

**PREMIER PREMISES IN THE PROJECT!**

**PROMOTIONAL RATE!**

YR.1: \$2.99/SF+ELECTRIC / YR.2: \$3.50/SF+ELECTRIC

Three (3) year term to qualify | Ends 05/31/2026

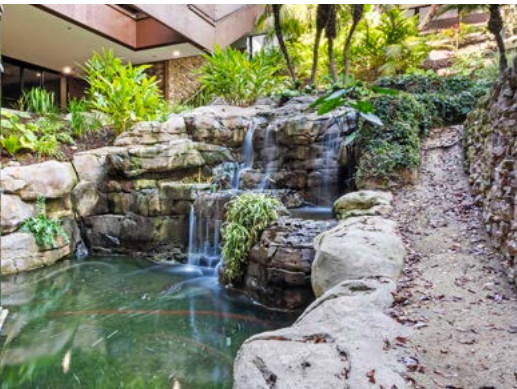
THE  
TIMBERS

445 MARINE VIEW AVENUE  
DEL MAR, CA 92014



**Voit**  
REAL ESTATE SERVICES

CLASS A OFFICE SPACE FOR LEASE





## PROJECT SUMMARY

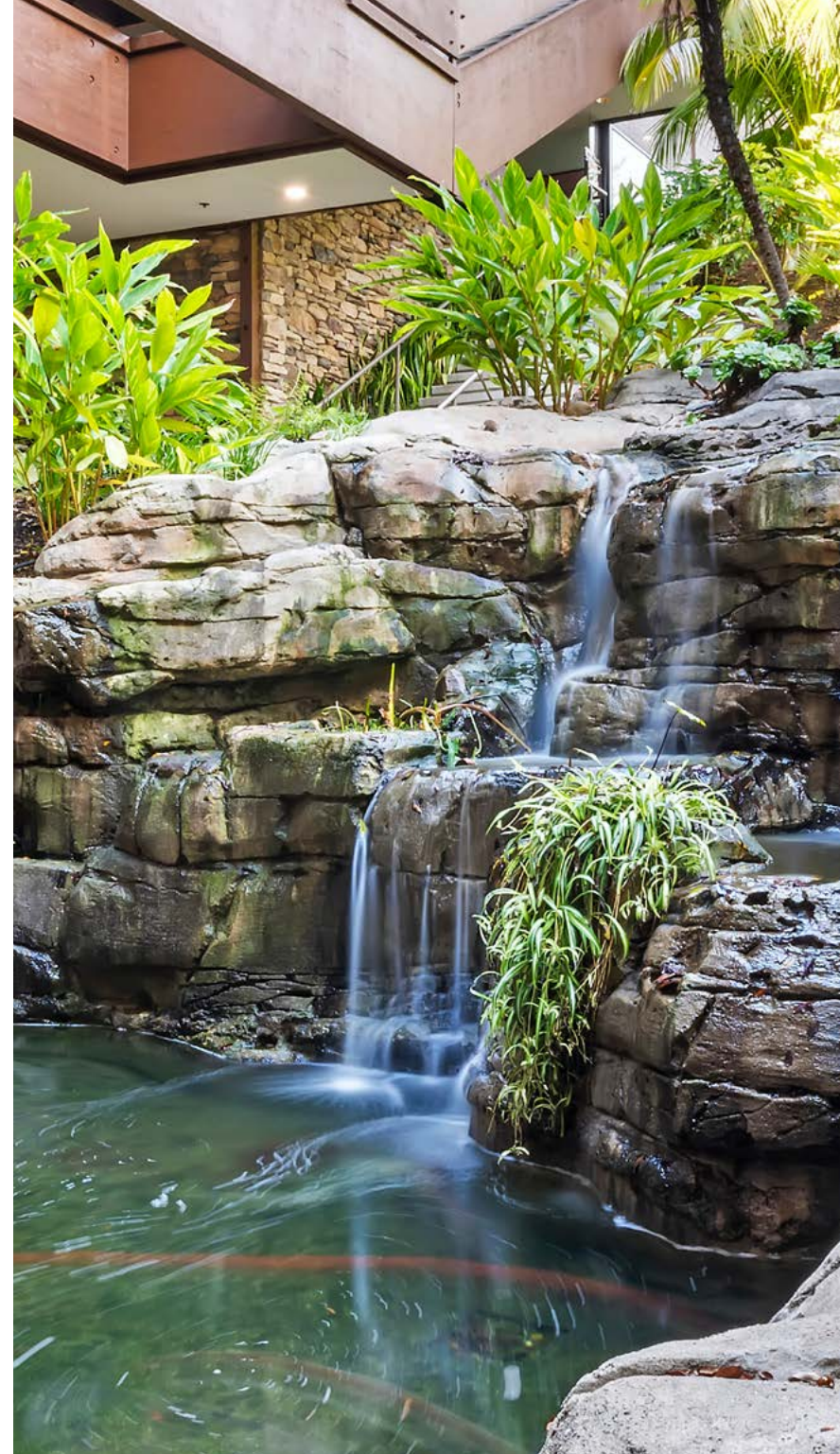
**THE TIMBERS** in Del Mar has breathtaking ocean views and expansive window lines providing maximum natural light. The project features cantilevered cedar construction and dramatic interior waterfalls. Suites offer a creative office atmosphere with high-end finishes, as well as a traditional office environment. On-site amenities include key-card access, outdoor atrium area surrounding a koi pond, abundant surface and covered parking, and walkable amenities in close proximity. Approximately 51,816 SF of retail and services are within walking distance.

