

MANCHESTER FINANCIAL BUILDING

LA JOLLA, CA



PROPERTY INFORMATION

ADDRESS: 7979 IVANHOE AVENUE,
LA JOLLA, CA 92037

BUILDING SIZE: 77,362 SF

YEAR BUILT: 1974

TYPICAL FLOOR SIZE: 15,500 SF

PARKING RATIO: 2.2/1,000 SF

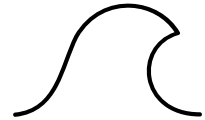
MONTHLY PARKING RATES: \$100 PER
UNRESERVED



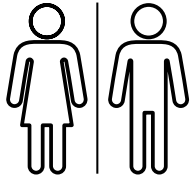
UNDERGROUND
PARKING



IN THE HEART OF LA JOLLA'S
FINANCIAL ROW



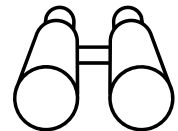
STEPS TO WORLD FAMOUS
LA JOLLA COVE



RECENTLY UPGRADED
CORRIDORS & RESTROOMS



RE-CLAD EXTERIOR STONE
FINISH RENOVATION



AMAZING VIEWS OF THE
PACIFIC OCEAN

AVAILABILITIES

SECOND FLOOR

SUITE	Size (RSF)	Monthly Asking Rate	AVAILABILITY
205/210	2,042	\$3.95 Full Service	Now
240	2,604	\$3.95 Full Service	Now

THIRD FLOOR

SUITE	Size (RSF)	Monthly Asking Rate	AVAILABILITY
300	4,373	\$3.95 Full Service	Now
350	2,917	\$3.95 Full Service	Now

