

UC San Diego

CONVERGE

Governor Park

UC San Diego Innovation Hub







WHERE IDEAS CONVERGE

260,000 r.s.f. four building office campus
6333, 6363, 6165 & 6256 Greenwich Dr.

Situated in Governor Park, Converge offers Class A quality office space with efficient, flexible layouts, convenience, excellent visibility and immediate access to Interstate 805. With minimized commute times and close proximity to UTC, Downtown, East County and Highway 56, this location is ideal. On-site amenities include EV charging stations (6256) and showers and changing facilities. A new modern concept cafe will open in Q1 2020 at 6165 Greenwich Drive.



6333-6363 GREENWICH

Availability

6333 Greenwich Drive

| Suite | RSF | Rent | Description |
|-------|-------|------------|--|
| 120* | 3,204 | \$2.85 + E | SPEC SUITE Conference room, 4 offices, expansive open area with open kitchen. |
| 150* | 3,766 | \$2.85 + E | Upgraded corner suite with excellent windowline. |
| 200** | 8,090 | \$2.85 + E | Available 11/1/20. |
| 210** | 2,527 | \$2.85 + E | Available 11/1/20. |
| 220** | 1,010 | \$2.85 + E | Available 11/1/20. |
| 280** | 7,874 | \$2.85 + E | Mostly open floorplan with abundant window-line. |

*Suites 120 & 150 are contiguous for up to 6,970 RSF

**Suites 200, 210, 220 & 280 are contiguous for up to 19,501 RSF

6363 Greenwich Drive

| Suite | RSF | Rent | Description |
|-------|-------|------------|---|
| 120 | 2,266 | \$2.85 + E | Excellent ground floor opportunity currently in shell condition. Spec improvements proposed. |
| 140 | 1,917 | \$2.85 + E | Vacant. Excellent small suite for law firm or financial planner. 4 private offices, 2 conference rooms, reception, break room & storage. |
| 175 | 4,713 | \$2.85 + E | Mostly open space. Upgraded conference and reception. Private exterior entrance. |

