

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	3,209 SF	\$1.50 + 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



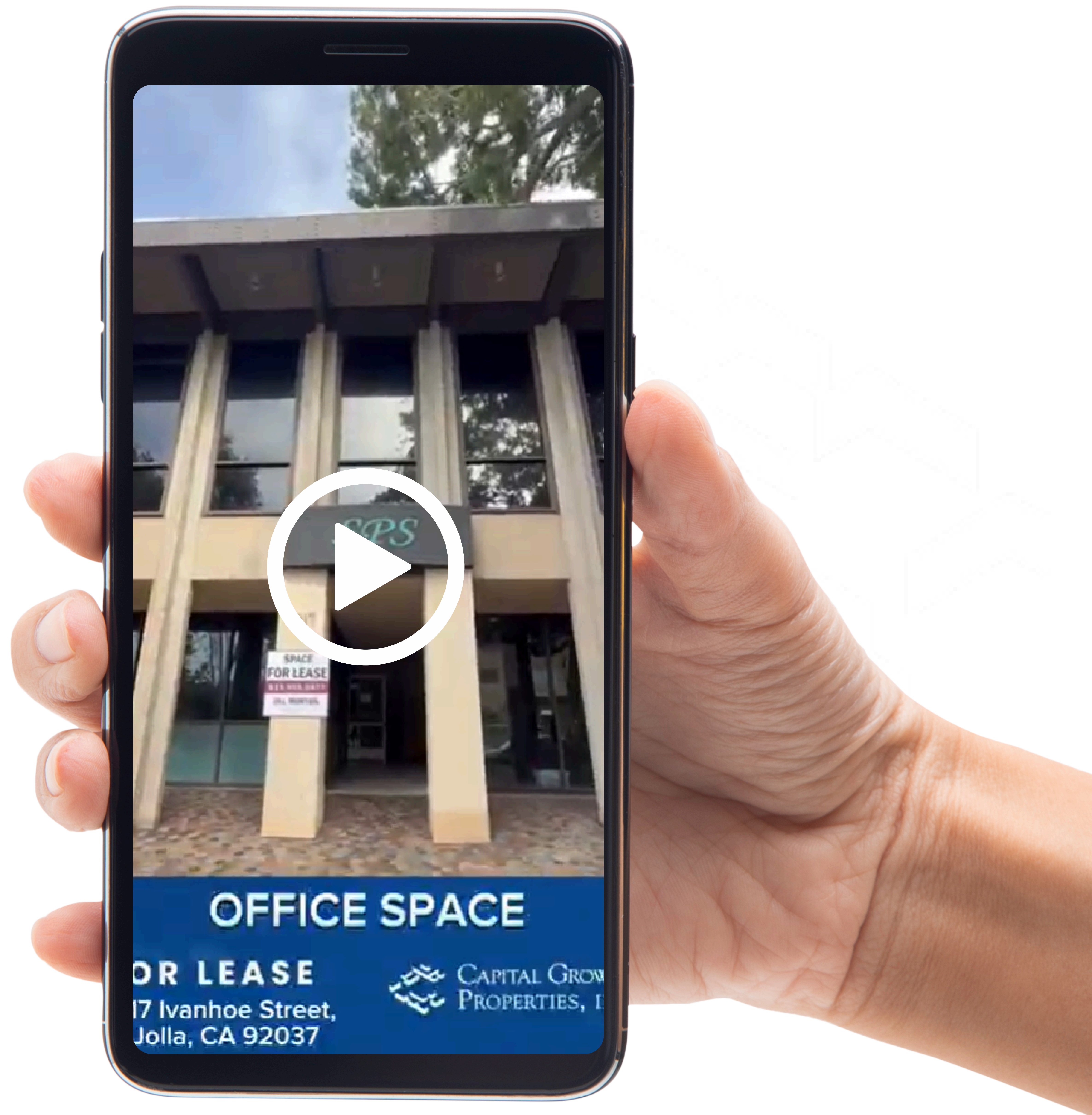
PROPERTY OVERVIEW



WHAT ABOUT A VIRTUAL TOUR?