*Suites 300 and 350 can combine for a total of 7,290 RSF



*RENDERINGS ARE CONCEPTUAL



OVER **150** RETAIL AMENITIES
IN A **1** MILE RADIUS





**MANCHESTER
FINANCIAL BUILDING**

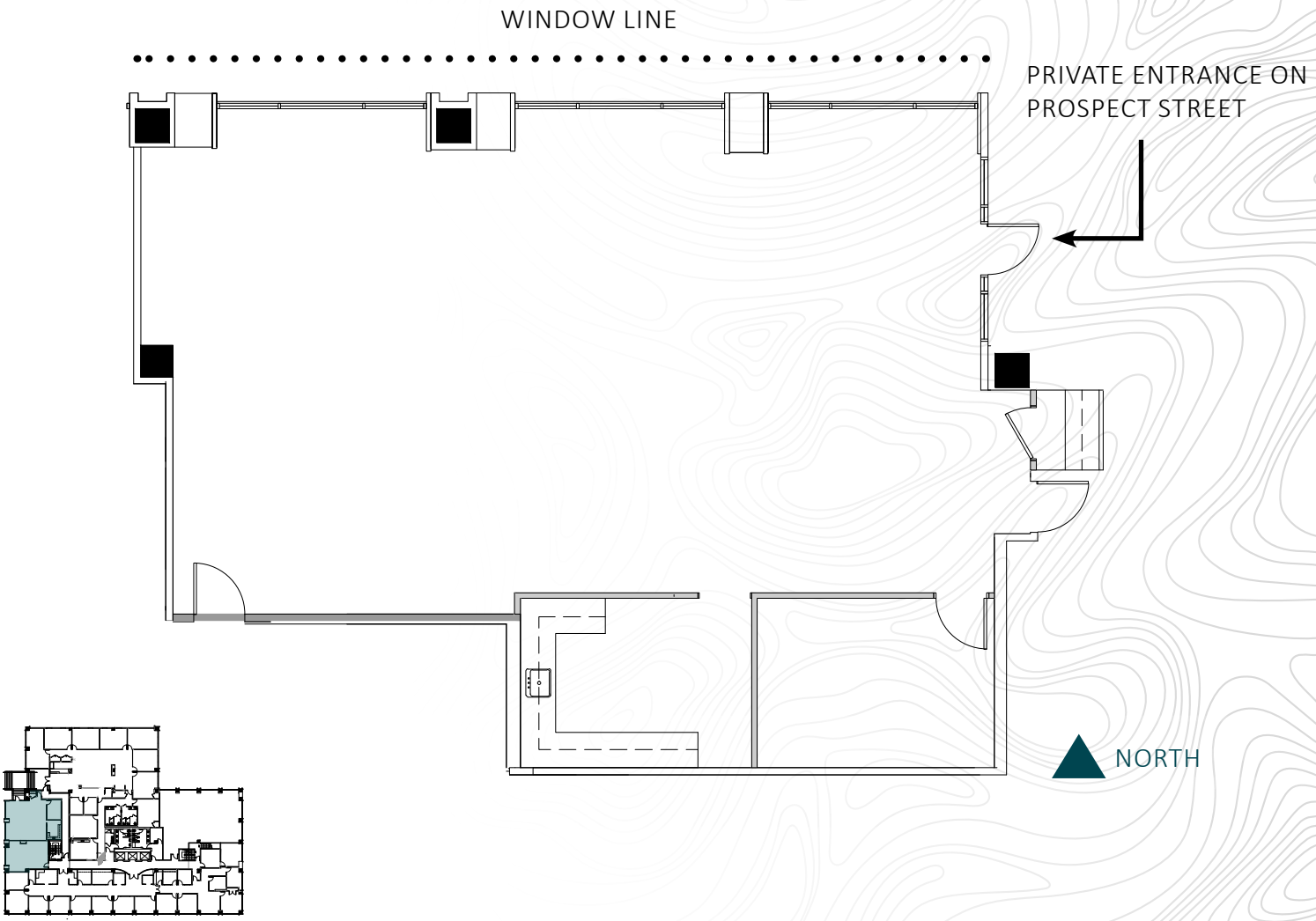
PROSPECT STREET

COAST BLVD

IVANHOE AVENUE

2ND FLOOR

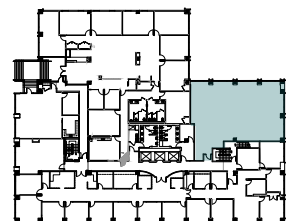
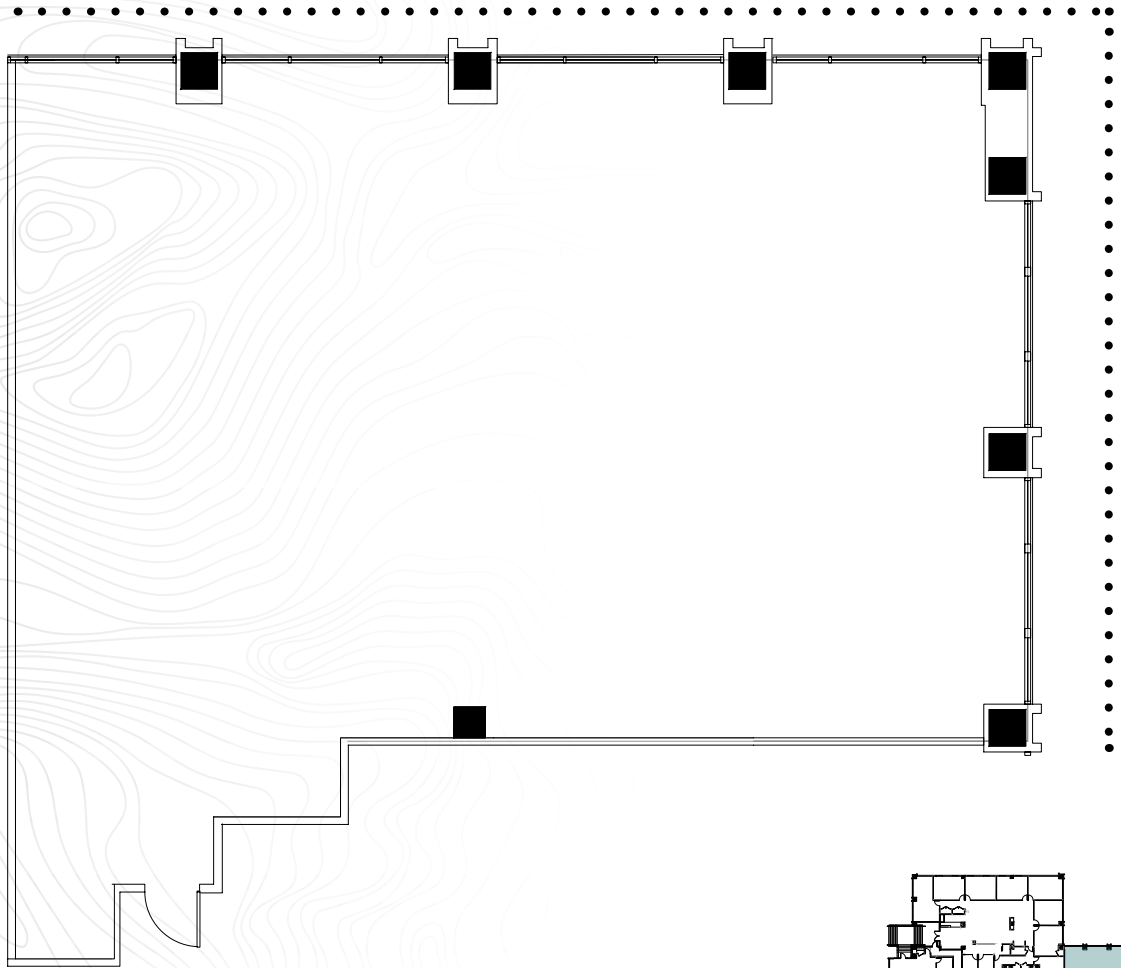
SUITE 205/210 | 2,042 RSF
CONFERENCE ROOM, PRIVATE OFFICE, OPEN AREA
AND DOUBLE DOOR ENTRY
\$3.95/SF