6333 Greenwich Drive

Suite 120 | 3,204 RSF

Suite 150 | 3,766 RSF

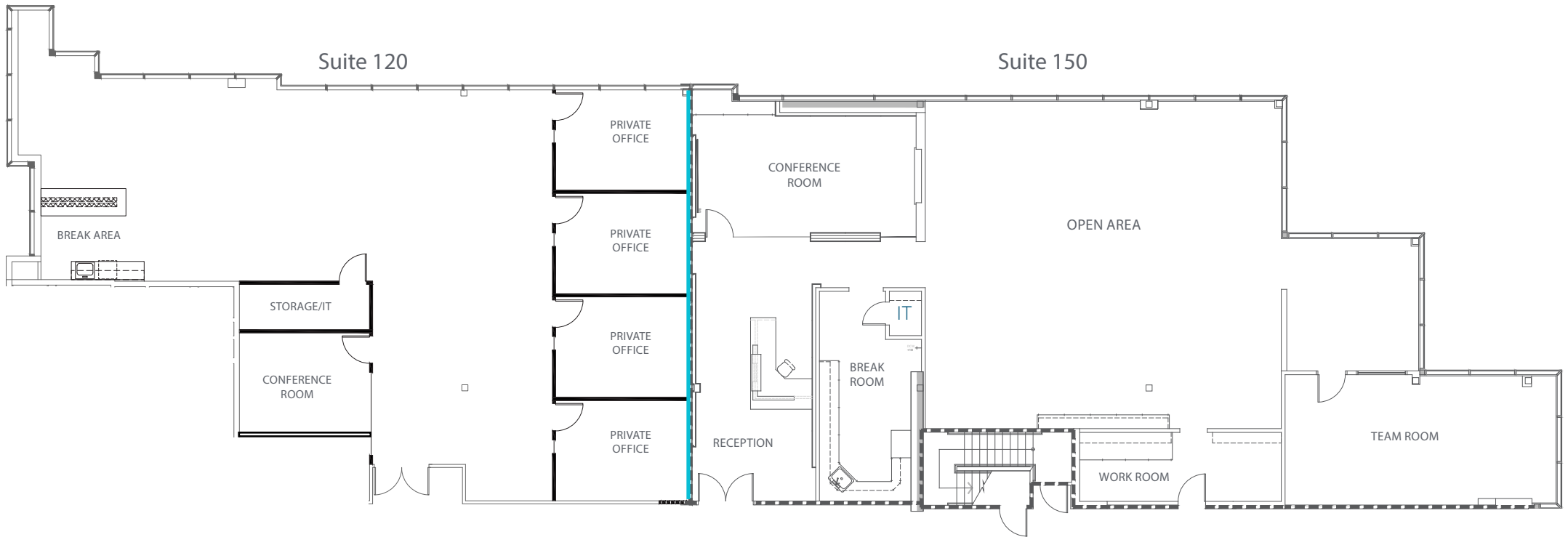


https://bit.ly/6333_Suite120



https://bit.ly/6333_Suite150

Suites 120 & 150 are contiguous for up to 6,970 RSF

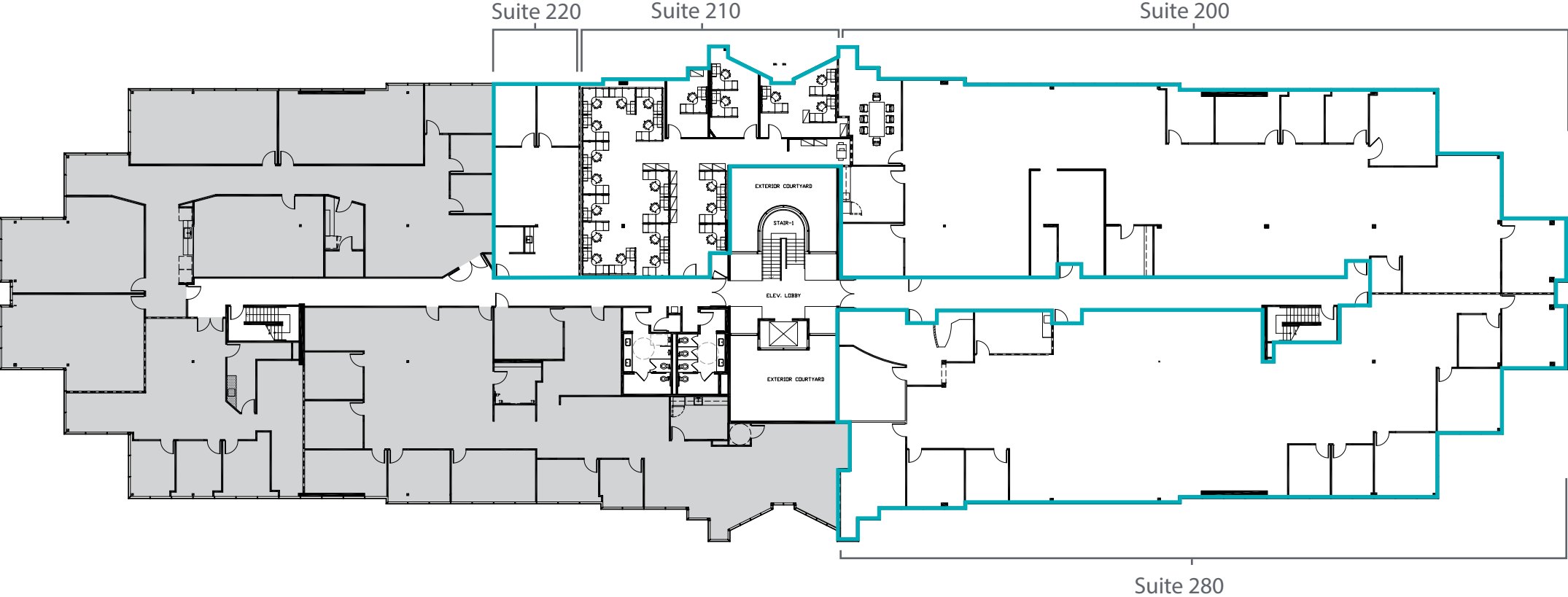


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6333 Greenwich Drive

Suites 200, 210, 220 & 280 | 19,501 RSF

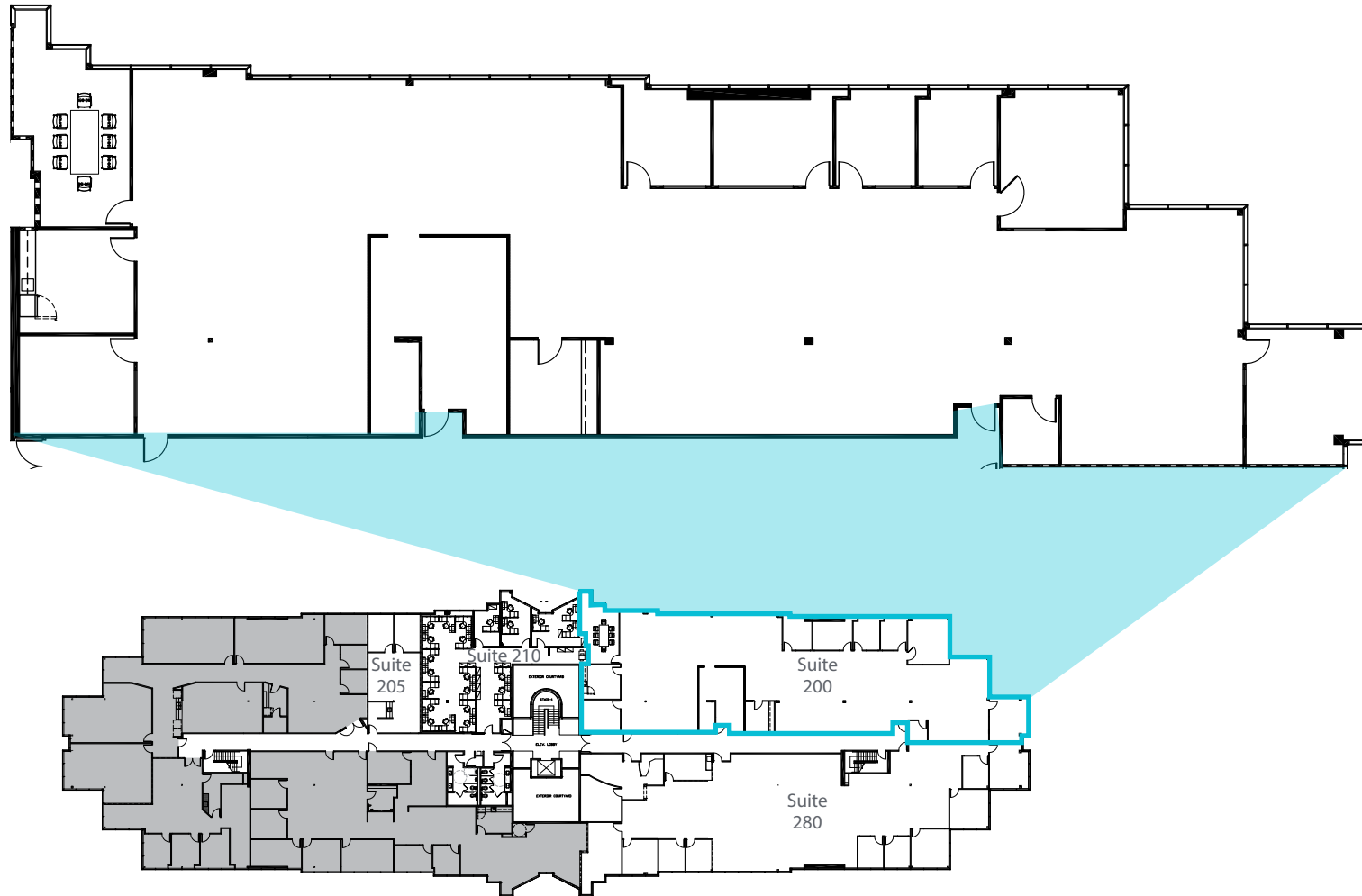


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6333 Greenwich Drive Suite 200 | 8,090 RSF

Available 11/1/20.



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6333 Greenwich Drive Suite 210 | 2,527 RSF

Available 11/1/20.

