

7917 IVANHOE AVE, LA JOLLA, CA 92037

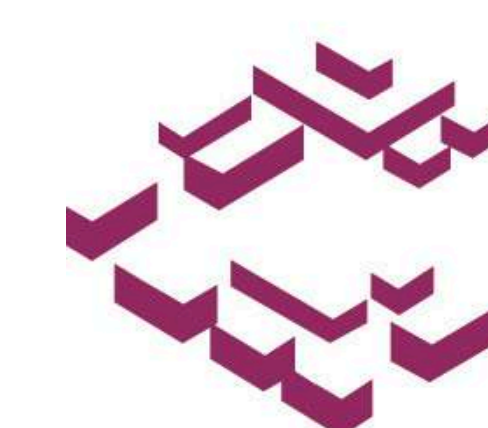


FOR LEASE:

LA JOLLA OFFICE SPACE OPPORTUNITY

JILL MORTON
Senior Vice President

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CA DRE Lic: 00868254



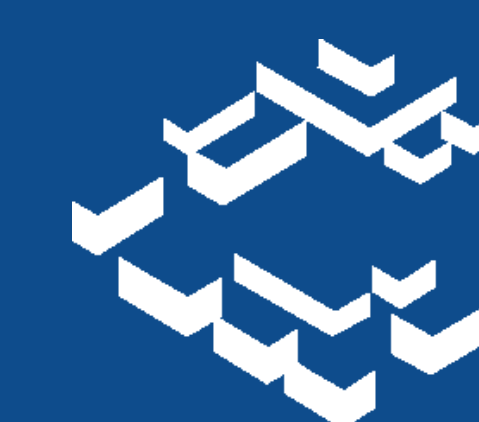
**CAPITAL GROWTH
PROPERTIES, INC.**

PROPERTY OVERVIEW

AVAILABLE SPACE FOR LEASE

OFFICE SPACE		
SUITE	SF	RATE (PSF)
FULL GROUND LEVEL	5,334 (NOT DIVISIBLE)	\$1.75 + NNN (\$0.65)

