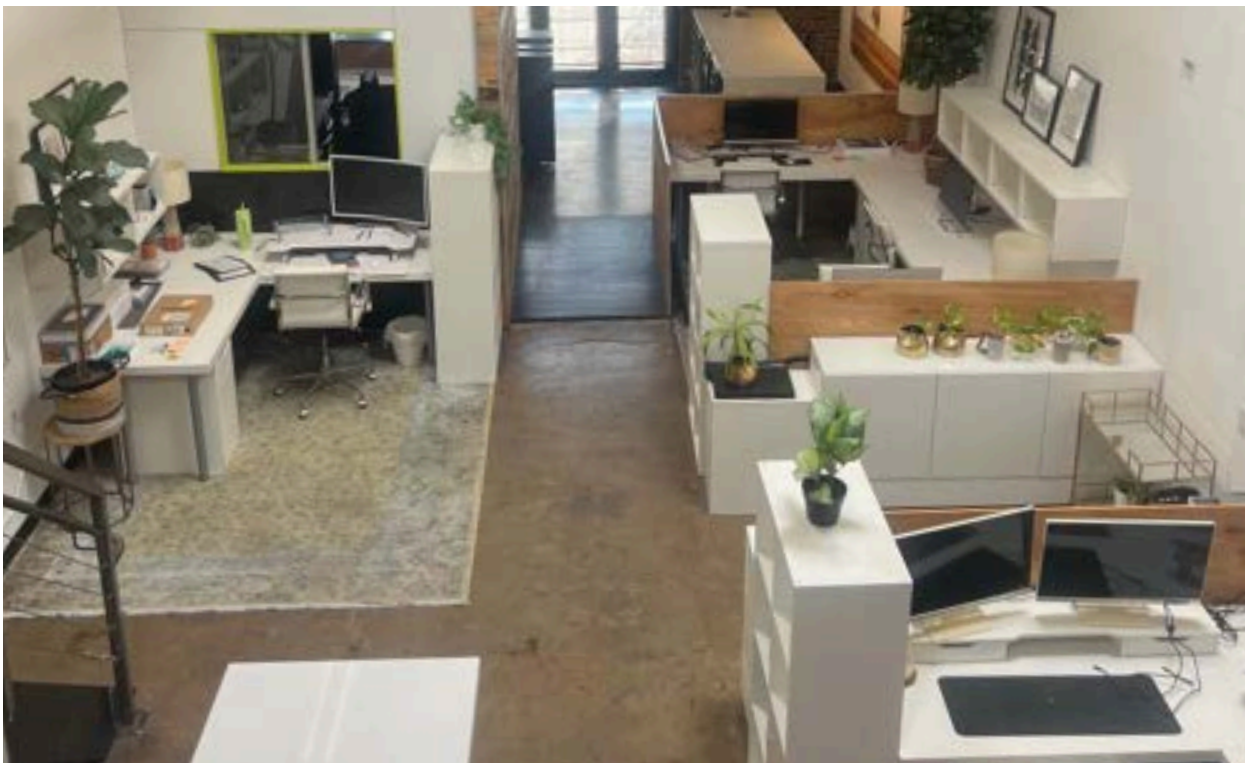
- Reception, 1 private office, work stations (8-10 people), conference tables with TV/IT, Kitchen/Break area with built-ins, Storage Rooms, Upstairs Loft
- 15 Foot High Ceilings, Polished Concrete Floors, Sprinklers, HVAC, Operable windows/doors to entrance, Skylights
- Beautiful Plug and Play suite with all furniture Potentially Available

