

# GOVERNOR PLAZA

PROFESSIONAL & MEDICAL OFFICE FOR LEASE

5151 SHOREHAM PLACE, SAN DIEGO, CA 92122



**1,302 - 5,148 RSF MEDICAL, PROFESSIONAL, AND CLEAN ROOM SUITES**

**ATTRACTIVE  
COURTYARD  
AMENITIES**



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## BUILDING FEATURES

- Two-story, 39,873 square foot courtyard style office project located in Governor Park, one of the most centrally located submarkets in San Diego
- Above average parking ratio of 4.0 per 1,000 square feet (Recently resurfaced)
- Ideal location provides tenants with immediate access to I-805, CA-52, and I-5
- New resort-style restrooms with shower facilities
- Numerous retail, restaurant, and hotel amenities nearby (Just 6 minutes to UTC)
- Outdoor meeting and seating areas in the courtyard area
- New Lunch Amenity Right Next Door - [Greenspot Salad Co.](#)
- Fiber internet access provided by Spectrum



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## AVAILABLE

SUITE	SF	RATE	FLOOR	
100	1,302	\$2.00/SF	1st	Combinable with 105 (2,516 SF) or 105+180 (5,148 SF)
105	1,214	\$2.00/SF	1st	Combinable with 100 (2,516 SF) or 100+180 (5,148 SF)
180	2,632	\$2.00/SF	1st	Largest vacancy. Combinable with 100+105 (5,148 SF total)
250	2,684	\$2.00/SF	2nd	Standalone. Verify QR video still current (M5 vacated)

TOTAL 7,832 SF

Max combo: 100+105+180 = 5,148 SF. Suite 250 standalone.

### GOVERNOR PLAZA LEASING SPECIAL

**\$2.00/SF/month Gross, Year 1**

Step-up in Year 2+

Delivered move-in ready: carpet and paint, no build-out required.

Four suites, 1,214 SF to 5,148 SF contiguous.

UTC-adjacent. 52/805 freeway corner.

**Call Broker for Details!**

#### MATTHEW MONTERROSO

Senior Vice President

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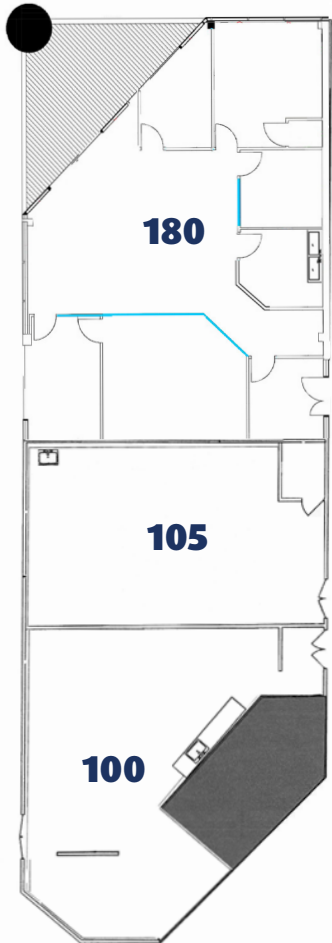
Call/Text: 858.285.3769 | iPhone: 562.895.4708

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## SUITE 180 | 2,632 RSF | \$2.00/SF

Ste. 180 features a double-door entry into a dedicated reception area, with a second interior door that provides a natural separation between the front and back of house. The layout includes a large conference room or executive office, four private offices, a bullpen, a kitchenette, a private covered patio, a second exterior sliding door, and multiple existing plumbing locations.

## SUITE 105 | 1,214 RSF | \$2.00/SF

Ste. 105 offers a large open bullpen with a kitchenette.

## SUITE 100 | 1,302 RSF | \$2.00/SF

Ste. 100 includes a defined reception area, an in-suite kitchenette, and a strong window line.



All suites include abundant plumbing throughout, making them flexible for traditional office users as well as light-medical, wellness, or lab-adjacent uses.

**SUITES MAY BE COMBINED FOR UP TO 5,148**



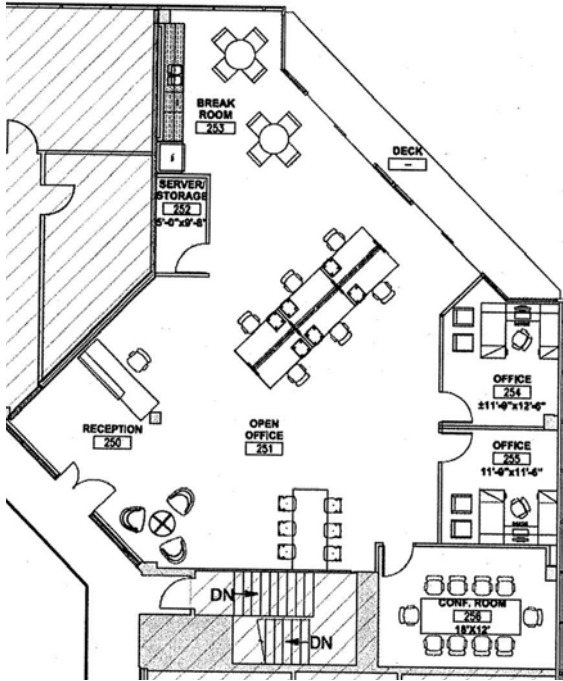
FIRST FLOOR

Site plans are not to scale and are for illustrative purpose only.