The three-story, approximately 48,941 RSF high image office building is an excellent solution for local professionals who are looking to work closer to home, minimize their overhead, and maximize their company's image.

## PROJECT FEATURES

- Ocean Views
- Open Air Atrium
- Koi Pond
- Card-Key Access with 24-Hour Surveillance
- Extensive Glass-Line with Abundant Natural Light
- Common Area Break Room
- Outdoor Meeting Areas Surrounding Koi Pond
- Covered Parking with 153 Surface Spaces and a Parking Ratio of 3.8/1,000 SF
- Easy Access to Interstate-5 Freeway with Outstanding Visibility
- Walkable Amenities Approximately 0.3 Miles (7 Minutes Away)

**LEASE RATE \$2.99 - \$3.50 + ELECTRIC**

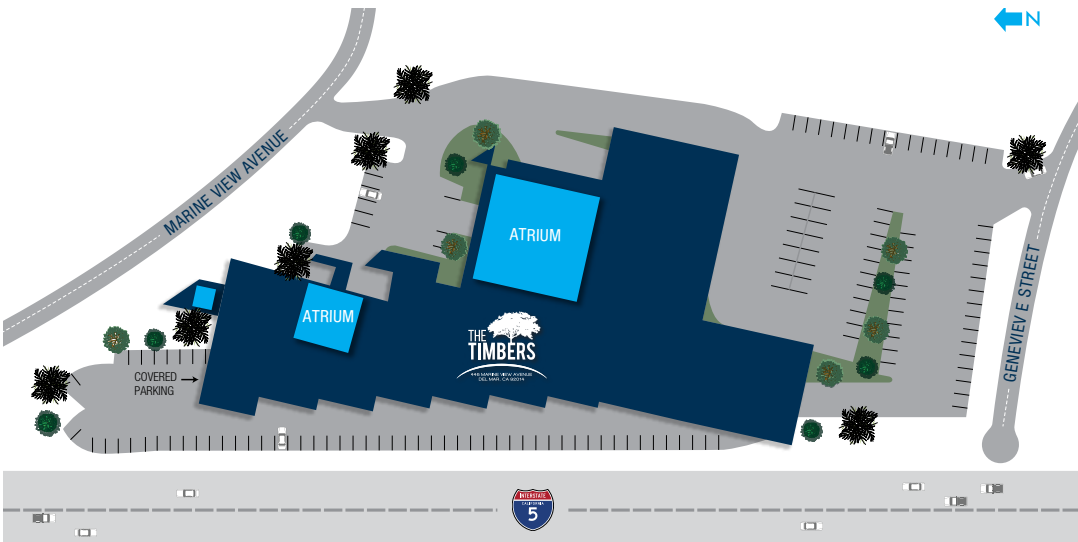


# THE TIMBERS

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**PROMOTIONAL RATE AVAILABLE!**



South facing, freeway visible building signage available.

## PROJECT AVAILABILITY

SUITE	SIZE (SF)	AVAILABILITY
*100	±2,689 RSF	Now
*101	±1,326 RSF	Now
105	±1,479 RSF	Now
120	±1,379 RSF	Now
220	±1,375 RSF	Now
295	±2,158 RSF	Now
**320	±2,930 RSF	Now
**320A	±647 RSF	Now