Parking: 2 Unreserved Parking Spots





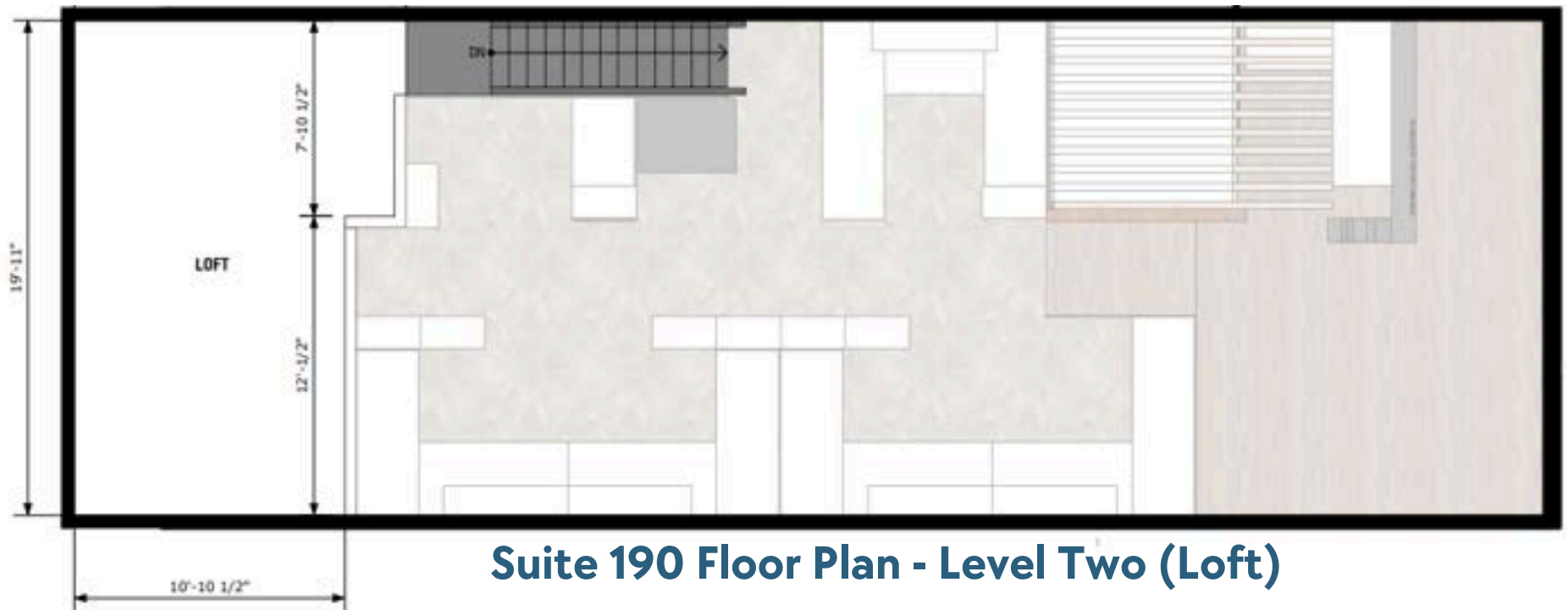
# 444 South Cedros Ave, Suite 190 Solana Beach, California



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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

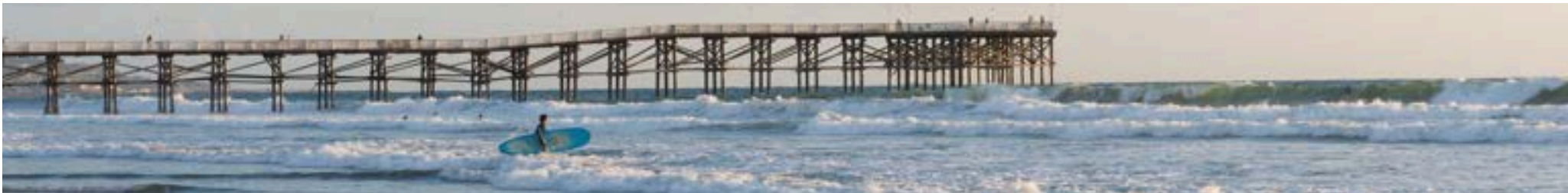
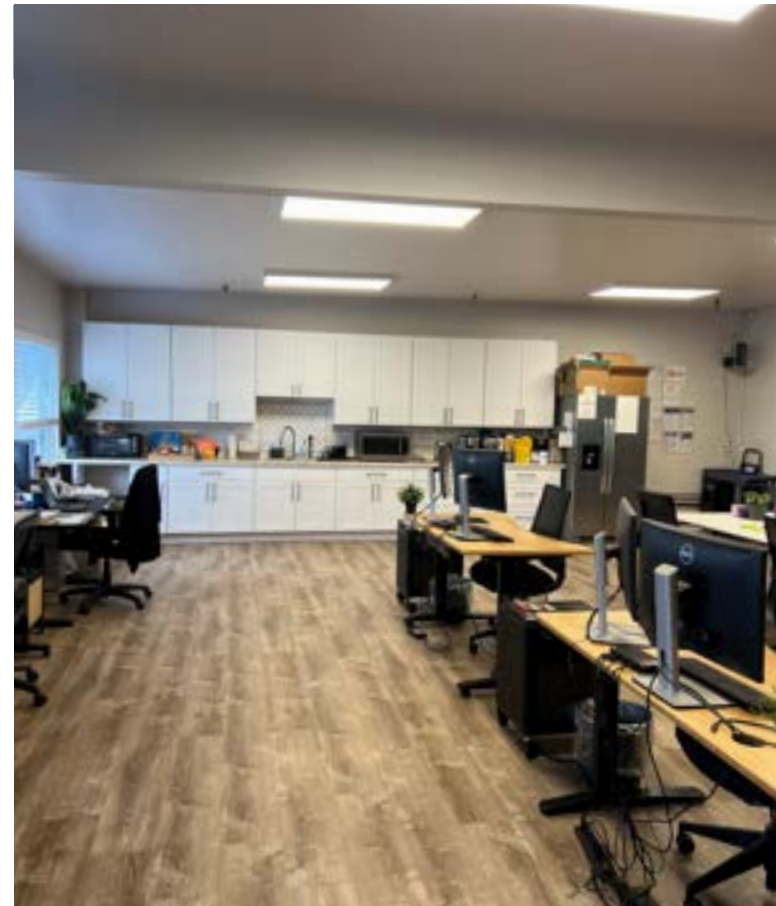
Size:	±1,000 SF
Base Rent:	\$3.95/PSF NNN
NNN's:	\$1.25/SF
Available:	Now
Suite Layout:	<ul style="list-style-type: none"><li>-Open, spacious and bright</li><li>-Hard wood floors</li><li>-Operable windows</li><li>-Kitchen with built-in cabinets and sink</li><li>-Creative Office/ Retail space facing South Cedros</li></ul>
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:	<ul style="list-style-type: none"><li>- Two private Offices (all floor to ceiling glass)</li><li>- Conference Room</li><li>- Open Office Space</li><li>- Small storage area</li><li>- HVAC and Operable windows w Views of S. Cedros</li><li>-Furniture Potentially Available</li></ul>

