

THE COPLEY PRESS BUILDING

7776 & 7752 IVANHOE AVENUE, LA JOLLA, CA 92037

FOR SALE OR LEASE

FEATURES:

- 25,464 square foot, three-story, free-standing building on two parcels totaling 28,340 square feet
- High identity corporate headquarters office building
- Possible multi-tenant repositioning opportunity
- Rare, potential owner-user building
- Mixed use redevelopment opportunity
- Favorable zoning allows for a variety of office, medical, retail or residential re-development
- Highly improved office space with a mix of private and executive offices
- Excellent access to Torrey Pines Road
- Highly visible location on a large corner lot
- Private surface parking lot with 25 spaces
- Newly replaced dual-pane working windows



For more information contact:

Todd Davis
760.431.4227
tdavis@breb.com
CA Lic. 01383147

Steven Wolf
858.688.3050
steve.wolf@grubb-ellis.com
CA Lic. 01209729

Cassidy
Turley / BRE
Commercial

1000 Aviara Parkway, Suite 100, Carlsbad, CA 92011 fax (760) 454-3869 | www.brecommercial.co

Information contained herein has been obtained from the owner of the property or from sources we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it.

THE COPLEY PRESS BUILDING

7776 & 7752 IVANHOE AVENUE, LA JOLLA, CA 92037

FOR SALE OR LEASE

OFFERING SUMMARY:

Asking Price:	\$10,000,000
Lease Rate:	\$1.50 + Utilities
Building Area:	25,464 SF <i>Suites Available from 4,000 SF to Full Building</i>
Land Area:	28,340 SF
Parking:	25 Spaces
Year Built:	1957
APN's:	350-332-19-00 350-332-20-00
Zoning:	LJPD-2
FAR:	1.7 (Residential/ Retail Mixed Use) 1.3 (Office/Retail/ Residential Mixed Use)



s:\7776IvanhoeAvenue\Flyer\7776_Ivanhoe-flyer.indd

For more information contact:

Todd Davis
760.431.4227
tdavis@breb.com
CA Lic. 01383147

Steven Wolf
858.688.3050
steve.wolf@grubb-ellis.com
CA Lic. 01209729

THE COPLEY PRESS BUILDING

7776 & 7752 IVANHOE AVENUE, LA JOLLA, CA 92037

FOR SALE OR LEASE

FIRST FLOOR



For more information contact:

Todd Davis
760.431.4227
tdavis@breb.com
CA Lic. 01383147

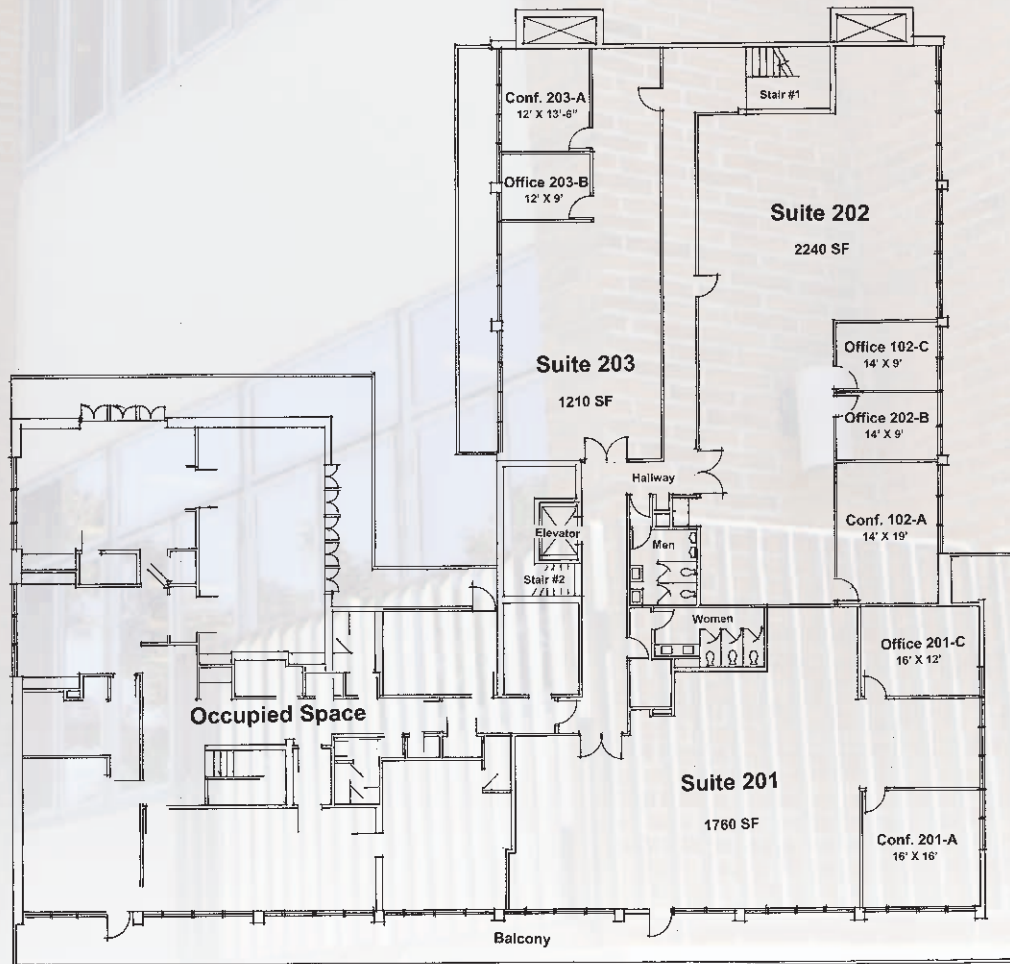
Steven Wolf
858.688.3050
steve.wolf@grubb-ellis.com
CA Lic. 01209729