2ND FLOOR

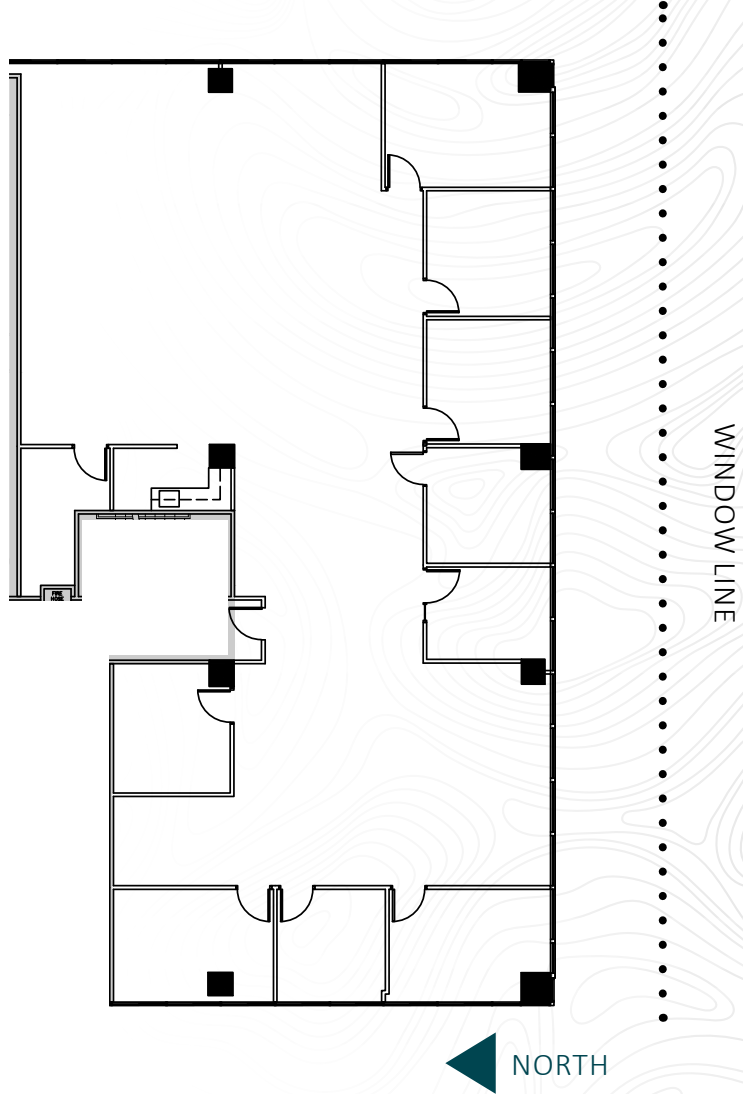
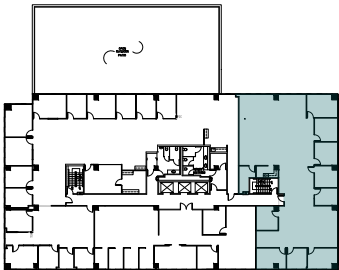
SUITE 240 | 2,604 RSF
SHELL SPACE
\$3.95/SF

WINDOW LINE



3RD FLOOR

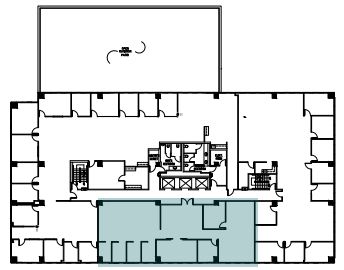
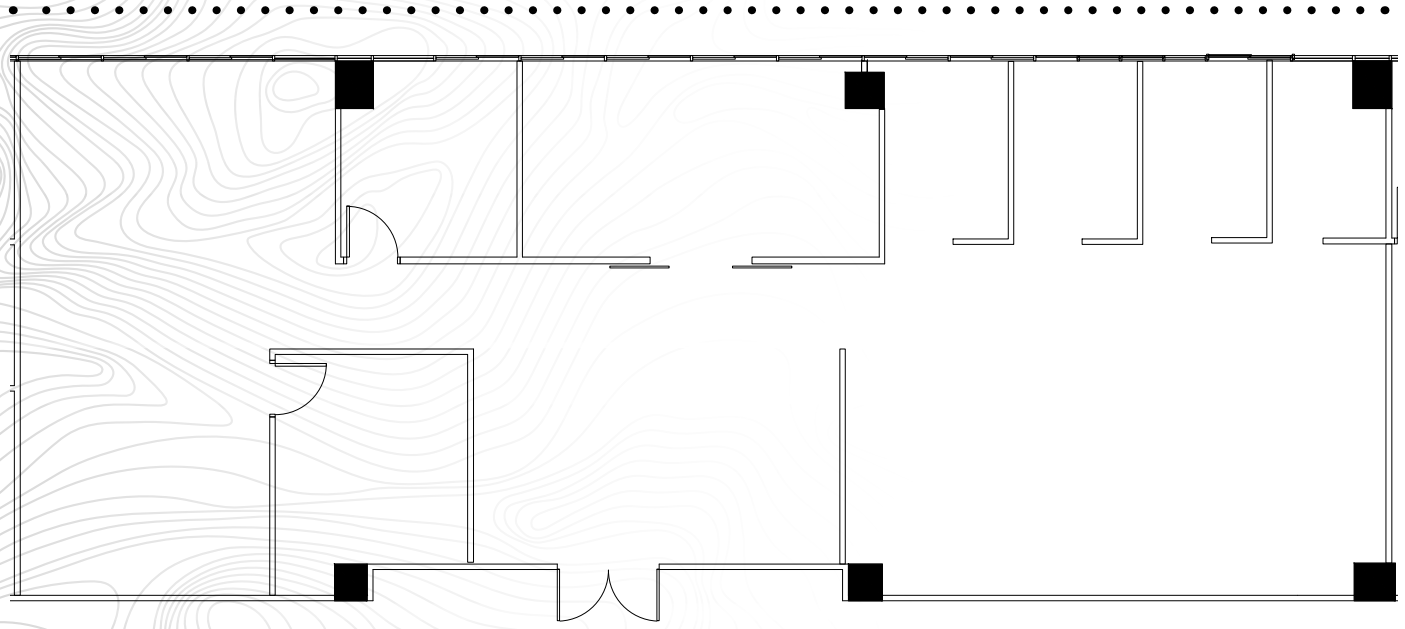
SUITE 300 | 4,373 RSF
CONTIGUOUS WITH SUITE 350
\$3.95/SF



3RD FLOOR

SUITE 350 | 2,917 RSF
CONTIGUOUS WITH SUITE 300
CONFERENCE ROOM, PRIVATE OFFICE, OPEN AREA
AND DOUBLE DOOR ENTRY
\$3.95/SF

WINDOW LINE



An aerial photograph of a coastal town, likely in California, showing a mix of residential and commercial buildings, a large green park area, and a beach. A conceptual architectural plan for a new building is overlaid on the right side of the image. The plan shows a large, multi-story structure with a flat roof and several rectangular sections. A vertical line extends from the top of the plan down to the ground level, indicating the building's footprint. The text 'MANCHESTER FINANCIAL BUILDING' is positioned above the plan.

MANCHESTER
FINANCIAL BUILDING

*THIS IS A CONCEPTUAL PLAN



MANCHESTER FINANCIAL BUILDING

FOR MORE LEASING INFORMATION, PLEASE CONTACT:

JEFF OESTERBLAD

Lic. 01516014
+1 858 546 2637
jeff.oesterblad@cbre.com

RYAN GRANT

Lic. 0181351
+1 619 696 8354
ryan.grant@cbre.com

MATT CARLSON

Lic. 01459868
+1 858 546 2636
matt.carlson@cbre.com



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