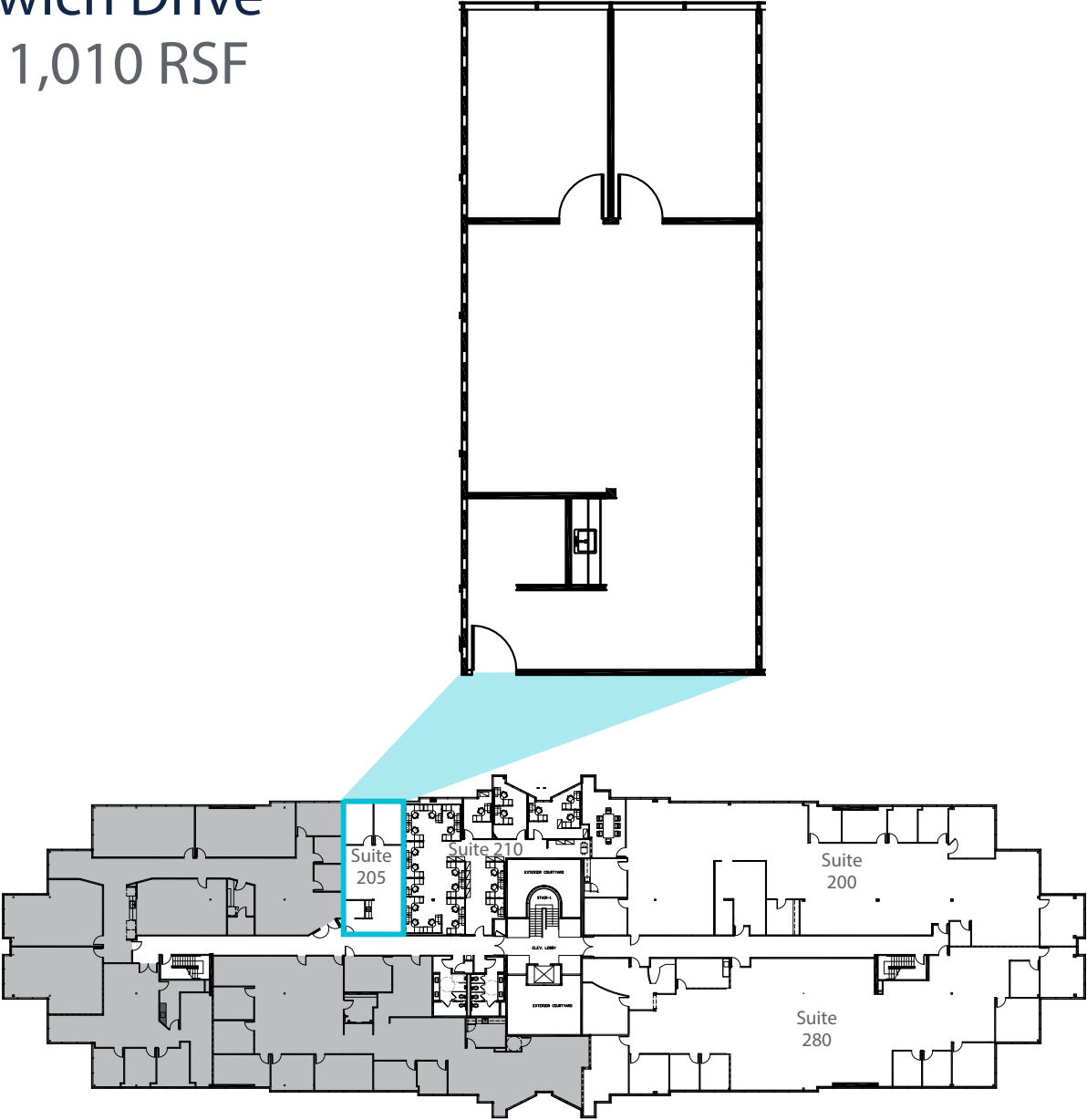


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6333 Greenwich Drive Suite 220 | 1,010 RSF

Available 11/1/20.



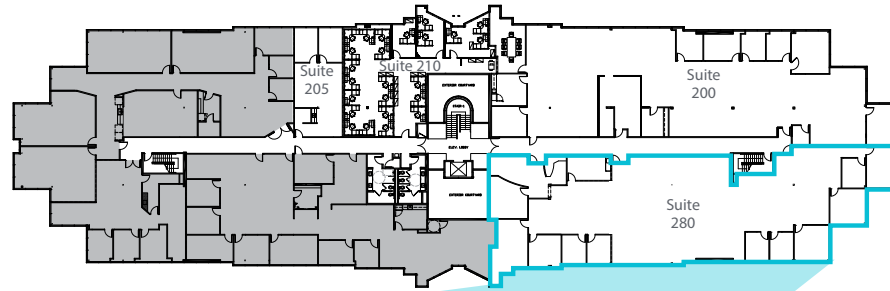
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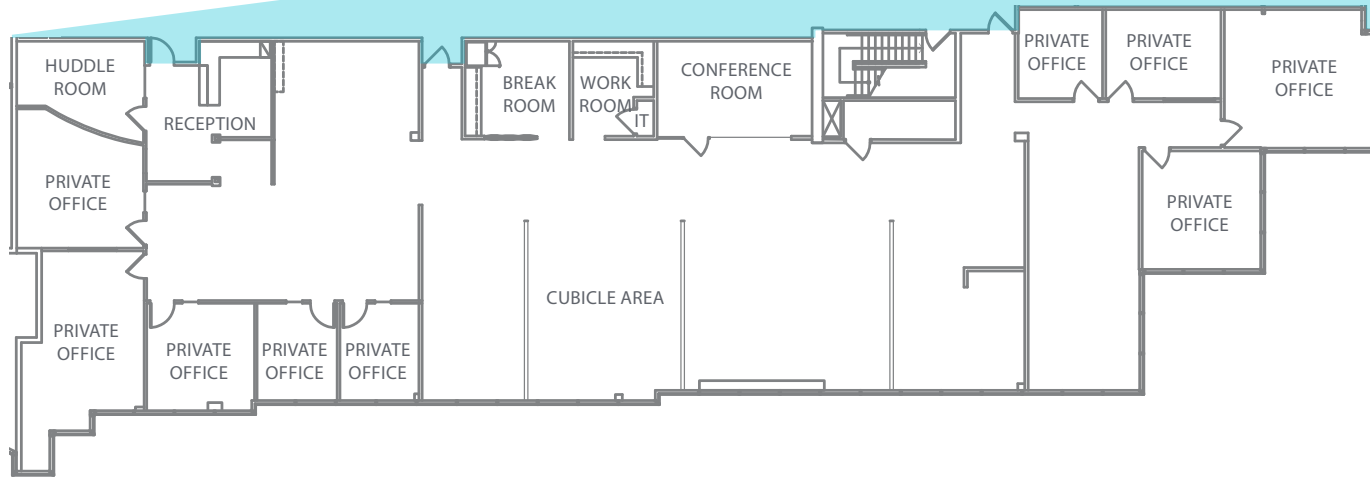
6333 Greenwich Drive Suite 280 | 7,874 RSF