THE COPLEY PRESS BUILDING

7776 & 7752 IVANHOE AVENUE, LA JOLLA, CA 92037

FOR SALE OR LEASE

SECOND FLOOR



For more information contact:

Todd Davis
760.431.4227
tdavis@breb.com
CA Lic. 01383147

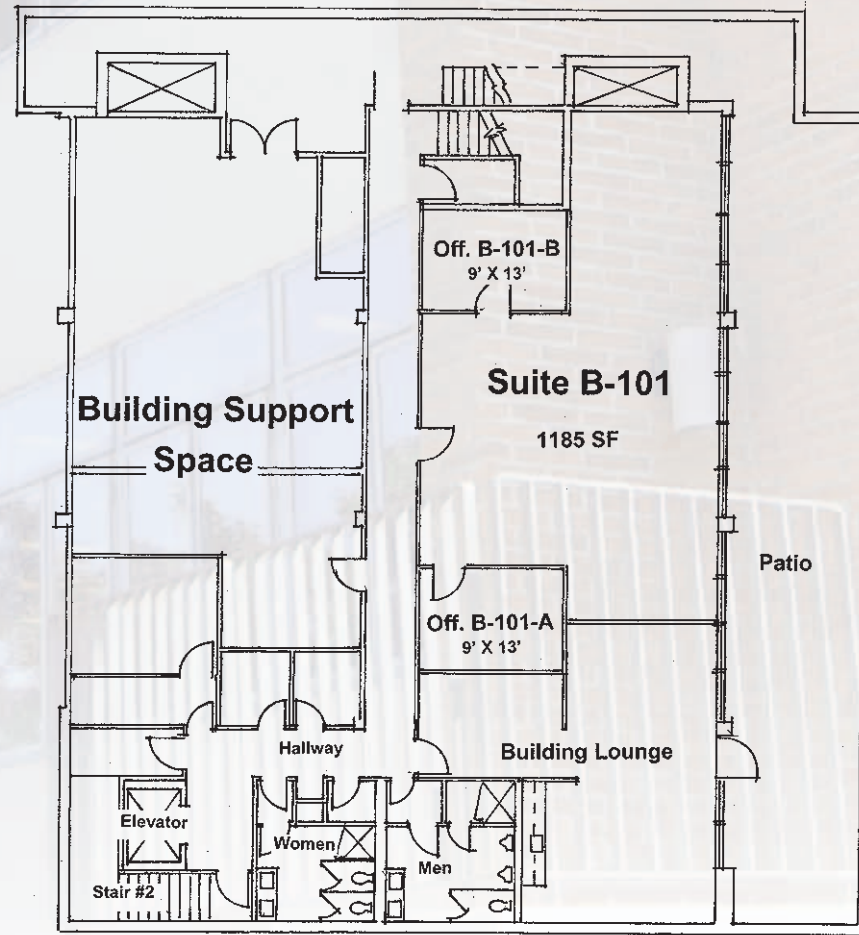
Steven Wolf
858.688.3050
steve.wolf@grubb-ellis.com
CA Lic. 01209729

THE COPLEY PRESS BUILDING

7776 & 7752 IVANHOE AVENUE, LA JOLLA, CA 92037

FOR SALE OR LEASE

BASEMENT LEVEL



For more information contact:

Todd Davis
760.431.4227
tdavis@breb.com
CA Lic. 01383147

Steven Wolf
858.688.3050
steve.wolf@grubb-ellis.com
CA Lic. 01209729

THE COPLEY PRESS BUILDING

7776 & 7752 IVANHOE AVENUE, LA JOLLA, CA 92037

FOR SALE OR LEASE



For more information contact:

Todd Davis
760.431.4227
tdavis@breb.com
CA Lic. 01383147

Steven Wolf
858.688.3050
steve.wolf@grubb-ellis.com
CA Lic. 01209729