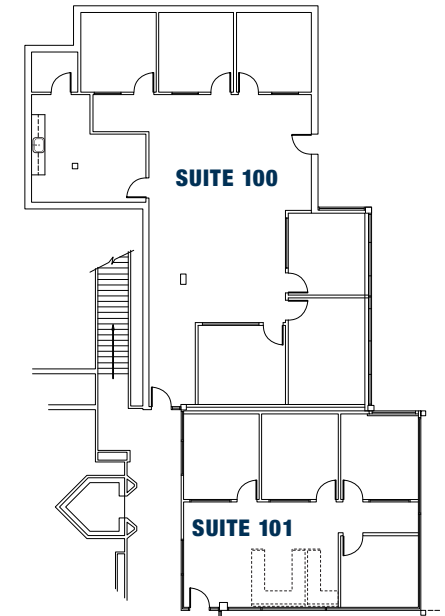
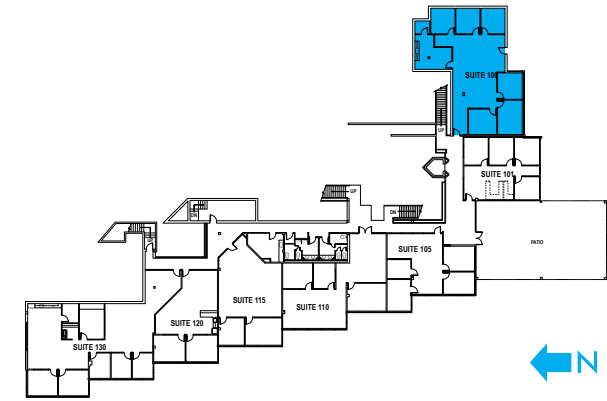
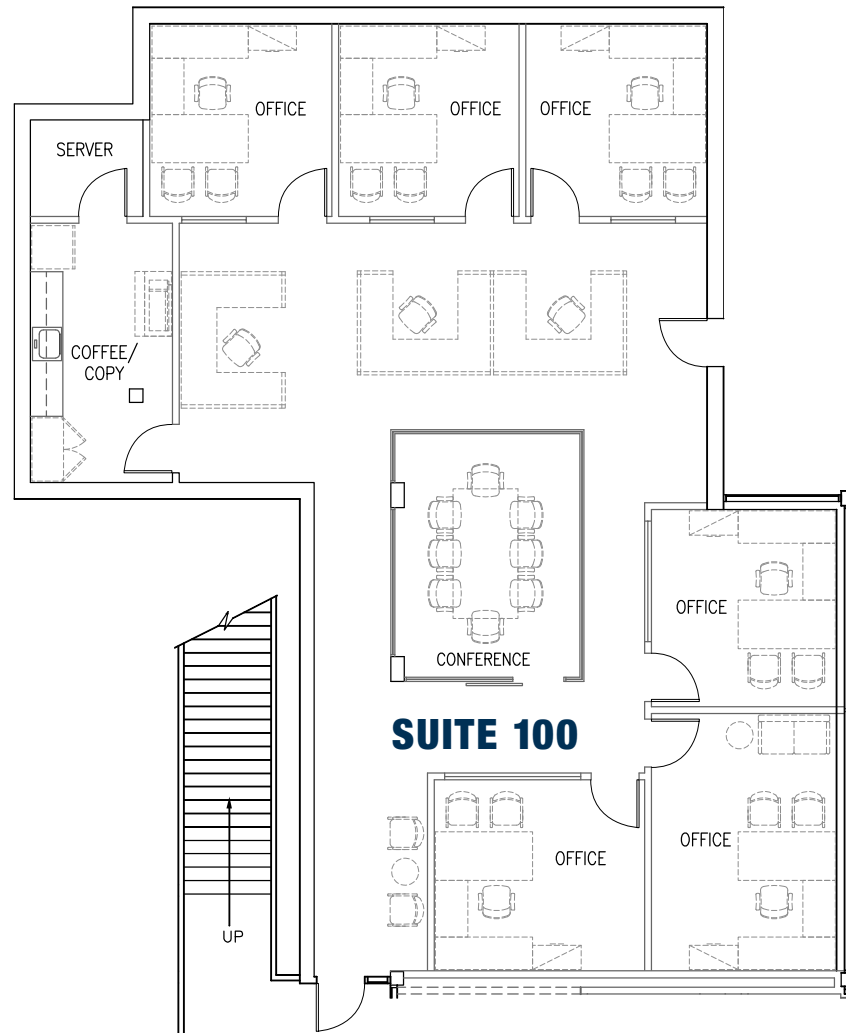
\* Suites 100-101 are contiguous for a total of approximately 4,015 SF

\*\* Suites 320-320A are contiguous for a total of approximately 3,577 RSF



# SUITE 100

SIZE (SF)	COMMENTS
±2,689 SF	Suite features move-in ready, six (6) private offices, conference room, break room, storage, and large open area.
	<b>AVAILABLE:</b> Now
	<b>PROMO RATE:</b> Yr.1: \$2.99+E   Yr.2: \$3.50+E



Suites 100-101 are contiguous for a total of ±4,015 SF



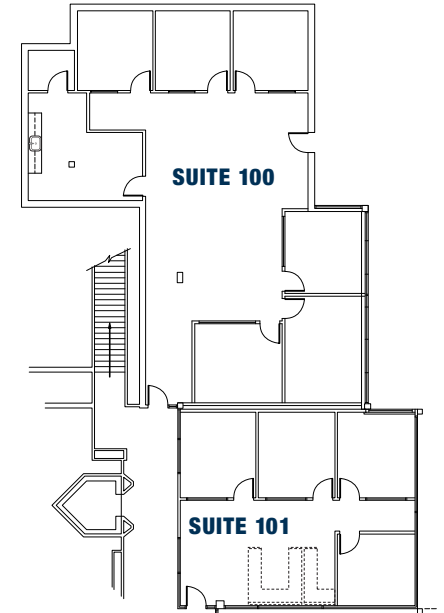
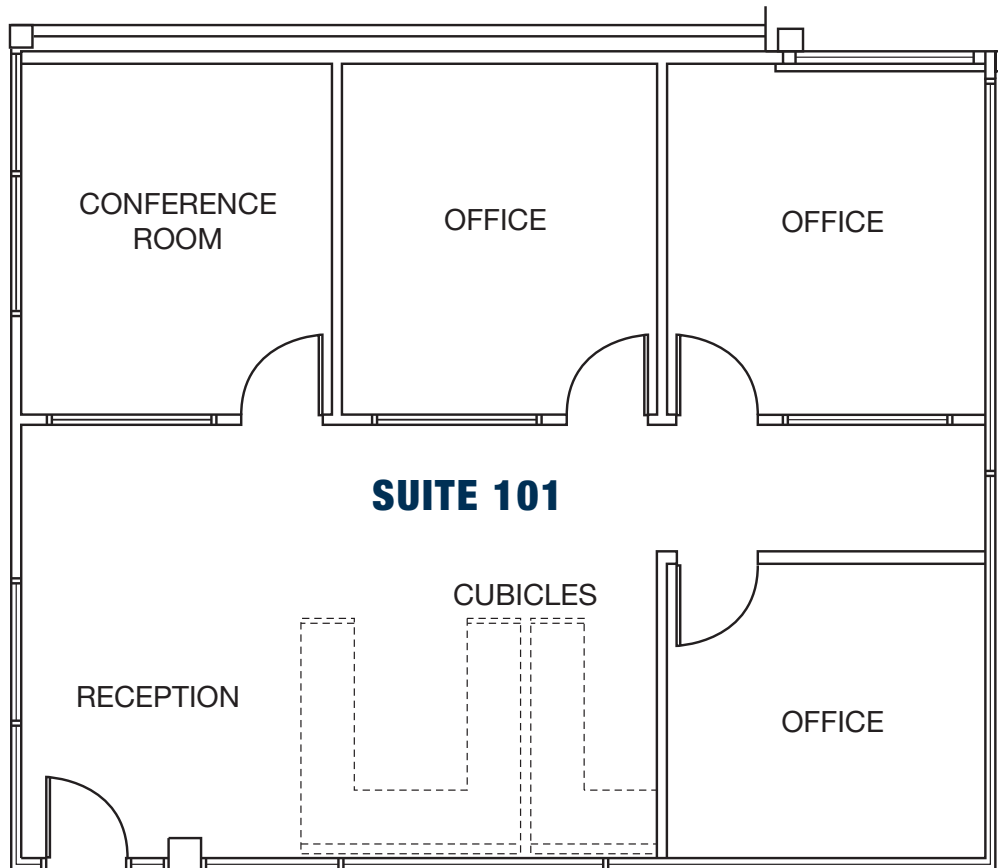
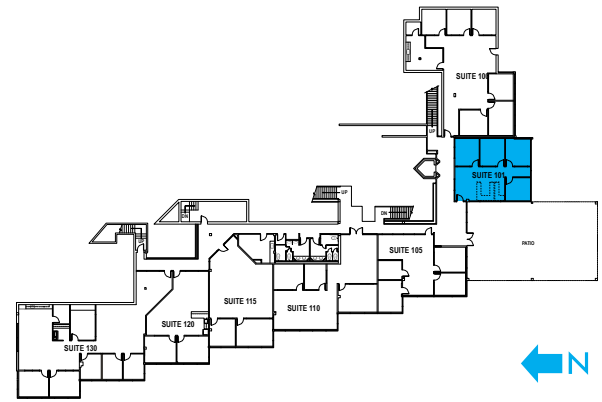
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## SUITE 101

