

THE TIMBERS

445 MARINE VIEW AVENUE, DEL MAR, CALIFORNIA 92014



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Del Mar Heights

Carmel Valley



DEL MAR FAIRGROUNDS AND RACETRACK

VIA DE LA VILLE

THE TIMBERS

STEVEN

GENEVIEVE STREET

LOMAS SANTA FE COUNTRY CLUB

Massage Envy

Marshalls

LOMA SANTA FE PLAZA SHOPPING CENTER

SAN ANDRES DRIVE

MARINE VIEW AVENUE

PIZZA NOVA

VONS

BIG 5 SPORTING GOODS



STAPLES



SOUTH SOLANA HILLS D

LAS BANDERAS DRIVE



ROSS DRESS FOR LESS

MISSION FEDERAL CREDIT UNION

Starbucks



TOGO'S



Star



ExxonMob

LOMAS SANTA FE DRIVE

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- » Full dramatic building renovations are almost complete, including new landscaping, restrooms, common area break room, full exterior/interior refinishing, lighting, and signage
- » Three-story, 48,942 RSF high image Class A office building
- » Pacific Ocean views
- » Prominent I-5 freeway visibility (average daily traffic volume of 230,000 vehicles)
- » Building signage available
- » Desirable atrium style design allowing maximum window line and fresh air
- » Card key access with 24 hour surveillance
- » Extensive glass line with abundant natural light
- » On-site amenities include common area break room, outdoor meeting areas surrounding koi pond and covered parking
- » Close proximity to Solana Beach Coaster Station and North County Transit Stations
- » Parking ratio of 3.8/1,000 SF

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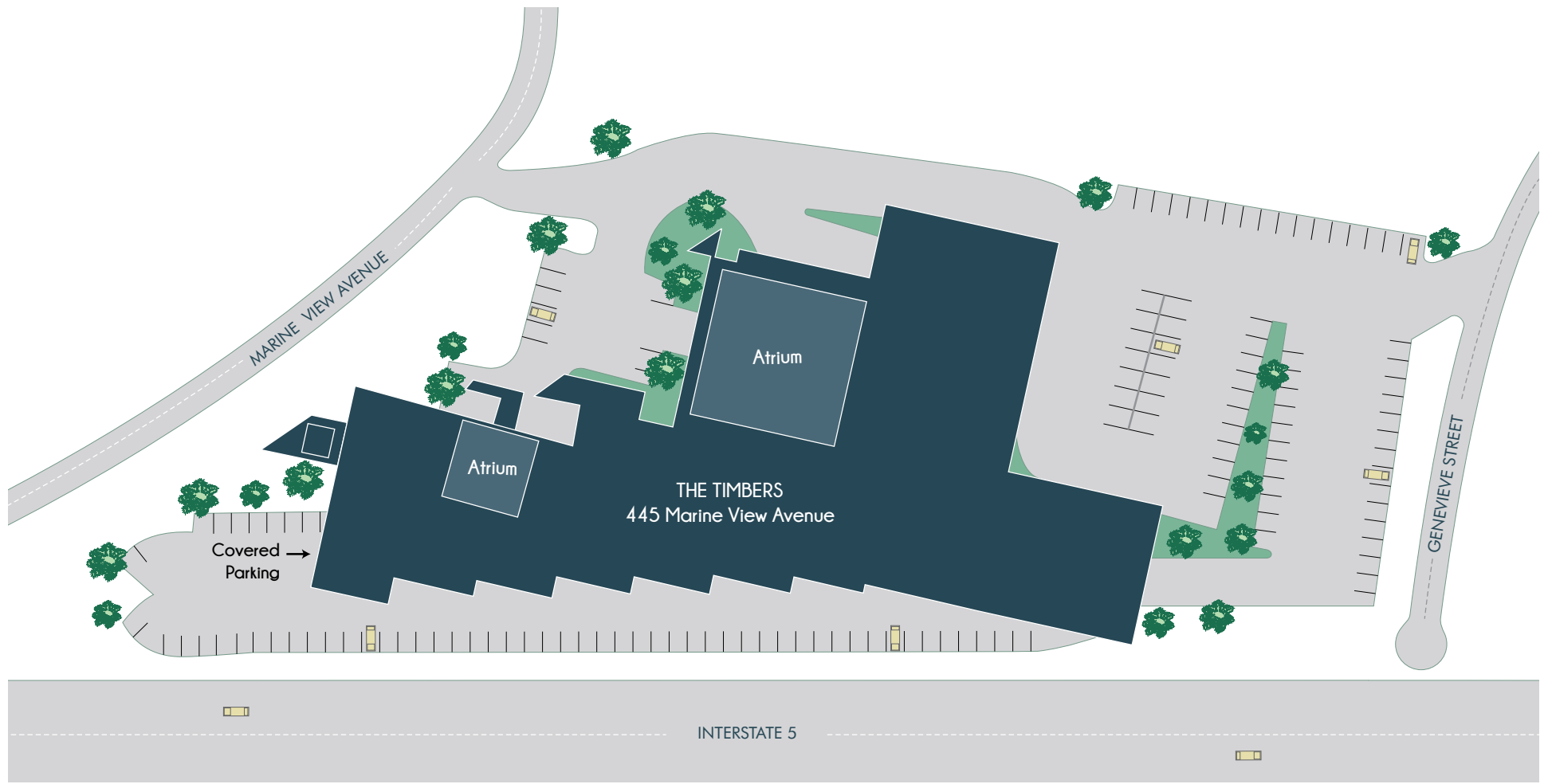
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SUITE	RSF	RATE	AVAILABILITY	COMMENTS
101	4,015	\$3.10 + Electricity	Immediate	Suite 101 is currently demised to 2,689 rsf and is in spec condition, however it is adjacent to another suite on a month to month lease which allows it to be easily combined to one 4,015 rsf suite.
200*	3,713	\$3.10 + Electricity	Immediate	SPEC SUITE IN PROCESS
210*	902	\$3.10 + Electricity	Immediate	SPEC SUITE
260	2,643	\$3.30 + Electricity	Immediate	CREATIVE SPEC SUITE

