

6390 ONE

GREENWICH DRIVE, SAN DIEGO, CA 92122 GOVERNOR PARK



Professional Office Space Available for Lease



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PROPERTY FEATURES

AVAILABLE
±2,282 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

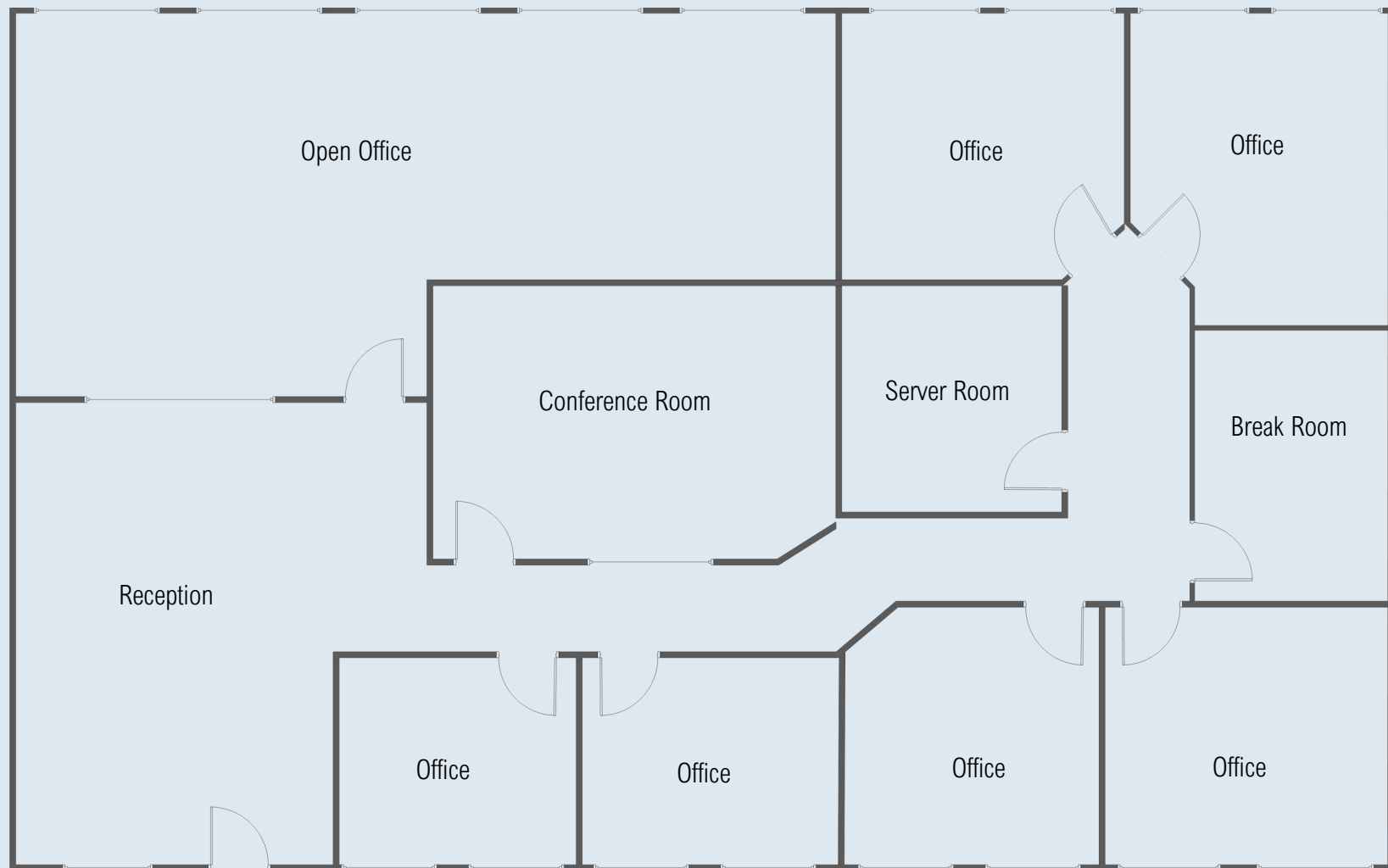
CLOSE TO UTC
With Less Traffic Congestion