SIZE (SF)	COMMENTS
±1,326 SF	Suite features move-in ready, conference room, three (3) private offices, reception and cubicles.
	<b>AVAILABLE:</b> Now
	<b>PROMO RATE:</b> Yr.1: \$2.99 +E   Yr.2: \$3.50 +E



Suites 100-101 are contiguous for a total of ±4,015 SF



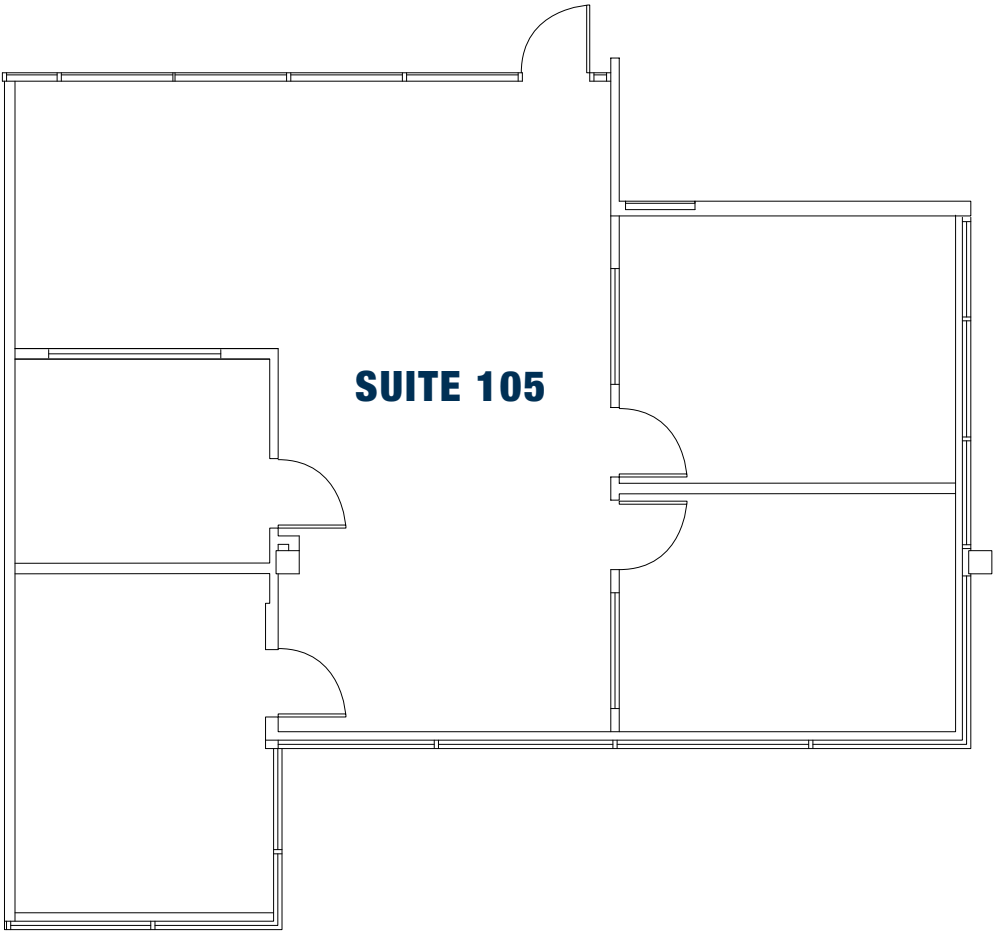
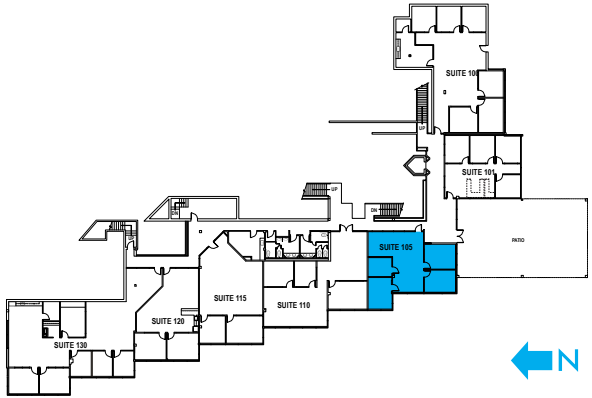
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# SUITE 105

SIZE (SF)	COMMENTS
±1,479 SF	Suite features move-in ready, conference room, three (3) private offices, reception, and open area. <b>AVAILABLE:</b> Now <b>PROMO RATE:</b> Yr.1: \$2.99+E   Yr.2: \$3.50+E

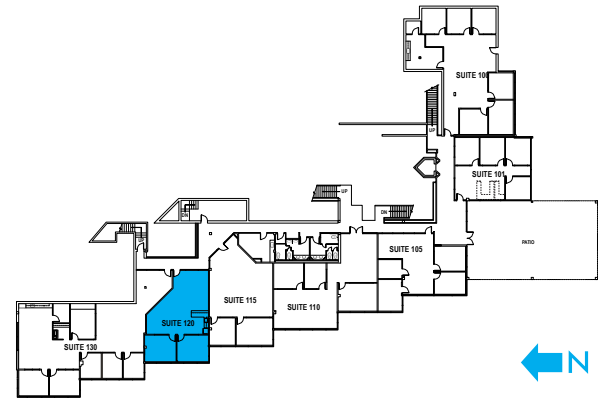
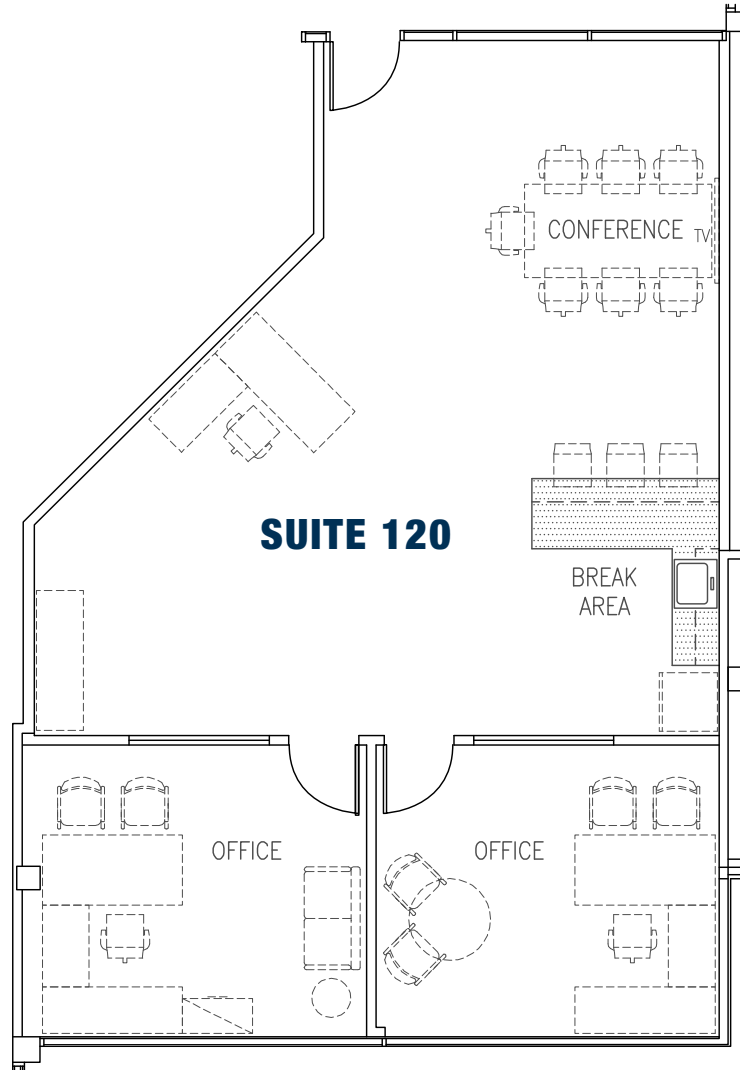


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# SUITE 120

SIZE (SF)	COMMENTS
±1,379 SF	Suite features move-in ready, two (2) private offices, break area, and open area.
	<b>AVAILABLE:</b> Now
	<b>PROMO RATE:</b> Yr.1: \$2.99+E   Yr.2: \$3.50+E