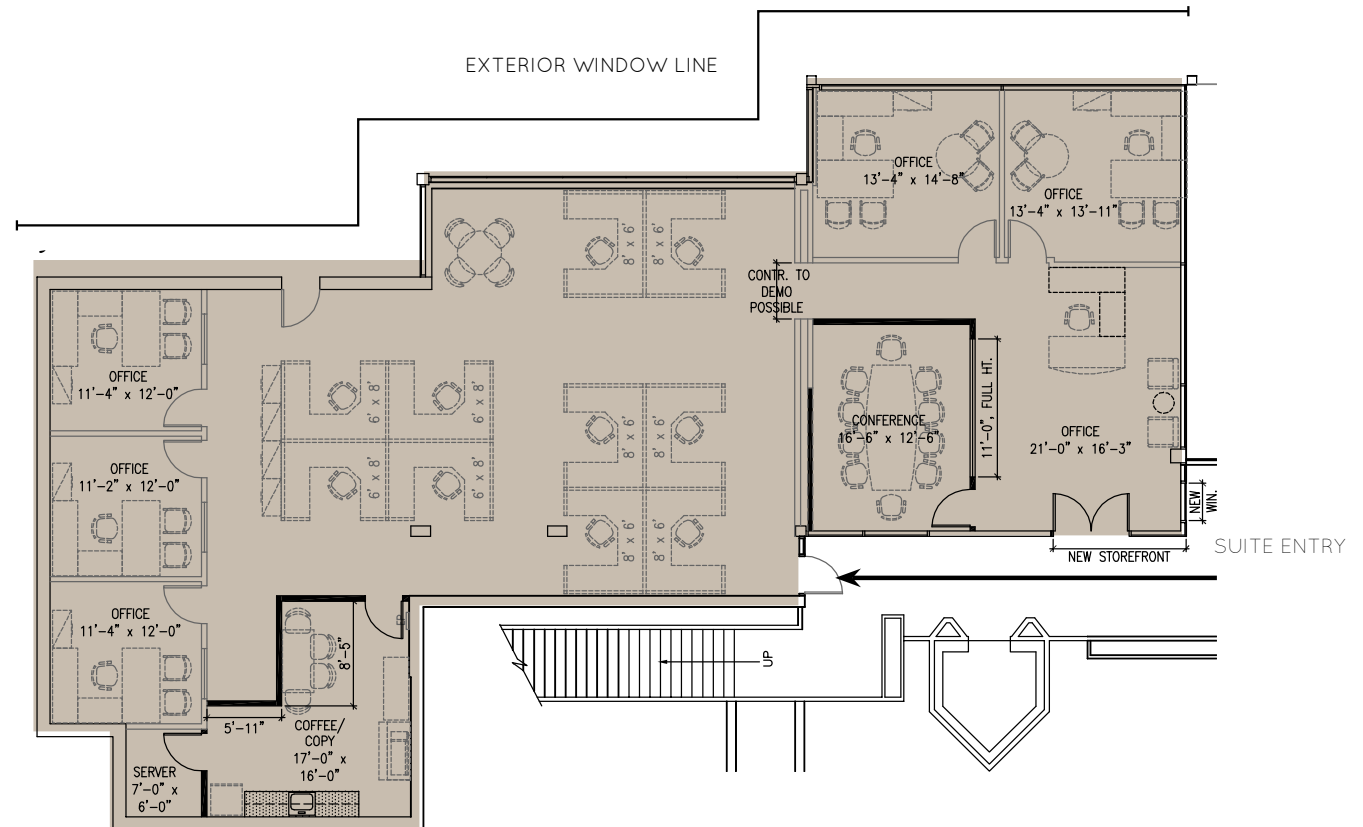
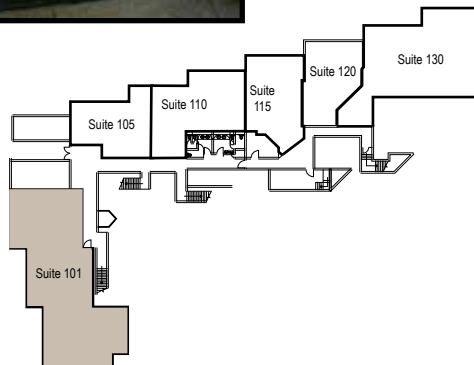
*Suite 210 and 200 can be combined for 4,615 SF

