

SOLANA CROSSING

380, 420, 440, & 462 STEVENS AVE



ENJOY THE BREEZE

Solana Crossing is a four-building, Class-A office & medical campus prominently located in the heart of Solana Beach.

Life is a breeze when anything you need is at your fingertips and less than five minutes away.





SOLANA CROSSING

Class-A, Four Building, Coastal Campus Totaling ±224K SF



FIBER OPTICS AVAILABLE with free wifi in amenity spaces



4:1,000 USF approximately 30% secured and covered



WALKABLE & AMENITY-RICH campus experience



EXTENSIVE GLASS LINES with private balconies in select suites

A 380 Stevens	Medical or Office Use
B 420 Stevens	Office Use
C 440 Stevens	Office Use
D 462 Stevens	Medical or Office Use

For Over 50 Years, American Assets Trust (AAT) has Been Acquiring, Improving and Developing Premier Office, Retail and Residential Properties with the Philosophy that a Unique Location Creates a Unique Opportunity for Success.

AAT is one of the largest real estate groups in the San Diego region and offers full-service real estate services on over 4.3 million square feet of office buildings throughout California, Oregon, Washington and Hawaii.

Additionally, the company's portfolio encompasses approximately 2.4 million square feet of retail and over 2,300 residential apartment units throughout some of the nation's most desirable markets in California, Oregon, Texas and Hawaii. AAT has strong relationships with some of the world's largest financial institutions, including Wells Fargo Bank, Bank of America Merrill Lynch, US Bank, PNC Financial Services, and RBC Bank. AAT's financial strength, diversified holdings, and conservative investment philosophy make us an ideal landlord and partner.

Learn more at www.AmericanAssetsTrust.com





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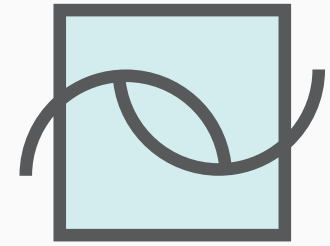
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