

TECHCENTER @THERIDGE

SORRENTO MESA

Colliers



New and Newly Renovated Spec Lab Suites Available Now
4,995 SF - 18,924 SF

FOR LEASE

6310, 6330, 6350, & 6370 Nancy Ridge Drive
San Diego, CA 92121



**YOUR INNOVATION
ECOSYSTEM**

IN THE HEART OF
SORRENTO MESA

TECHCENTER@THERIDGE

6310, 6330, 6350, & 6370
NANCY RIDGE DRIVE
SAN DIEGO, CA 92121

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THE CENTER



Experience the heartbeat of innovation. Discover TechCenter@TheRidge. Versatile life science/technology suites, situated within our prestigious multi-tenant business park in Sorrento Mesa—the vibrant epicenter of technology and innovation in San Diego.



**TC/Equipment Rooms/
Lab Support Rooms**



**E-Power and Plumbed Gas
In Select Suites**



**High-Capacity Built-In Benches
and Fume Hoods within Spaces at
No Extra Cost**



**Flexible Floor Layouts
Easy Expansion**

Asking Rent: \$3.75 NNN



**EASY LOADING
ACCESS**



**SINGLE PASS AIR
THROUGHOUT
LAB SPACES**



**HIGH BAY
CLEAR HEIGHT
IN WAREHOUSE**



**3.0/1,000
PARKING RATIO**



In the Core Central San Diego Technology & Innovation Cluster

Market-low Operating Expenses: NNNs: \$0.35-\$0.40 PSF

Close Proximity to I-805, I-5, & I-15

Fiber Available / Fully Sprinklered

Move-in Ready Lab Suites / Abundant Natural Light with Skylights Throughout

Private, En-Suite Restrooms, and Kitchenettes

Outdoor Shaded Eating / Meeting Spaces in Natural Setting

Lush Landscape with Panoramic Views / Abundant Outdoor Space

Responsive and Local Entrepreneurial Ownership & Management



**Located Along Coaster Connection
Route 473, with Service to
Sorrento Valley Coaster Station**

Click for Schedule



ASKING RENT \$3.75 NNN
NNNs \$0.35 - \$0.40 SF

AVAILABILITIES

6310 NANCY RIDGE DRIVE

SUITE	SIZE	DESCRIPTION
106	5,803 SF	Available Lab

6330 NANCY RIDGE DRIVE

SUITE	SIZE	DESCRIPTION
104	5,045 SF	Available Lab with Upgraded Finishes

6350 NANCY RIDGE DRIVE

**Suites 101-103 are contiguous up to 18,924 SF*

SUITE	SIZE	DESCRIPTION
101-102	13,121 SF	Available Lab
103	5,803 SF	Available Lab