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HYPOTHETICAL SUITE 101 | 4,015 RSF

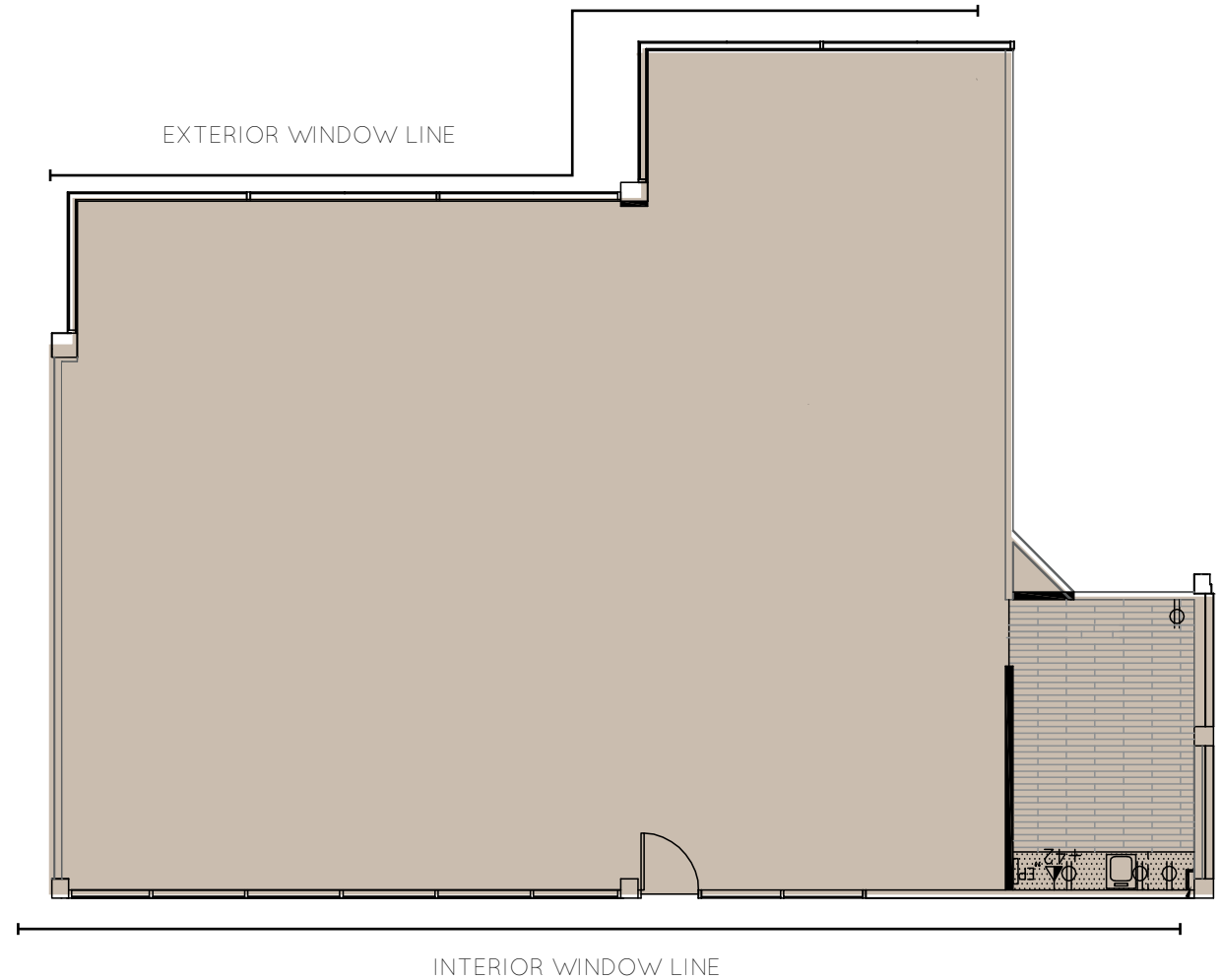
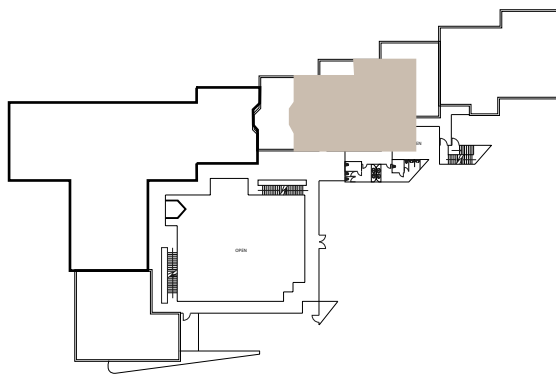
Spec suite located immediately off the main building entrance and features reception, six offices, work room, conference room, kitchenette, server room, a large open area for cubicles and a private exterior entrance. (Suite is divisible to 2,689 SF)



HYPOTHETICAL SUITE 260 | 2,643 RSF

CREATIVE SPEC SUITE

Potential for exposed ceiling with reception, coffee/copy room, conference, one private office and open area for cubes.



