6390 ONE

GREENWICH DRIVE, SAN DIEGO, CA 92122   GOVERNOR PARK

Professional Office Space Available for Lease

PROPERTY FEATURES

AVAILABLE
±840 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

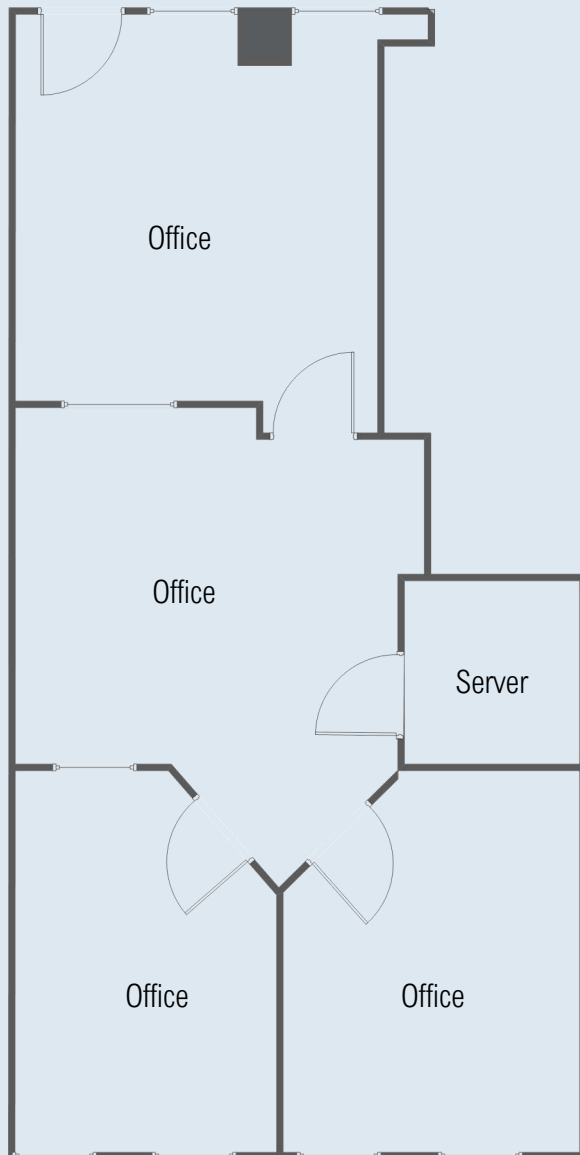## EASY FREEWAY ACCESS
Interstate 805 & Highway 52