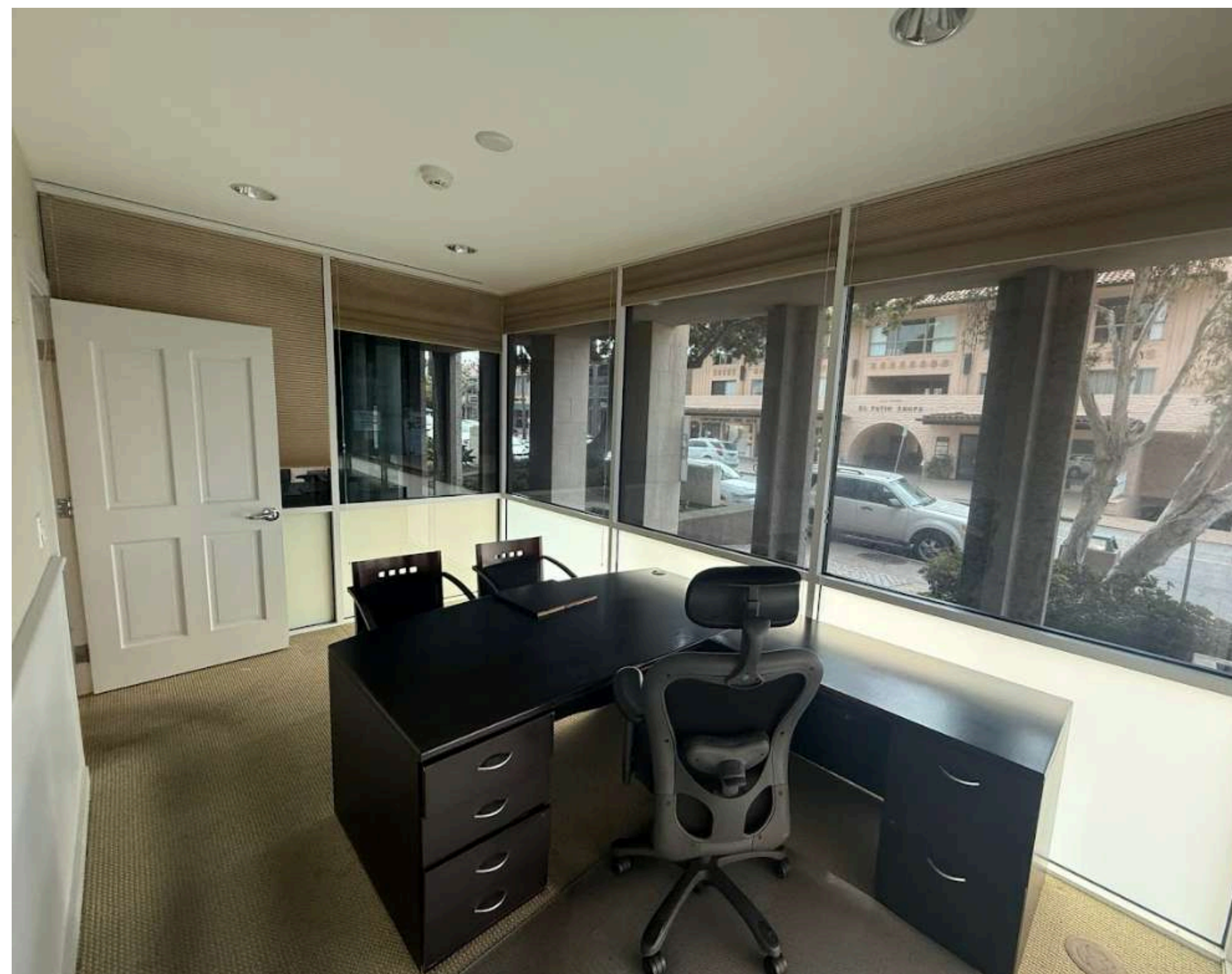
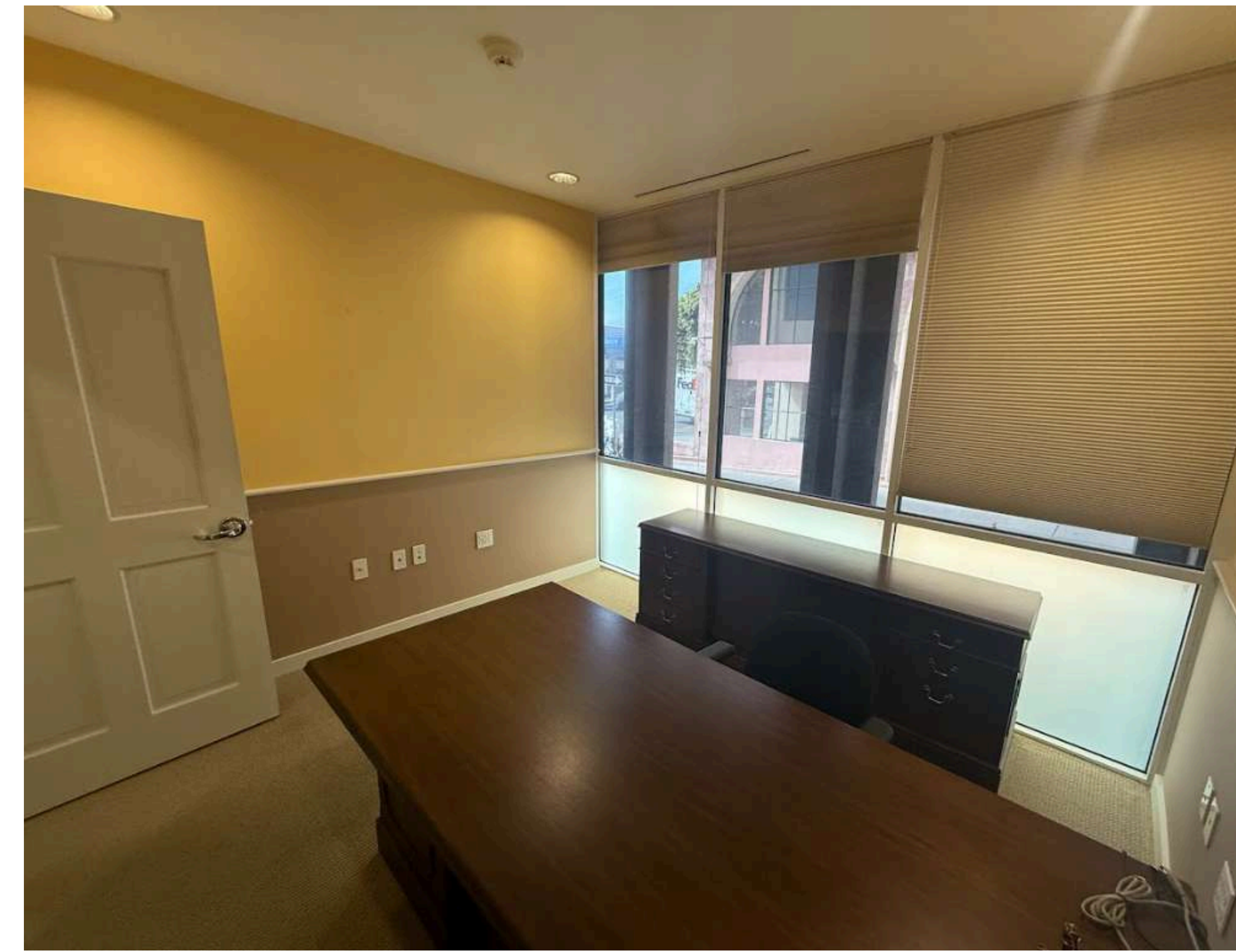
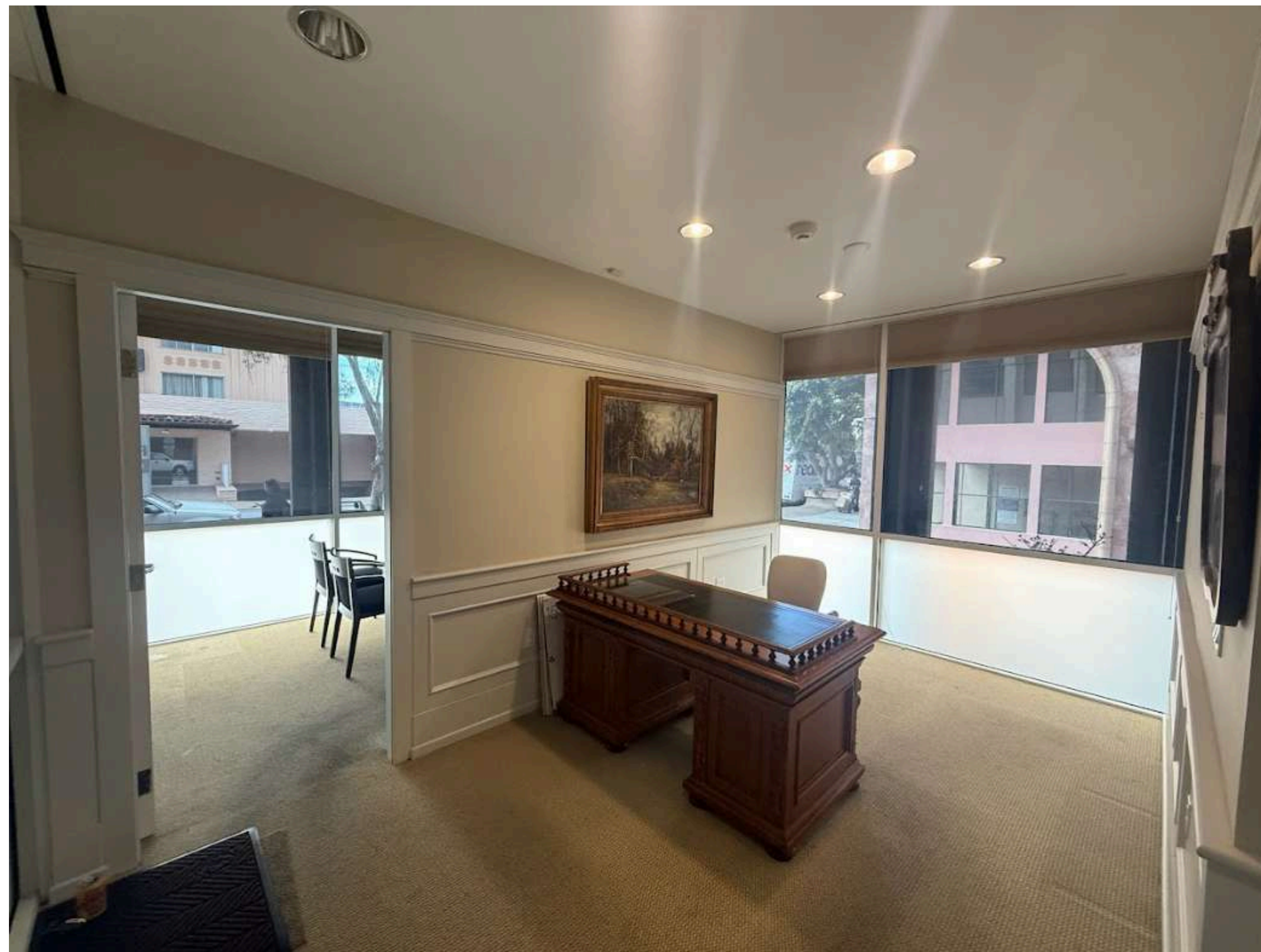
- ✓ **HIGHLY UPGRADED OFFICE SPACE**
- ✓ **2 PRIVATE RESTROOMS (ONE WITH SHOWER)**
- ✓ **KITCHEN**
- ✓ **PRIVATE OFFICES**
- ✓ **STORAGE**
- ✓ **ONE PARKING SPACE**
- ✓ **SECURITY ALARM SYSTEM INCLUDED**
- ✓ **AN AWARD-WINNING BUILDING DESIGNED BY RUSSELL FORESTER**