6370 NANCY RIDGE DRIVE

SUITE	SIZE	DESCRIPTION
104	4,995	Available Flex 50% Office, 50% Warehouse



AVAILABLE

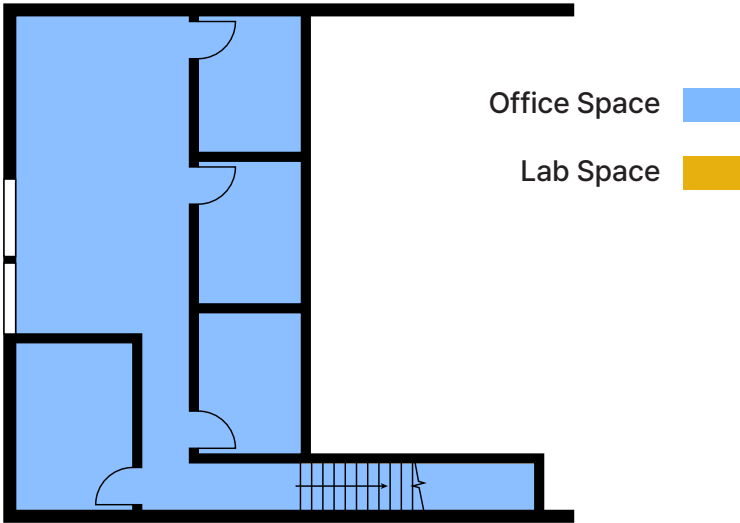
FLOORPLANS

6310 NANCY RIDGE DRIVE | SUITE 106

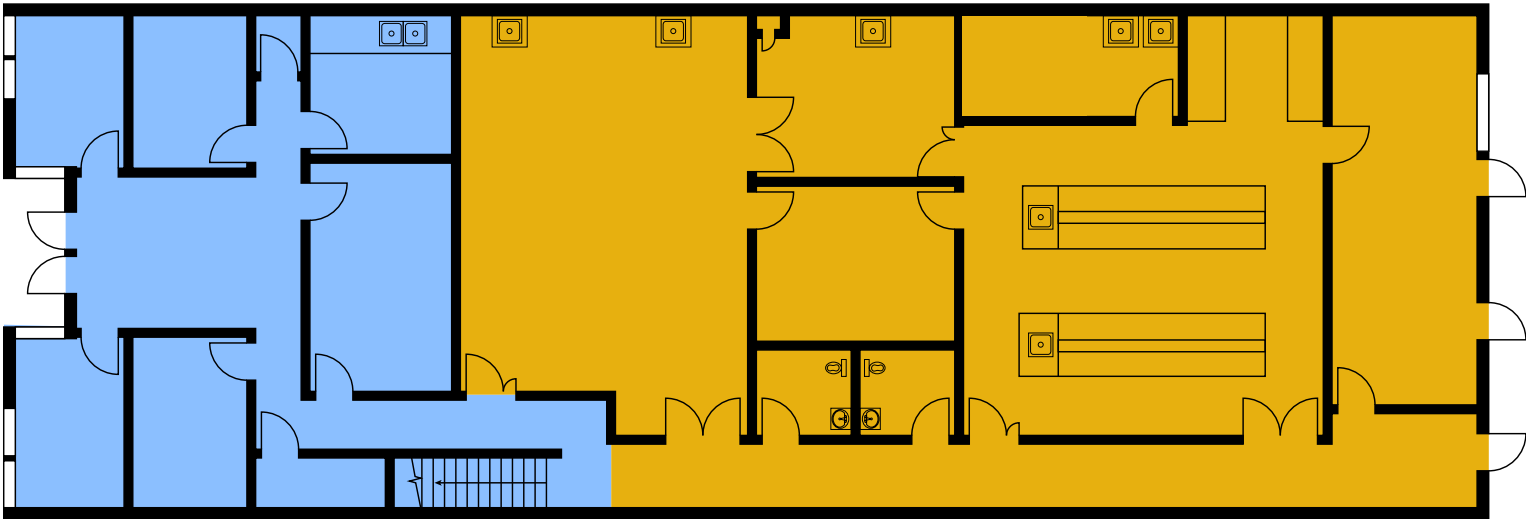
5,803 SF

- Newly Upgraded Office Finishes
 - Central Vacuum System
 - Plumbed Gases
 - In-place Lab Benches w Plumbing
 - Conference Room, Multiple Private Offices and Kitchen
 - Multiple Lab Support Rooms with Abundant Plumbing in Place
 - Single Pass with Backup Power on Roof
 - Designated Shipping & Receiving and Storage Space
 - Second Floor Office

SECOND FLOOR



FIRST FLOOR

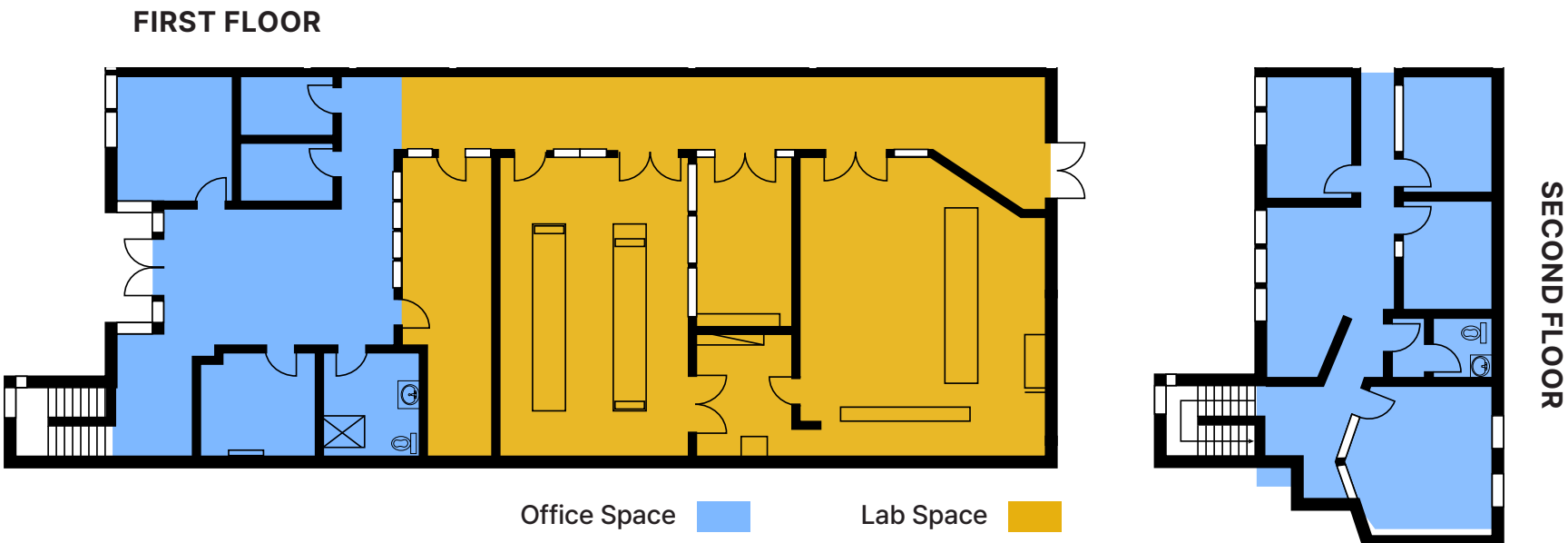


AVAILABLE

FLOORPLANS

6330 NANCY RIDGE DRIVE | SUITE 104
5,045 SF

- Multiple Lab Support Rooms & Production Areas
- Existing Lab Benches in Place
- In-Suite Restrooms
- Second Floor Office
- Vented Fume Hood
- Backup Power



AVAILABLE

FLOORPLANS

6350 NANCY RIDGE DRIVE
SUITES 101, 102 & 103
CONTIGUOUS UP TO 18,924 SF

- SUITE 101 7,318 SF**
- Multiple Equipment Rooms, Production and Support Rooms
 - In-Suite Restrooms
 - Second Floor Office
 - Climate Controlled Warehouse with Roll-Up Door for Shipping & Receiving
 - GMP Capability
 - Backup Power
- SUITE 102 5,803 SF**
- Multiple Existing Clean Rooms, TC Rooms, & Lab Support Areas
 - Multiple BSC's, Freezers & Lab Equipment
 - In-Suite Restrooms
 - Second Floor Office
 - GMP Capability
 - Existing Lab Benches & Fume Hoods
 - Backup Power
- SUITE 103 5,803 SF**
- Multiple BSC's, Freezers & Lab Equipment Existing
 - In-Suite Restrooms
 - Second Floor Office
 - R&D Production & Lab Area with Multiple Support Rooms
 - Backup Power
 - Existing ISO 8 Clean Rooms
 - Existing Lab Benches & Fume Hoods



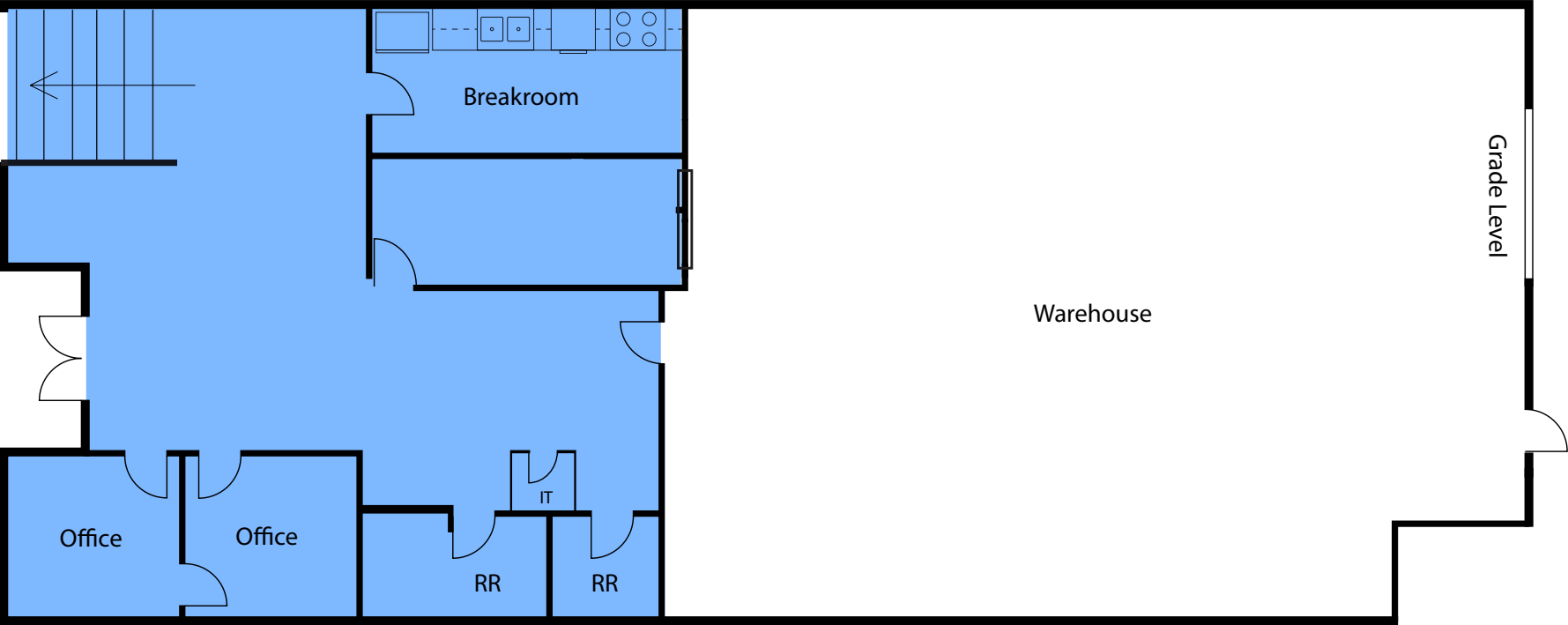
AVAILABLE

FLOORPLANS

6370 NANCY RIDGE DRIVE | SUITE 104
4,995 SF | FIRST FLOOR

- 50% Office, 50% Warehouse
 - +/- 22' Clear Height
 - Upgraded Offices with Windowlined Views
- Can be converted to Lab
 - Available Now

