

78

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FAY AVENUE



Jones Lang LaSalle Brokerage, Inc. RE license #01856260



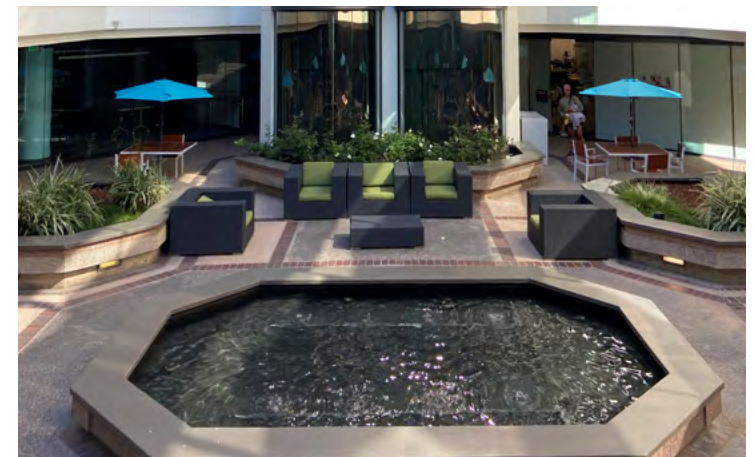
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# Boutique office experience. Live. Work. Play.

The Merrill Lynch Building is a premier Class A Office Building situated in the heart of La Jolla at the corner of Fay Avenue and Silverado Street.

The property is located in an amenity rich area which includes luxury shopping and world class hotels and restaurants.





7825 Fay Avenue sits in the affluent community of La Jolla near popular tourist destinations, such as the famous La Jolla Cove, the Museum of Contemporary Art San Diego and Torrey Pines State Reserve.

The asset is well positioned to capture some of the leading tenants as it offers a tenant amenity courtyard with community seating and room for outdoor events.

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# Building overview

## Availabilities

Suite	RSF	Asking Rate	Available
LL-A	4,825	Contact Broker	Now
130	2,027	\$3.60/sf +E	Now
200	13,522	\$3.60/sf +E	Now

## Features

- Institutional grade, Class A Real Estate
- Located in the “Premier” coastal submarket of San Diego
- Prominently situated a block from Prospect Street and at the corner of Fay Avenue and Silverado Street
- Familiar and recognizable building
- On-site parking available
- Car wash on-site - P3 level
- Superior quality tenant improvements, state-of-the-art telecommunications capabilities
- Brick & Bell Cafe
- Rear alley with loading access



2.88/1,000  
Parking



EV

Charger (P1 level)



Courtyard  
with community seating



Score

93



## GRAB A QUICK BITE, HAVE A DRINK WITH A CLIENT OR WORK OUT ON YOUR LUNCH BREAK

7825 Fay Avenue is perfectly positioned near one of the area's busiest pedestrian-oriented intersections and in close proximity to the coast as well as the vibrant, high-street retail corridors of Prospect Street and Girard Avenue.



