

the IVANHOE

RECENTLY RENOVATED

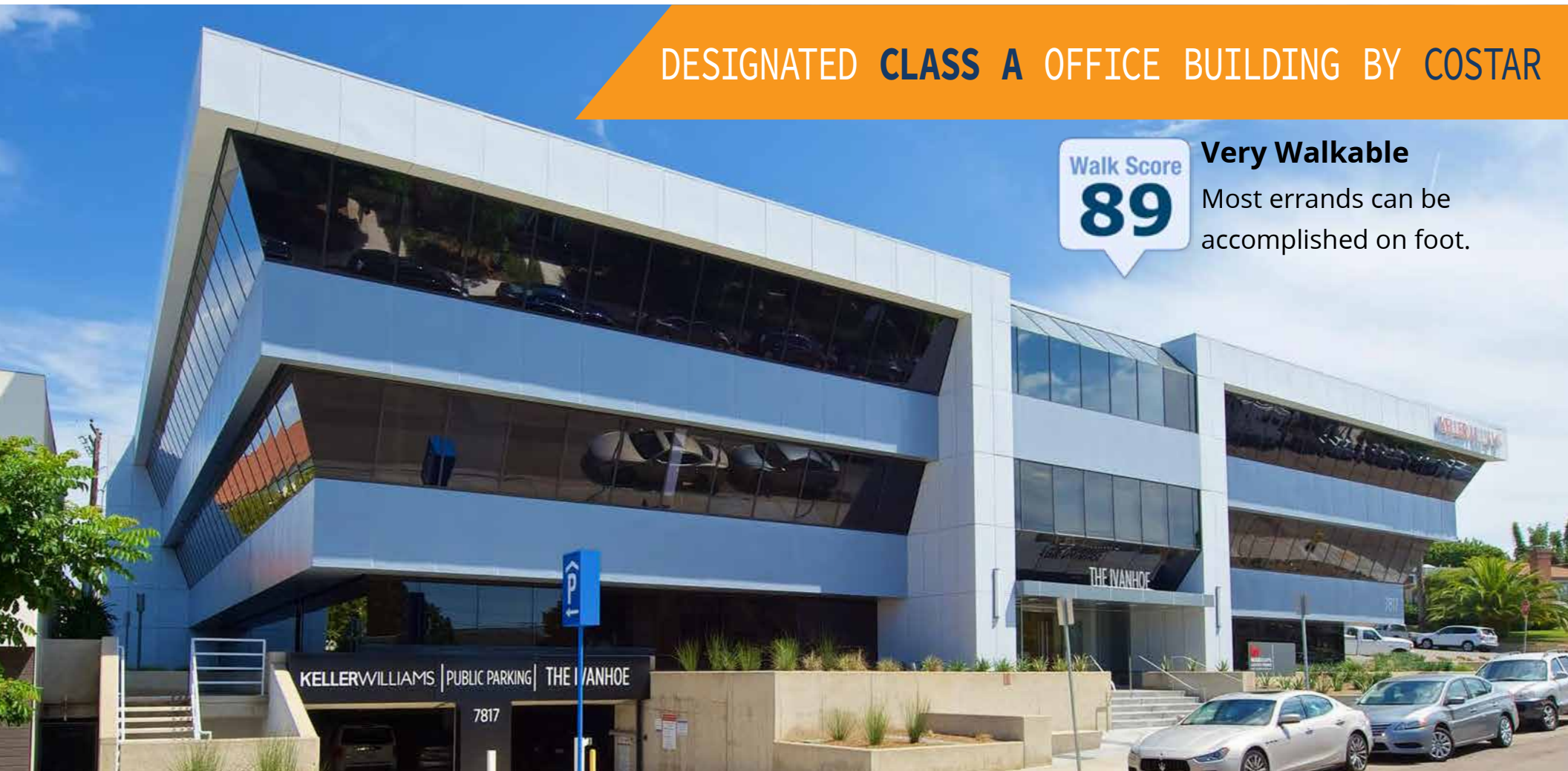
// 7817 IVANHOE AVENUE, LA JOLLA, CA 92037

DESIGNATED **CLASS A** OFFICE BUILDING BY COSTAR



Very Walkable

Most errands can be accomplished on foot.



PASCAL AUBRY-DUMAND, CCIM
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RE license #01281436