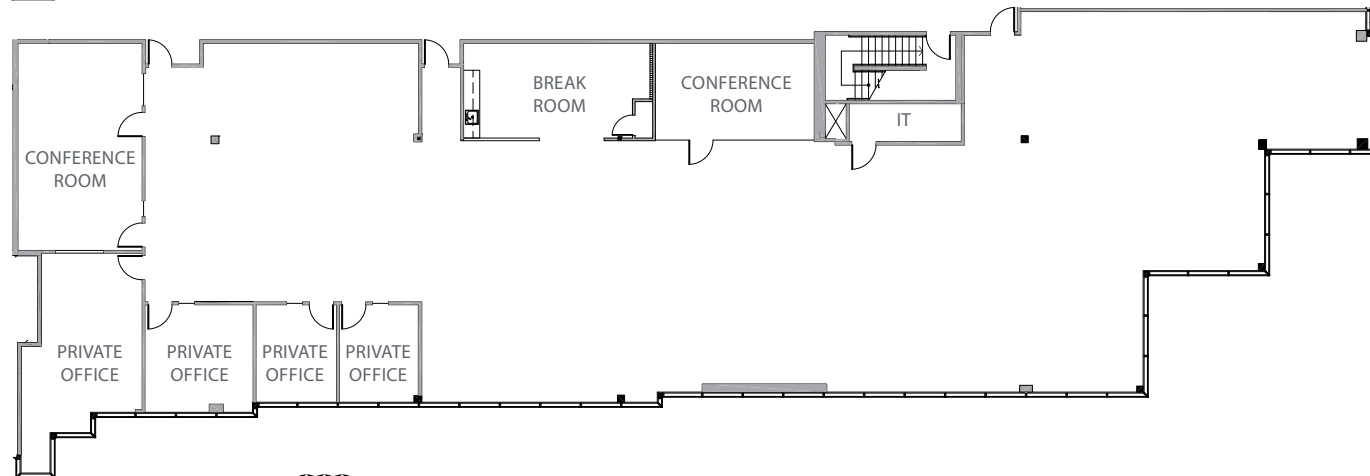
<https://bit.ly/6333Ste280>



As-Built



Hypothetical Plan



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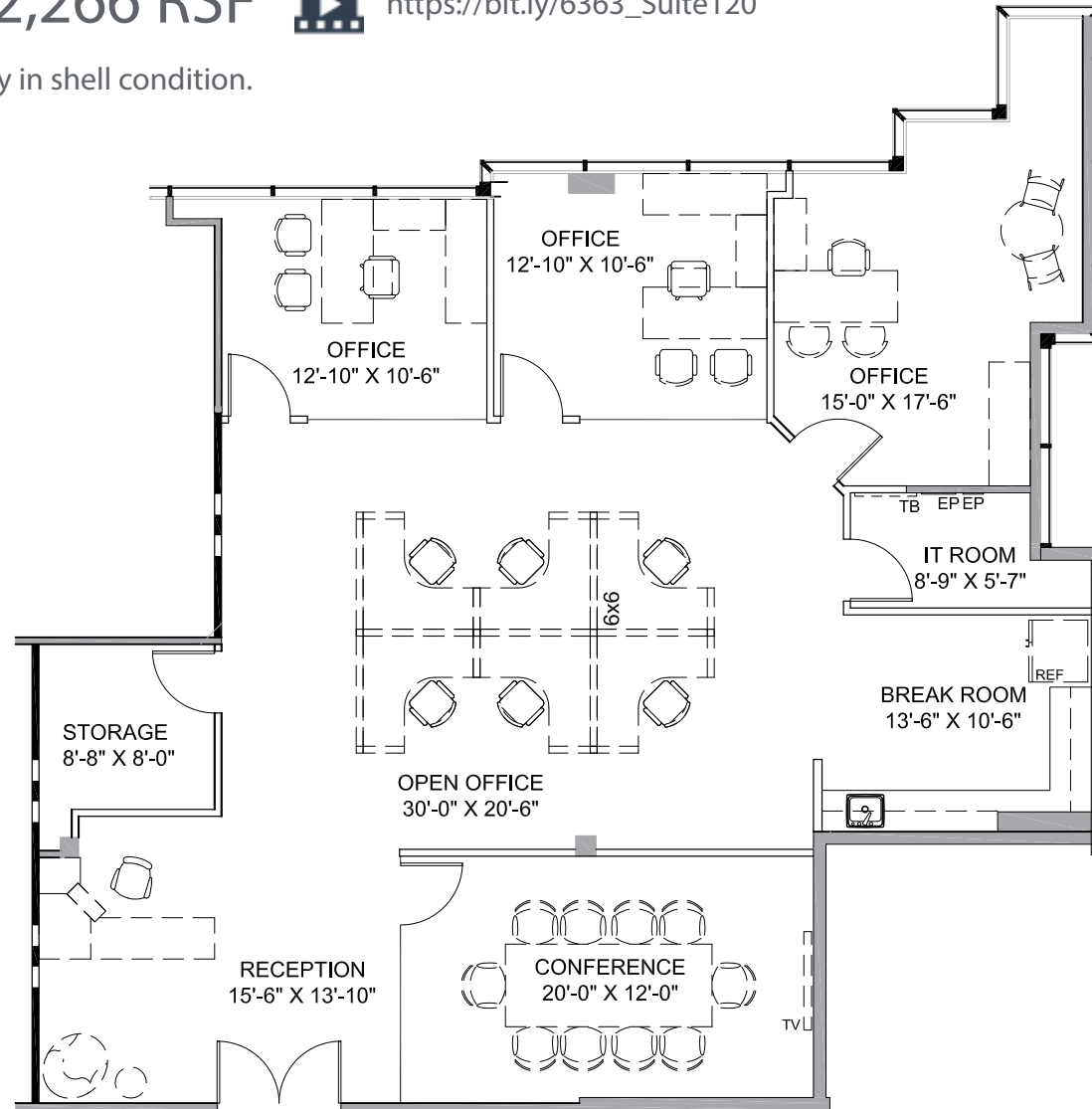
6363 Greenwich Drive

Suite 120 | 2,266 RSF



https://bit.ly/6363_Suite120

Proposed layout. Currently in shell condition.



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6363 Greenwich Drive

Suite 140 | 1,917 RSF



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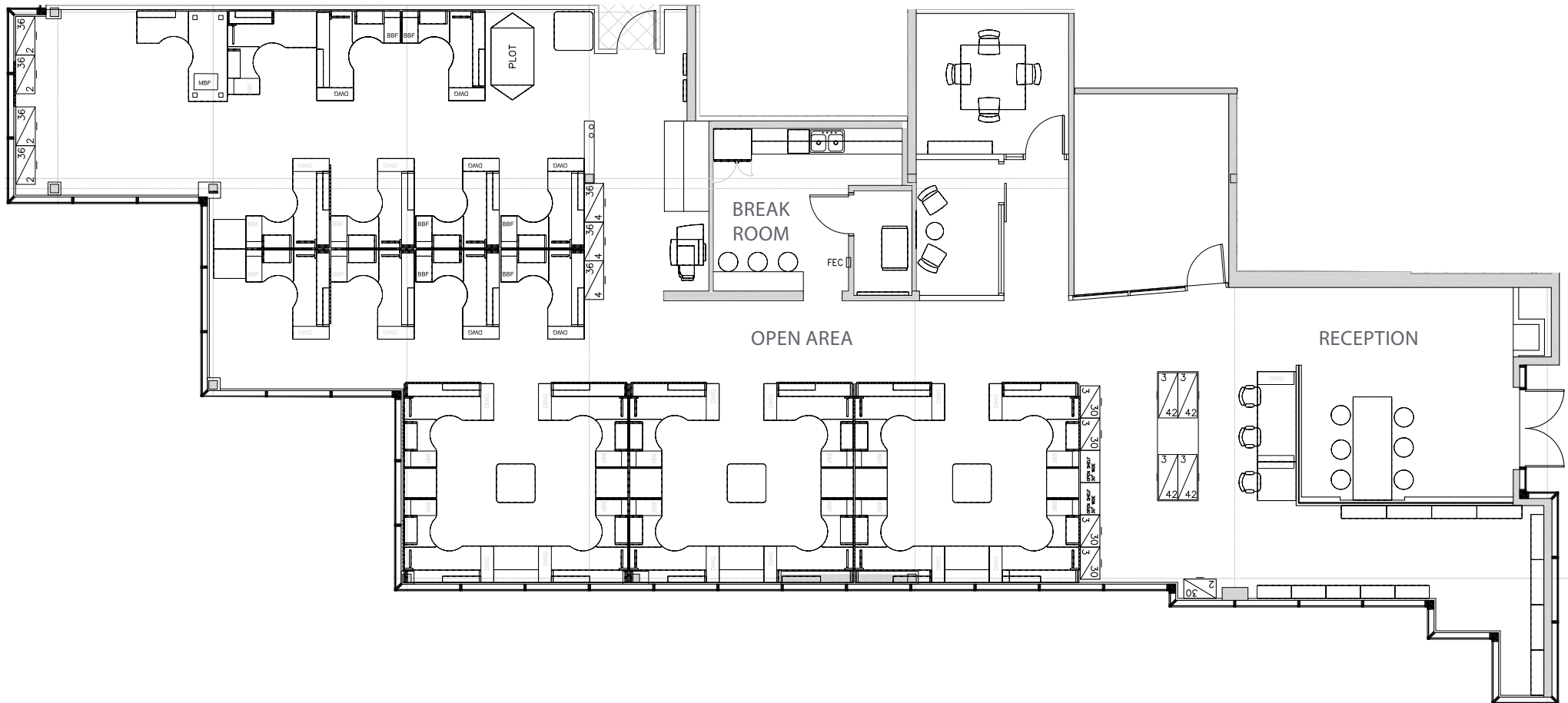


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6363 Greenwich Drive

Suite 175 | 4,713 RSF  <http://bit.ly/6363Ste175>



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6165-6256 GREENWICH

Deli coming soon to 6165 Greenwich Drive!