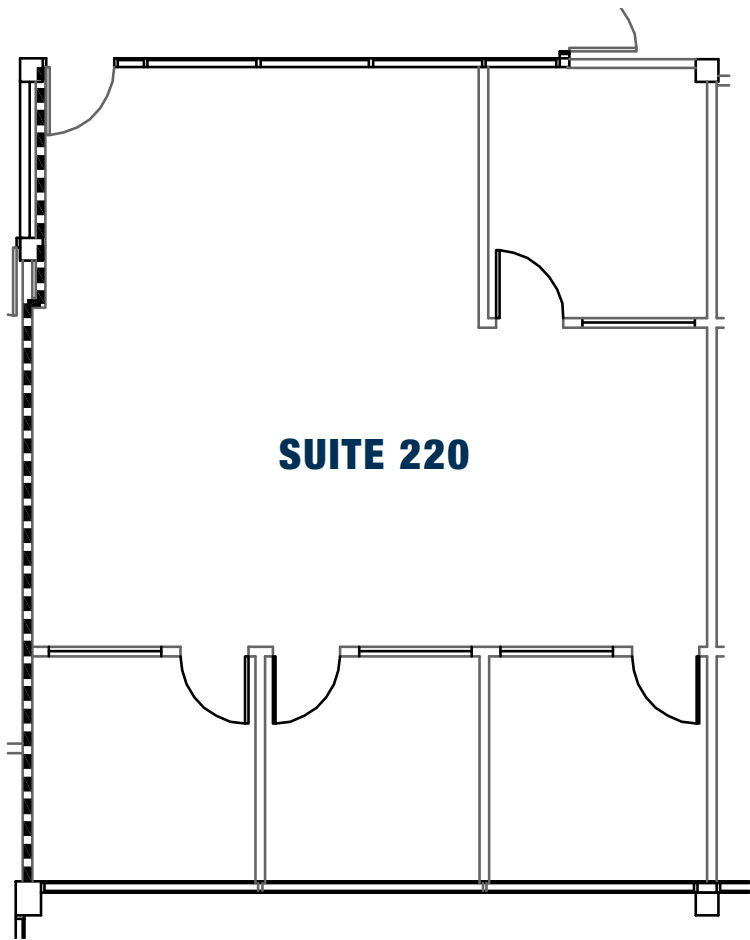
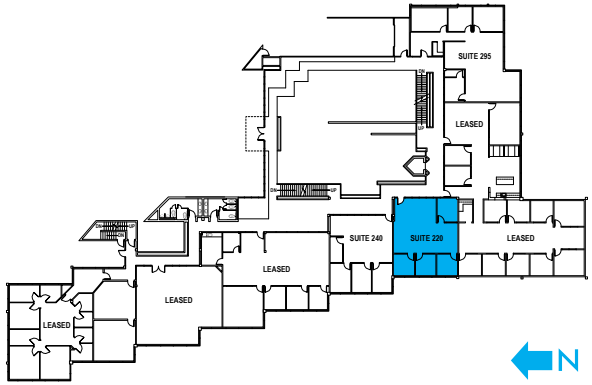
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TBD



## SUITE 220

SIZE (SF)	COMMENTS
±1,375 SF	Suite features move-in ready, four (4) private offices, and open area. <b>AVAILABLE:</b> Now <b>PROMO RATE:</b> Yr.1: \$2.99+E   Yr.2: \$3.50+E



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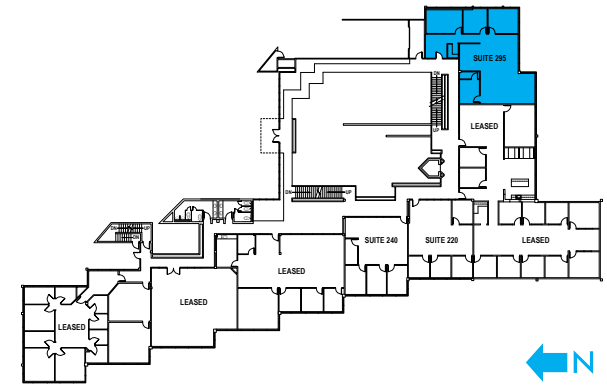
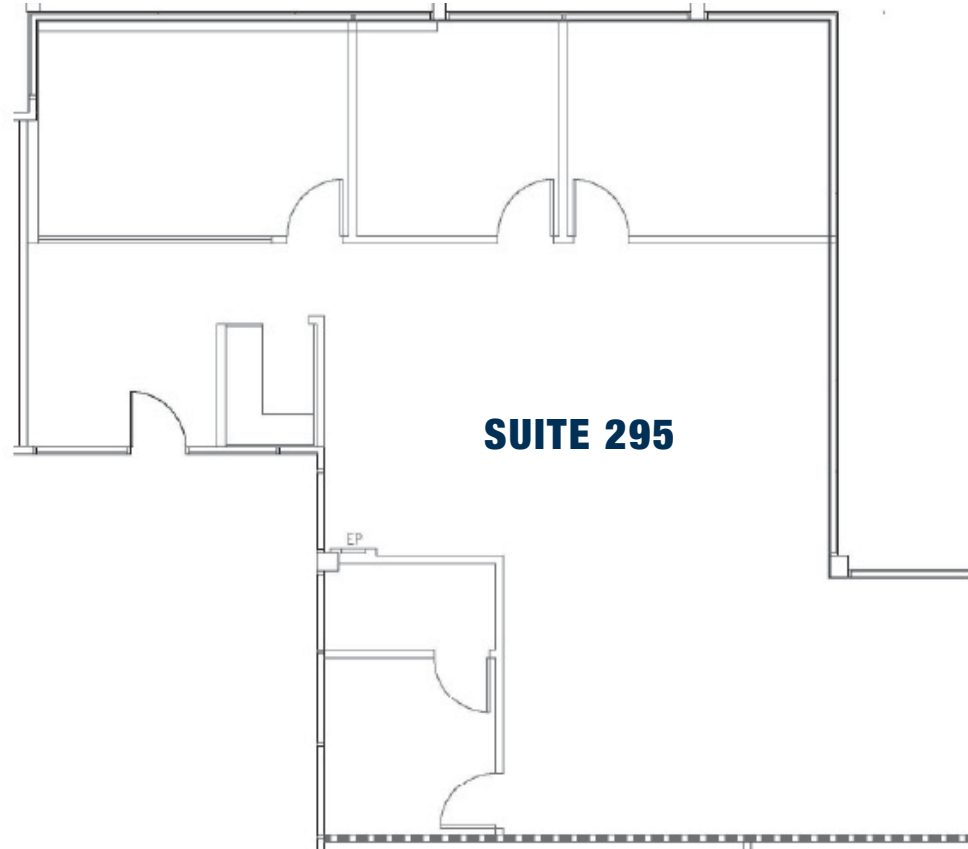
# SUITE 295

SIZE (SF)	COMMENTS
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±2,158 SF Suite features move-in ready with new finishes, three (3) private offices, reception / lobby, conference room, and large open area.

