

the **IVANHOE** // 7817 IVANHOE AVENUE, LA JOLLA, CA 92037

RECENTLY RENOVATED

DESIGNATED **CLASS A** OFFICE BUILDING BY **COSTAR**



PASCAL AUBRY-DUMAND, CCIM
(858) 334 4043
pascal.aubry-dumand@cushwake.com
CA License No. 1281436



//PROPERTY FEATURES

Class A Office Building designation by CoStar
Central Village location in the heart of La Jolla
Attractive public areas
Walking distance to restaurants, shops and La Jolla Cove
Covered/below ground parking with a ratio of 4.00/1,000 SF
Fiber optic internet connection through AT&T (2,000 mbps)

//RECENTLY COMPLETED RENOVATIONS

EXTERIOR

- New paint
- Renovated landscaping
- New exterior graphics and signage
- New tile and railings at Ivanhoe main entry
- New storefront at Ivanhoe main entry

INTERIOR

- Renovated elevator cabs and new mechanical equipment
- Expanded and renovated flooring, ceiling, lighting and paint in the first floor lobby
- New flooring, paint and lighting in the 2nd and 3rd floor elevator lobbies and hallways
- Restrooms renovated on all floors
- New building directory and suite identification graphics
- New entry doors to each tenant suite and restrooms
- New paint, graphics and additional lighting in the parking garage