Jones Lang LaSalle Brokerage, Inc. RE license #01856260

// 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

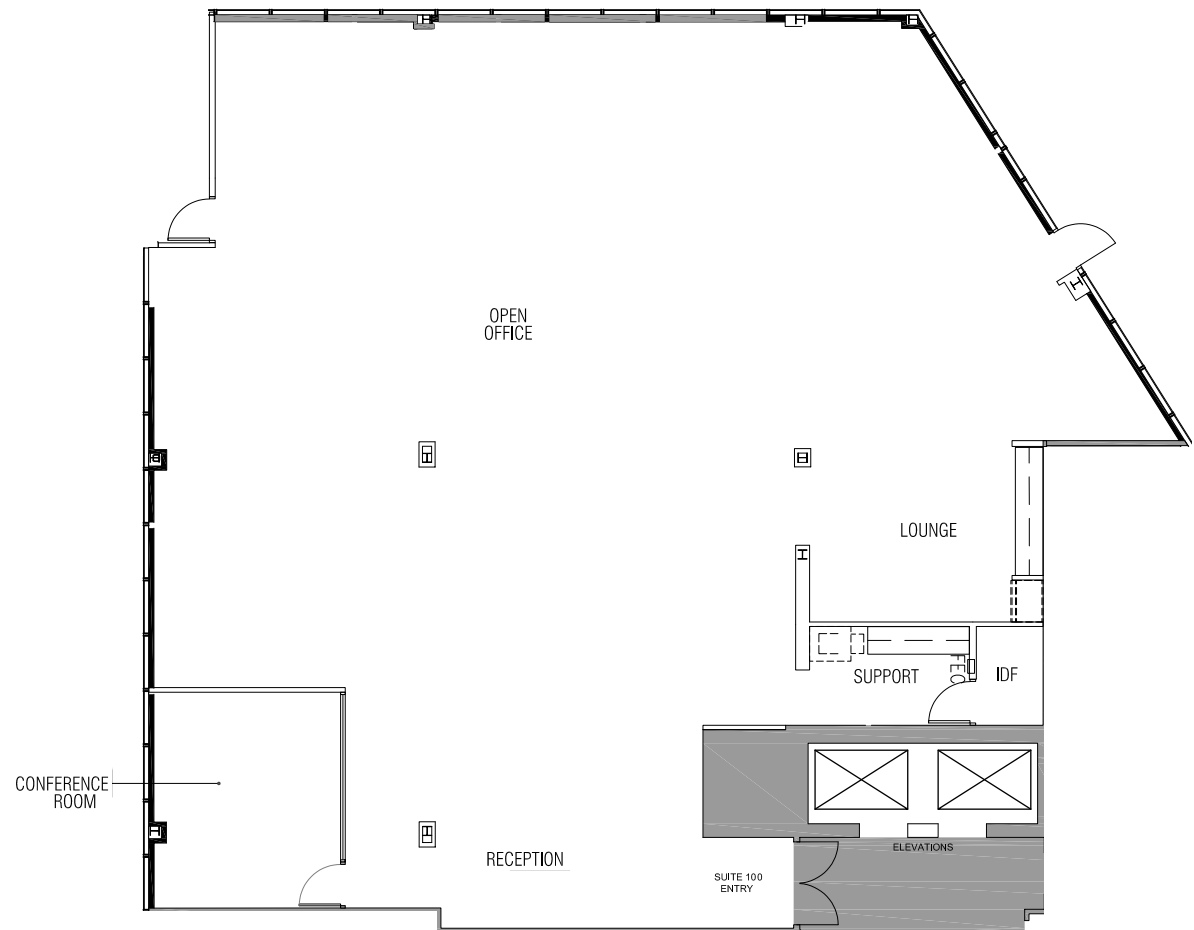


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Spec Suite available now

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

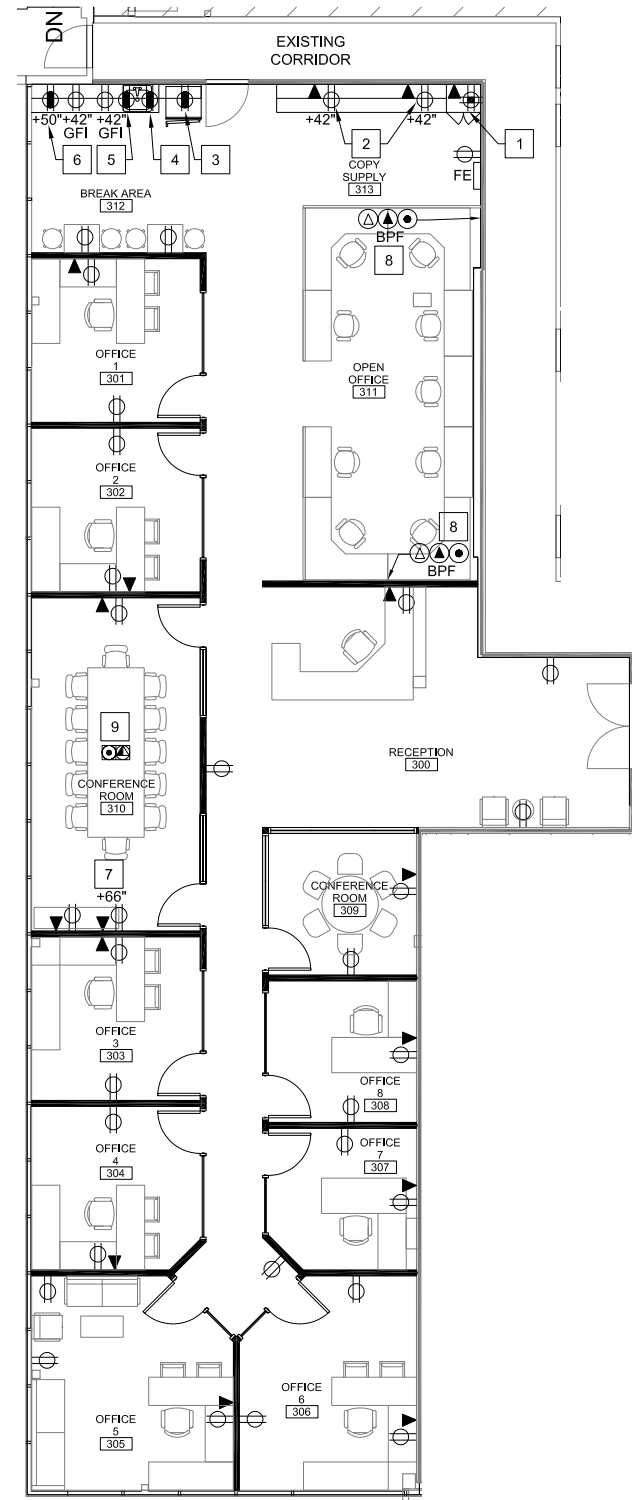


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Spec Suite available 12/2025

SUITE	RSF	RENT
320	3,638	\$3.95 +E
Top floor, corner suite with some ocean views. Former spec suite.		





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