

+1 858 410 6379 pascal.aubrydumand@jll.com RE license #01281436



// 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





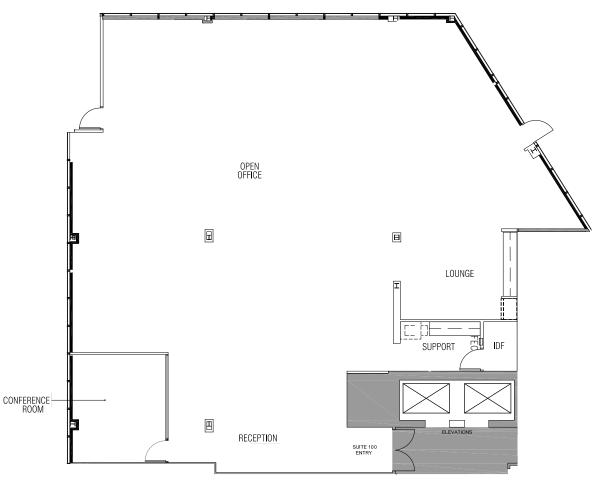


+1 858 410 6379 pascal.aubrydumand@jll.com RE license #01281436

Spec Suite available now

SUITE RSF RENT 100 4,718 \$3.85 +E





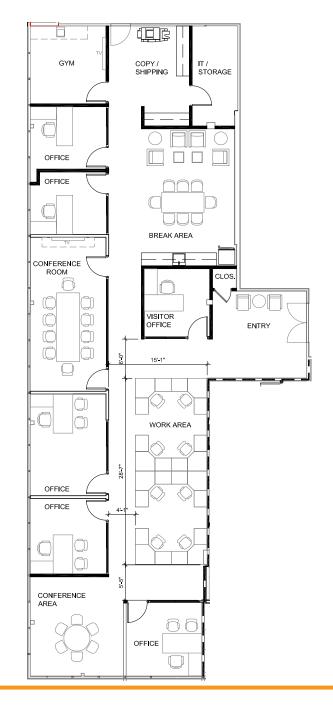
Spec Suite available 12/2025

SUITE RSF RENT
320 3,638 \$3.95 +E

Top floor, corner suite with some ocean views.

Former spec suite.









PASCAL AUBRY-DUMAND, CCIM

+1 858 410 6379 pascal.aubrydumand@jll.com RE license #01281436

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved.