

FOR SUBLEASE | ±2,800 SQ. FT. OFFICE

6387 NANCY RIDGE DRIVE
SAN DIEGO, CA 92121

TIM GOSSELIN, CCIM

Principal

(760) 822-3730

tgosselin@lee-associates.com

CalBRE Lic#: 01495432

JACKSON RODEWALD

Associate

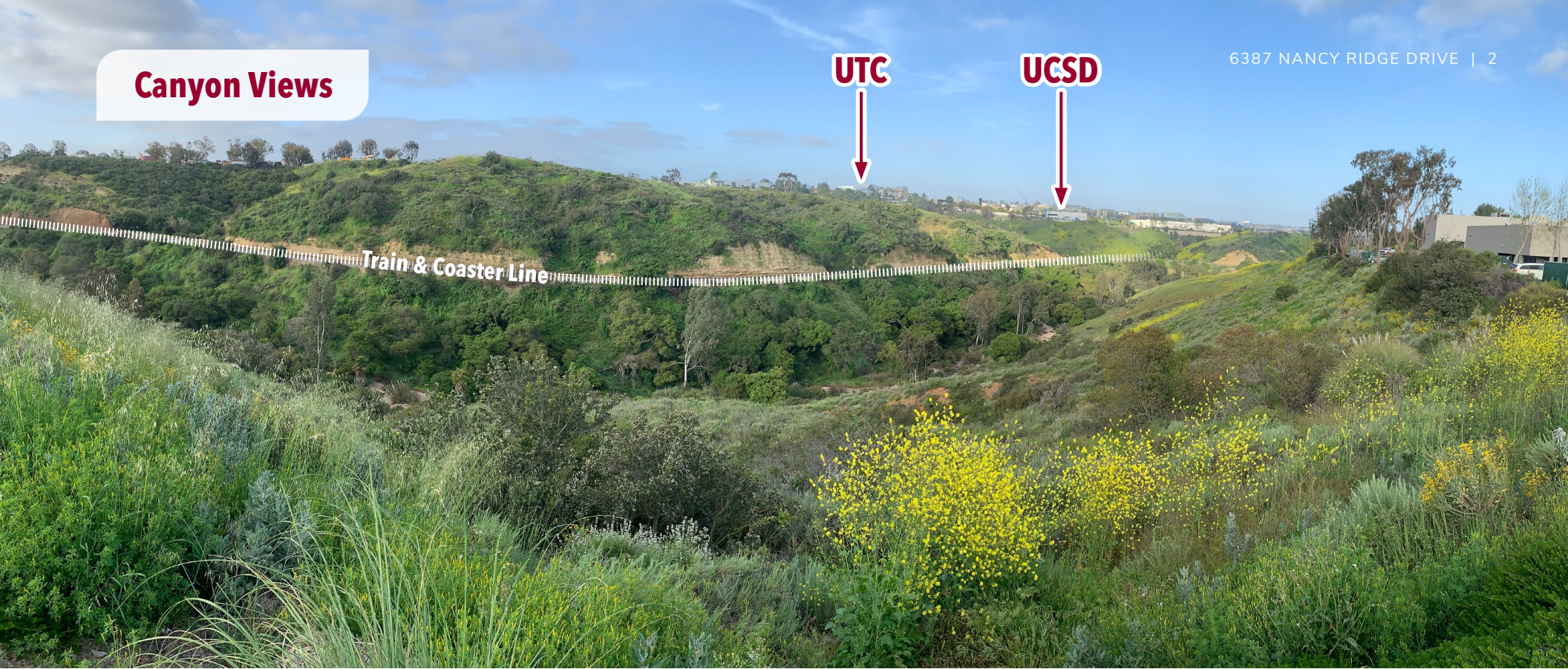
(760) 448-1366

jrodewald@lee-associates.com

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Canyon Views

6387 NANCY RIDGE DRIVE | 2



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KEY FEATURES:

Strategic Location: Nestled in the heart of Sorrento Valley, the Nancy Ridge Business Park enjoys immediate access to major freeways, making it a prime spot for businesses seeking connectivity and convenience.

Breathtaking Canyon Views: Imagine your employees working against a backdrop of stunning canyon vistas. The natural beauty of this location provides a serene and inspiring work environment. **Strong Employee Base:** With its proximity to tech hubs, research centers, and educational institutions, the business park attracts a skilled and diverse workforce.

Amenities: Nearby amenities include restaurants, cafes, fitness centers, and green spaces, enhancing work-life balance for your team.

Local Suppliers and Customers: The park's central position ensures easy collaboration with local suppliers and access to a broad customer base.

1902 Wright Place, Suite 180 Carlsbad, CA 92008

P: 760-929-9700 F: 760-929-9977 www.lee-associates.com/sandiegonth

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

SECOND FLOOR FLOORPLAN

FEATURES:

- ±2,800 Sq.Ft.
- Separate electric meter
- 100% Office
- Renovations just completed
- Seven private offices, conference room, kitchenette
- Corner unit w/ extensive views of Carroll Canyon
- Quiet, professional atmosphere. Ample natural light.

LEASE RATE:

\$1.25/SF FLAT RATE MODIFIED GROSS + UTILITIES

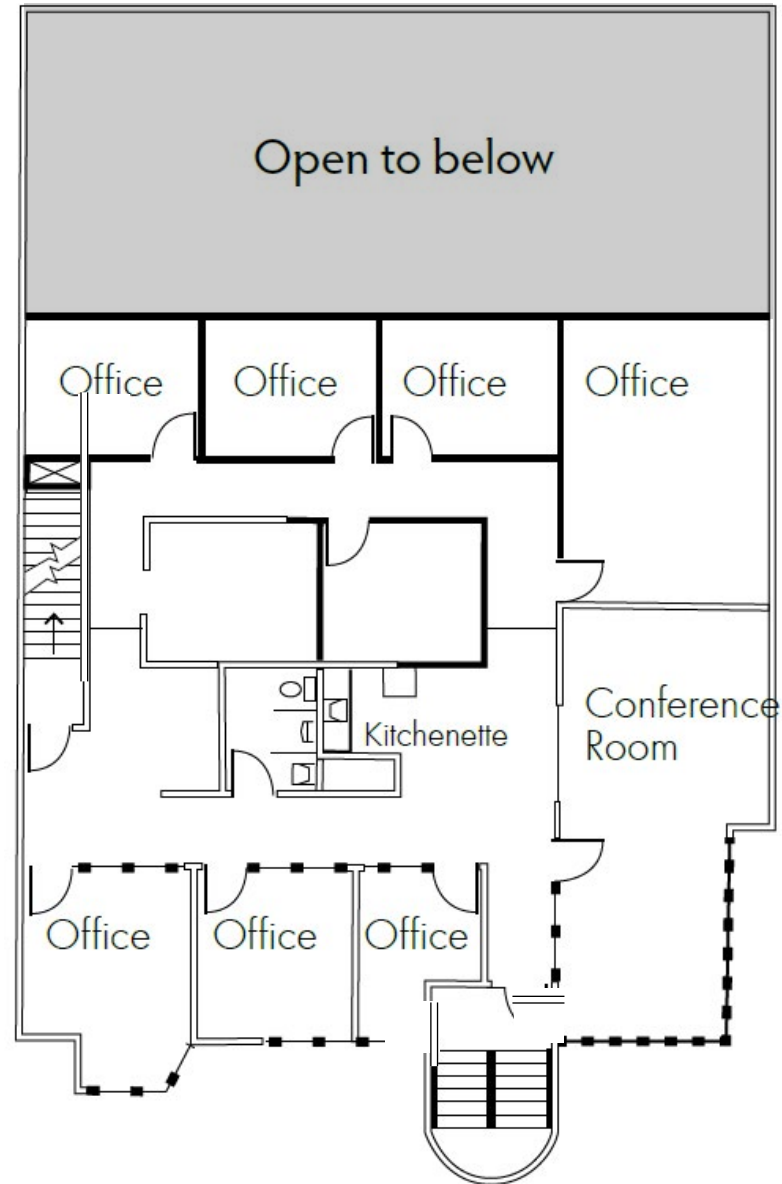
For more information, please contact:

