



# LATITUDE

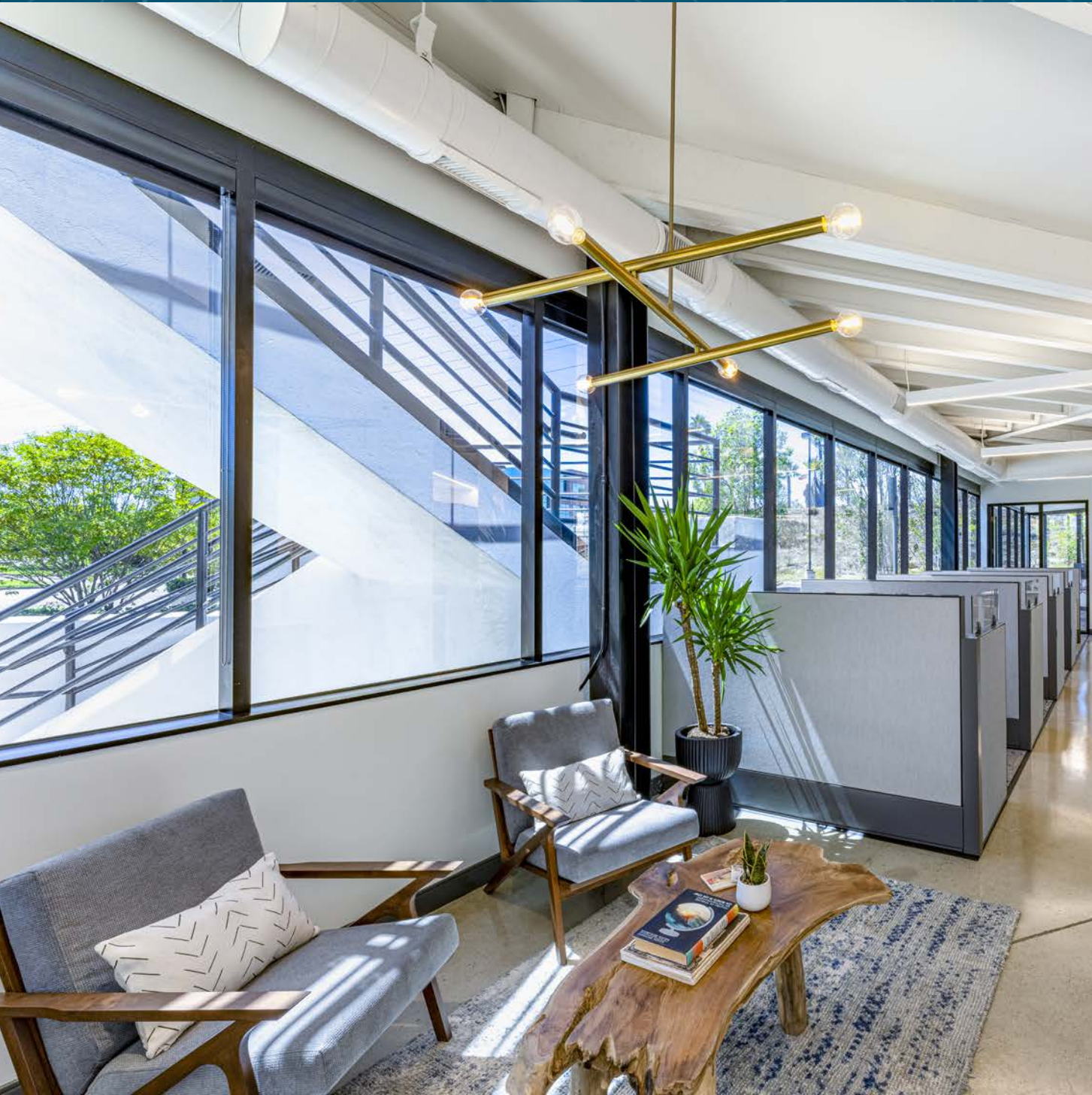
SAN DIEGO'S NEWEST OFFICE CONDOMINIUM PROJECT



