

# "CLASS A" MEDICAL/OFFICE SPACE FOR LEASE IN HIGHLY DESIRABLE LA JOLLA

7855 FAY AVENUE, LA JOLLA, CA 92037





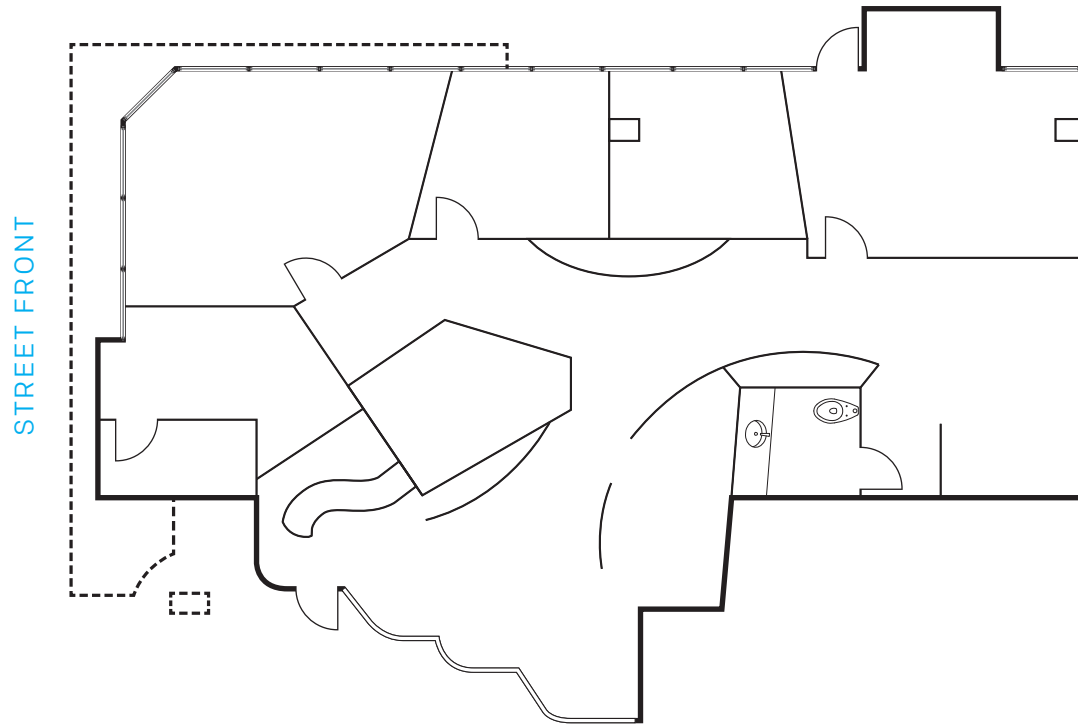
## PROPERTY HIGHLIGHTS

- » Excellent 'Class A' leasing opportunity in the heart of La Jolla
- » Rare subterranean covered parking available at 4/1,000 SF ratio
- » Pride of ownership and well maintained property
- » Abundance of amenities within walking distance including Better Buzz, Starbucks, and Cody's
- » Elevator served, operable windows, and select spaces have balconies
- » Building signage available
- » On-site management

SUITE	SF	LEASE RATE	SUITE NOTES
100	2,369	Withheld	Street frontage, modern build-out, open reception, perimeter offices, in-suite restroom
200	1,217	Withheld	<b>Modern dental office</b>
310	1,575	Withheld	3 offices, conference room reception
315	800	Withheld	2 offices, conference room reception
320/330/340	1,758 - 6,153 (Divisible)	Withheld	10 window lined offices, with balconies, large kitchen, amazing ocean views

