



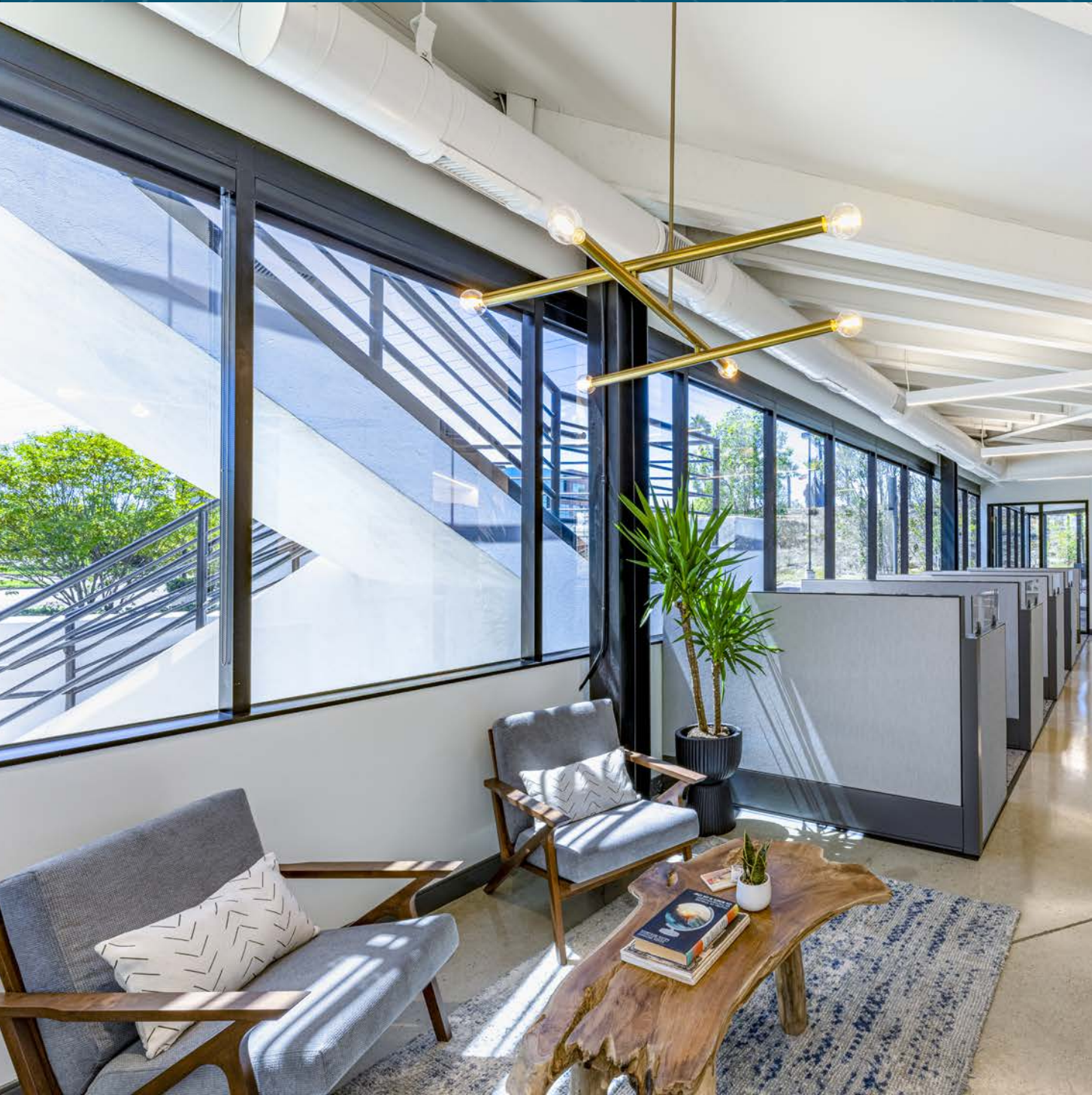
LATITUDE

SAN DIEGO'S NEWEST OFFICE CONDOMINIUM PROJECT



OFFICE SUITES AVAILABLE FOR SALE

BUILDING INFORMATION



ADDRESS: 6265 GREENWICH DRIVE
SAN DIEGO, CA 92122

LOCATION: GOVERNOR PARK

Building Type: Two Story Office Condominium Project

Year Built/Renovated: 1987/2022

Land Area: 1.77 AC

Building Size: 32,483 RSF

Monthly Association Dues: \$0.37/RSF

Zoning: On December 1, 2024, the property will be rezoned to CO-3-3, which not only allows for a multitude of office uses, but will also allow for Healthcare Practitioner use.
~Ask Agent for details