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: \$0.39/RSF

Construction: Steel/Glass/Stucco

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

Newly Modernized Elevator (cab & mechanical)  
completed September 2022

Renovated Common Areas (Courtyard, Restrooms & more)

New roof completed May 2022

Zoning: On December 1, 2024, the property was 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





# 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

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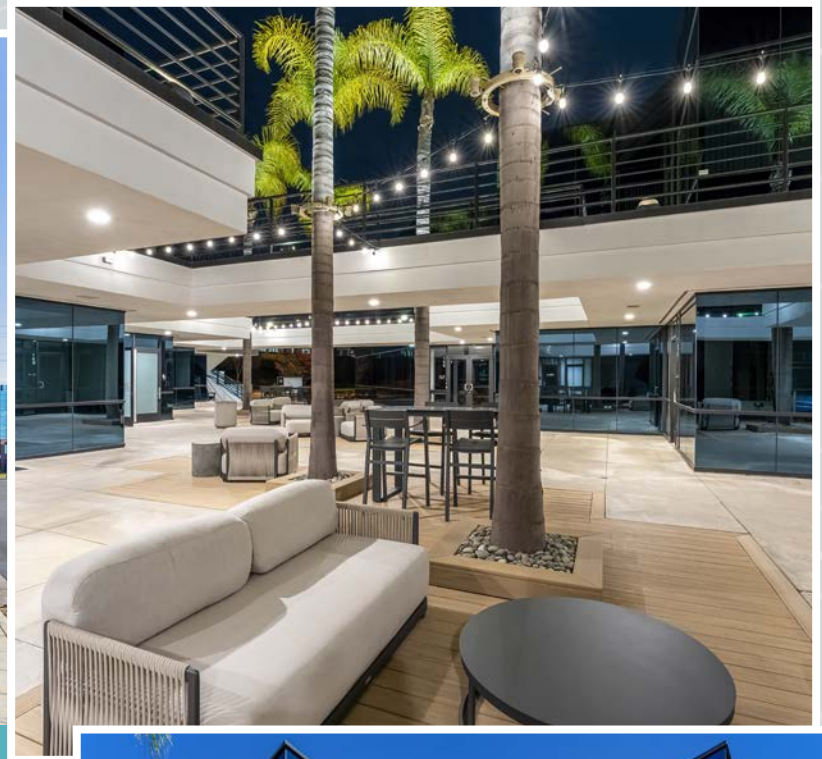
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## NEW COMMON AREA RENOVATIONS





# CUSTOMIZE THE SUITE YOU OWN







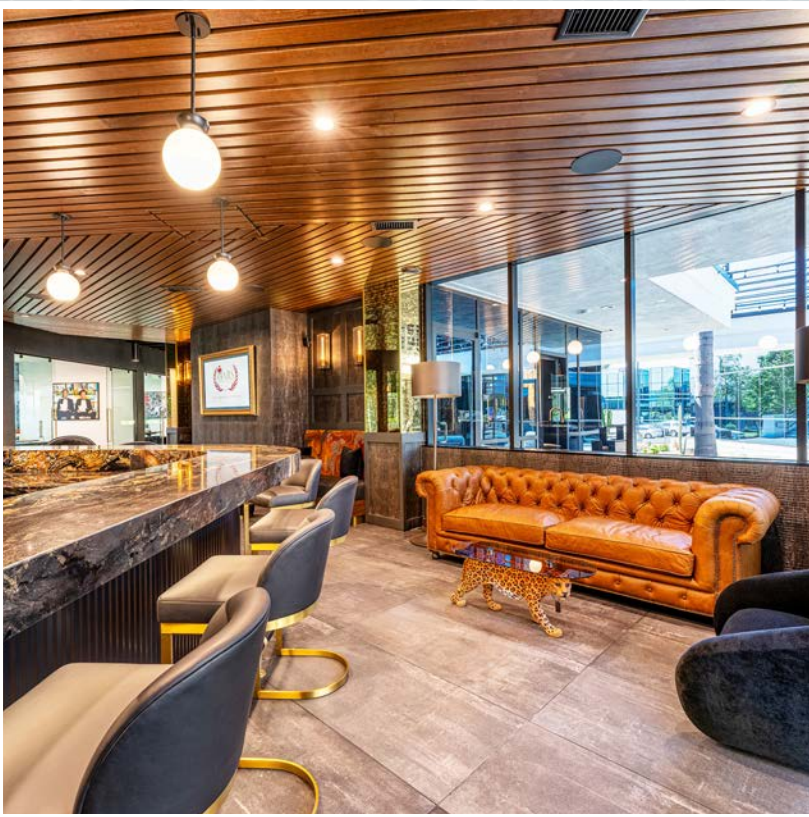
CREATE A UNIQUE  
SPACE FOR YOUR  
CLIENTS & STAFF