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

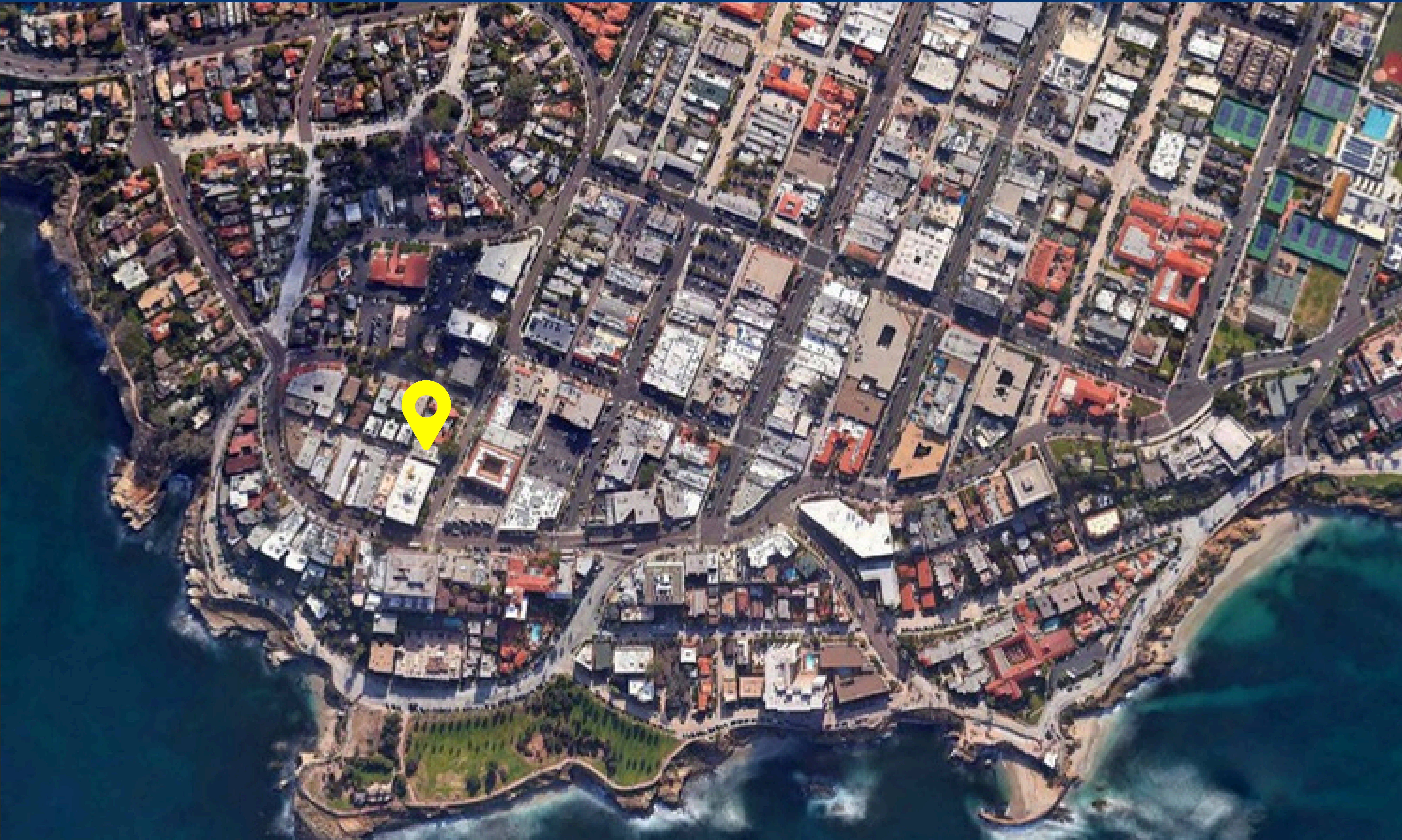
Press play and feel the opportunity.



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Prestigious La Jolla Office Opportunity – Entire Ground Floor



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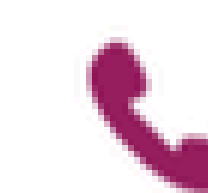
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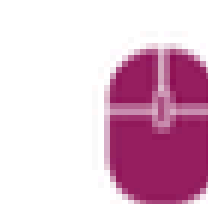
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 @cgpinc