

444 South Cedros  
Ave, Suite 260  
Solana Beach, California

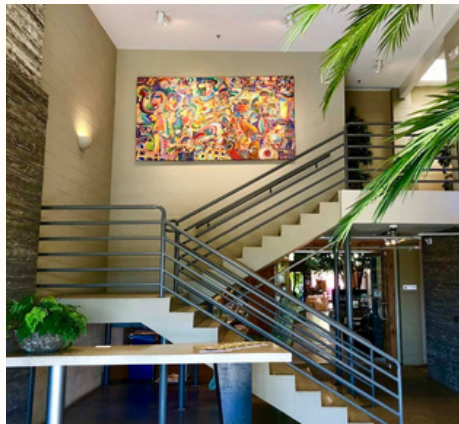


CREATIVE. COSTAL. CEDROS.



# 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 260 Solana Beach, California

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

Size: ±1,000 SF

Base Rent: \$3.75/SF

NNN's: \$0.70/SF

Available: Sixty (60) Day Notice

Suite Layout:

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

Parking: 2 Unreserved Parking Spots





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1: Office | 2: View of Farmers Market from suite 260 | 3: Built in Kitchen + Cabinets | 4: Common Area Patio Facing Cedros | 5: Photo Studio Set Up



# NEARBY AMENITIES



Pacific Ocean

**NAI San Diego**

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



**EXCLUSIVE CONTACT**

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