

7301 GIRARD AVENUE

La Jolla, CA 92037

Mixed-Use Office Suites for Lease



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Property Highlights

- » Experience serene privacy in an exclusive penthouse suite, offering an intimate setting for clients paired with stunning panoramic ocean views.
- » Prime, fully built-out medical/professional office space available for lease, conveniently located adjacent to La Jolla's longest-established orthopedic surgery center.
- » Ideal for wellness-focused professionals, including massage therapists, holistic practitioners, spa services, rehabilitation centers, or integrative health providers.
- » Modern, move-in-ready amenities feature high-speed internet, precise climate control, beautiful hardwood floors, abundant natural light, and the option for a private bathroom.
- » Exceptionally convenient location designed with clients and tenants in mind — situated near the prestigious La Jolla Country Club with easy access to Pearl Street's vibrant dining, shopping, and lifestyle amenities.



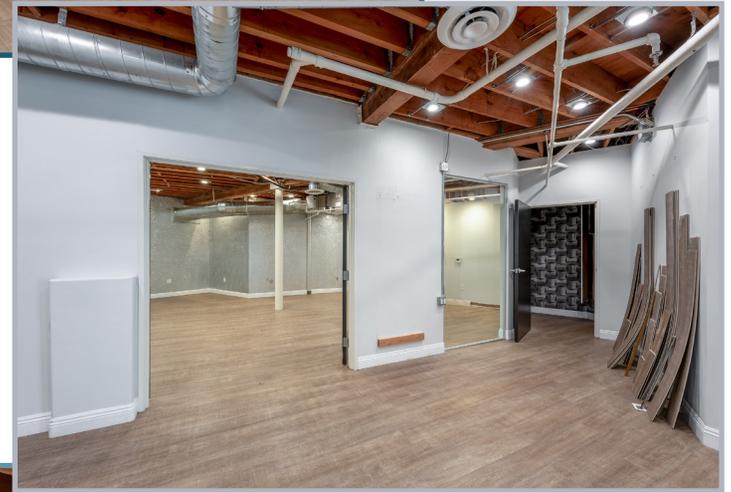
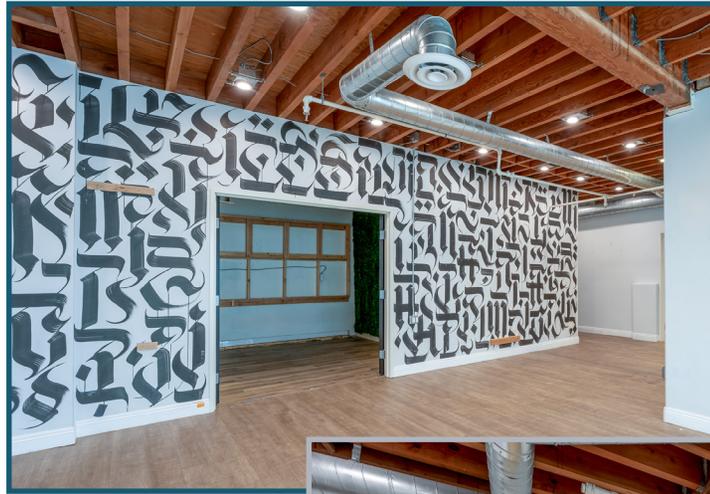
Suite 100 | 1,322 RSF

- Street Level Medical/Retail Suite
 - » Base Rent: \$4.50 RSF
 - » CAM: \$1.07 RSF
 - » High ceilings
 - » Open layouts with excellent adaptability



Suite P6 | 1,640 RSF

- Street Level Mixed-Use Suite
 - » High ceilings
 - » Open layouts with excellent adaptability
 - » Potential for rehab, therapy, spa, or wellness uses
 - » Plumbing, water, and electrical access are already in place



Suite 301 | 1,090 RSF

- Medical/Office Suite
 - » Multiple Offices
 - » Waiting Area
 - » Abundant Natural Light
 - » Private Restroom

