

# 6162 Nancy Ridge

Suite 100, San Diego, California 92121

Sorrento Mesa  
Flex/R&D/Lab Building

**For Lease or Sale**  
22,930 SF Building with  
14,369 SF Available



**NEWMARK**

**JOHN C. HUNDLEY**  
t 619-325-9110  
john.hundley@nrmk.com  
CA RE Lic. #01365206

**JON ENGLE**  
t 858-692-3503  
jon.engle@nrmk.com  
CA RE Lic. #01904111

**WILLIAM STEELE**  
t 408-982-8458  
bill.steele@nrmk.com  
CA RE Lic. #00938326

# Property Features

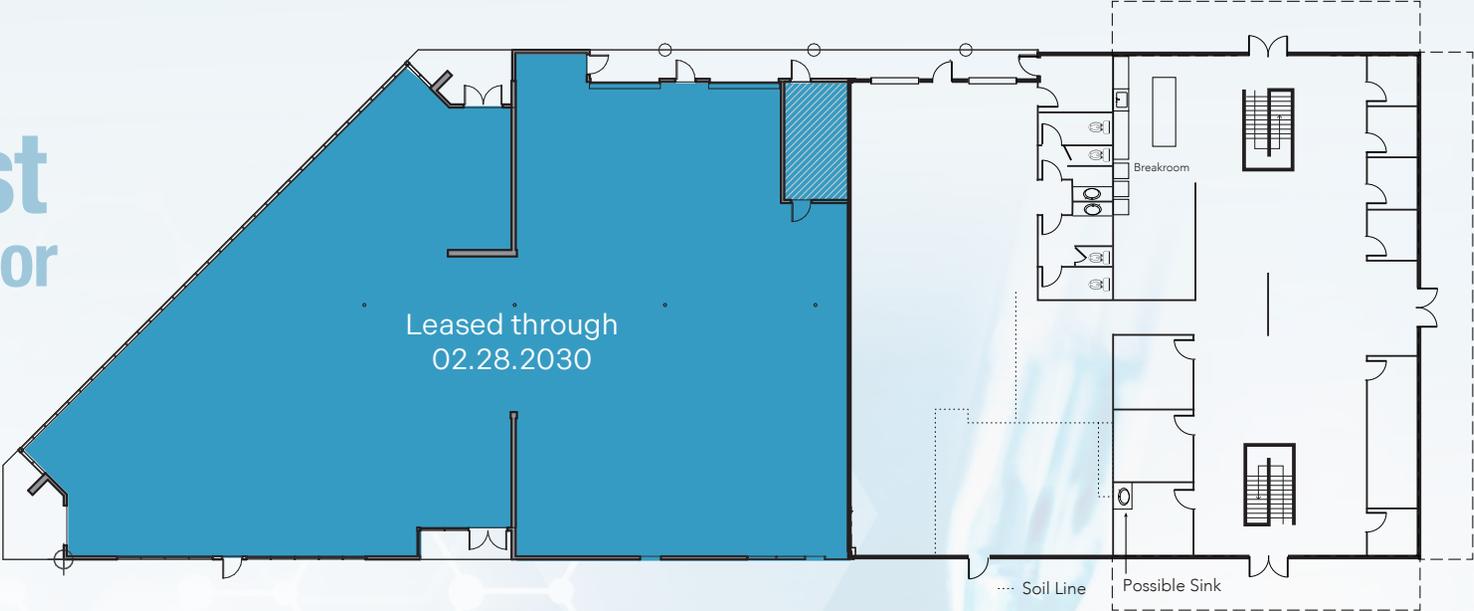
- **22,930 SF Freestanding Building** within an Association
  - Suite 100:** 14,369 SF Available for Immediate Occupancy
  - Suite 150:** 8,561 SF Leased Through February 2030
- *Interior Renovation Work Underway!*
- **Sale Price:** \$9,750,000 (\$425.21/SF)  
Association Fees: \$19,500 annually (\$0.07/SF monthly)
- **Lease Rate:** \$2.25/SF NNN
- **Operating Expenses:** \$0.58/SF
- **Parking:** 7.8/1,000
  - 113 Stalls – 4.9/1,000 Non-Reserved, Onsite
  - 66 Stalls – 2.9/1,000 Non-Reserved, Common Area
- **Electrical Service**  
Building Total: 1,000 Amp 277/480 Volt 3 Phase
- **Fire Sprinklered**
- **Suite 100 Features:**
  - 2/3 Modern Office; 1/3 Production/Lab/Warehouse
  - Skylights in Production Area
  - Two Glass Panel Roll-Up Doors
  - 14' Clear Height
  - Outstanding Window Line/Natural Light
  - Plumbing/Soil Lines in place for Wet Lab or other uses
  - Private Offices have Sidelight Windows
  - LED Lighting Throughout
  - Nicely Appointed Ground Floor Breakroom
  - Second Floor Coffee Bar
- **Parcel Size:** 3.14 Acres; San Diego County  
APN: 343-350-28-00
- **Zoning:** IL-2-1
- **Highly Desirable Sorrento Mesa Submarket**



