



NEWLY RENOVATED



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STEPS AWAY FROM...



FLETCHER COVE
BEACH / PARK



SOLANA BEACH
TRAIN STATION



DEL MAR
RACE TRACK



DOG FRIENDLY
BEACHES



LIVE MUSIC
VENUE



RESTAURANTS
& CRAFT BEER



215 S. Highway 101
Solana Beach, CA



CEDROS
DESIGN
DISTRICT

ABOUT SB WORKS

Steps away from the Cedros Design District, SB Works is a terrific spot to enjoy the sea air and ocean view. Where creativity and craftsmanship collide, SB Works caters to individual sole proprietors desiring a single office suite as well as small businesses or branch offices.

SB Works tenants will also enjoy all Solana Beach has to offer with unique shopping experiences, live music venues, great restaurants, and the beautiful coastline.

PROPERTY DETAILS

- Full building renovation near completion embracing an industrial aesthetic - metal, glass, and brick elements with straight lines and square edges that convey a place of production
- Community and shared event space
- Bike and surf board storage, on-site showers
- Walking distance to Amtrak and Coaster station providing local commuting access, as well as access to the work hubs of downtown San Diego and downtown Los Angeles
- Exterior entrance for each suite
- Ample parking, including angled on-street parking

FLOORPLANS

LEASE RATE: \$5.50 - \$6.00/SF FULL SERVICE
(Available Immediately)

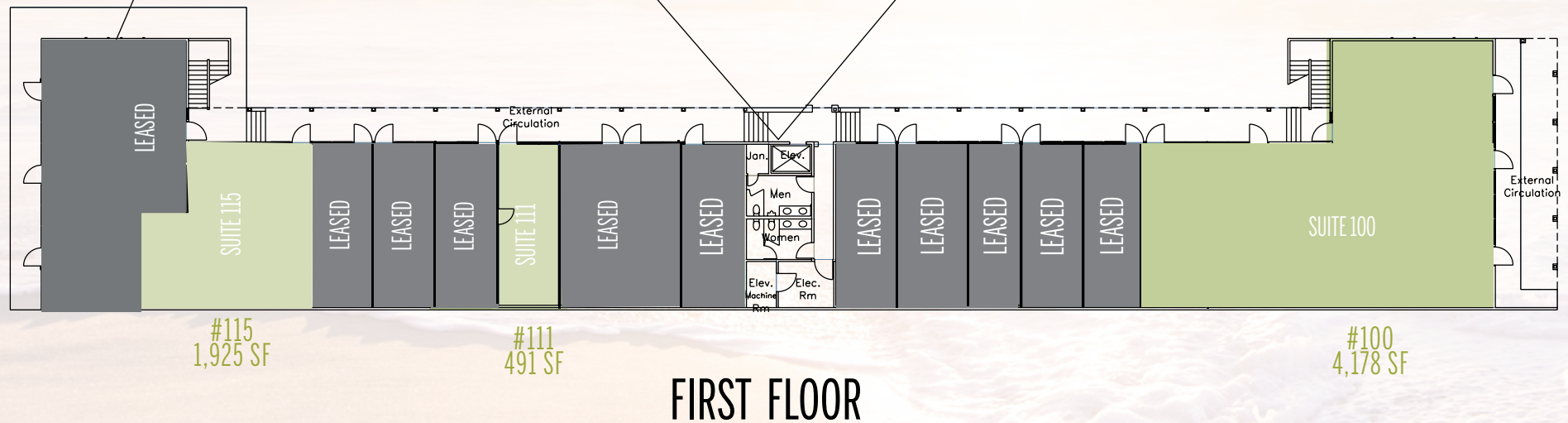
SHARED COMMON
KITCHEN + CONFERENCE



REDESIGNED RESTROOMS WITH SHOWERS + LOCKERS



EXTERIOR PATIO
FOR SUITE 100

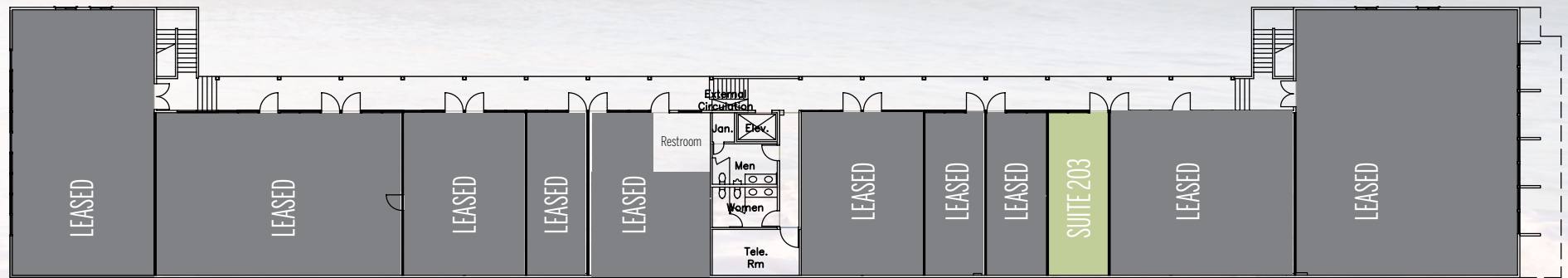


CREATIVE & MODERN OFFICE FINISHES



EXECUTIVE SUITES:
INDIVIDUAL OFFICES WITH SHARED MEETING SPACE

LEASE RATE: \$5.50 - \$6.00/SF FULL SERVICE
(Available Immediately)