Construction: Steel/Glass/Stucco - Recent renovations throughout the common areas & exterior

High Speed Internet: Fiber provided by AT&T & Spectrum

Newly Modernized Elevator completed September 2022

Renovated Common Areas
(Courtyard, Restrooms & more)

New roof completed May 2022



PROPERTY FEATURES



Preferred Corporate Location



Distinctive Architectural Design



Parking Ratio: 3.8/1000



Excellent Freeway Access

1 minute to I-805
3 minutes to Highway 52
5 minutes to I-5

NEARBY AMENITIES

Pacific Beach

La Jolla

UTC



GREENWICH DRIVE

ENDERS AVE

GOVERNOR DRIVE



LATITUDE

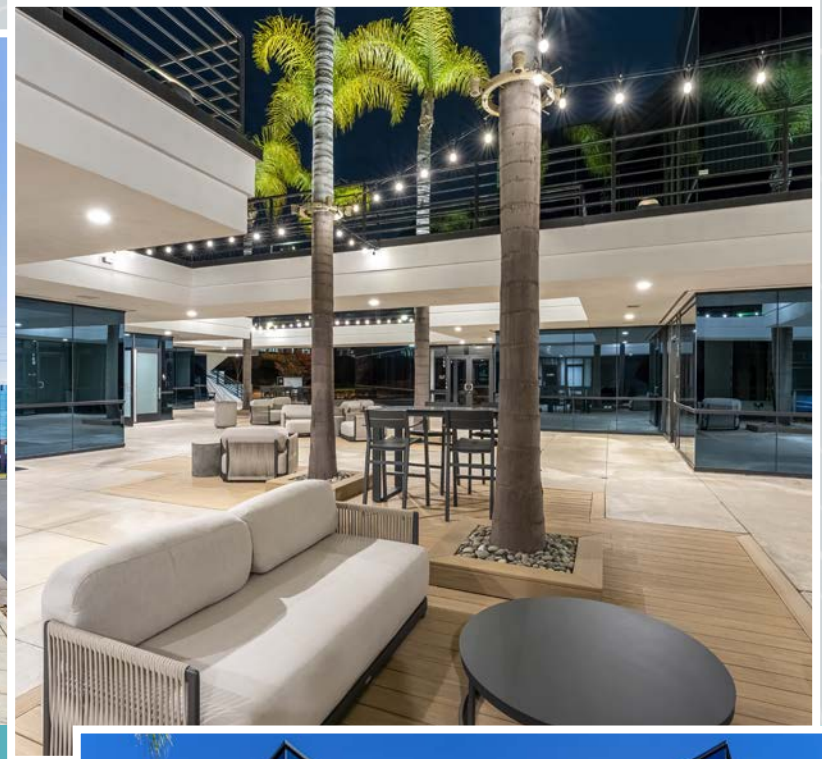
UC San Diego

UC San Diego



UC San Diego





NEW COMMON AREA RENOVATIONS



CUSTOMIZE THE SUITE YOU OWN



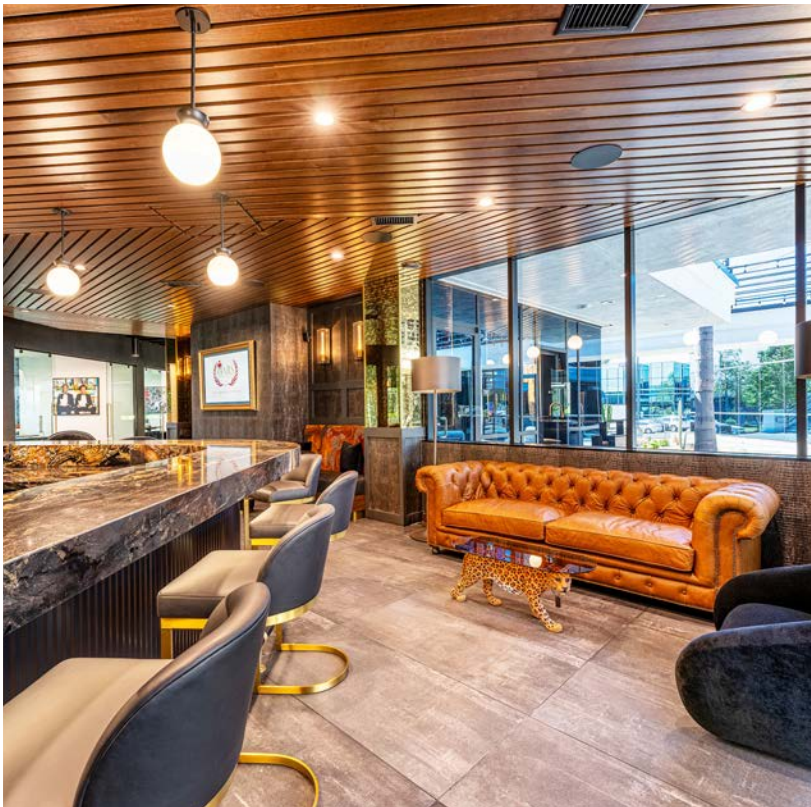


CREATE A UNIQUE
SPACE FOR YOUR
CLIENTS & STAFF





SHOWCASE YOUR IDENTITY



Availabilities

| SUITE | SIZE RSF | RATE | DESCRIPTION |
|-------|----------|-------------|---|
| 115 | ±1,173 | \$697,935 | Two private window lined offices, storage room, professional reception, ask agent about availability |
| 205 | ±1,892 | \$1,125,740 | 5 Private Offices, Conference Room, Lobby, Galley Style Breakroom with sink and IT closet Available April 1, 2025 or sooner. Ask agent for details |
| 240 | ±1,327 | IN ESCROW | Brand new spec suite, open floor plan, customizable layout (see spec layout) |