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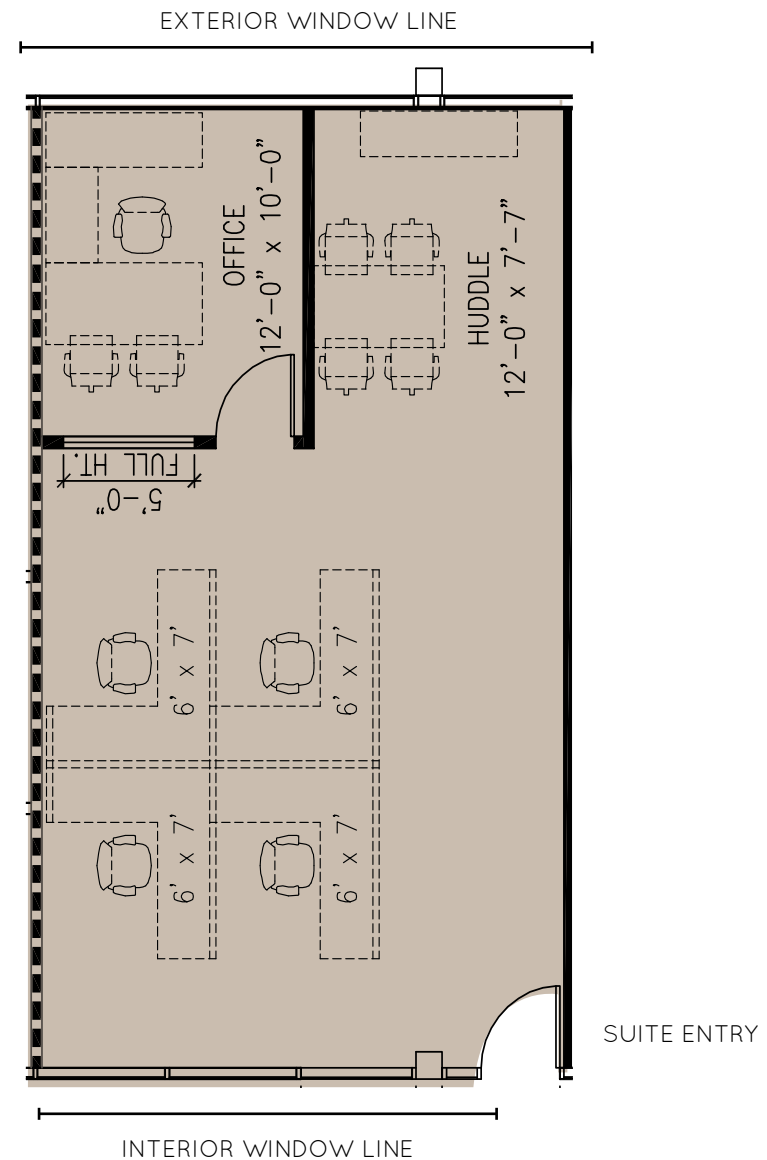
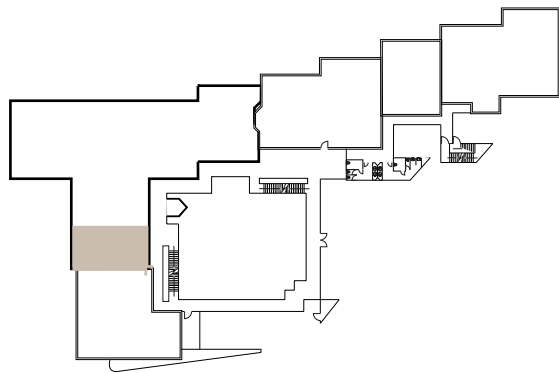
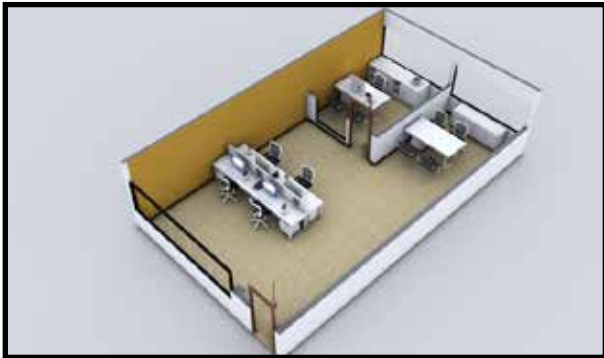
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AS-BUILT

SUITE 210 | 902 SF

SPEC SUITE!

