

6390 ONE

GREENWICH DRIVE, SAN DIEGO, CA 92122 GOVERNOR PARK



Professional Office Space Available for Lease



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PROPERTY FEATURES

AVAILABLE

±996 RSF to 3,684 RSF

RECENT IMPROVEMENTS

Including Landscaping & Exterior Paint

OUTSIDE AIRFLOW

Operable Sliding Windows

ONSITE PROPERTY MANAGEMENT

After Hours Building Access

AT&T FIBER

Connectivity

EASY FREEWAY ACCESS

Interstate 805 & Highway 52

CLOSE TO UTC

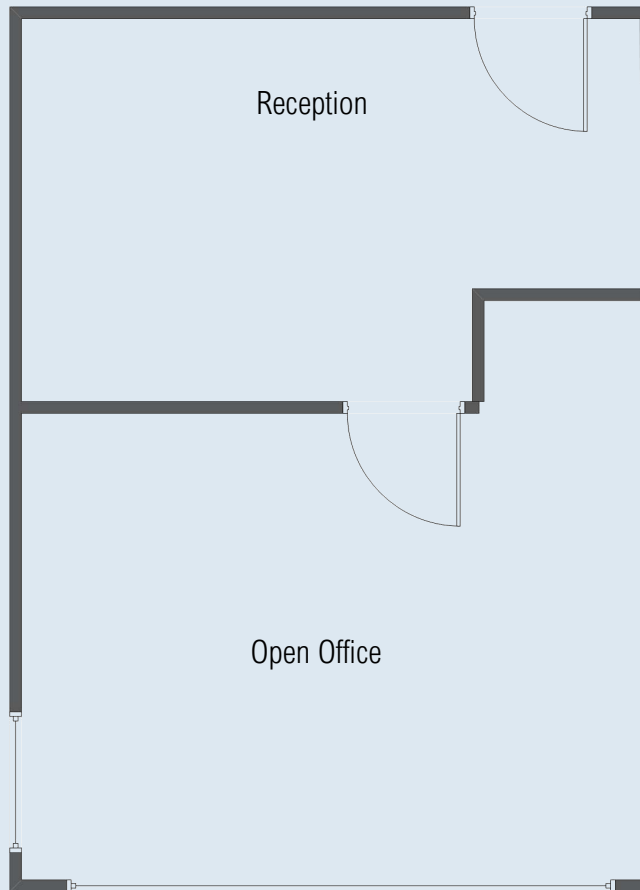
With Less Traffic Congestion

ONE
GOVERNOR PARK

FLOOR PLAN

195 ± 996 RSF | First Floor

Lease Rate: \$2.35/SF + Elec

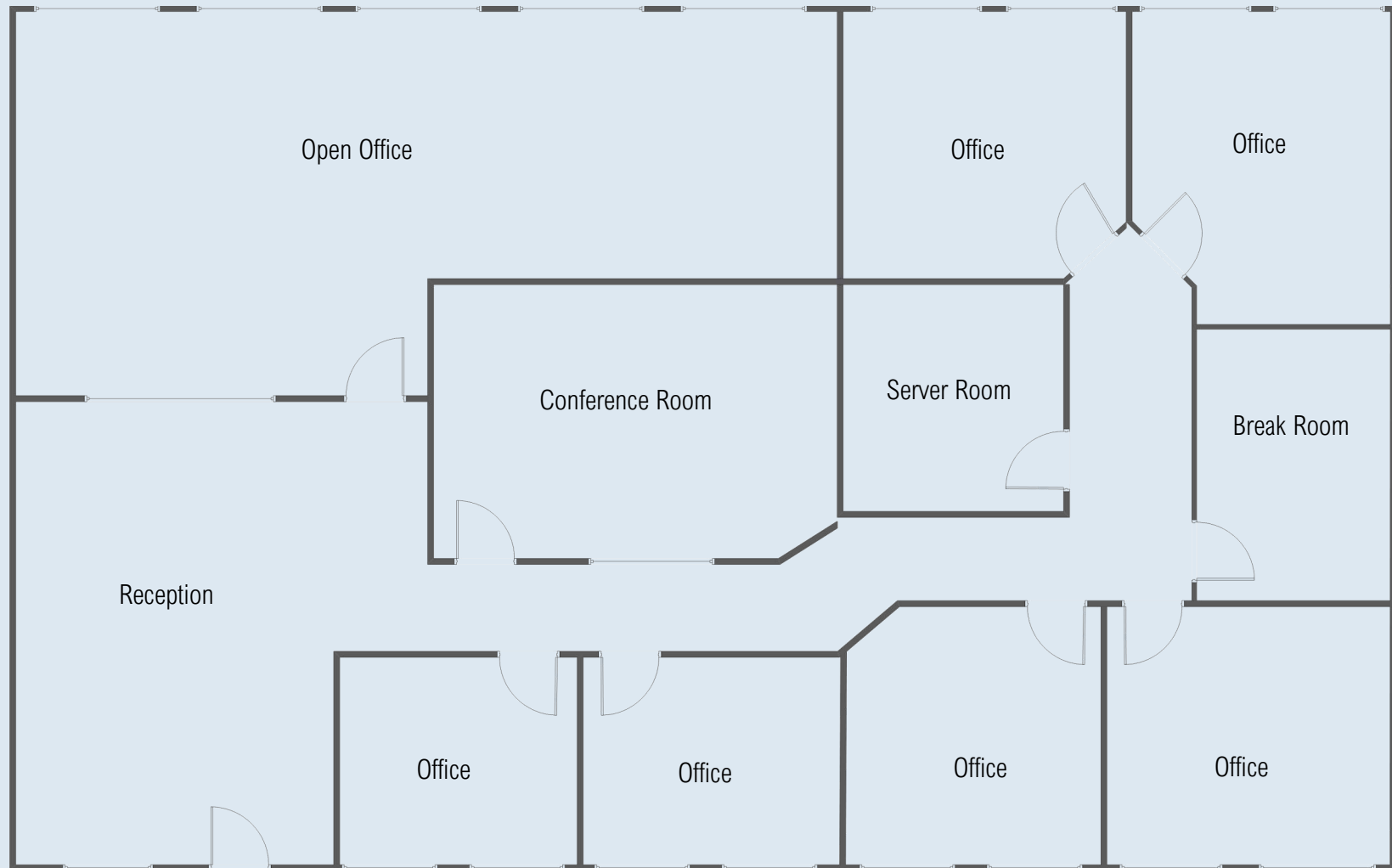


Floor plan not fit to scale; for reference purposes only.