FLOOR PLANS

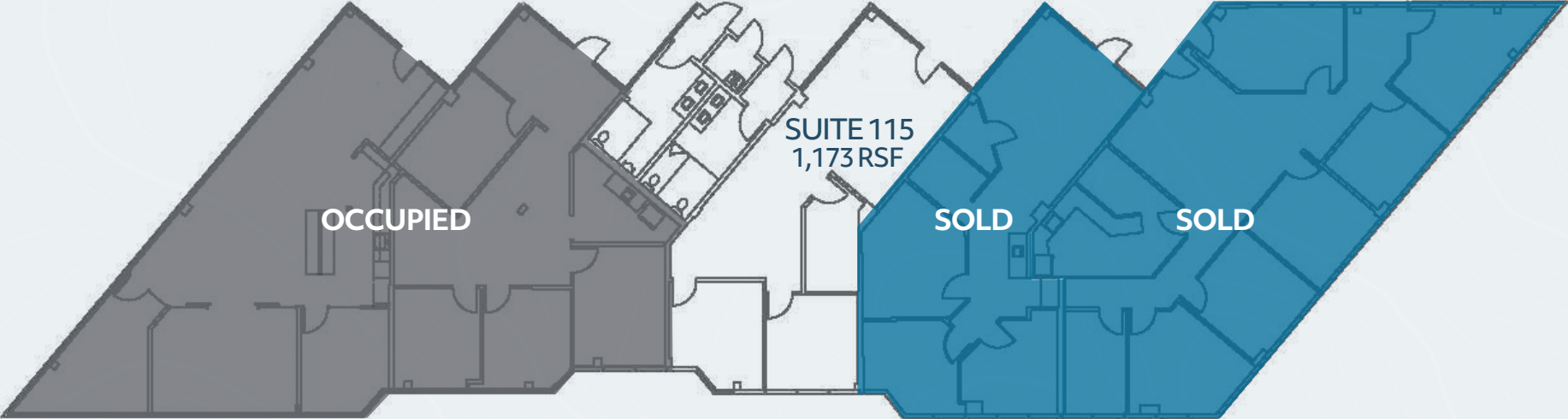


FIRST FLOOR AVAILABILITES

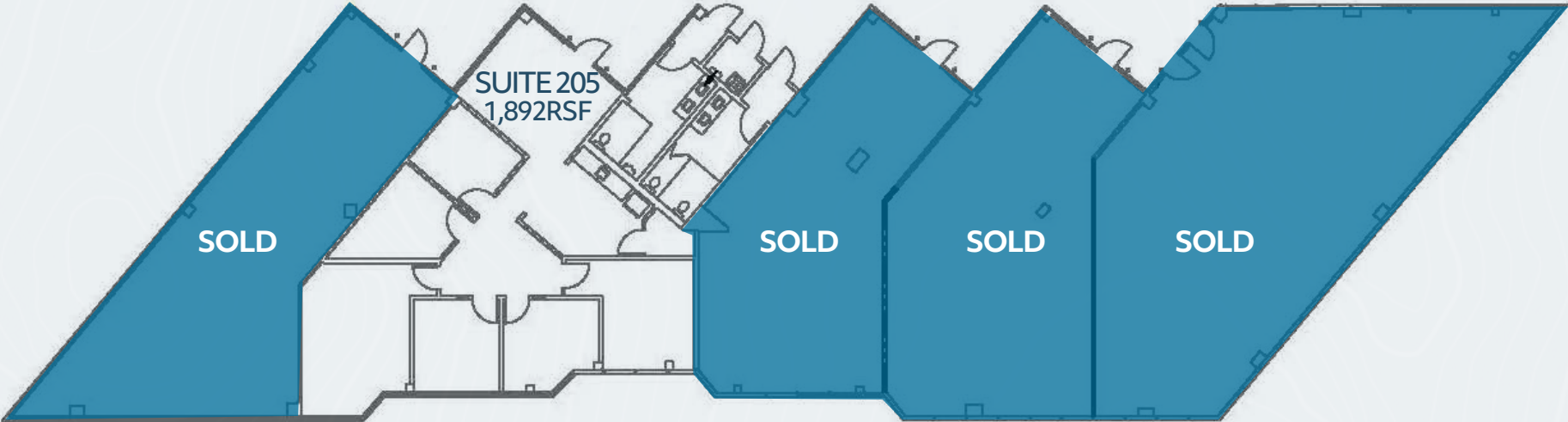


SECOND FLOOR AVAILABILITES

FLOOR PLANS

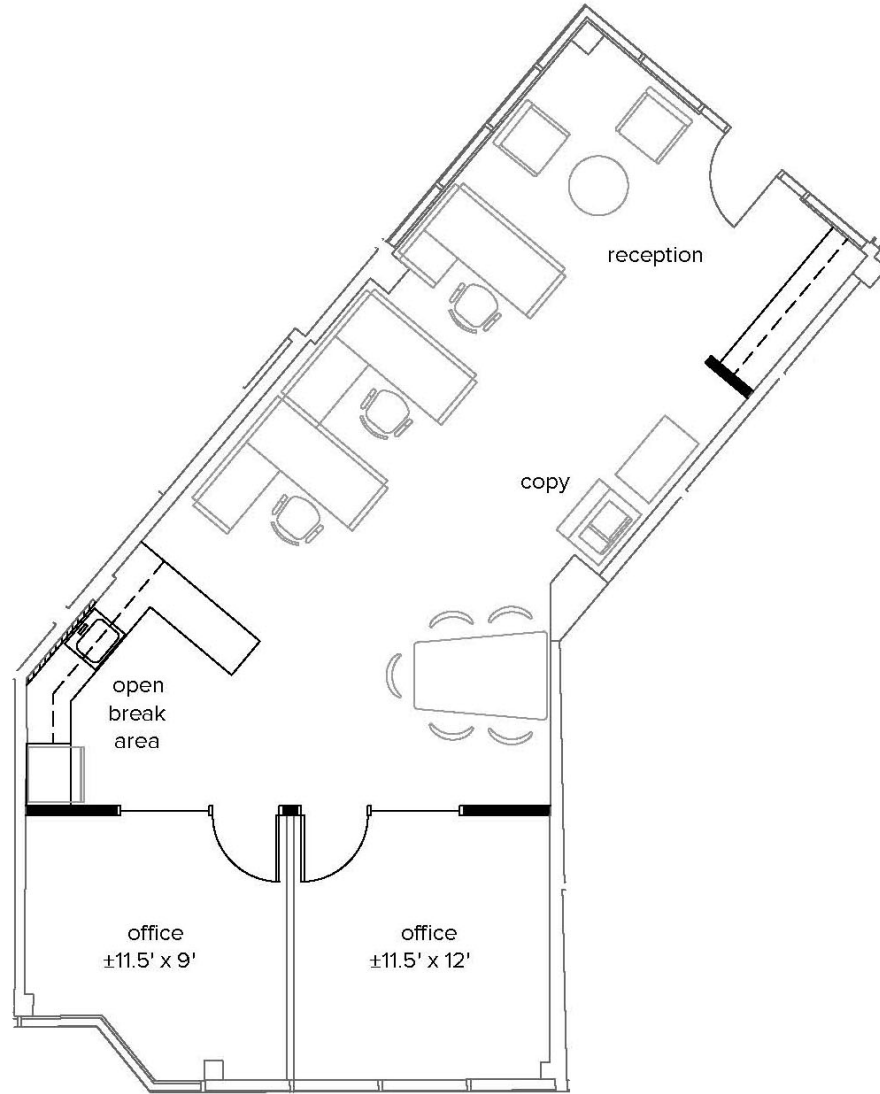


FIRST FLOOR AVAILABILITES



SECOND FLOOR AVAILABILITES

SPEC PLAN | SUITE 115 | ±1,173 RSF



