



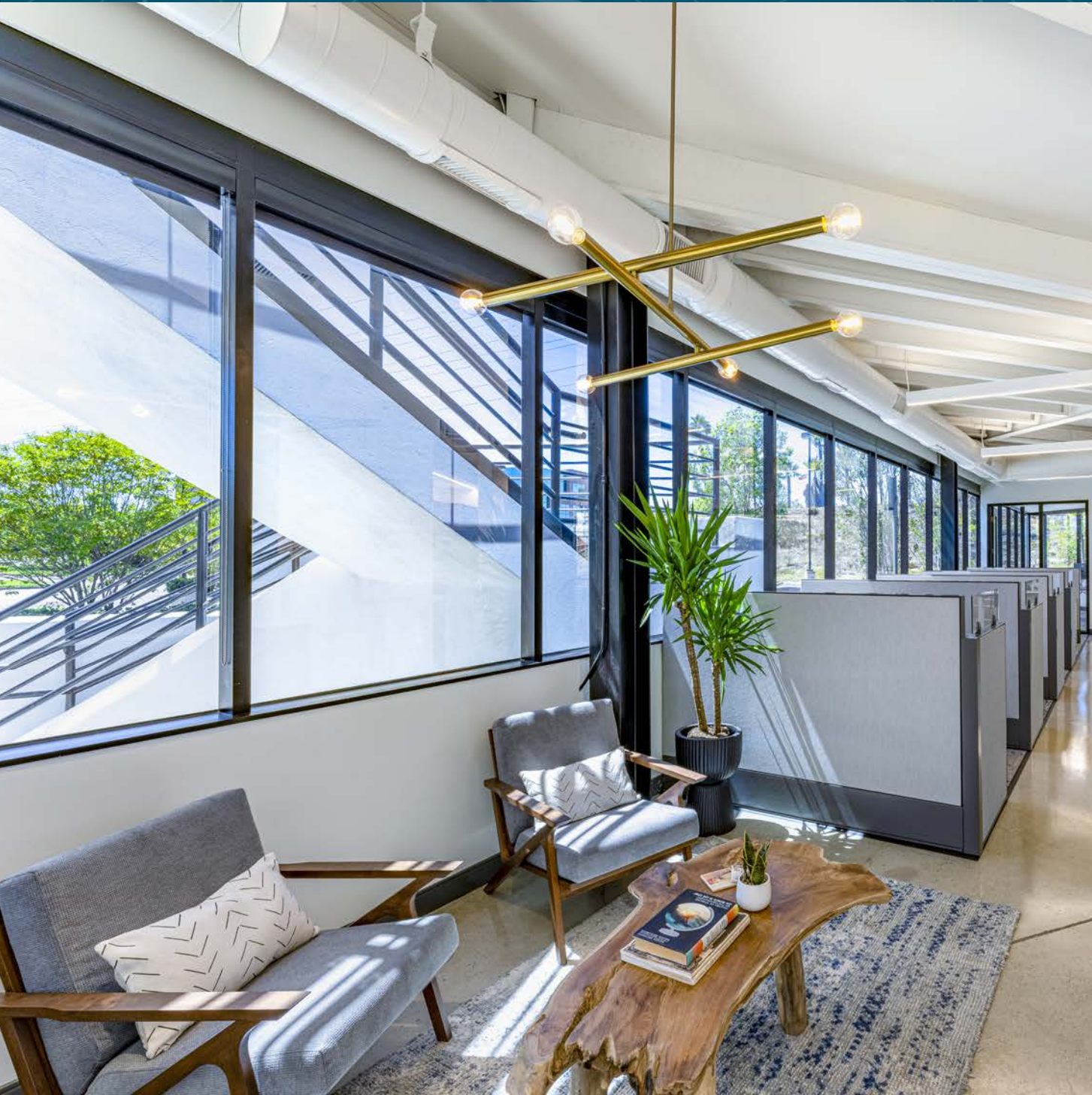
LATITUDE

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: \$0.44/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



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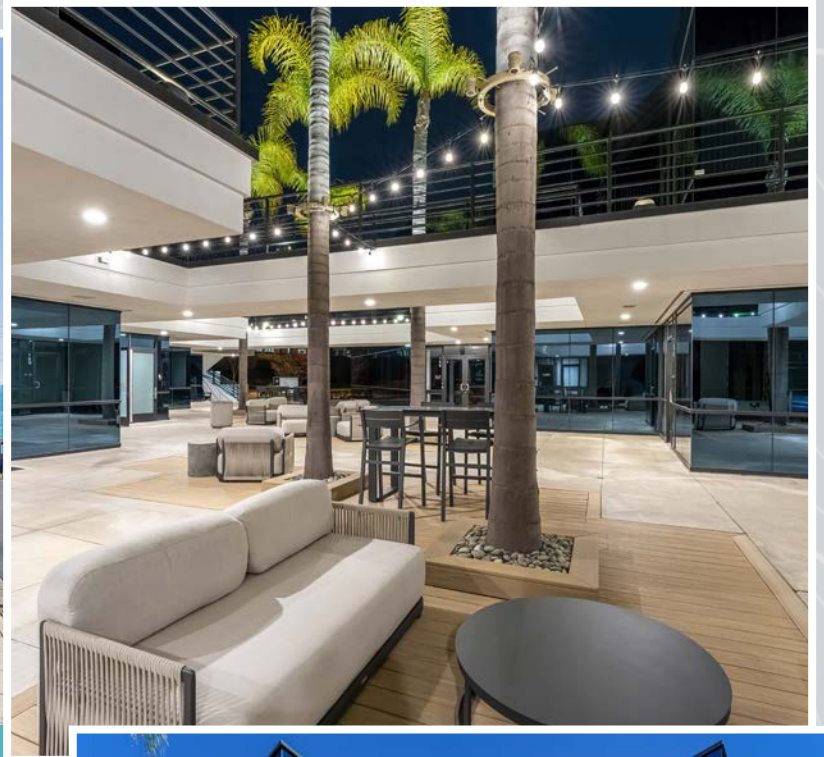
UC San Diego