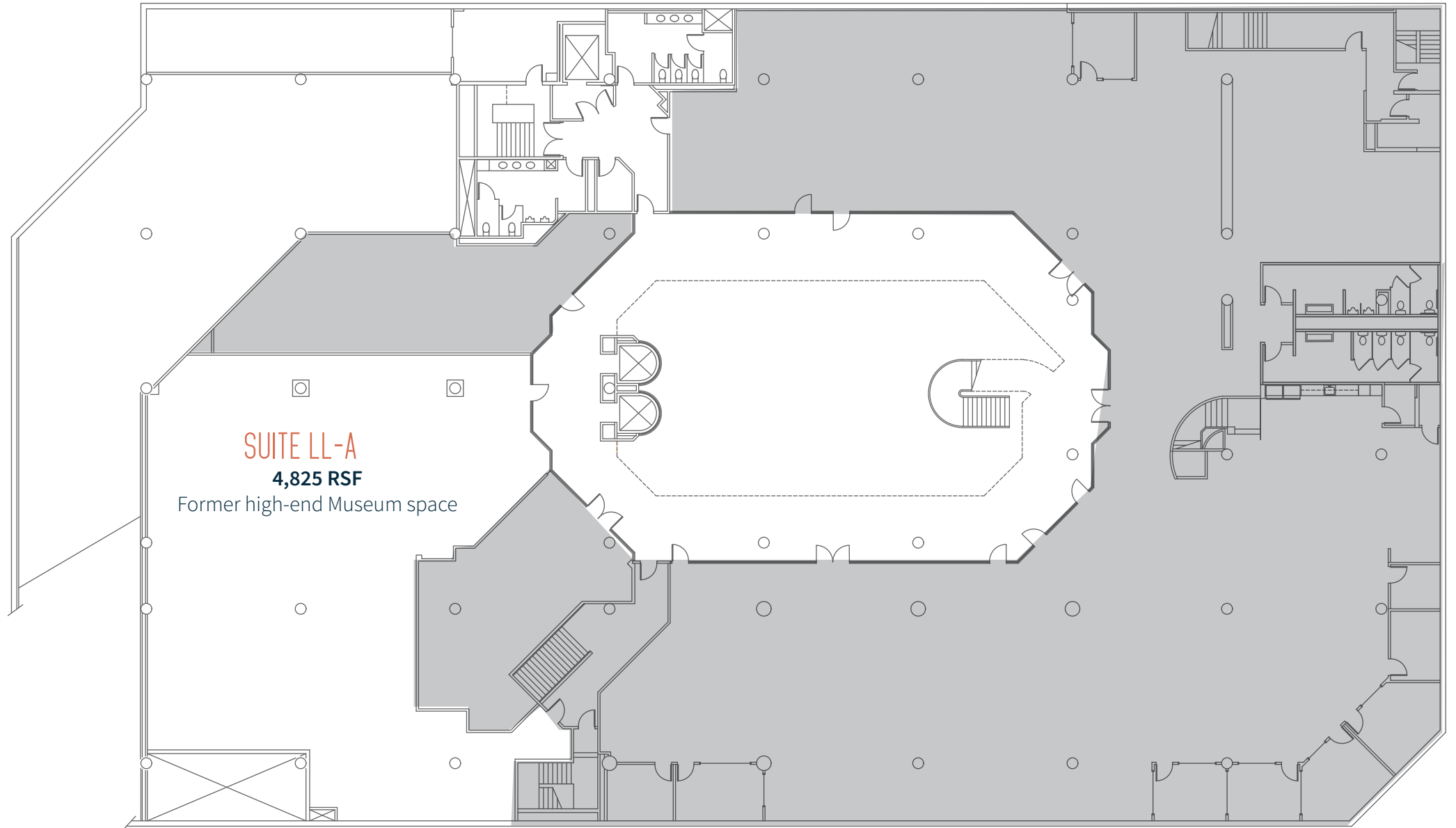
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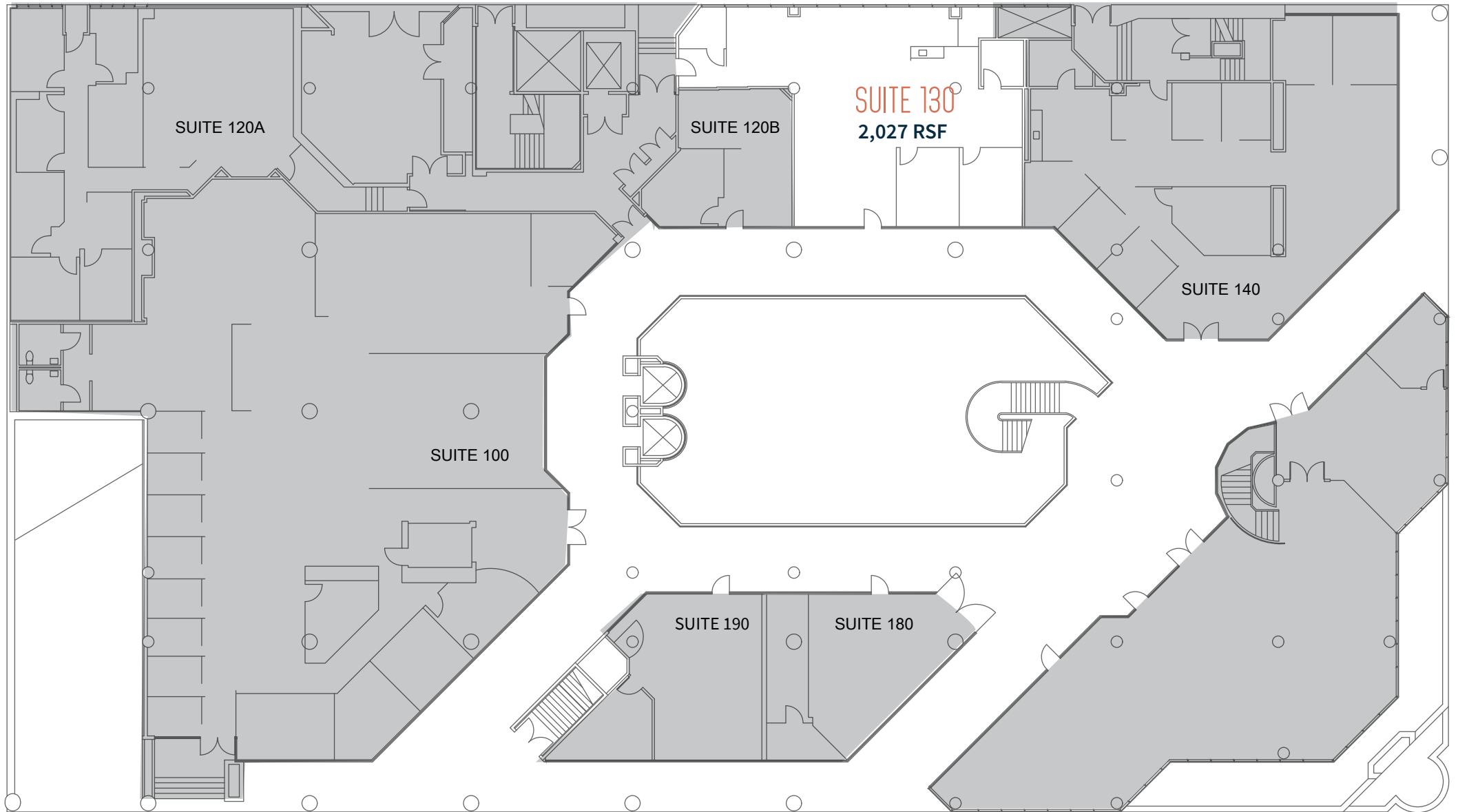
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FAY AVENUE | LOWER LEVEL