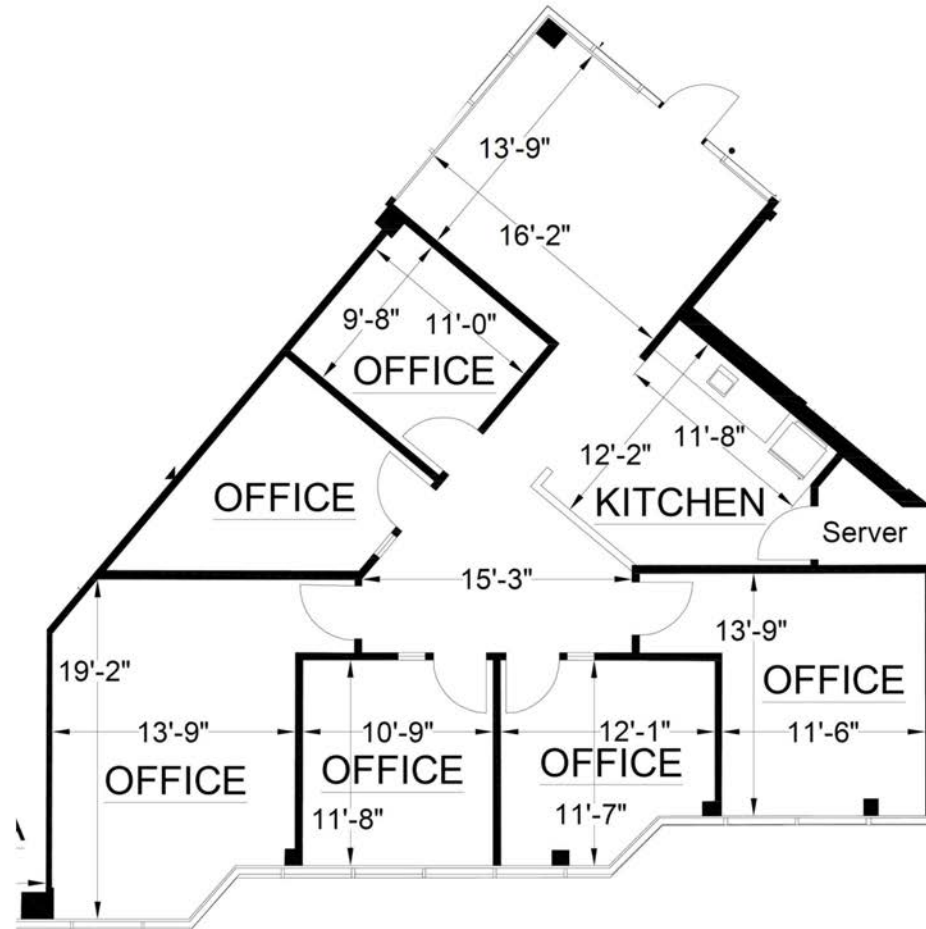
* Furniture and break area are shown as suggestive purposes only and not included. Spec plan used for potential layout purposes.



LATITUDE

AS-BUILT | SUITE 205 | ±1,892 RSF

- ~ Beautifully designed and efficient layout
- ~ High-end finishes & generous glass line providing abundant natural light throughout





LATITUDE

For More Information

Josh Buchholz

d: 619 391 1889

josh@dmjpartners.com

license # 01761228

Matt Midura

d: 619 391 1891

matt@dmjpartners.com

license # 01826378

Doug Ceresia

d: 619 391 1890

doug@dmjpartners.com

license # 01314250

DMJ
PARTNERS