SHOWCASE YOUR IDENTITY





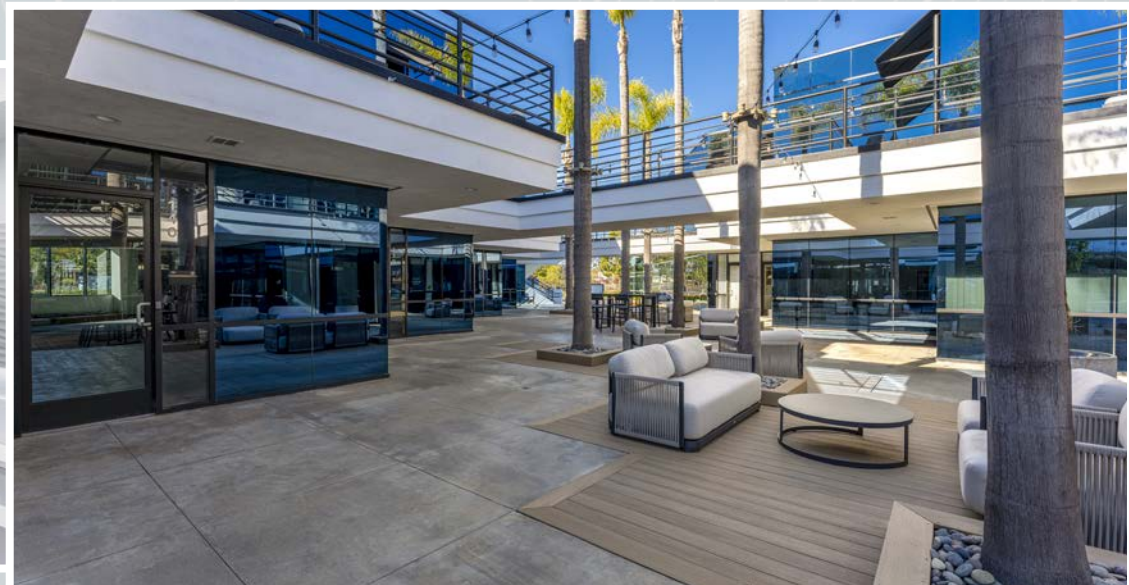
# Availabilities

| SUITE          | SIZE RSF | RATE        | DESCRIPTION  |
|----------------|----------|-------------|--|
| 100            | ±2,029   | \$1,207,255 | 5 Private window lined offices, conference room, large open area with cubicles & kitchen with sink<br>Available June 2025. Ask agent for details   |
| 115            | ±1,173   | \$697,935   | Newly completed tenant improvements, 2 private window lined offices, open customizable area<br>Can be combined with suites 125 & 135. Ask agent for details  |
| 125            | ±1,508   | \$897,260   | 3 Private window lined offices, conference room, professional reception, kitchen with sink, open area<br>Can be combined with suites 115 & 135. Available January 2026. Ask agent for details                            |
| 135            | ±1,741   | \$1,262,225 | Beautifully updated modern finishes, 2 private window lined offices, conference room, open work area,<br>upscale kitchenette with beautiful kitchen island. Can be combined with suites 115 & 125. Ask agent for details |
| 115, & 125     | ±2,681   | \$1,595,195 | Customizable suite. Ask agent for details  |
| 125 & 135      | ±3,249   | \$2,159,485 | Customizable suite. Ask agent for details  |
| 115, 125 & 135 | ±4,422   | \$2,857,420 | Customizable suite. Ask agent for details  |