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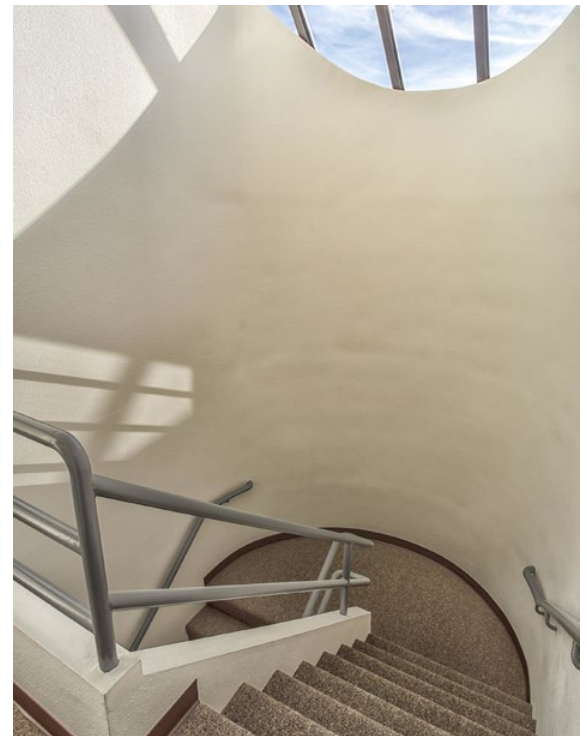
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NOT AVAILABLE

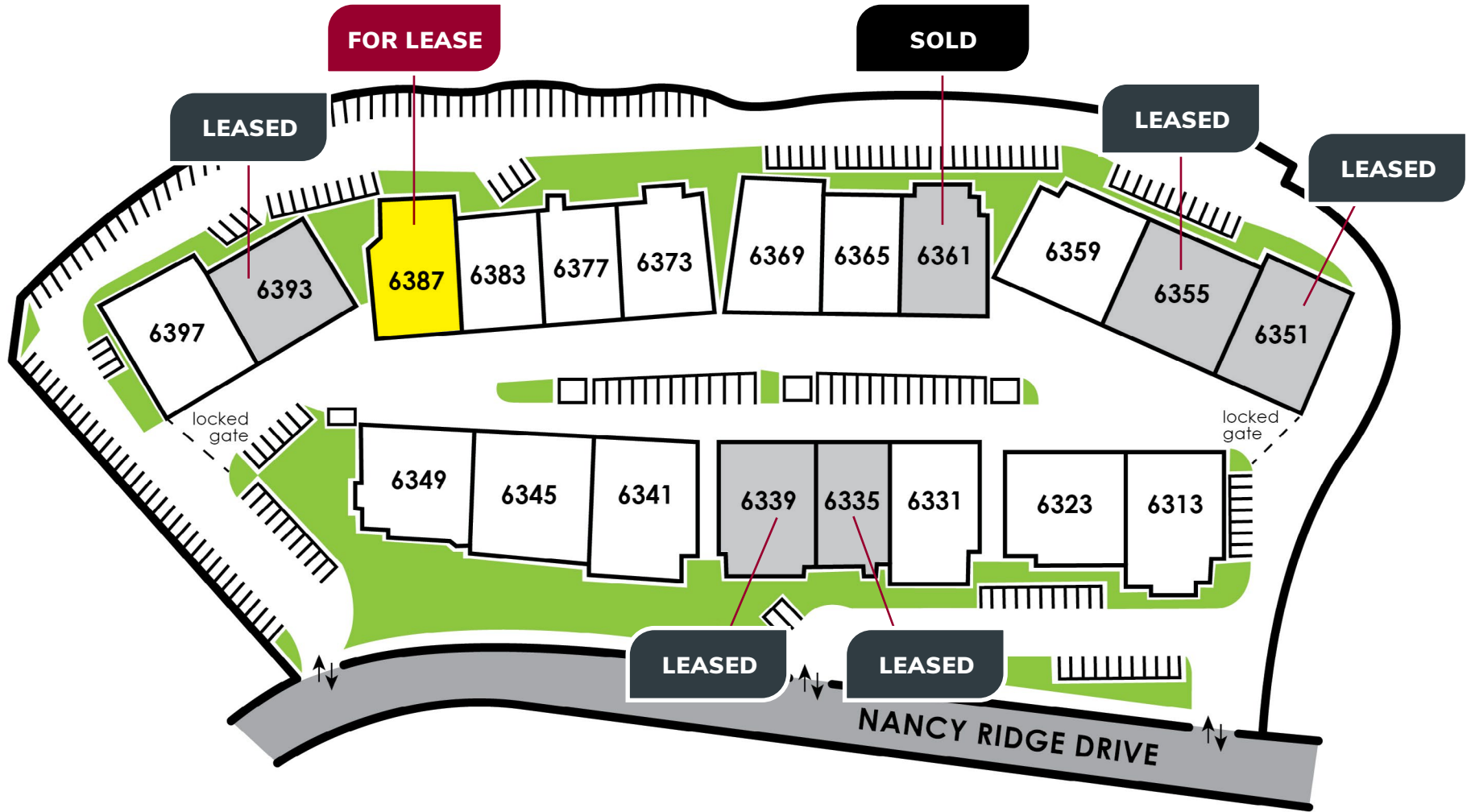
**Floor plan not to scale and should be independently verified.*