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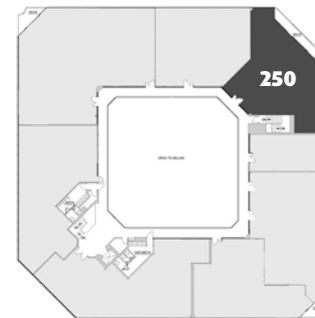
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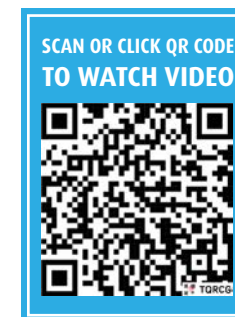
## SUITE 250 | 2,684 SF | \$2.00/SF Gross

Suite 250 features a double-door entry into an open reception area with an existing column. The layout includes three private offices with floor-to-ceiling glass, one large enough to function as a conference room, plus a dedicated server / IT closet. The suite includes an in-suite kitchenette with upper and lower cabinets and a dishwasher, and a private balcony accessed by glass sliding doors. Glass on two sides provides strong natural light throughout. Located on the north-east corner of the building, the space stays cooler during summer months.

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SECOND FLOOR



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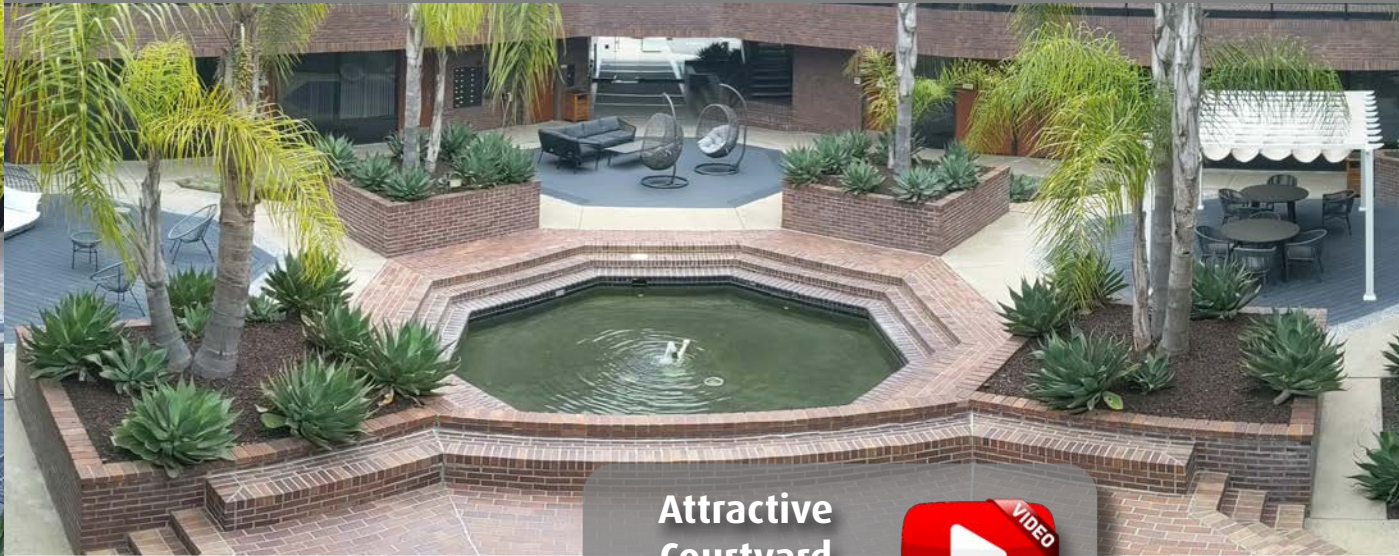


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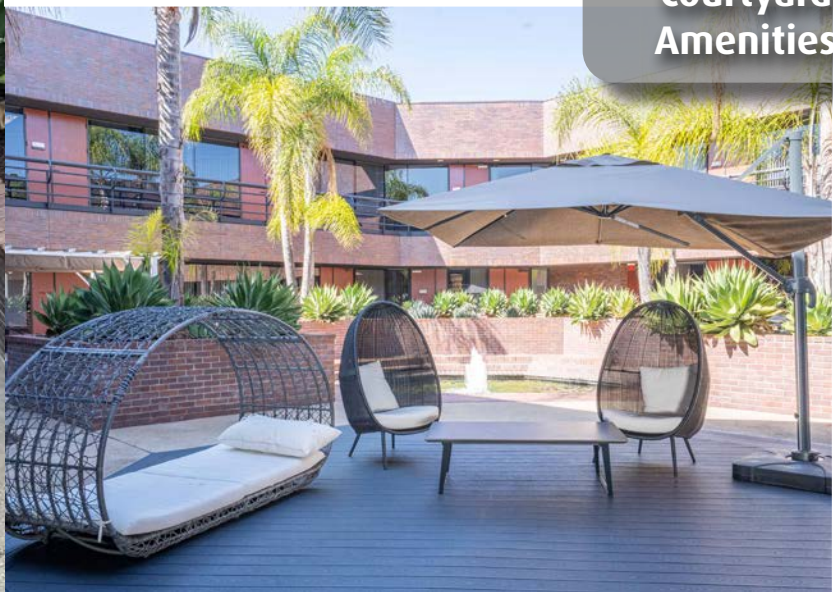
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Attractive  
Courtyard  
Amenities



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