FLOOR PLAN

220 ± 2,282 RSF | Second Floor

Lease Rate: \$2.35/SF + Elec

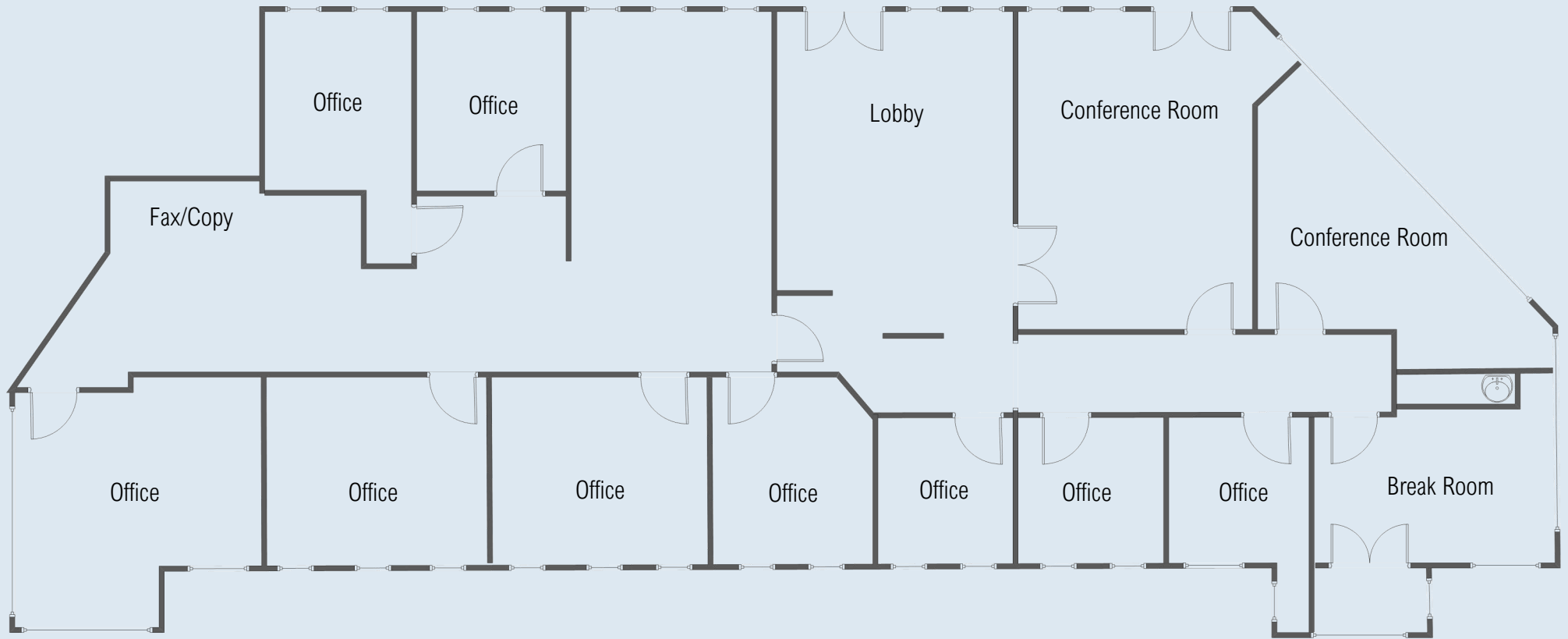


Floor plan not fit to scale; for reference purposes only.

FLOOR PLAN

230 ± 3,684 RSF | Second Floor

Lease Rate: \$2.35/SF + Elec



Floor plan not fit to scale; for reference purposes only.

Located in the prestigious Governor Park submarket area of the Golden Triangle, one of the most dynamic office markets in the county.