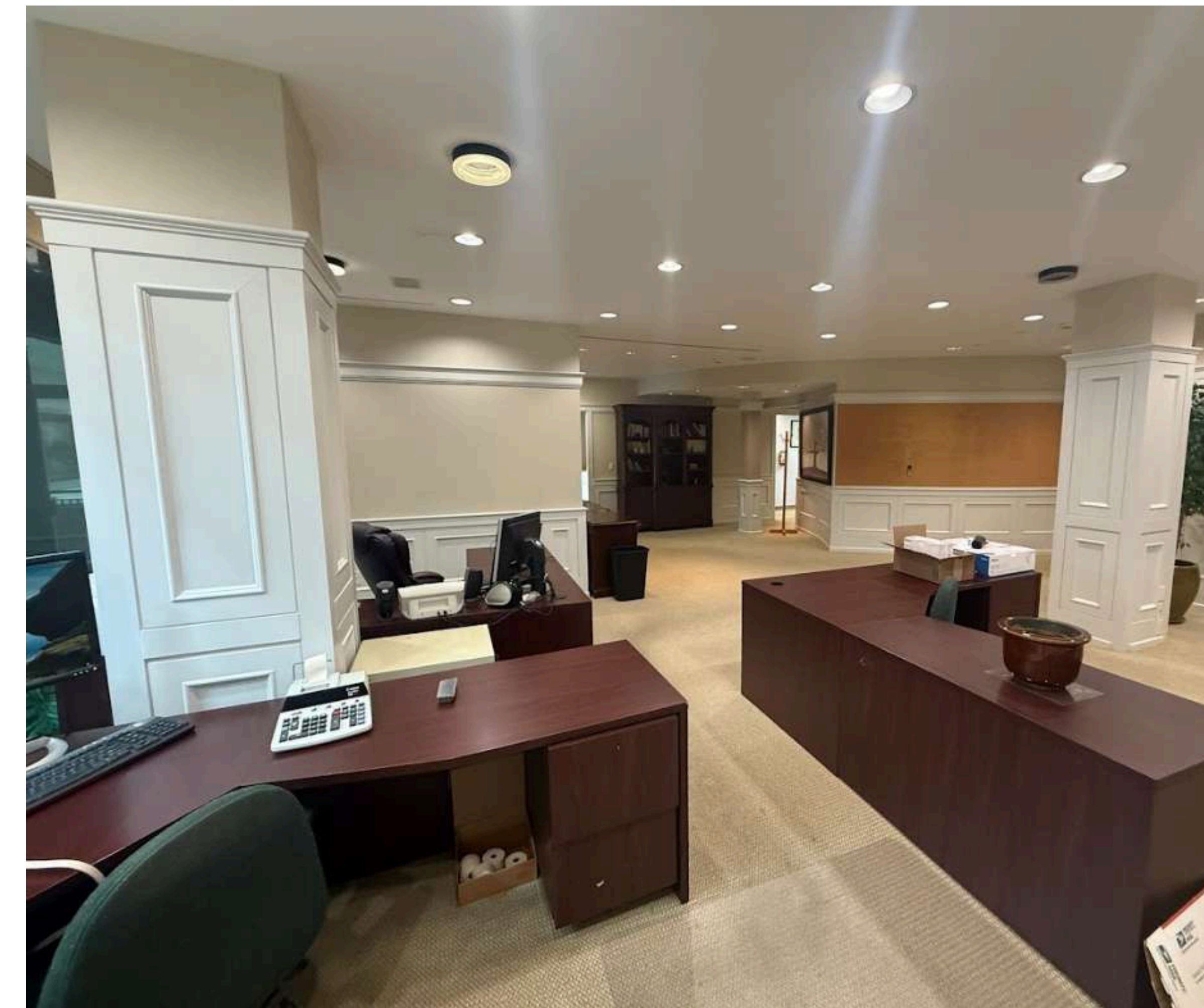
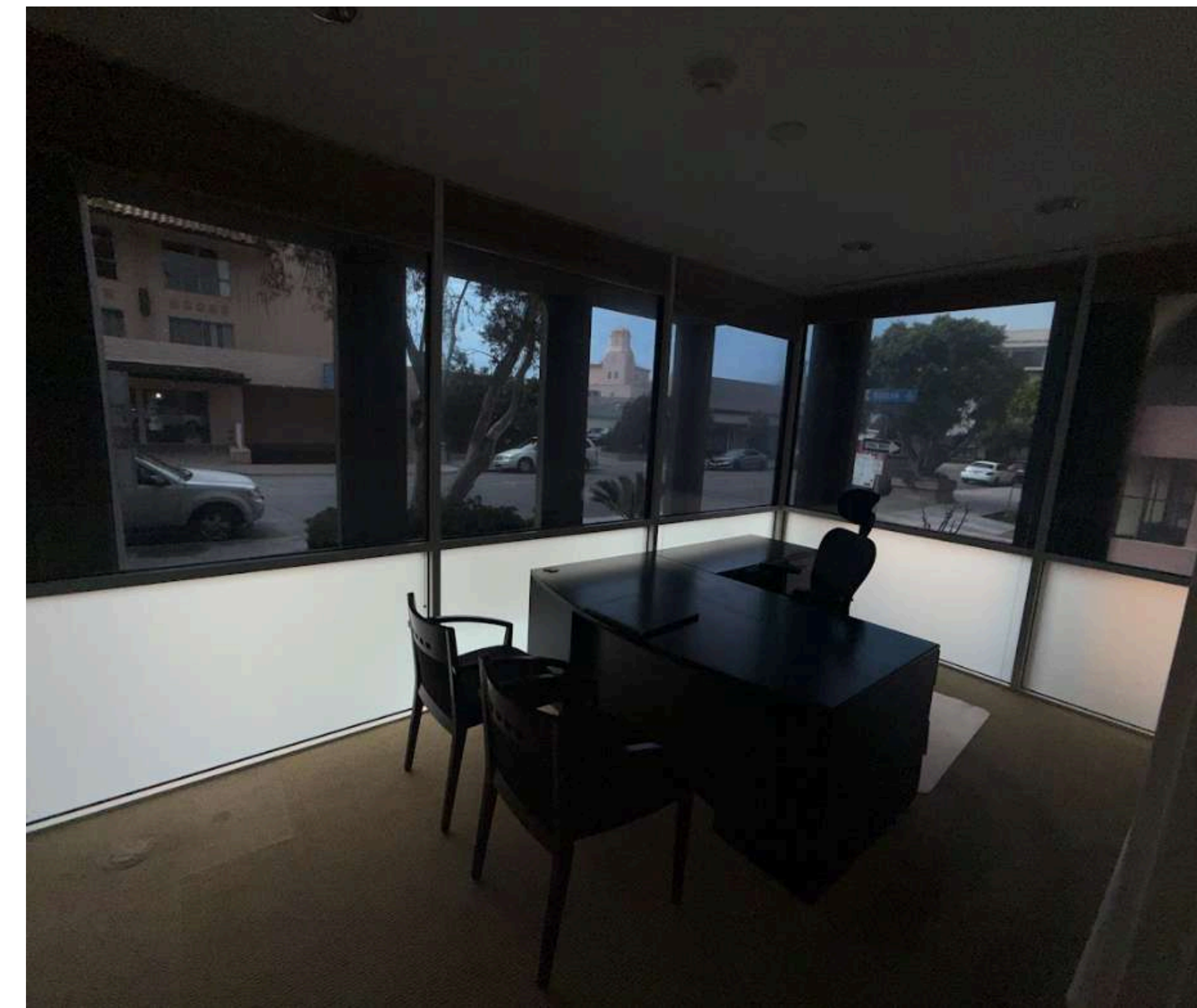