Availability

6165 Greenwich Drive

| Suite | RSF | Rent | Description |
|-------|--------|------------|---|
| 120 | 970 | \$3.10 + E | Available 9/1/20. |
| 200 | 18,231 | \$3.10 + E | Full floor opportunity. Potential for building top signage. Divisible to ± 10,000 SF. |

6256 Greenwich Drive

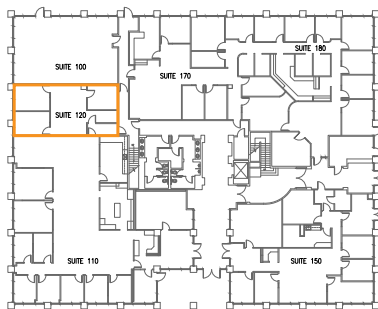
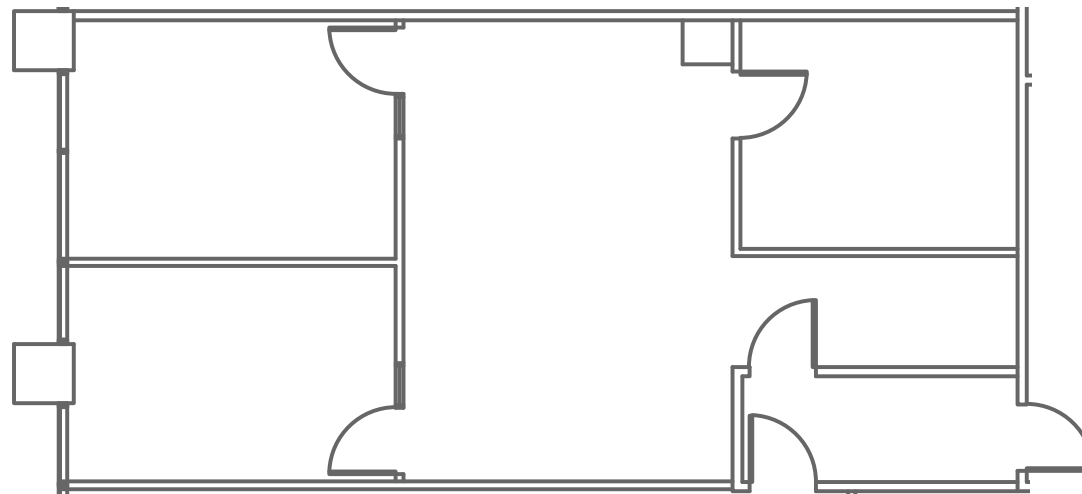
| Suite | RSF | Rent | Description |
|-------|-------|------------|--|
| 425 | 2,790 | \$3.05 FSG | SPEC SUITE Glass double door entry off elevator, conference room, large open area, break area on window line with expansive views. |
| 530* | 3,848 | \$3.05 FSG | Reception, conference room, 4 private offices, open break room & open space. |
| 550* | 3,359 | \$3.05 FSG | Reception, conference room, break room, 7 private offices, storage, IT room and open area. |

* Suites 530 & 550 are contiguous for up to 7,207 RSF

6165 Greenwich Drive

Suite 120 | 970 RSF

Available 9/1/20



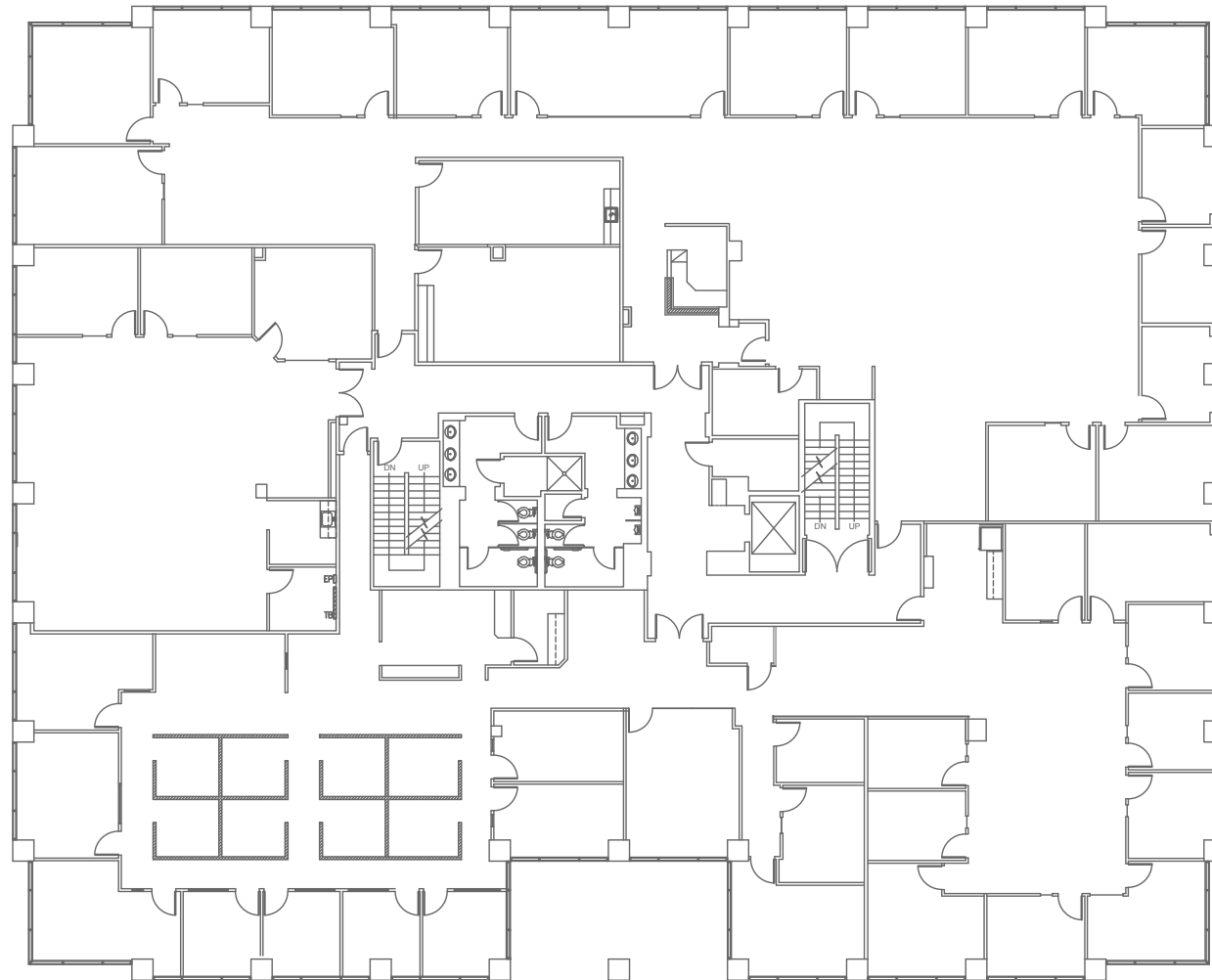
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6165 Greenwich Drive