# Availabilities

| SUITE     | SIZE RSF | RATE        | DESCRIPTION  |
|-----------|----------|-------------|--|
| 205       | ±1,892   | \$1,125,740 | 5 Private offices, conference room, lobby, galley style breakroom with sink and IT closet<br>Available April 1, 2025 or sooner. Ask agent for details                        |
| 210       | ±1,729   | \$1,028,755 | 3 Private window lined offices, conference room, storage/kitchen with sink, open work area. Can be combined with suite 220<br>Available November 2027. Ask agent for details |
| 220       | ±1,206   | \$717,570   | 4 Private offices, conference room, open work area. Can be combined with suite 210<br>Available November 2027. Ask agent for details   |
| 250       | ±1,978   | \$1,176,910 | 5 Private window lined offices, conference room, kitchen with sink and large open area<br>Available November 2025. Ask agent for details                                     |
| 210 & 220 | ±2,935   | \$1,746,325 | Customizable suite. Ask agent for details  |

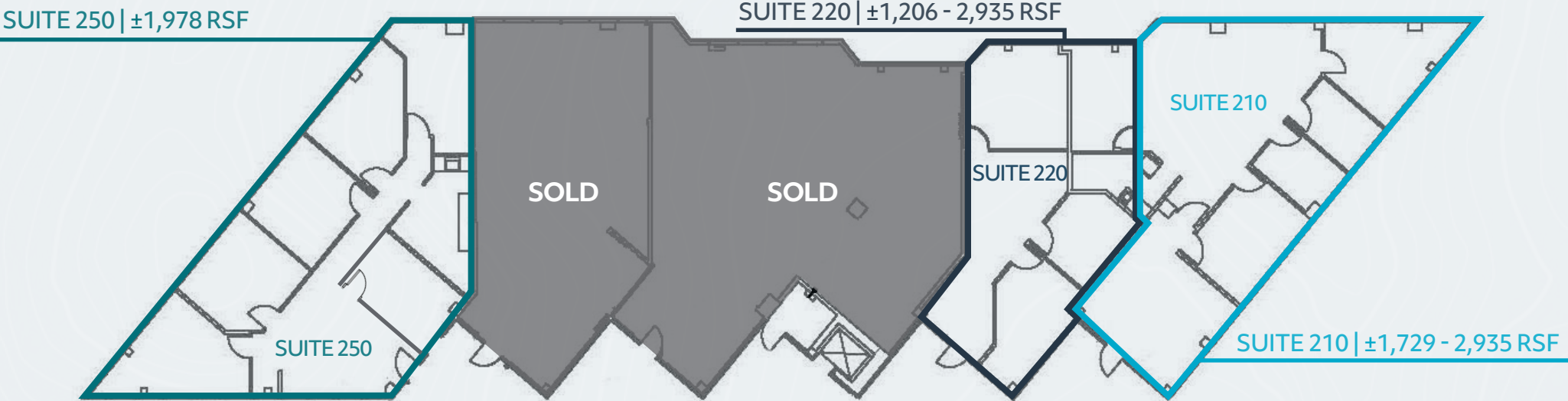