ONE
GOVERNOR PARK

FLOOR PLAN

220 ± 2,282 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



GOVERNOR DR | 18,242 VPD



211,827 VPD

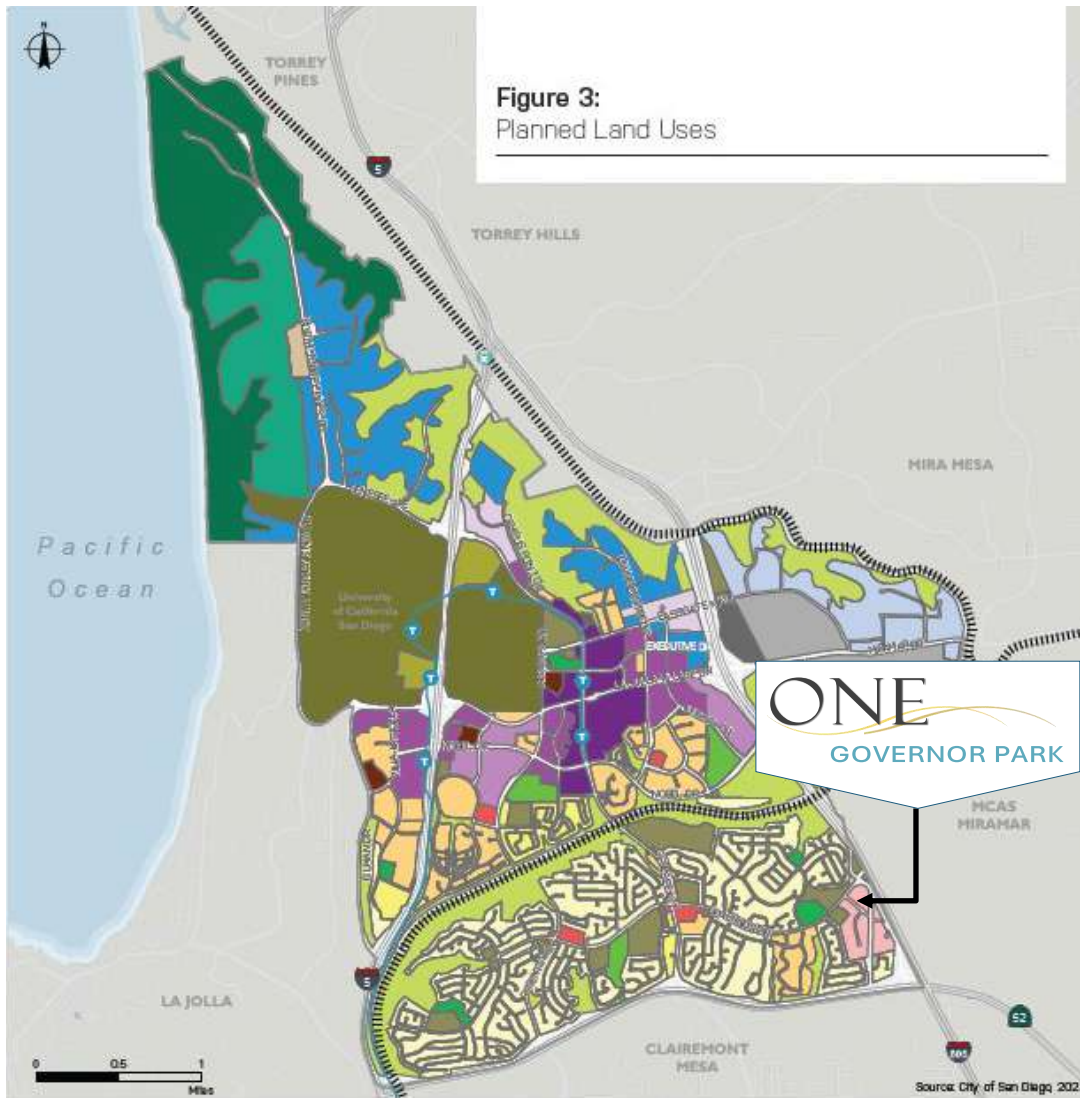
GREENWICH DR

UC San Diego Health



UC San Diego
Scripps

UNIVERSITY COMMUNITY PLAN UPDATE



PLAN APPROVAL - 7/30/2024

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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GOVERNOR PARK




**PACIFIC COAST
COMMERCIAL**
SALES • MANAGEMENT • LEASING


PIT
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