Suite 200 | 18,231 RSF

Divisible to \pm 10,000 SF



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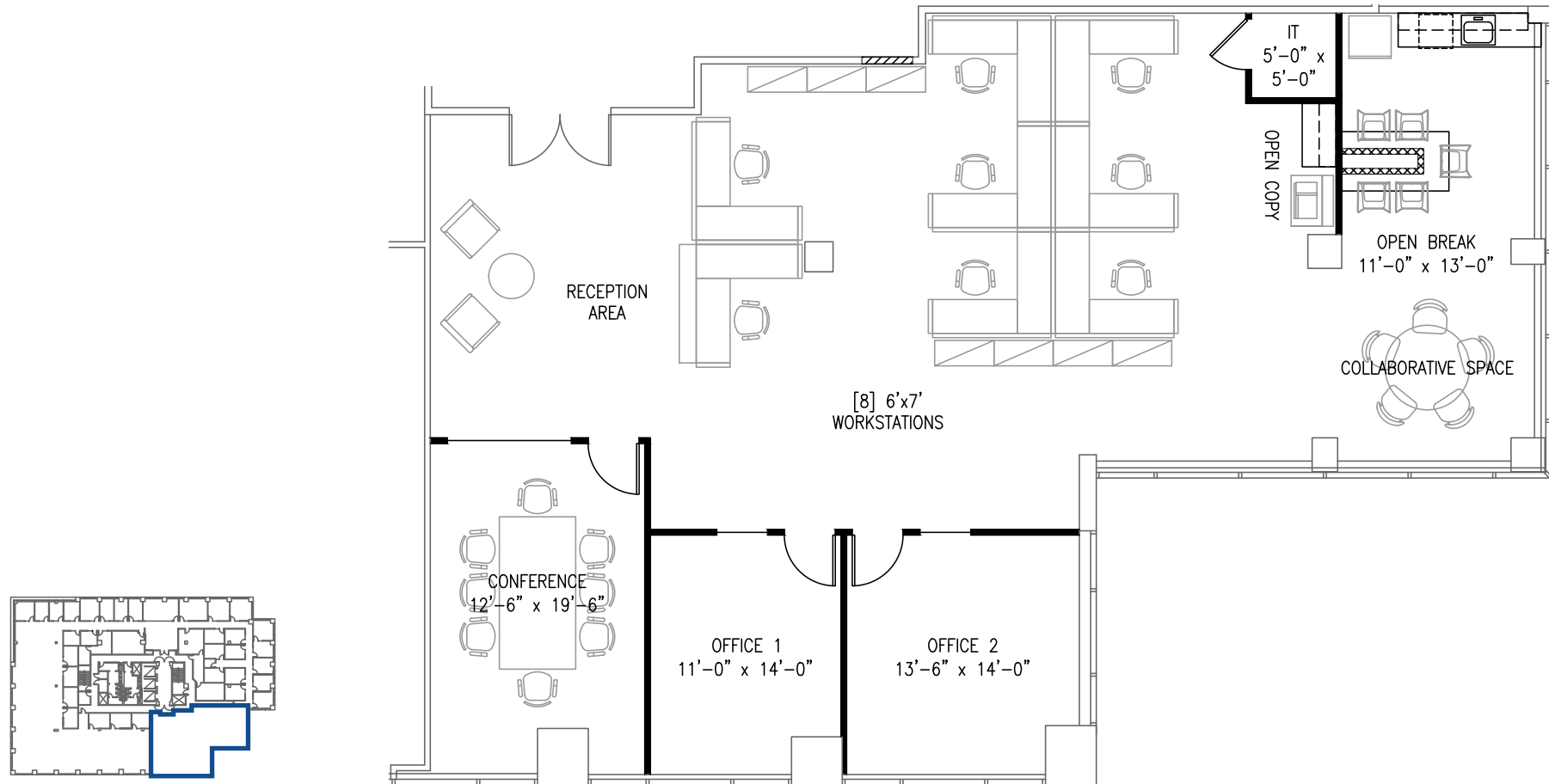
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6256 Greenwich Drive

Suite 425 | 2,790 RSF



<http://bit.ly/6256Ste425>



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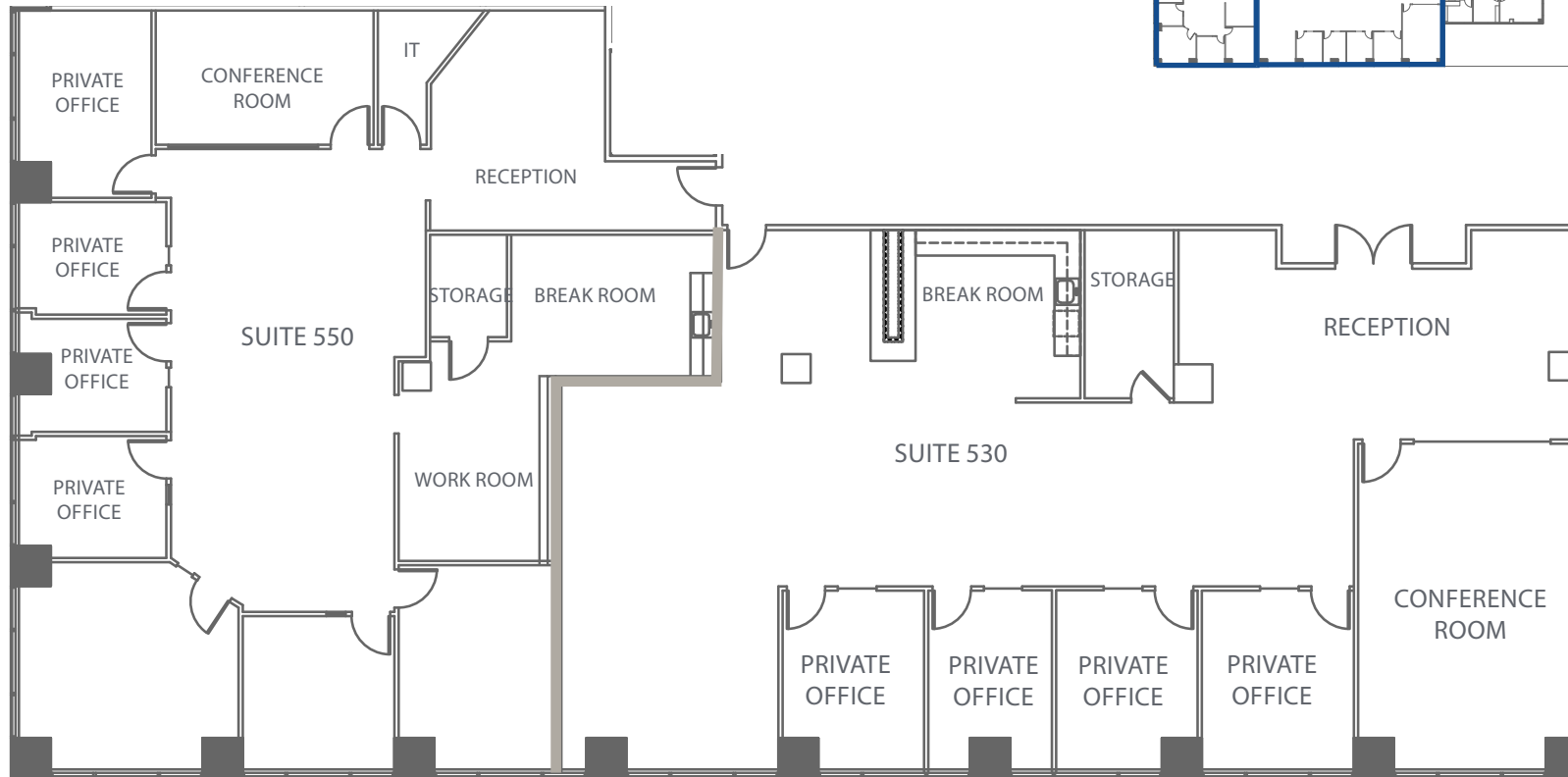
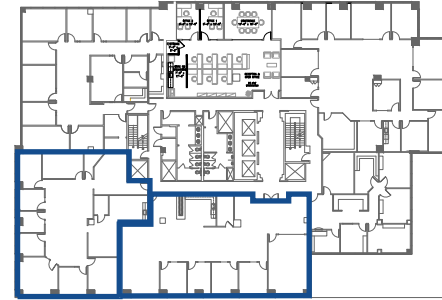
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6256 Greenwich Drive