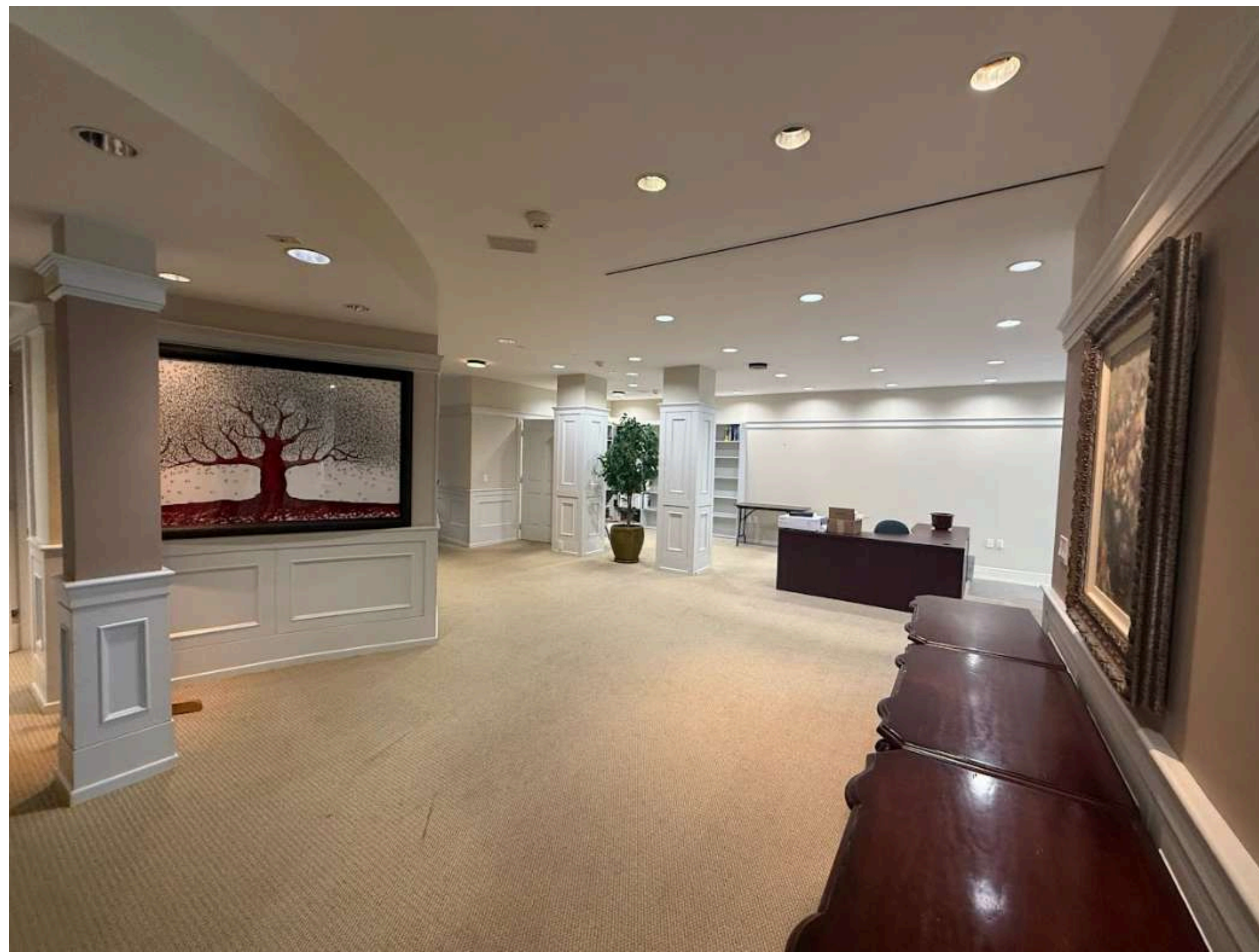
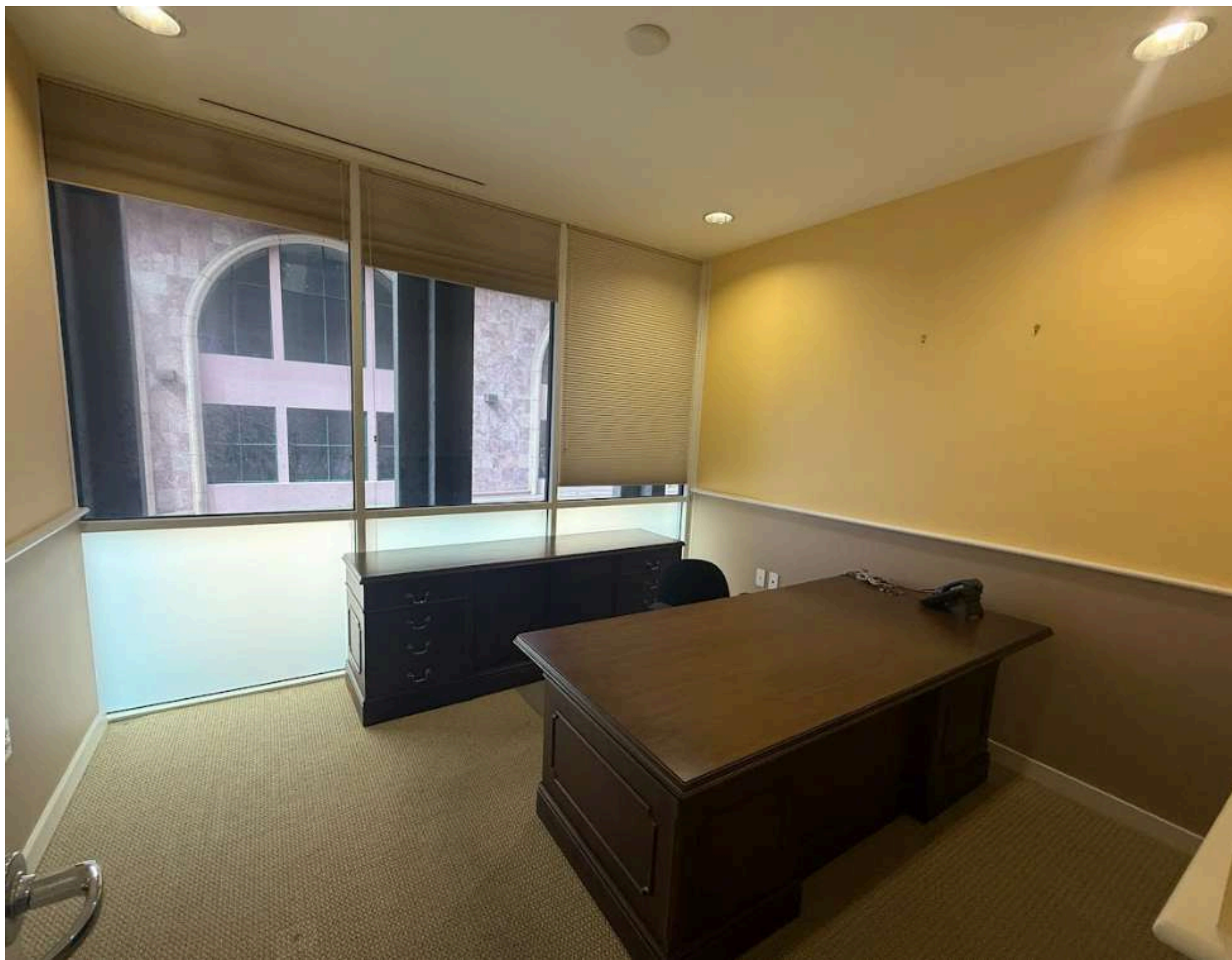
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PROPERTY OVERVIEW