Westfield 150+ Stores & Restaurants



UNIVERSITY TOWN CENTER

SORRENTO VALLEY

UC San Diego

Scripps



ONE
GOVERNOR PARK

GOVERNOR DR | 18,242 VPD

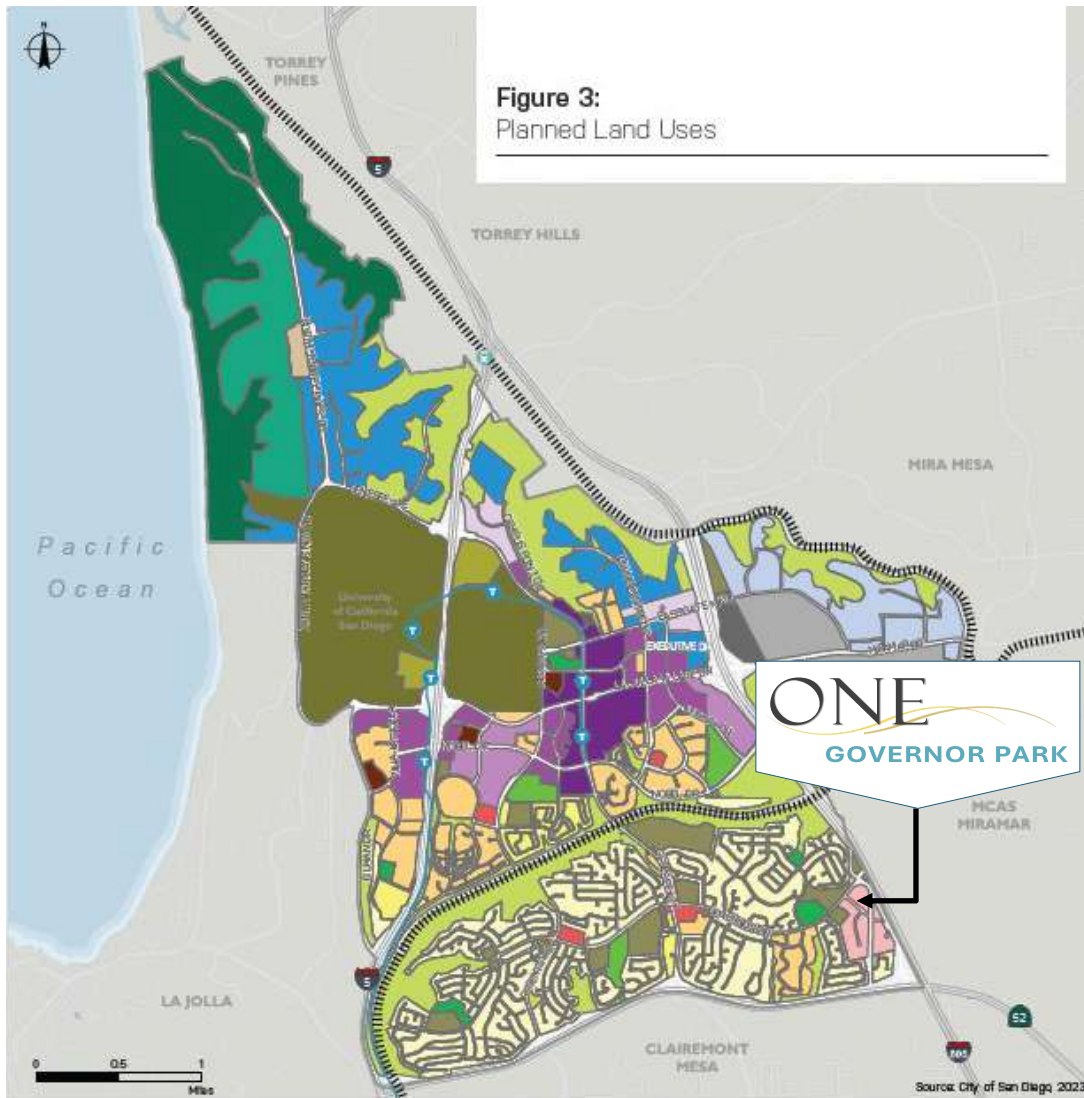


211,827 VPD

GREENWICH DR

UC San Diego Health

Figure 3:
Planned Land Uses



From the labs of the biotech and high-tech centers to the lecture halls of higher learning, there is one word to describe the University community—opportunity. The community is a hub of enterprise where people can learn, grow, create, invent, and thrive.

The University area (also referred to as “University City”) is a diverse and dynamic community with renowned higher education, scientific research and technology institutions, businesses, and a flourishing residential community. This area is one of the region’s premiere employment centers and attracts institutions that conduct world-class, leading research in a variety of industries including biotech, high-tech, and health care.

Located about 13 miles north of downtown San Diego, the University community developed as the region’s “edge city” with a concentration of business, shopping, and entertainment venues. At the center of the community is a thriving, mixed-use core. This area includes large employers and visitor destinations, such as the University Towne Center (UTC) shopping center. Today, the Blue Line trolley provides a one seat ride from UTC to the US-Mexican border through downtown San Diego; connecting residents throughout the city.

To the north of the core, employment centers along Campus Point Drive and Towne Centre Drive have developed as a high-tech and biotech cluster with community and employee serving amenities. Surrounding this employment area is a unique and thriving canyon ecosystem, which offers natural views juxtaposed with state-of-the-art research and development facilities. Here you will find spaces like GradLabs, which fosters life science business incubation and innovation through on-site shared lab facilities. This area is also home to two major medical centers.

Nobel Drive is an emerging transit village that provides a mix of homes, jobs, and retail options within proximity to the University of California, San Diego (UC San Diego), a regional employer and destination. This area is connected to the San Diego Metropolitan Transit System (MTS) SuperLoop and the Trolley, which are among the region’s most heavily utilized transit assets. UC San Diego students, staff, and faculty enjoy gathering off-campus at Nobel Drive along with the broader community.

The UC Community Plan was approved on July 30, 2024, by the City Council. The adopted Community Plan and associated rezones will be effective on December 1, 2024.