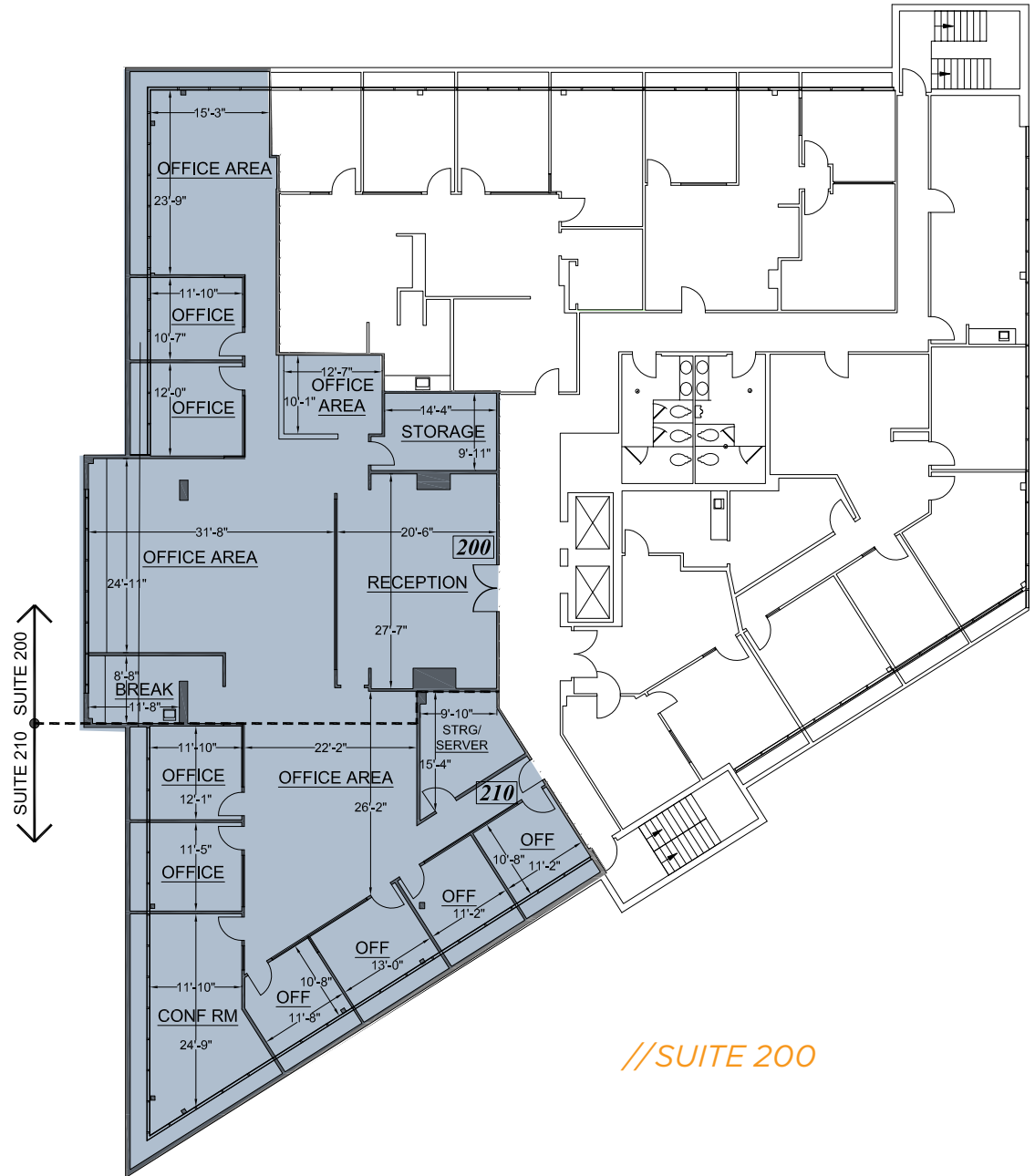


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//CURRENT AVAILABILITIES

SUITE	RSF	RENT
200	5,746	\$3.25+E
Divisible to 2,286 RSF		
Available 08/01/2017		



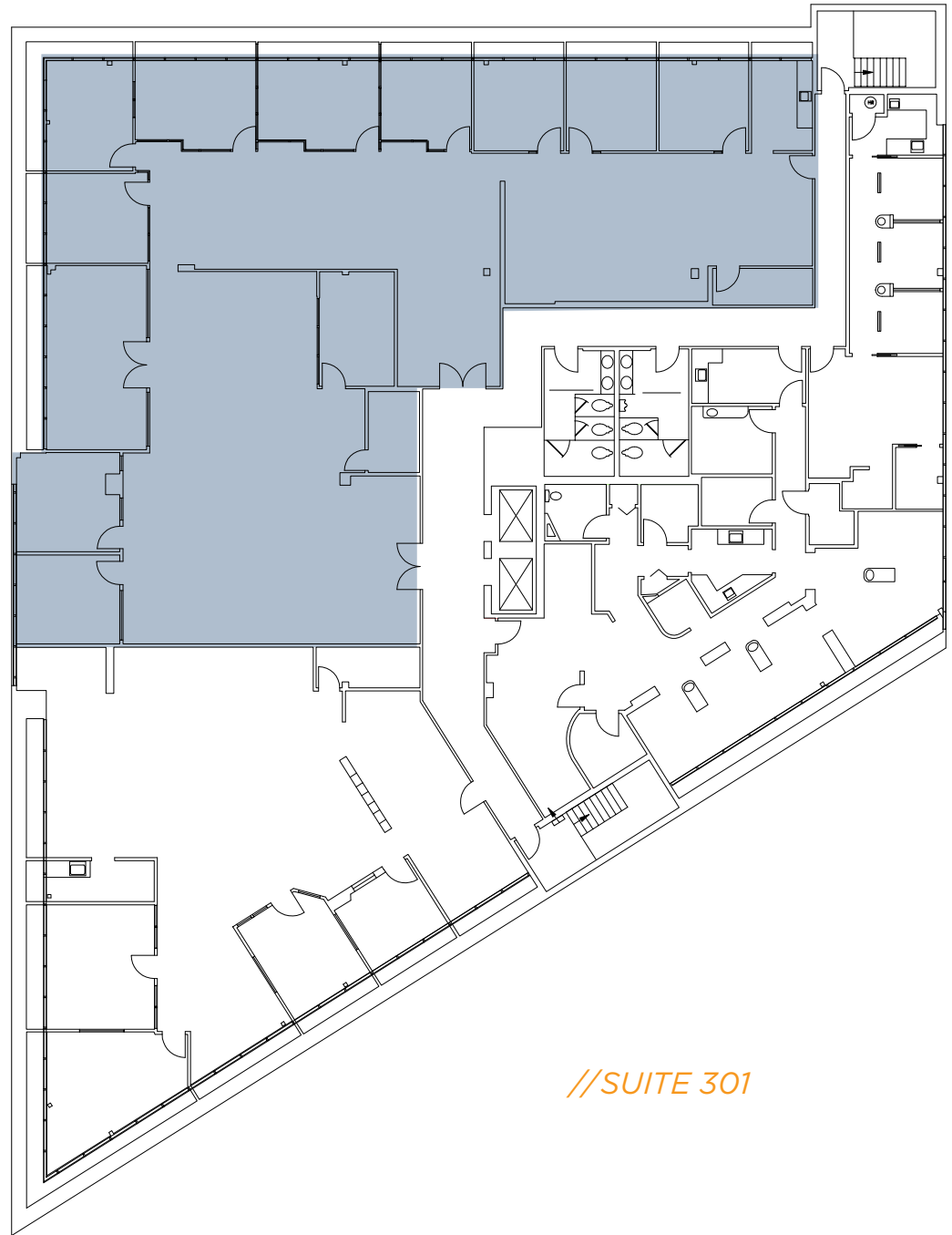
//SUITE 200

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//CURRENT AVAILABILITIES

SUITE	RSF	RENT
301	6,561	\$3.25+E
Available 08/01/2017		



//SUITE 301

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IVANHOE AVENUE

SILVERADO STREET

Cushman & Wakefield
4747 Executive Drive, 9th Floor
San Diego, CA 92121
CA License No. 1329963

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