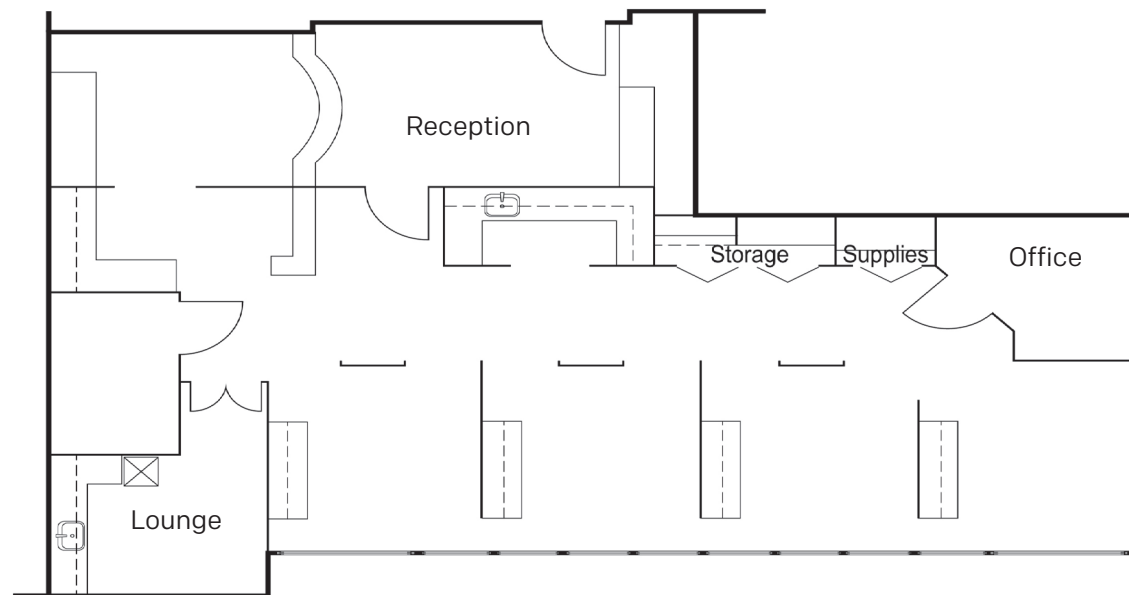
**SUITE 100**  
**2,369 SF**

- Open reception area
- Perimeter offices
- In-suite restroom



**SUITE 200**  
**1,217 SF**

- 1 office
- 4 Dental Stations
- Lounge
- Reception
- Break room with sink
- Modern dental office buildout