FIRST FLOOR

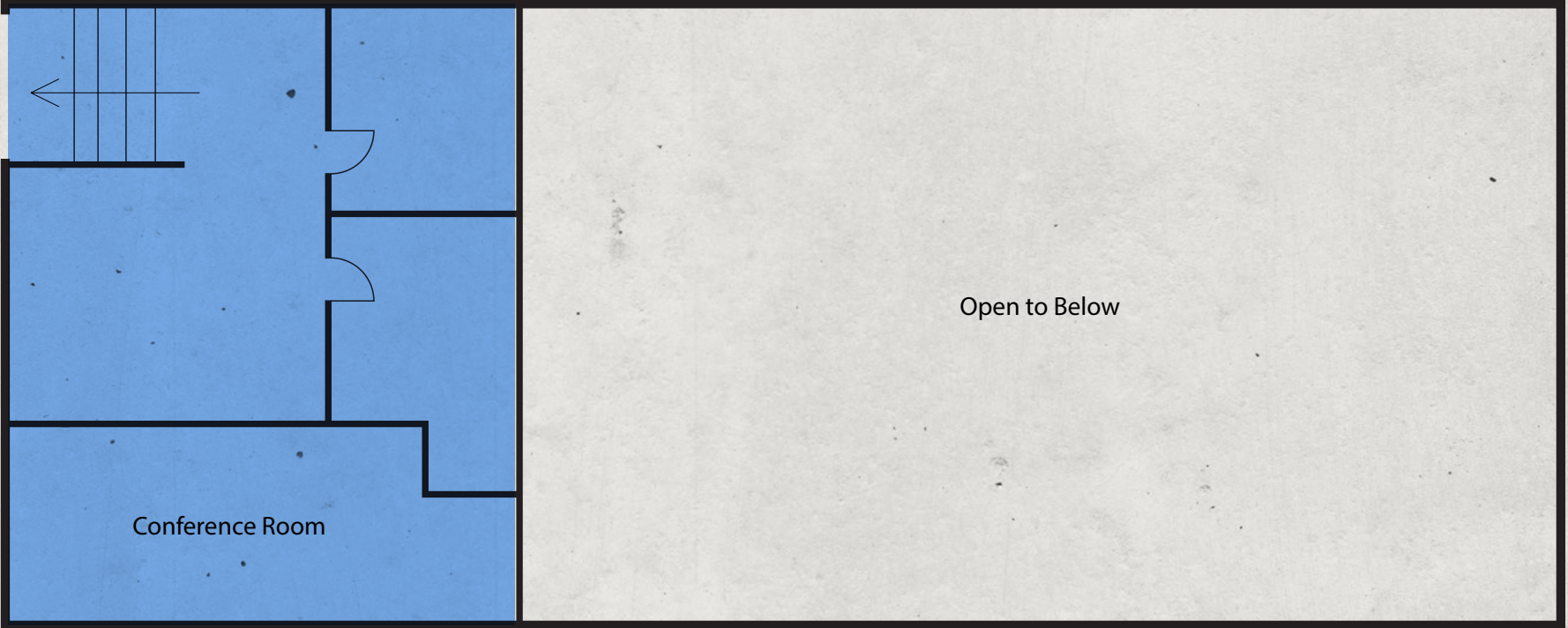


Office Space



6370 NANCY RIDGE DRIVE | SUITE 104
SECOND FLOOR

SECOND FLOOR



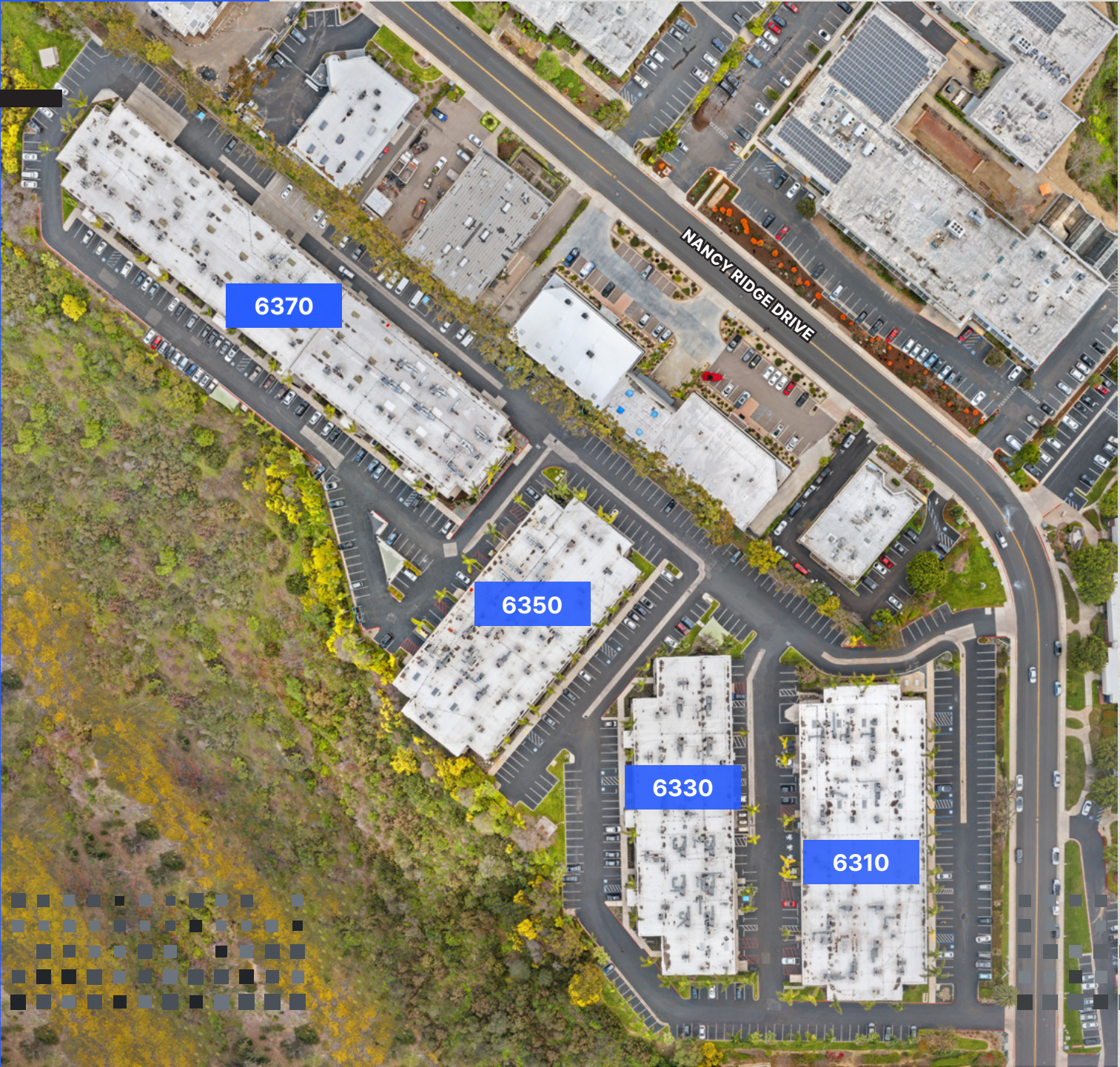
Office Space





SITE PLAN

AERIAL OVERVIEW





SORRENTO MESA: YOUR GATEWAY TO CONVENIENCE

Just minutes from major freeways and transit routes as well as abundant amenities, TechCenter@TheRidge's central location provides the essential infrastructure to support a growing company.

1 SCRANTON ROAD AND MIRA MESA BOULEVARD

Additional Amenities Near Sorrento Plaza & Sorrento Court (Shown on Map)

- | | | |
|-------------------------|-------------------|-----------------------------|
| Ike's Love & Sandwiches | BHC Chicken | Sorrento Canyon Golf Center |
| Park Commons | Mercato Food Hall | Gravity Heights |
| Flame Broiler | McDonald's | Americana Car Wash & Gas |
| Mariscos La Reyna | Punjabi Tandoor | Karl Strauss Brewery |

2 CAMINO SANTA FE AND MIRAMAR ROAD

1.7 Miles South - Not Shown on Map

- | | | |