Suite features one private office, huddle area, and an open area.

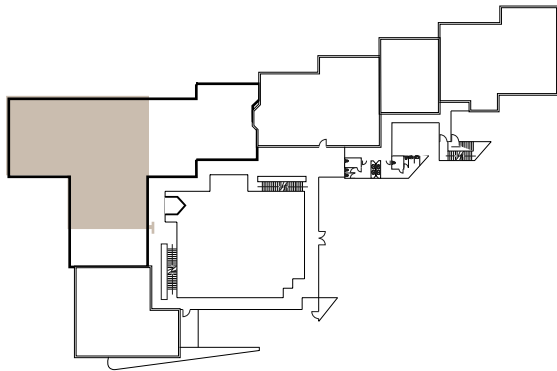


AS-BUILT

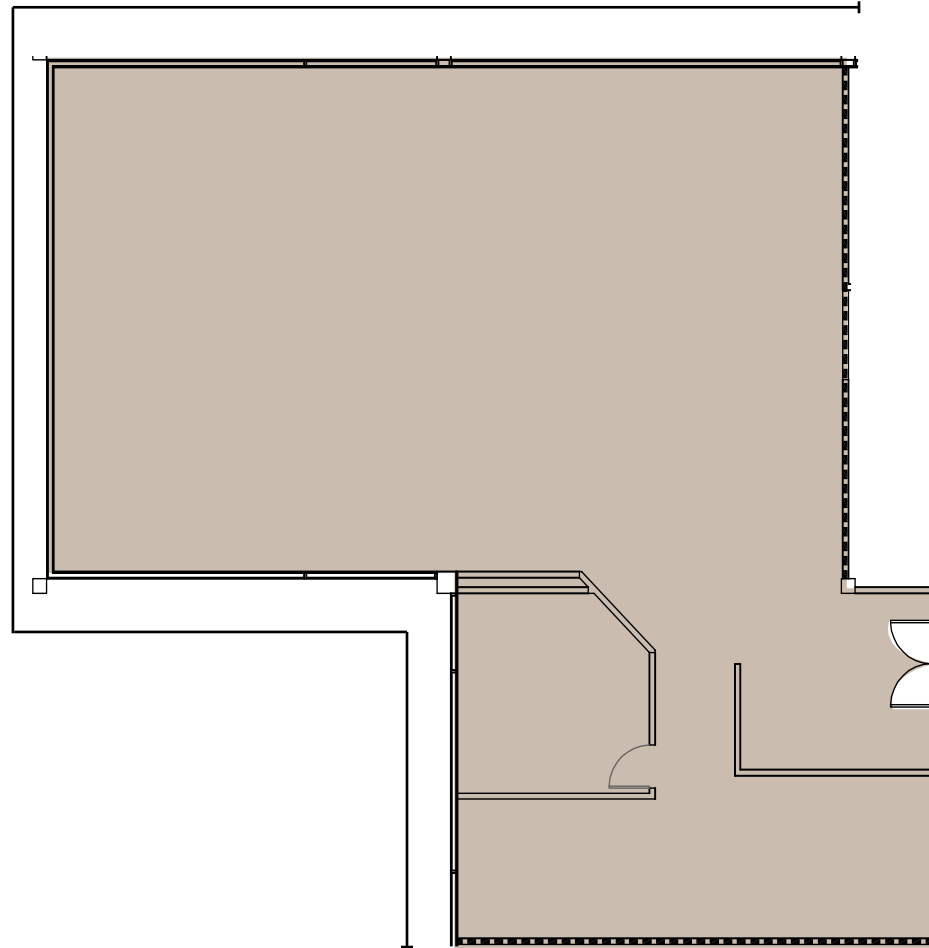
SUITE 200 | 3,713 RSF

SPEC SUITE IN PROGRESS!

Suite features one large private office and an open area.



EXTERIOR WINDOW LINE



SUITE ENTRY

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