**AVAILABLE:** Now

**PROMO RATE:** Yr.1: \$2.99+E | Yr.2: \$3.50+E

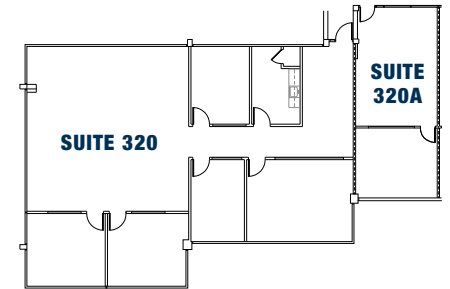
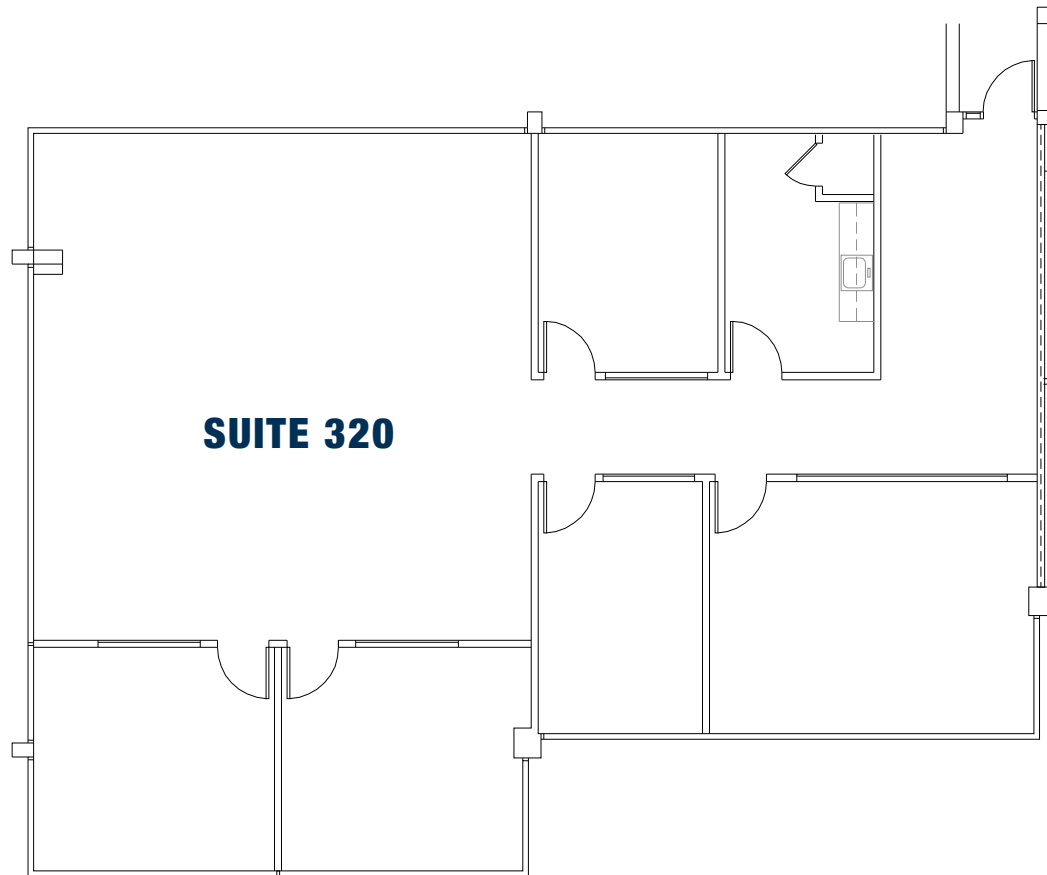
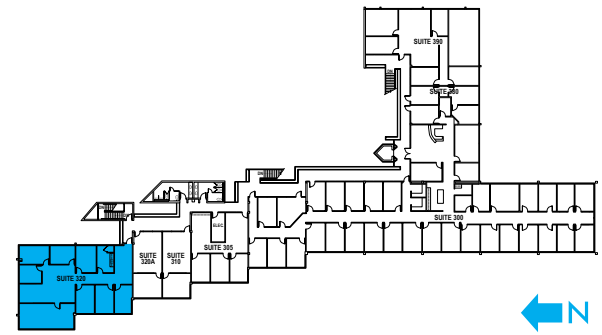


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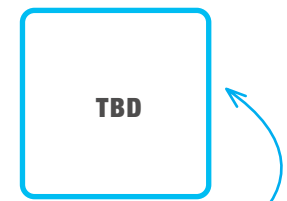


# SUITE 320

SIZE (SF)	COMMENTS
±2,930 SF	Suite features four (4) private offices, reception, conference room, kitchen, open area and extensive window line with ocean views.
	<b>AVAILABLE:</b> Now
	<b>LEASE RATE:</b> \$3.50 + Electricity