CLOSE TO UTC
With Less Traffic Congestion

ONE
GOVERNOR PARK

190 ± 840 RSF | First Floor

Lease Rate: Contact Agent

Office
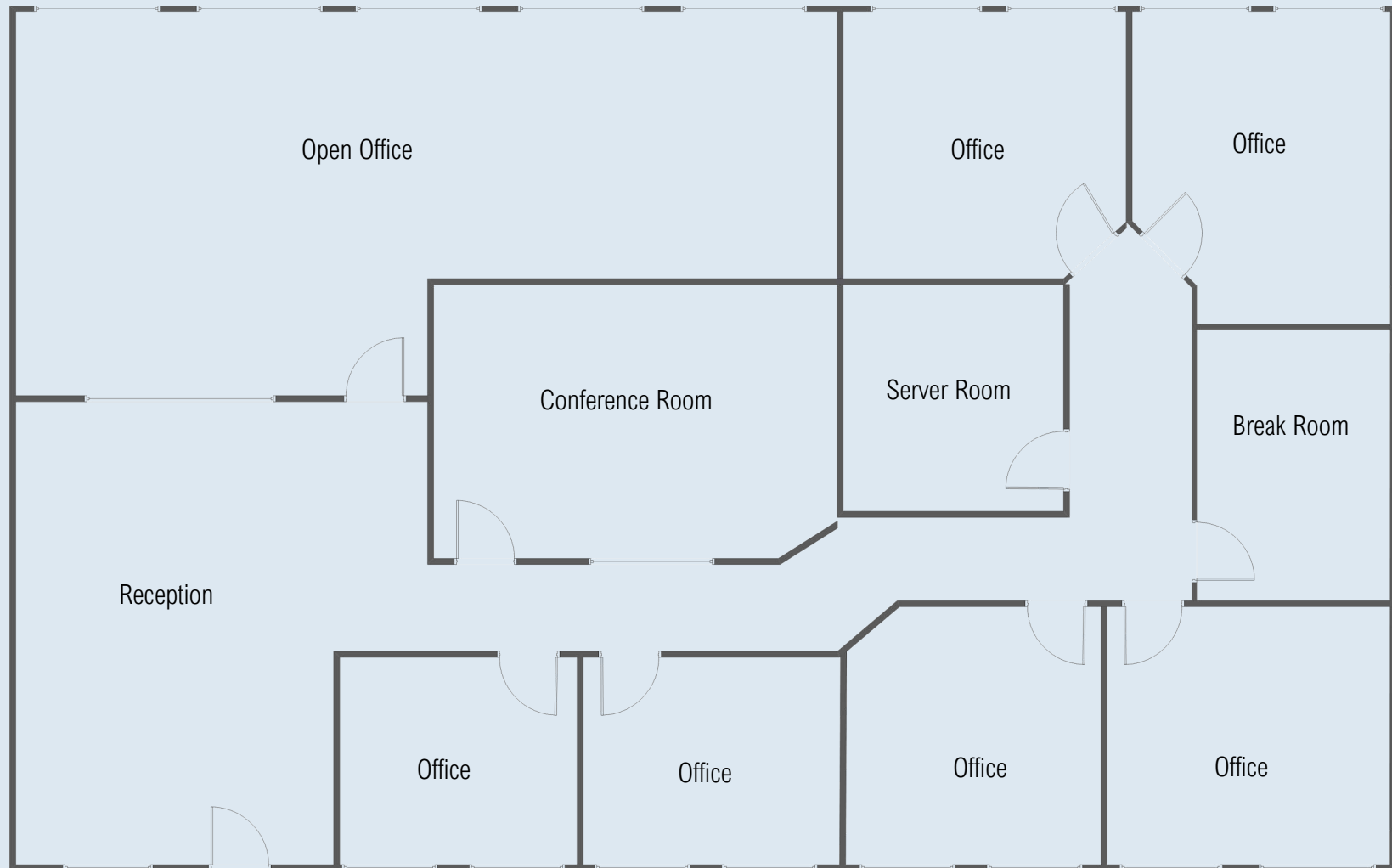
Office

Server

Office

Office

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

FLOOR PLAN

220 ± 2,282 RSF | Second Floor

Lease Rate: Contact Agent
Available March 2025

Open Office

Office

Office

Conference Room
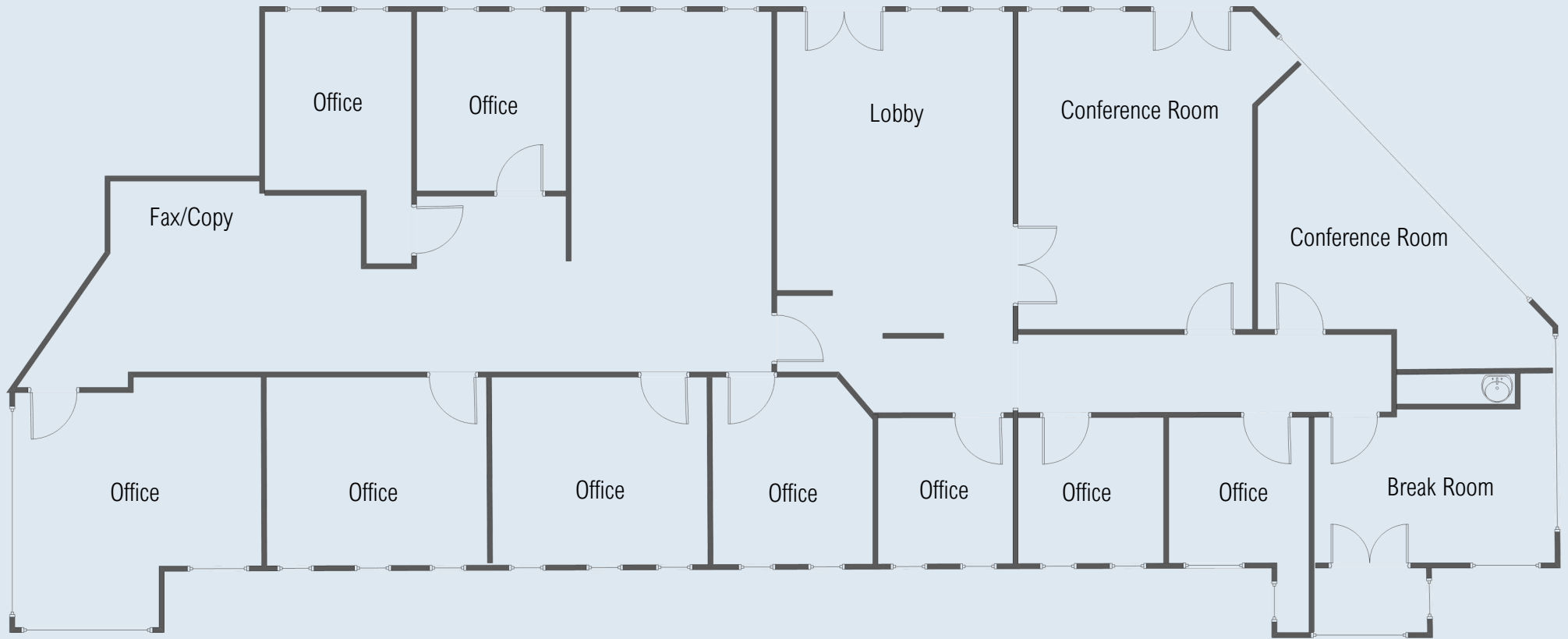
Server Room

Break Room

Reception

Office

Office

Office

Office

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

FLOOR PLAN

230 ± 3,684 RSF | Second Floor

Lease Rate: Contact Agent

Office

Office

Fax/Copy

Lobby

Conference Room

Conference Room

Office

Office

Office

Office

Office

Office

Office

Break Room

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

macy's NORDSTROM Seasons 52 FRESH|GRILL True Food kitchen

Apple 24 HOUR FITNESS POTTERY BARN GNC LIVE WELL GAP lululemon ZARA

UNIVERSITY TOWN CENTER

SORRENTO VALLEY

UC San Diego

Scripps

N

INTERSTATE CALIFORNIA 805

211,827 VPD

GOVERNOR DR | 18,242 VPD

ONE GOVERNOR PARK

GREENWICH DR

UC San Diego Health

Figure 3:
Planned Land Uses

Source: City of San Diego 2023

Legend:

- Low Density Residential (5-9 du/ac)
- Low-Med Density Residential (10-14 du/ac)
- Medium Density Residential (15-29 du/ac)
- Very High-Density Residential (74-109 du/ac)
- Commercial Office
- Community Village (0-73 du/ac)
- Visitor Commercial
- Scientific Research
- Light Industrial
- Urban Flex (0-54 du/ac)
- Urban Village (0-109 du/ac)
- Urban Village (0-145 du/ac)
- Urban Village (0-218 du/ac)
- Golf Course
- Resource Based Park
- Open Space
- Neighborhood Park
- Community Park & Rec. Center
- Institutional
- UC San Diego
- Hospital
- Utility
- Military