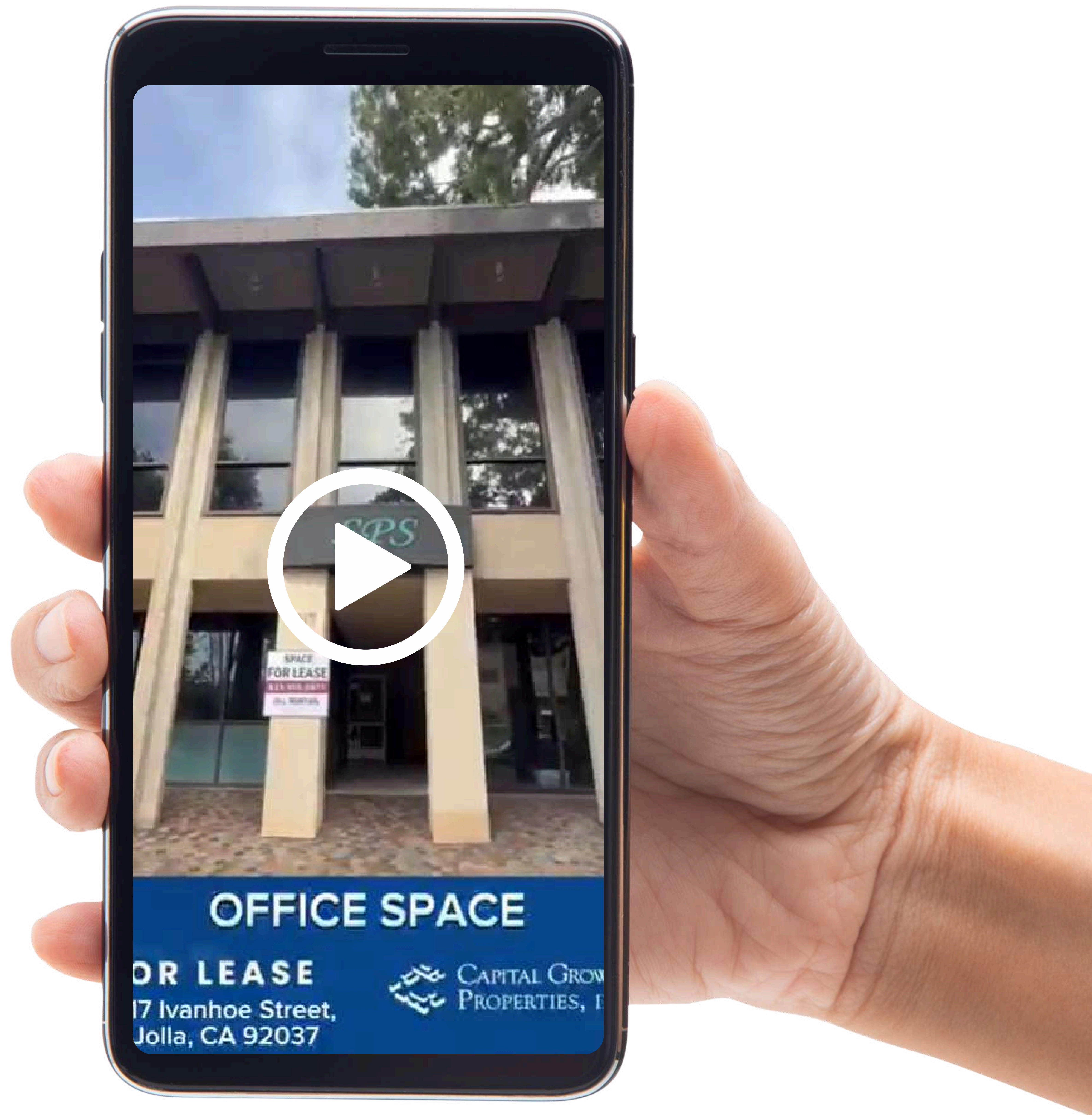
PROPERTY OVERVIEW



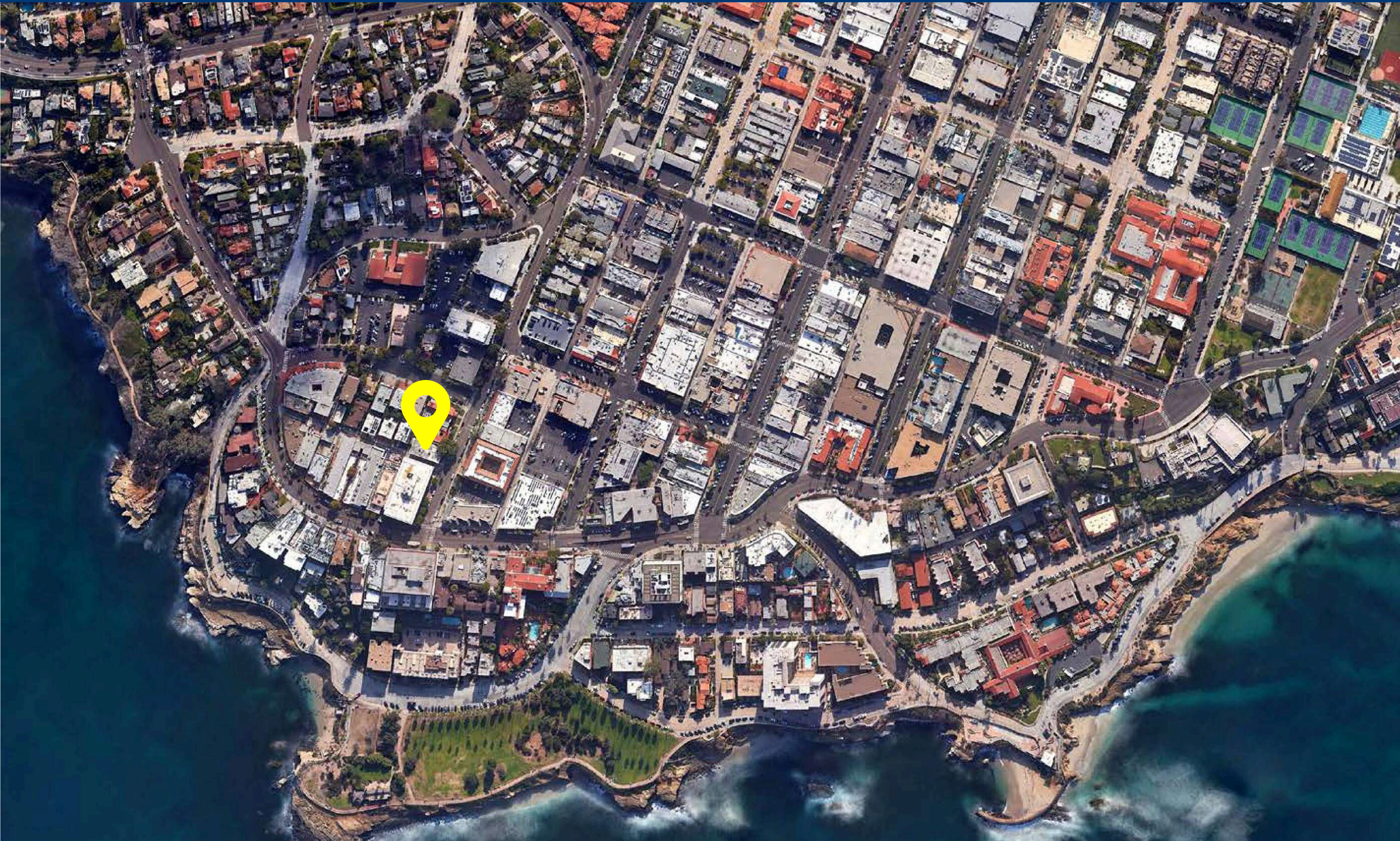
WHAT ABOUT A VIRTUAL TOUR?

Dive into a virtual walkthrough of this potential game-changing space. Don't just imagine, experience it.

Press play and feel the opportunity.



Prestigious La Jolla Office Opportunity – Entire Ground Floor



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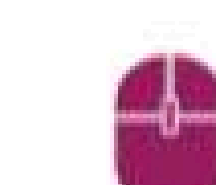
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