# SUITE 310

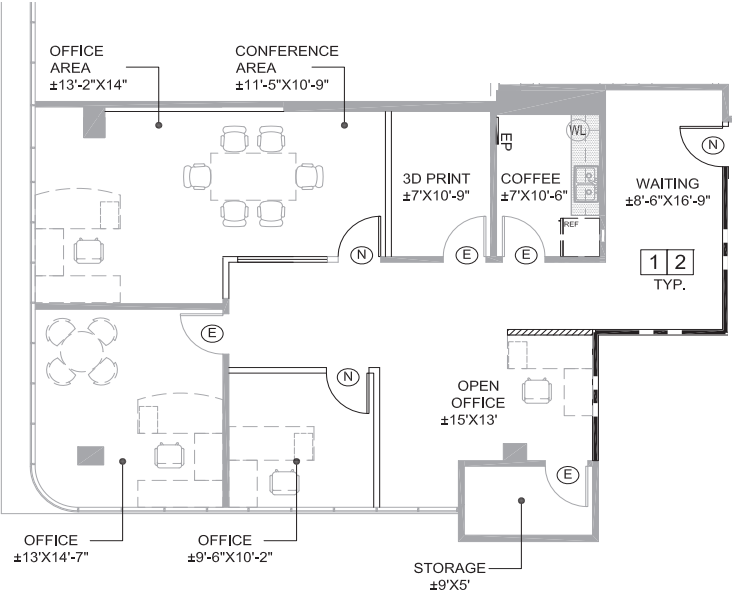
## 1,575 SF

3 offices

Conference room

Reception

Break room with sink



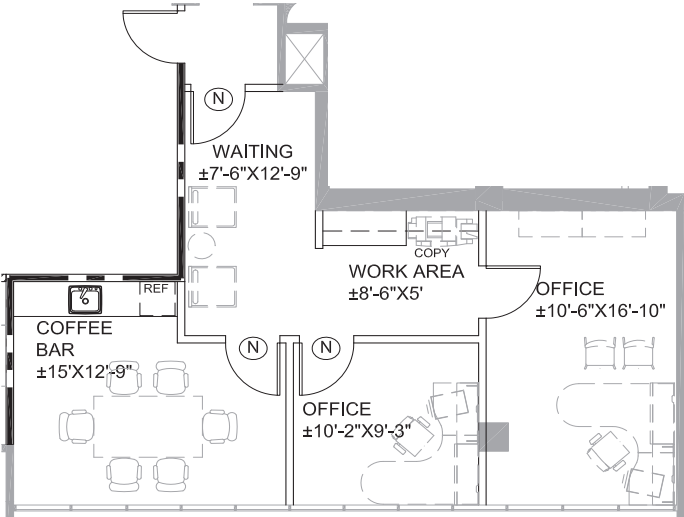
# SUITE 315

800 SF

2 offices

Conference room

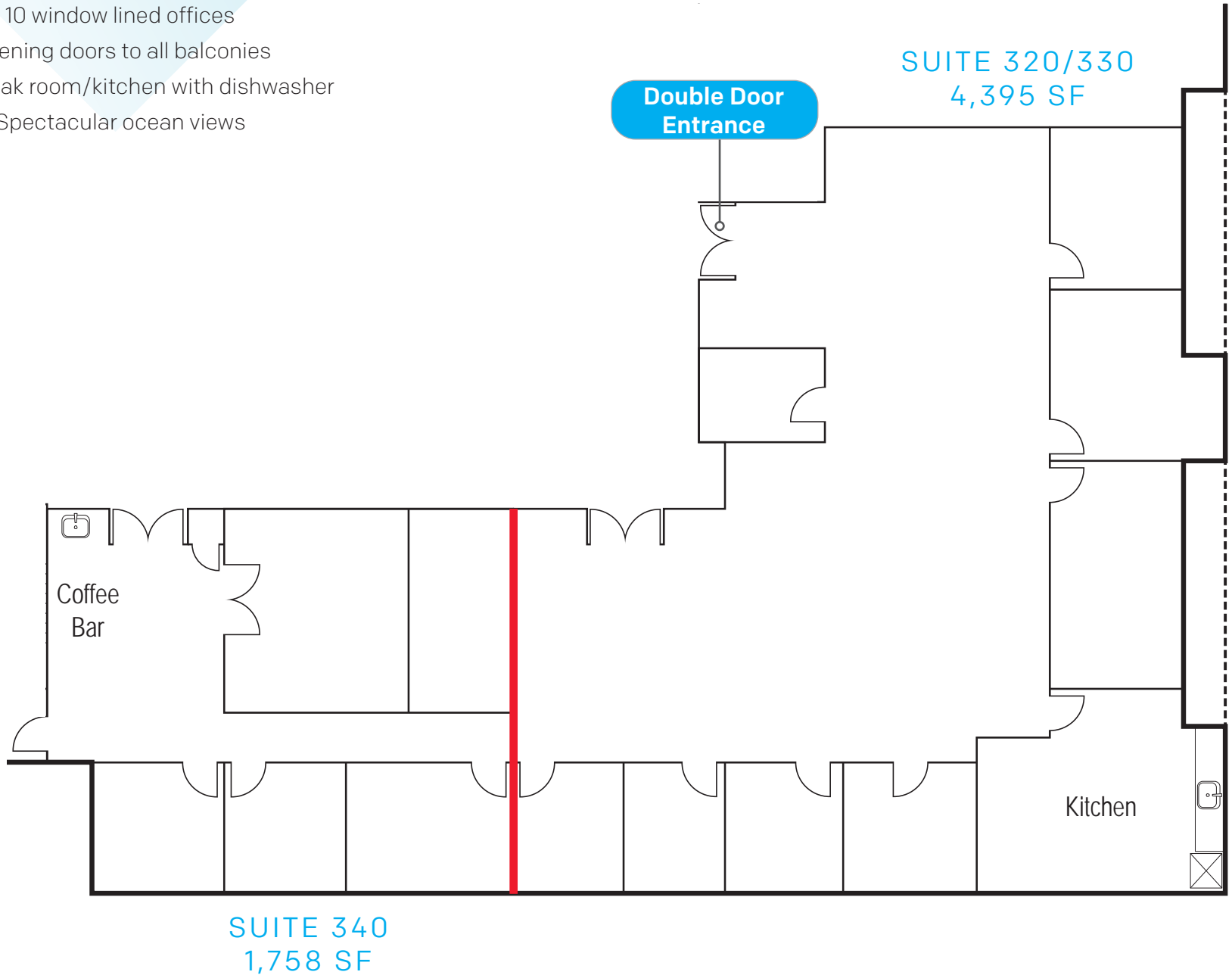
Reception



# SUITE 320/330/340

1,758 - 6,153 SF (DIVISIBLE)

- 10 window lined offices
- Opening doors to all balconies
- Large break room/kitchen with dishwasher
- Spectacular ocean views





# LA JOLLA "THE JEWEL"

7855  
FAY AVENUE

Pacific Ocean

La Jolla Cove

La Jolla Cove Hotel & Suites

Eddie V's PRIME SEAFOOD

Rocky Point



DUKE'S LA JOLLA



Grande Colonial

La Valencia

BERKSHIRE HATHAWAY HomeServices

BANG OF CALIFORNIA

Peets Coffee & Tea



KARL STRAUSS BREWING COMPANY

UNITED STATES POSTAL SERVICE

burger lounge THE ORIGINAL grass-fed BURGER

**SITE**

citibank

La Plaza La Jolla

WHITE HOUSE BLACK MARKET LUCKY BRAND  
kate spade RALPH LAUREN  
BANANA REPUBLIC

UnionBank

CHASE

Torrey Pines Rd

24 FITNESS



Prospect St

Diaper Ave

Fay Ave

rad Ave

Prospect Pl