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

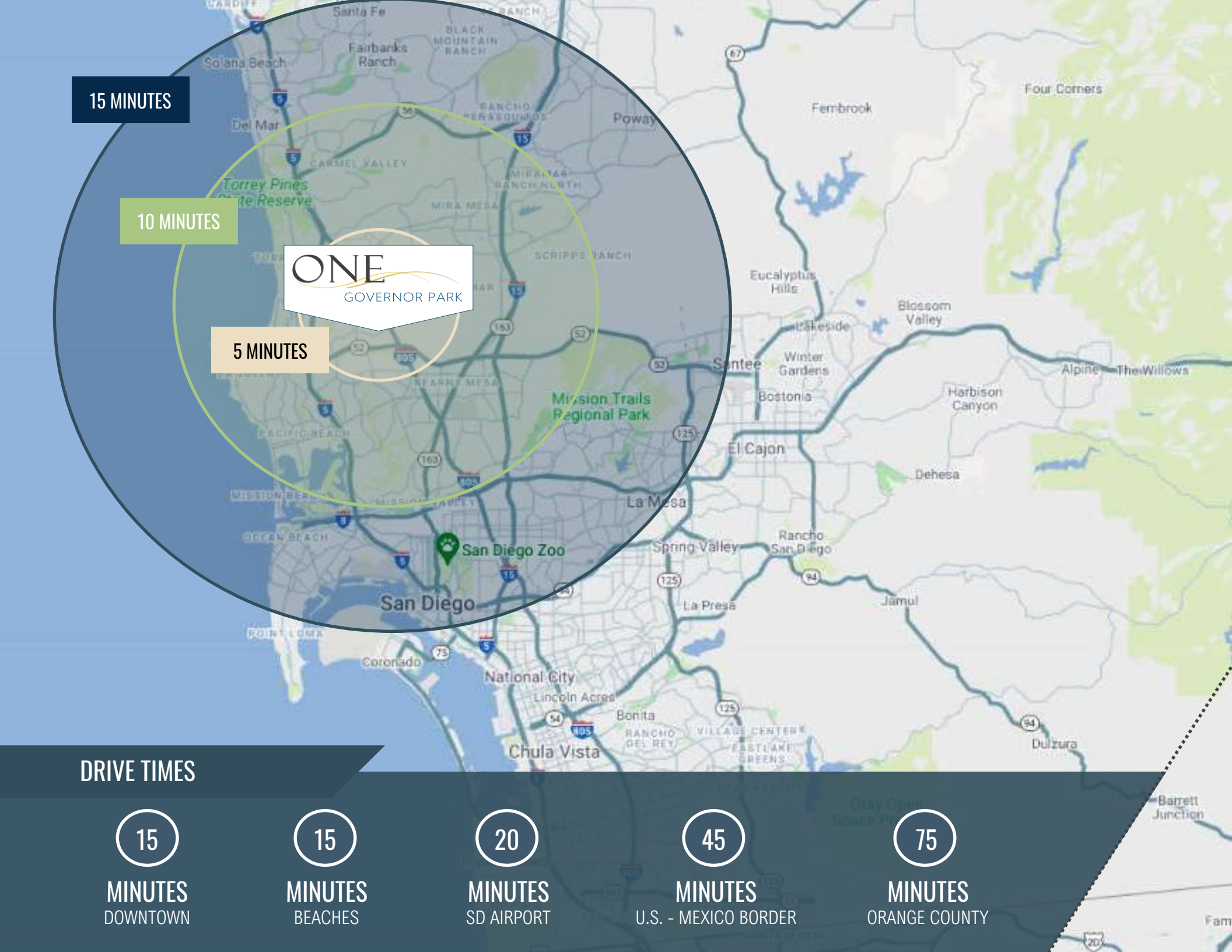## DRIVE TIMES

15 MINUTES
DOWNTOWN

15 MINUTES
BEACHES

20 MINUTES
SD AIRPORT

45 MINUTES
U.S. - MEXICO BORDER

75 MINUTES
ORANGE COUNTY

6390

ONE

GREENWICH DRIVE, SAN DIEGO, CA 92122

GOVERNOR PARK

PACIFIC COAST COMMERCIAL
SALES · MANAGEMENT · LEASING

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