LEASED SPACE

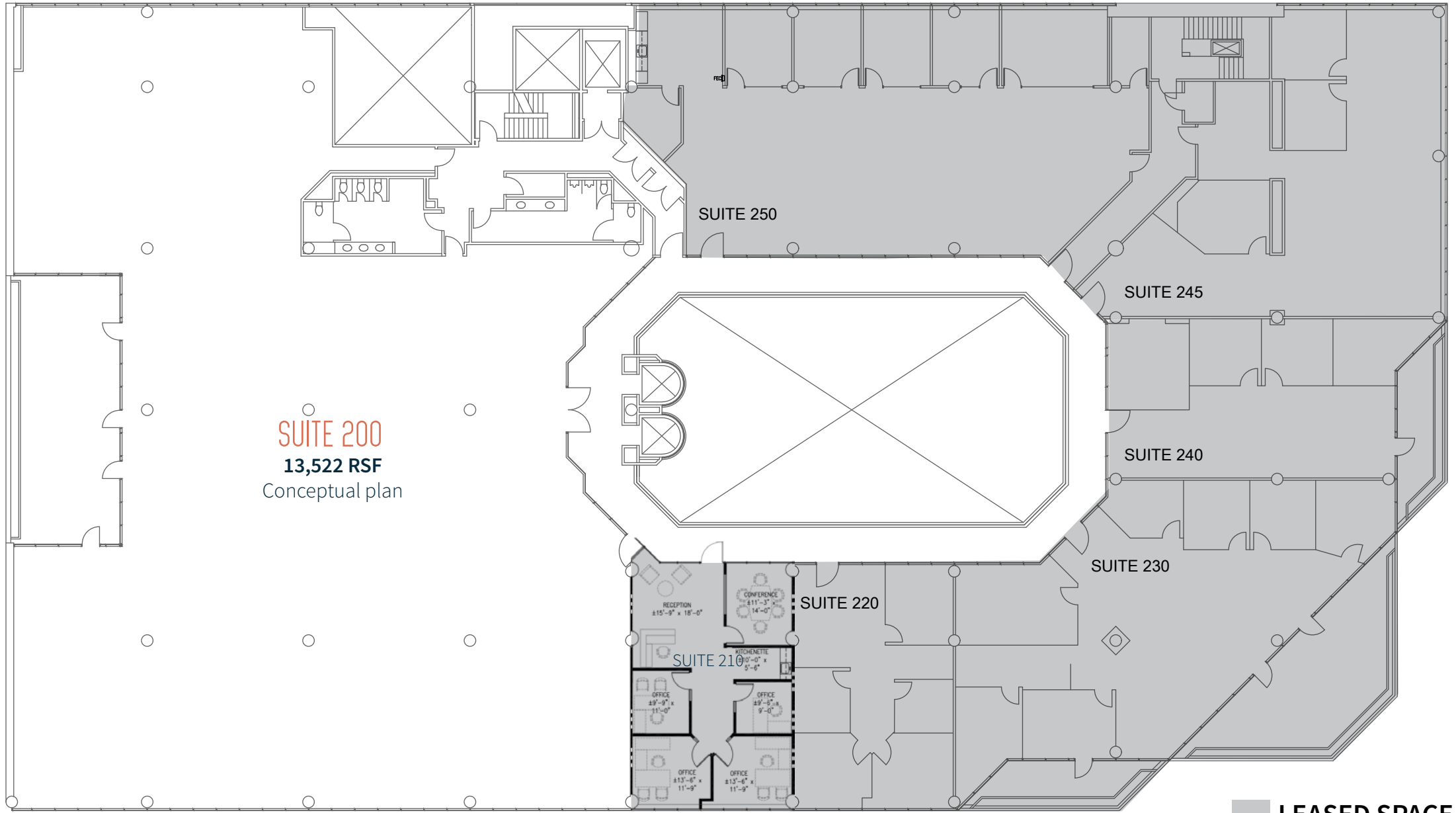
FAY AVENUE | FIRST FLOOR



LEASED SPACE

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FAY AVENUE | SECOND FLOOR



LEASED SPACE



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Pascal Aubry-Dumand, CCIM  
Tel: +1 858 410 6379  
pascal.aubrydumand@jll.com  
RE license #01281436



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