Suite 530 | 3,848 RSF

Suite 550 | 3,359 RSF

Suites 530 & 550 are contiguous for up to 7,207 RSF



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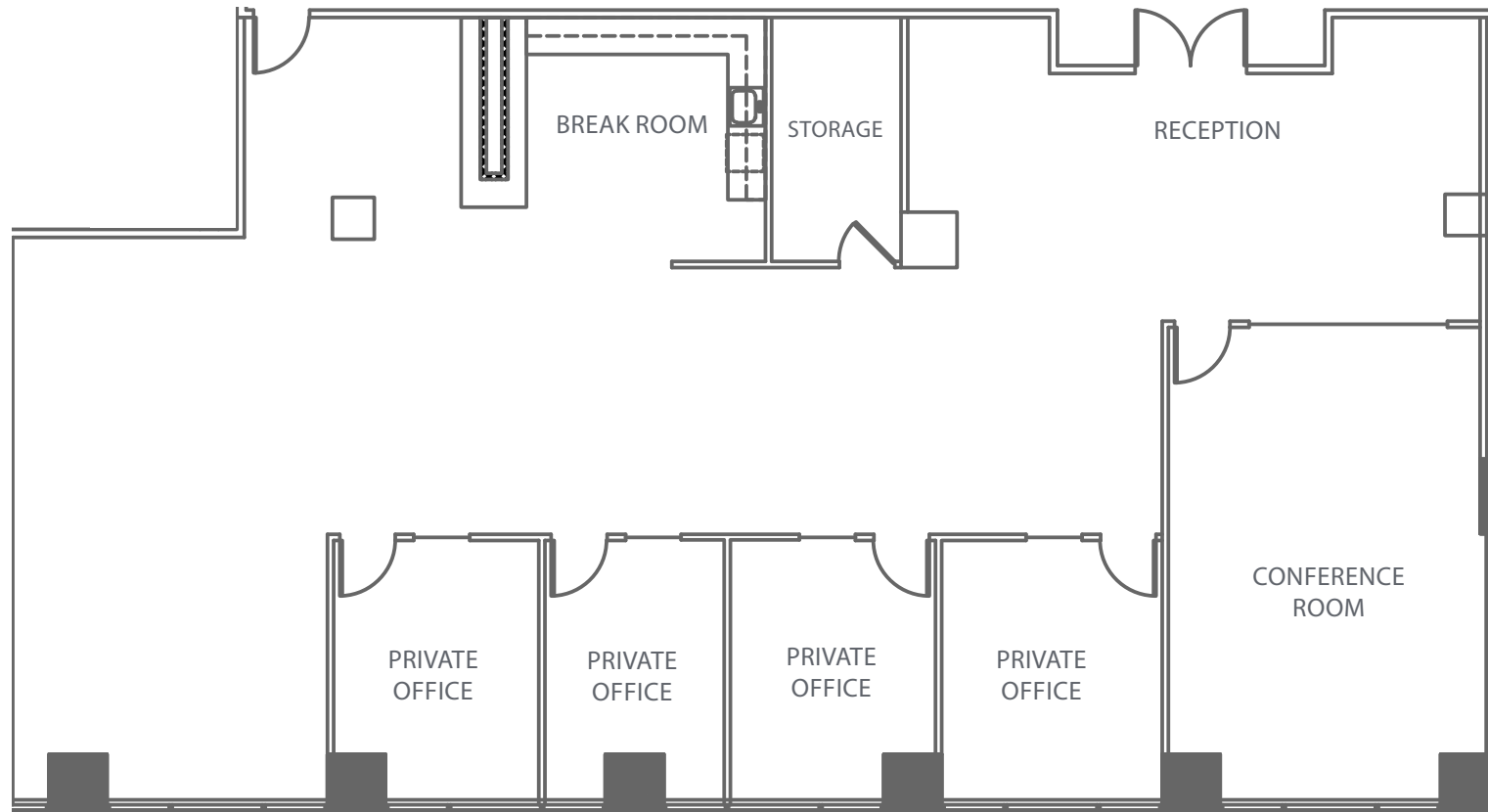
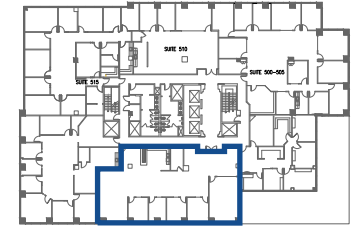
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6256 Greenwich Drive