491 SF

SECOND FLOOR



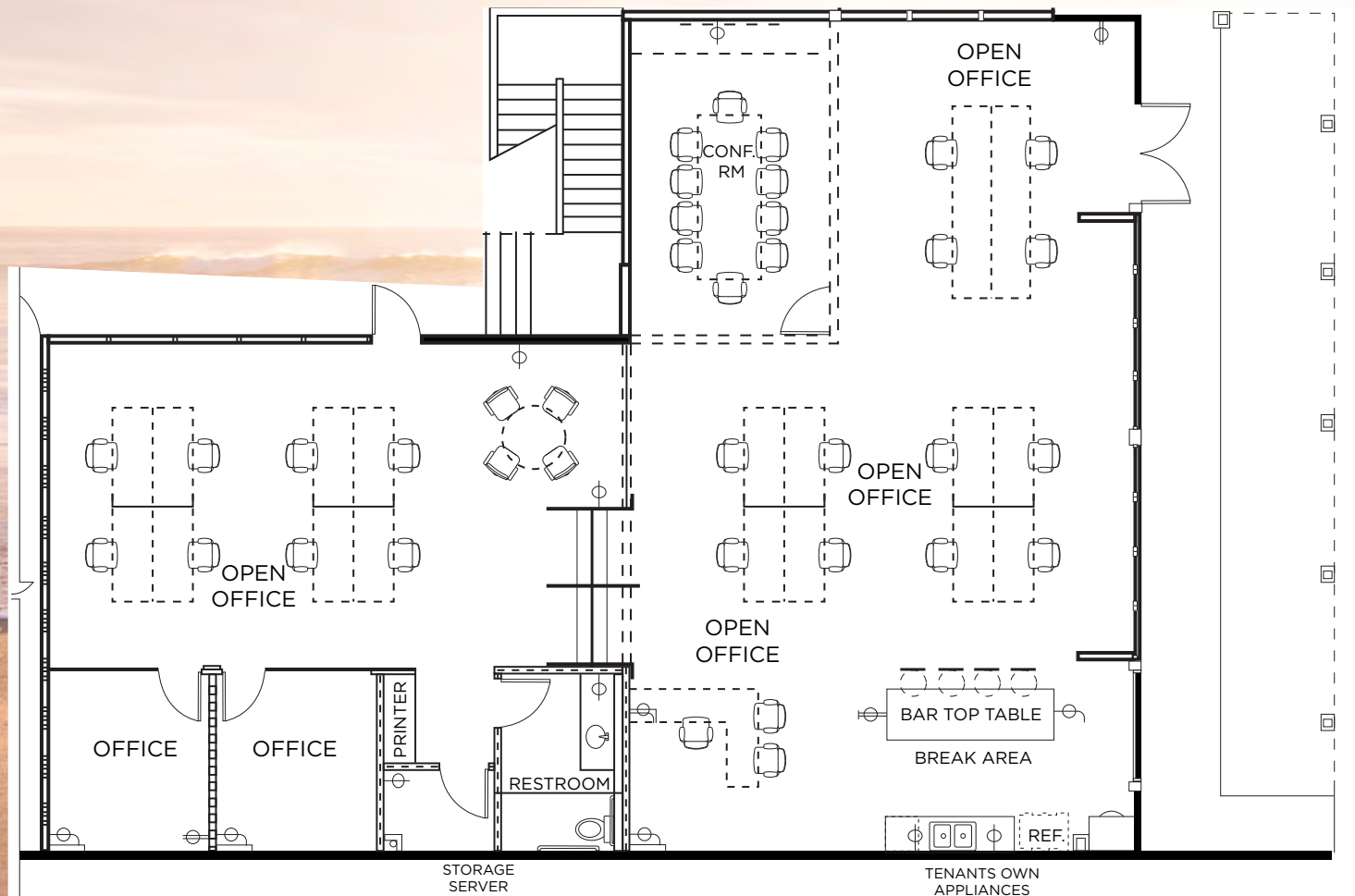


SOLANA BEACH WORKS

215

SUITE 100

3,558 Rentable Square Feet
+ covered patio area with apprx. 620 RSF



OUTSIDE PATIO



EXTERIOR BUILDING



INTERIOR SPACES



AMENITIES

ADDITIONAL RESTAURANTS

- Culture Brewing
- Del Mar Pizza
- Board and Brew
- Alfonso's of La Jolla
- California Pizza Kitchen
- Brigantine
- Bruegger's Bagels
- Crush
- En Fuego Cantina & Grill
- Fidel's Little Mexico
- Fish Market
- Jake's Del Mar
- Lofty Coffee
- Pamplemousse
- Prepkitchen
- Poseidon Restaurant
- Sibicca
- Viewpoint Brewing
- Zel's Del Mar
- Sky Deck

HOTELS

- Holiday Inn Express
- Courtyard Marriott
- L'Auberge Del Mar
- Hilton
- Grand Del Mar
- Inn at RSF
- Marriott
- Lodge at Torrey
- Pines
- Estancia



SOLANA BEACH



★ CEDROS DESIGN DISTRICT



COURTYARD Marriott



Sprouts Market
Crust Pizzeria
Fish District
NuSpine
Panera Bread
Jamba Juice
Starbucks
Orangetheory
Panda Express
Chase Bank



Whole Foods
Cucina Enoteca
Flower Child
Corepower Yoga
Milton's Deli
Burger Lounge
Starbucks
Nectarine Grove
Venissimo Cheese & Wine



Del Mar Center
Gelson's Market
Verizon
Ensui Sushi
Earthbar
Wells Fargo
Haute Bar
McDonald's

DEL MAR RACETRACK



DEL MAR



DEL MAR PLAZA
Haim Salon
Monarch Ocean Pub
Enoteca Del Fornaio
Il Fornaio
Pacifica Del Mar
Pacifica Breeze Café
Shimbashi Izakaya
Paris en Rose
Kini Koffee
Coco Rose
Urban Beach House



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