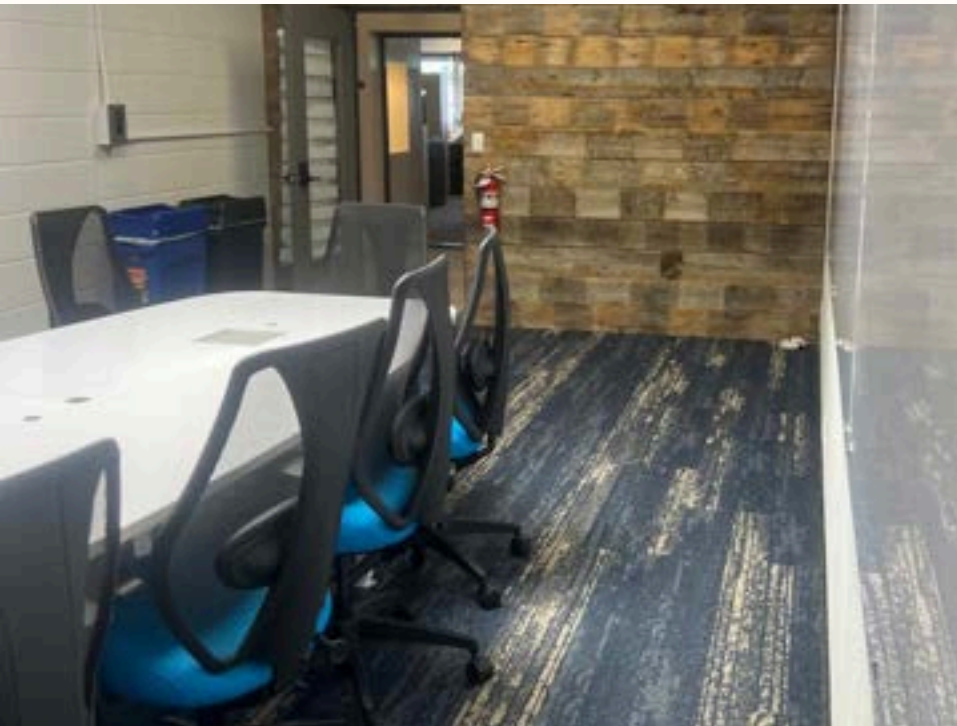




# 444 South Cedros Ave, Suite 240 Solana Beach, California

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:	<ul style="list-style-type: none"><li>- Large Open Creative/Private Office or Conference room</li><li>- Can be addition to Suite 200 or 260</li><li>- HVAC and Skylight</li></ul>





# 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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