|------------------------|--------------------|---------------------|
| ARCO | Better Buzz Coffee | The UPS Store |
| Tenkatori Miramar | Starbucks | Carl's Jr. |
| Denny's | Natsumi Sushi | Jersey Mike's |
| Abbey's Real Texas BBQ | Chevron | Pauly's Pizza Joint |

3 PLAZA SORRENTO SHOPPING CENTER

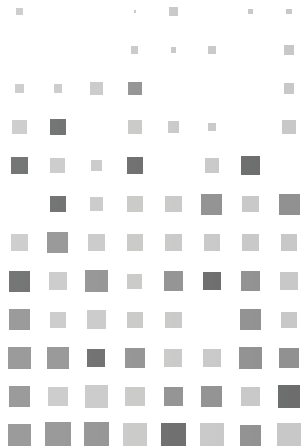
2.7 Miles North & East - Not Shown on Map

- | | | |
|----------------------|-------------|------------------|
| ALDI | LA Fitness | Urbane Cafe |
| Habaneros Mexican | Pho Kitchen | WaBa Grill |
| KFC | Donut Touch | Charminar Indian |
| Sue's Korean Kitchen | SDCCU | Burger King |

4 CAMINO RUIZ AND MIRA MESA BOULEVARD

4.1 Miles North & East - Not Shown on Map

- | | | |
|------------------|---------------|-----------------|
| Target | Starbucks | Vons |
| Chipotle | Yogurtland | Manna BBQ |
| Broken Yolk Cafe | Panda Express | Raising Cane's |
| Sprouts | IHOP | Walgreens |
| Red Lobster | Hobby Lobby | Mira Mesa Lanes |



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