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UC San Diego





NEW COMMON AREA RENOVATIONS



CUSTOMIZE THE SUITE YOU OWN



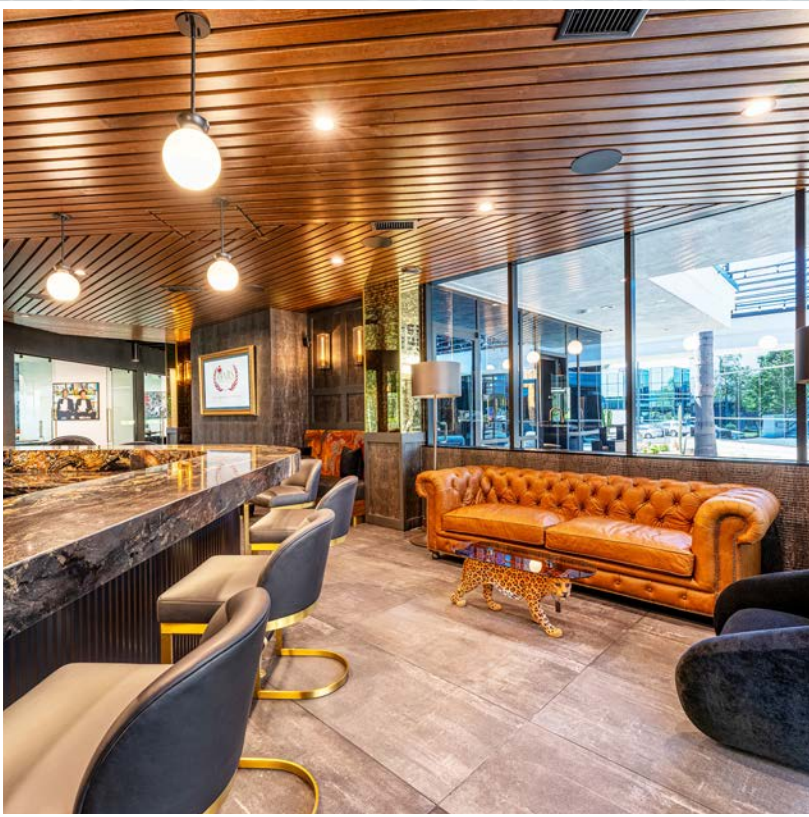


CREATE A UNIQUE
SPACE FOR YOUR
CLIENTS & STAFF





SHOWCASE YOUR IDENTITY



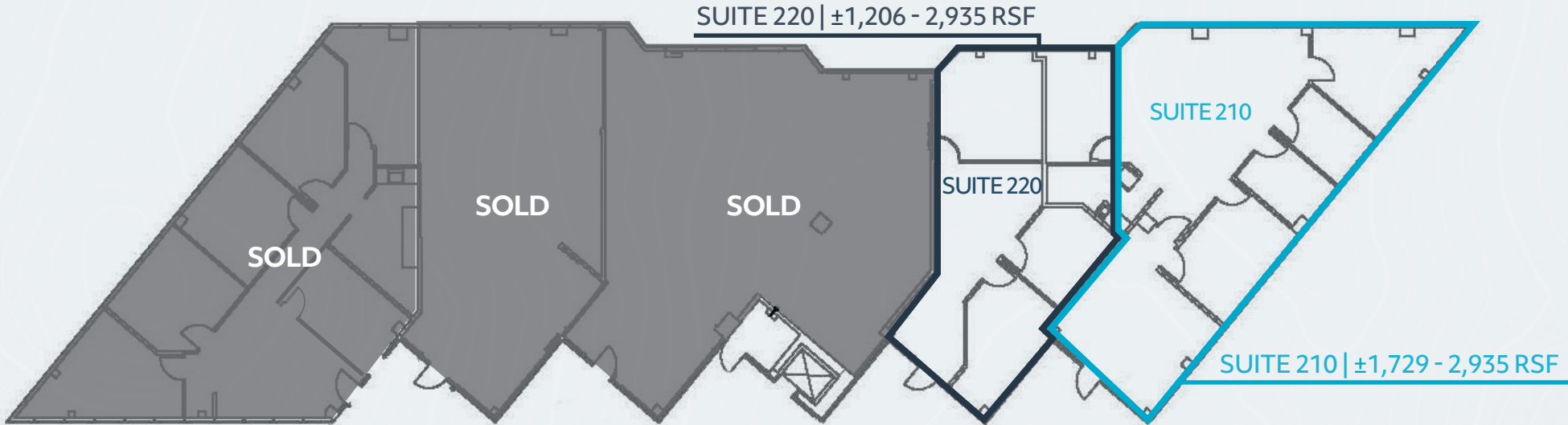
Availabilities

SUITE	SIZE RSF	RATE	DESCRIPTION
135	±1,741	\$1,218,700	Beautifully updated modern finishes, 2 private window lined offices, conference room, open work area, upscale kitchenette with beautiful kitchen island
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 Available November 2026. Ask agent for details
220	±1,206	\$717,570	4 Private offices, conference room, open work area. Can be combined with suite 210 Available November 2026. 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 RSF



FIRST FLOOR AVAILABILITES



SECOND FLOOR AVAILABILITES



LATITUDE

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