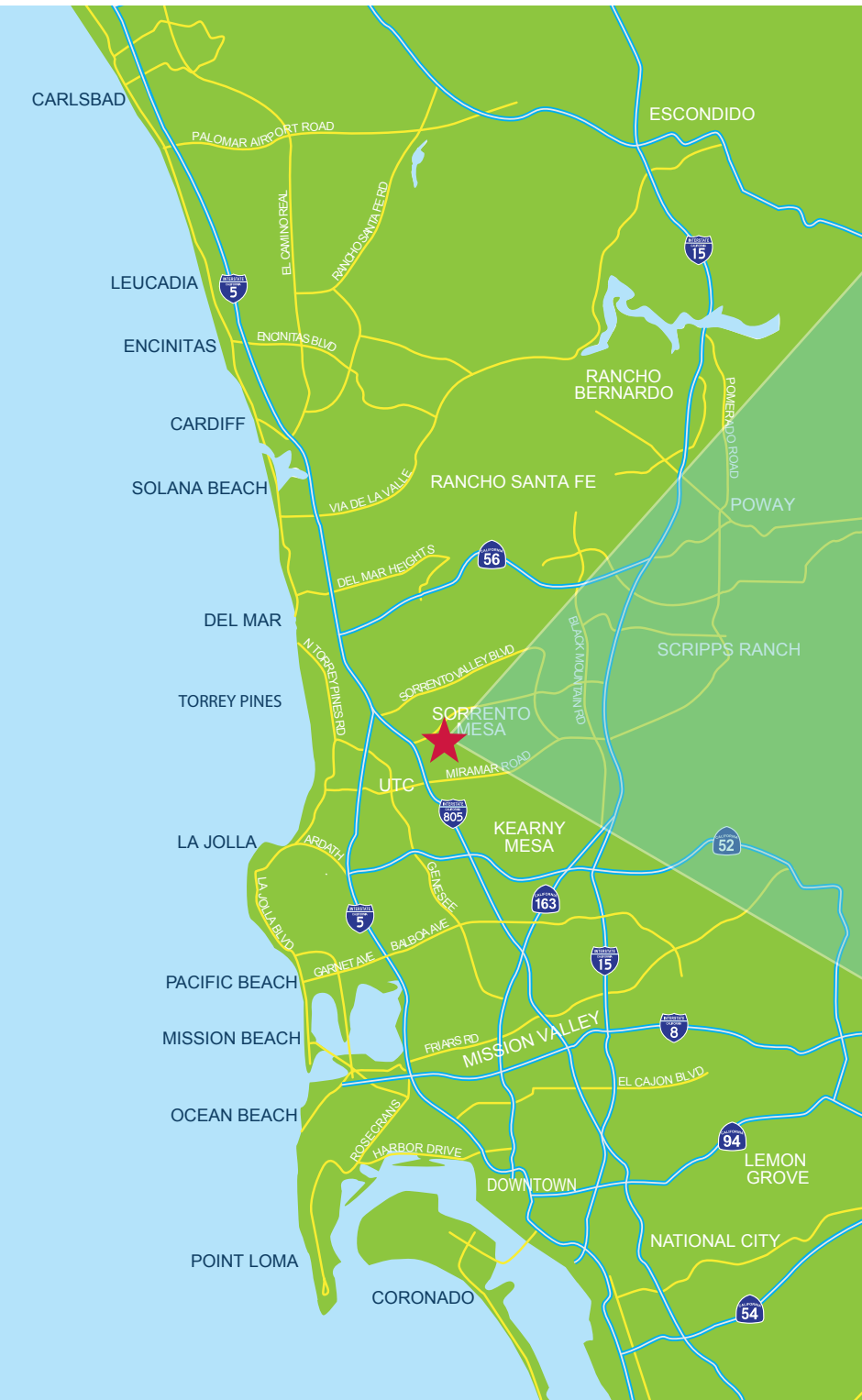


*Images above are of the second floor suite.

SITE PLAN

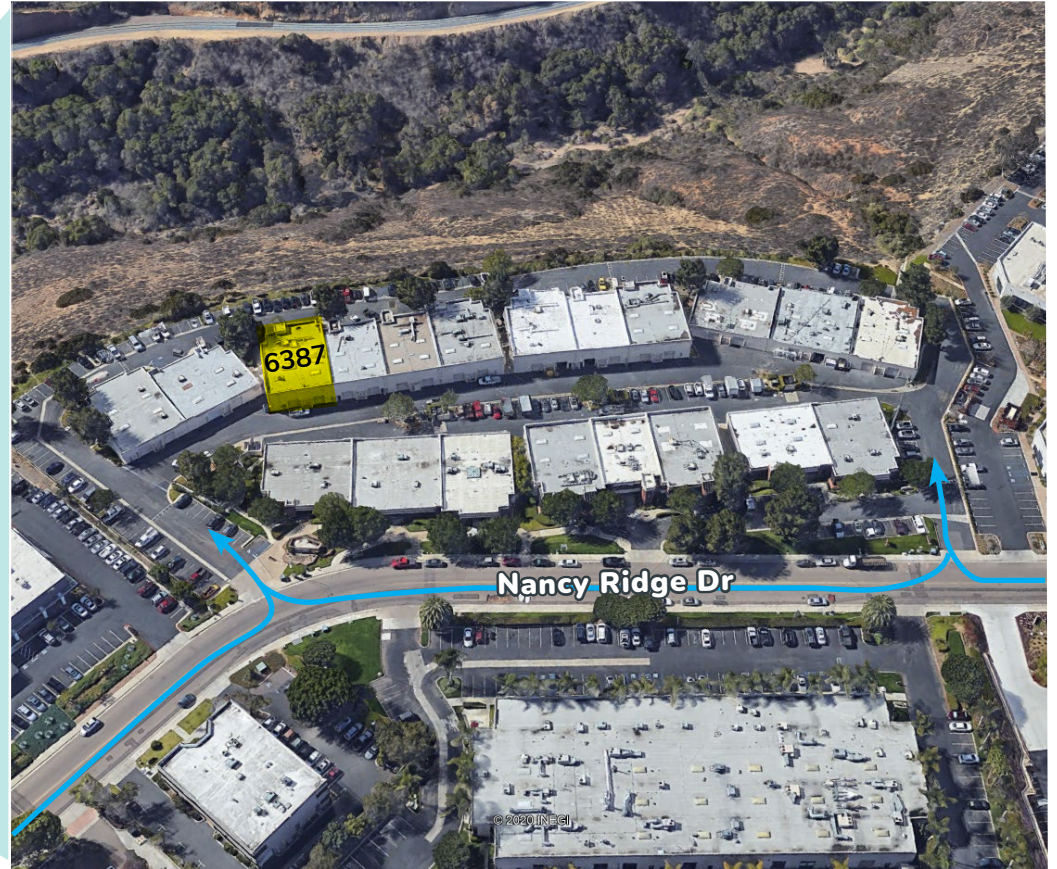
OVER THE LAST 18 YEARS NO ONE HAS BEEN MORE ACTIVE IN THE EL CAMINO BUSINESS PARK





LOCATION MAP

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