# FLOOR PLANS



FIRST FLOOR AVAILABILITES



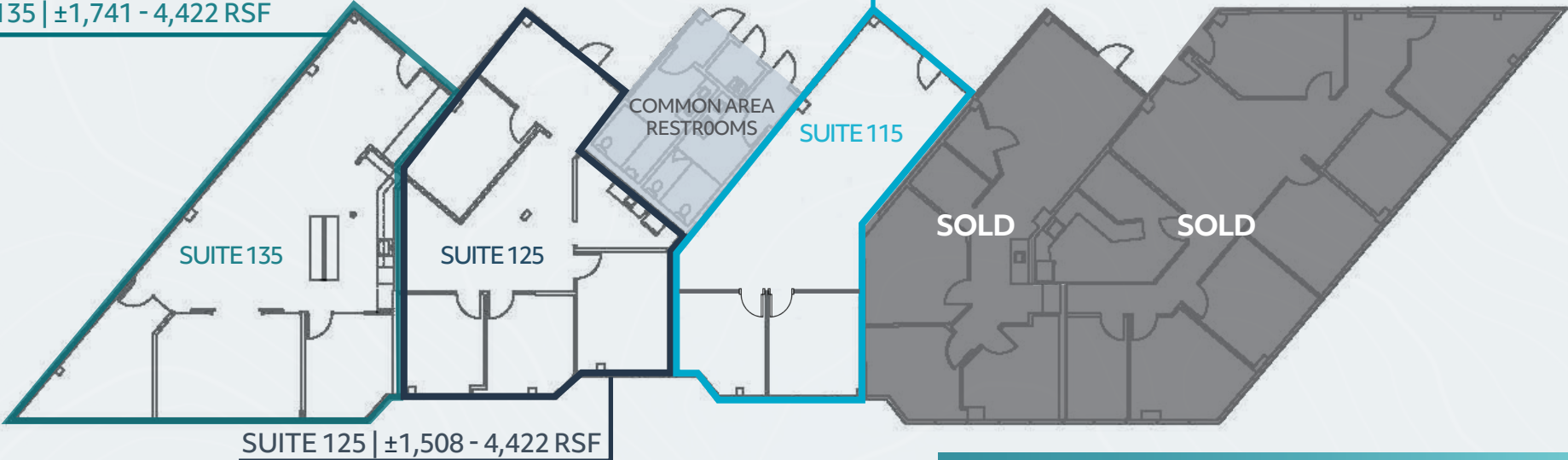
SECOND FLOOR AVAILABILITES



# FLOOR PLANS

SUITE 135 | ±1,741 - 4,422 RSF

SUITE 115 | ±1,173 - 4,422 RSF



FIRST FLOOR AVAILABILITES

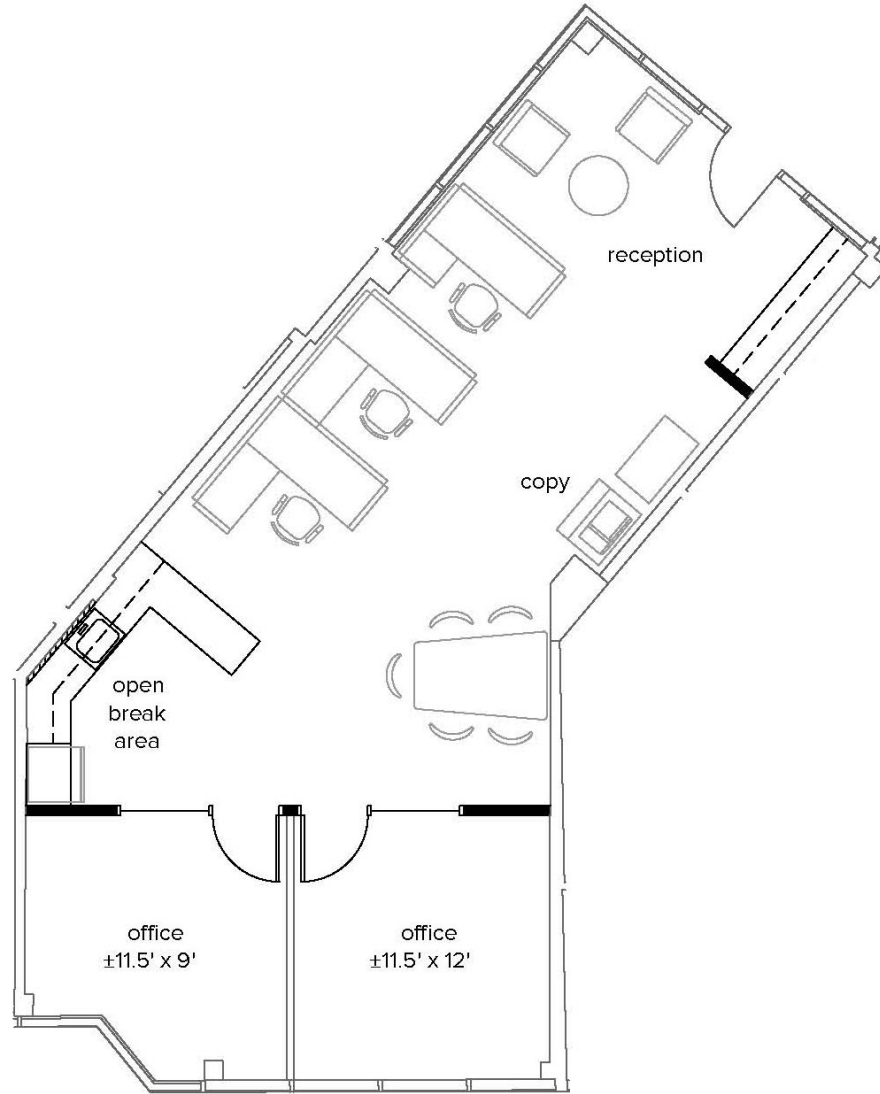
SUITE 205 | ±1,892 RSF



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.

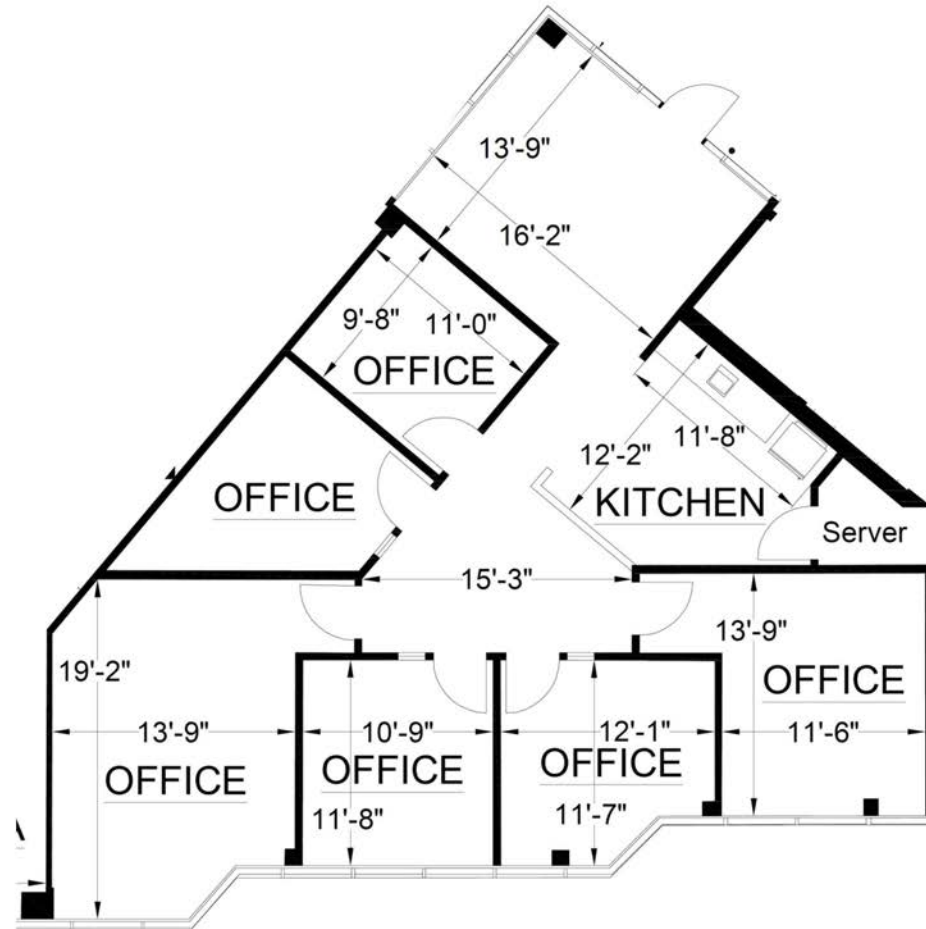


LATITUDE



# 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

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PARTNERS