Suite 530 | 3,848 RSF



<http://bit.ly/6256Ste530>

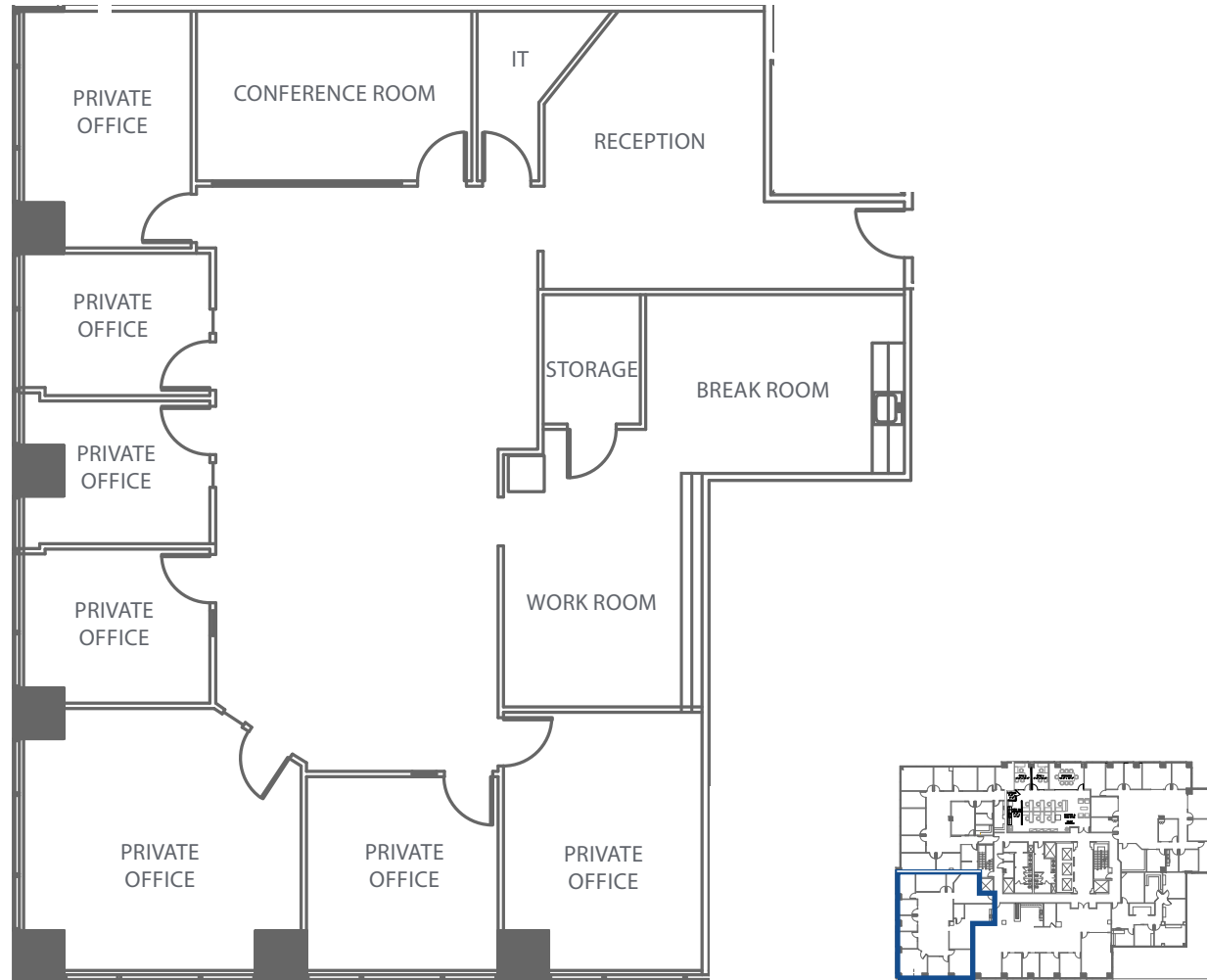


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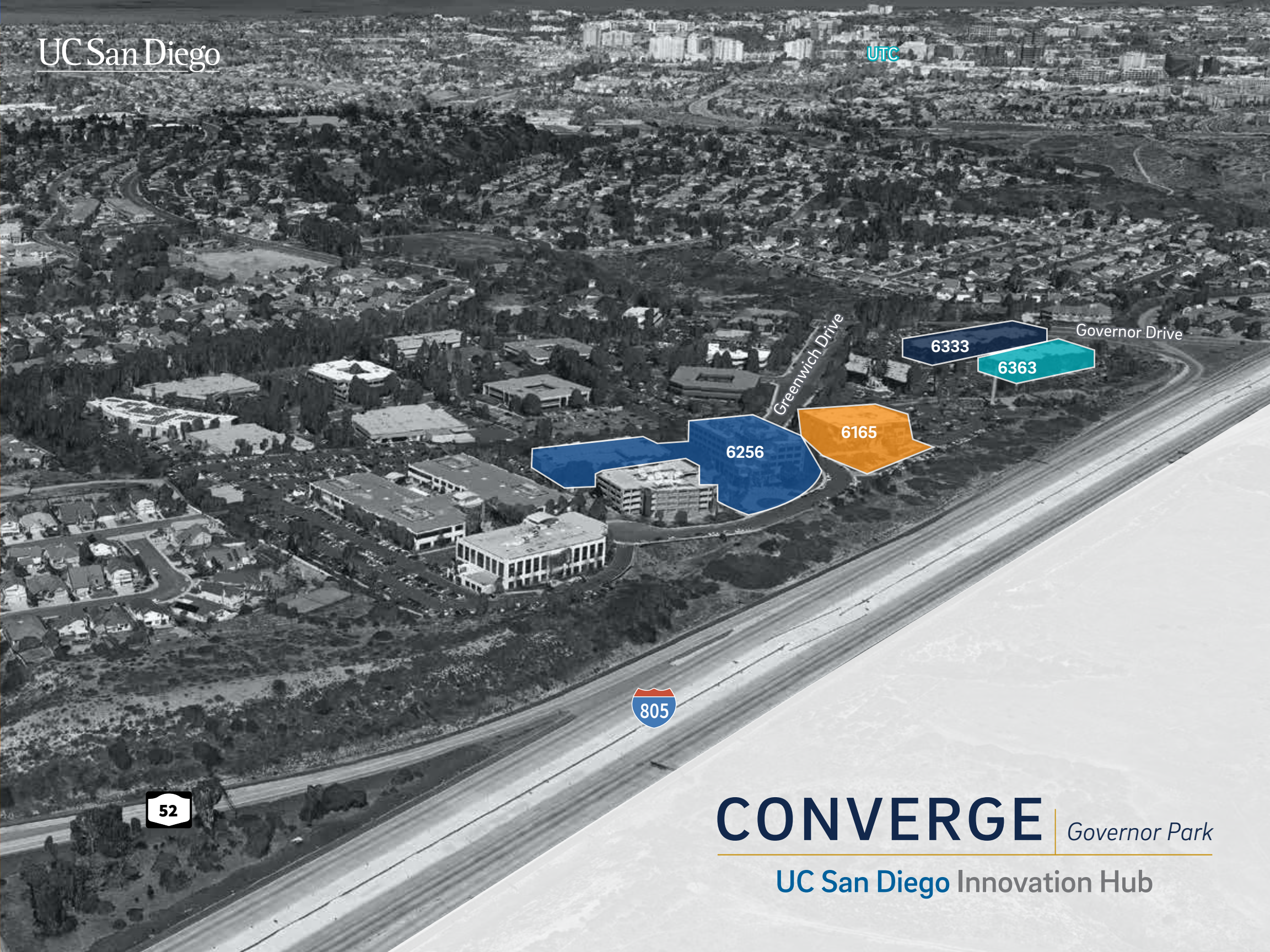
Suite 550 | 3,359 RSF  <http://bit.ly/6256Ste550>



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