[< University Community Plan Update Link >](#)

15 MINUTES

10 MINUTES

5 MINUTES

ONE
GOVERNOR PARK

DRIVE TIMES

15

MINUTES
DOWNTOWN

15

MINUTES
BEACHES

20

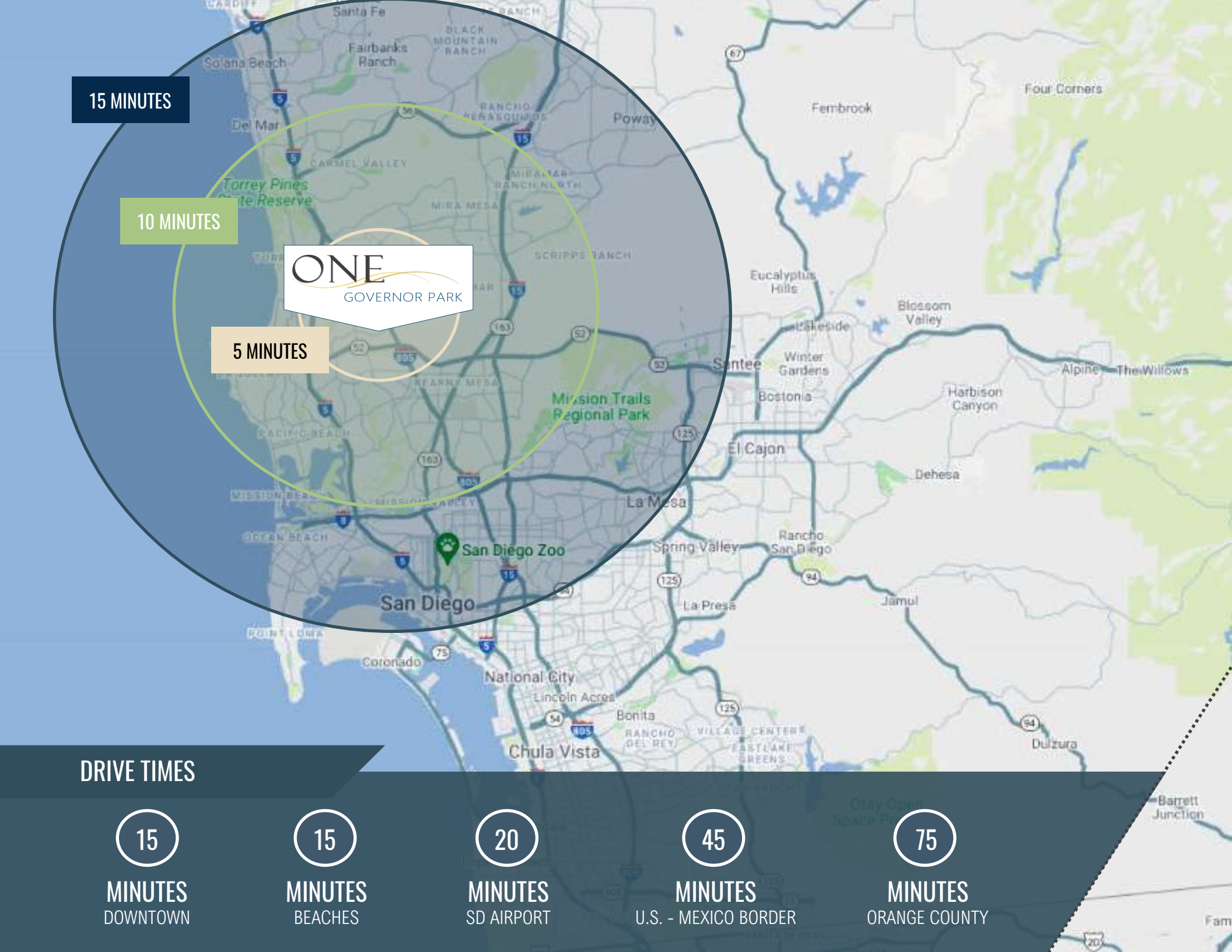
MINUTES
SD AIRPORT

45

MINUTES
U.S. - MEXICO BORDER

75

MINUTES
ORANGE COUNTY



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