Suites 320-320A are contiguous for a total of ±3,577 SF



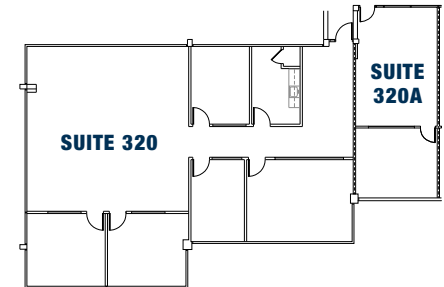
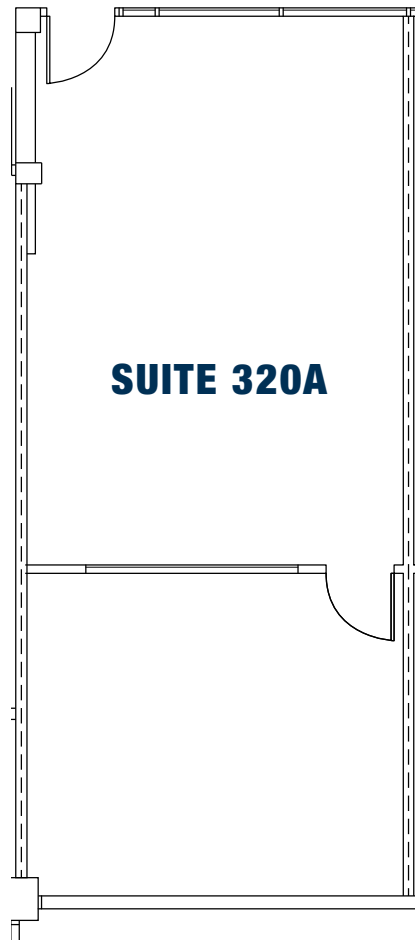
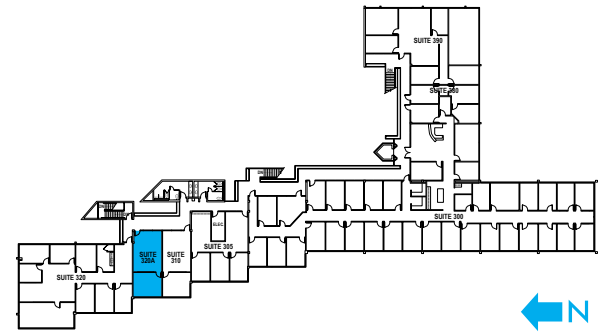
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TBD



# SUITE 320A

SIZE (SF)	COMMENTS
± 647 SF	Suite features one (1) private office with ocean views and open area. <b>AVAILABLE:</b> Now <b>LEASE RATE:</b> \$3.50 + Electricity

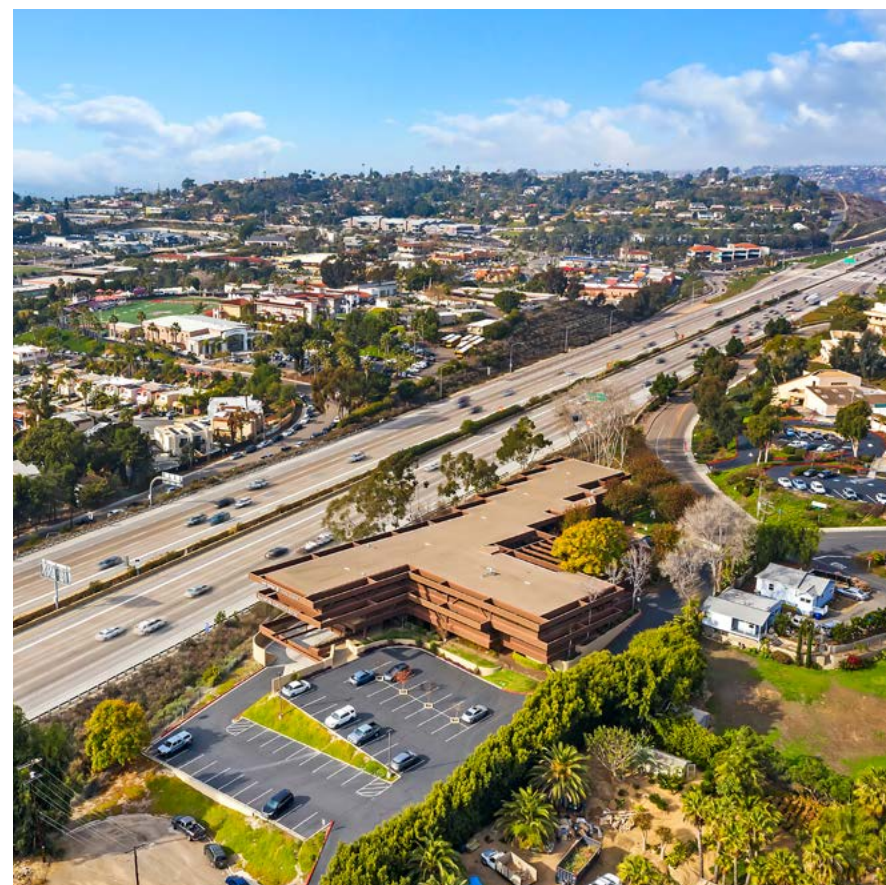


Suites 320-320A are contiguous for a total of ±3,577 SF



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**SITE**

**WALKABLE AMENITIES  
7 MINUTES (0.3 MILES)**

Las Banderas Dr

San Andres Dr

Marine View Ave

Santa Helena

Lomas Santa Fe Dr



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