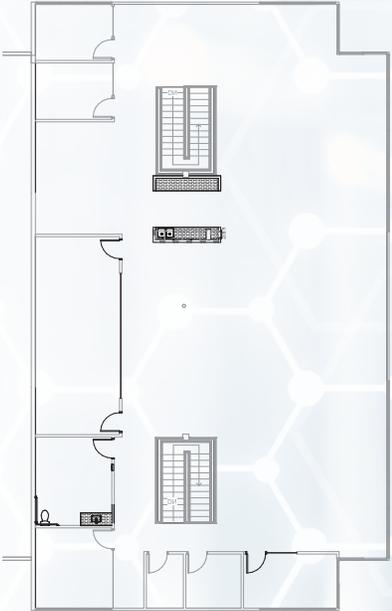
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# Floor Plan

## 1st Floor



## 2nd Floor



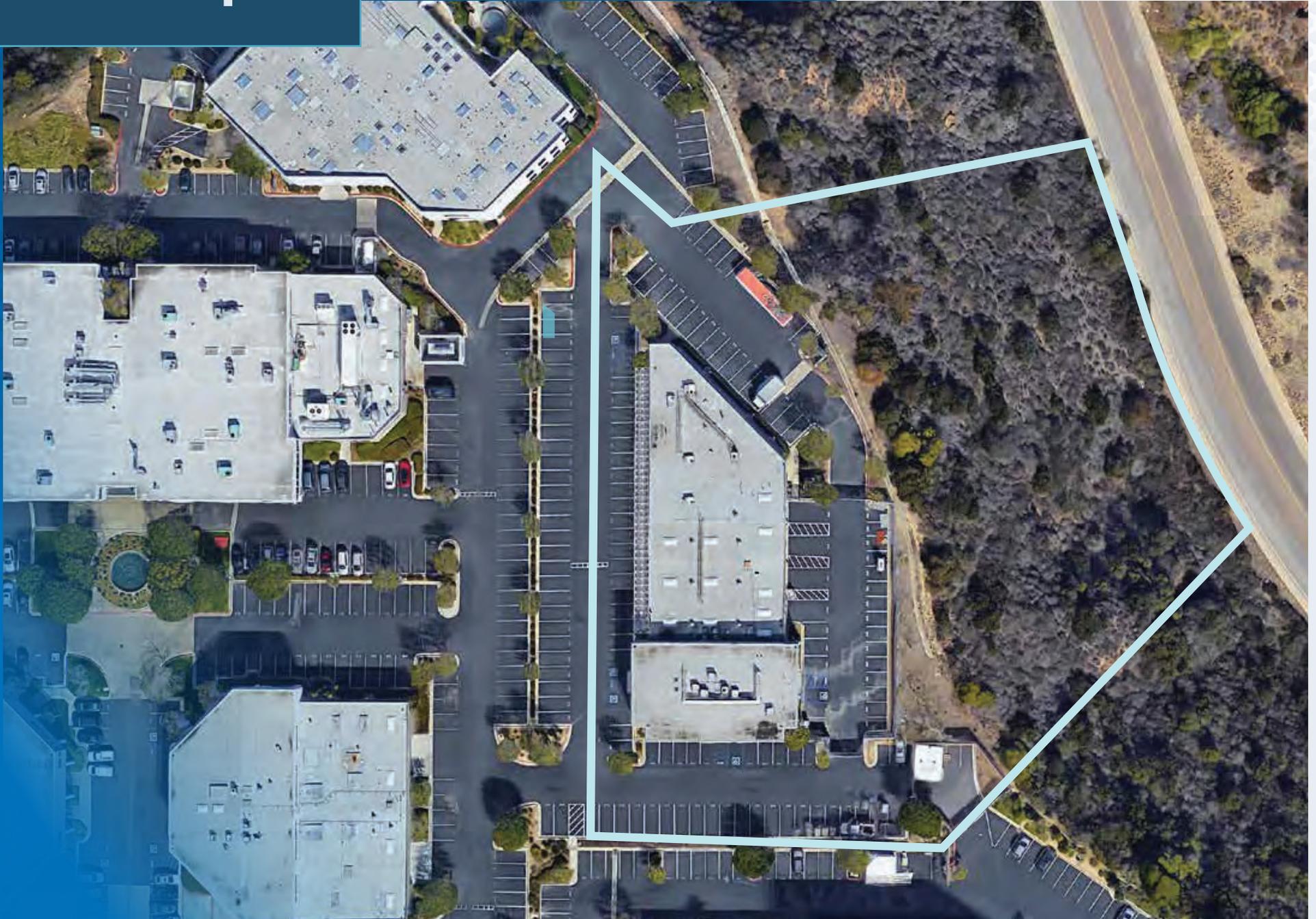
*Floor plan is not accurate or to scale.*



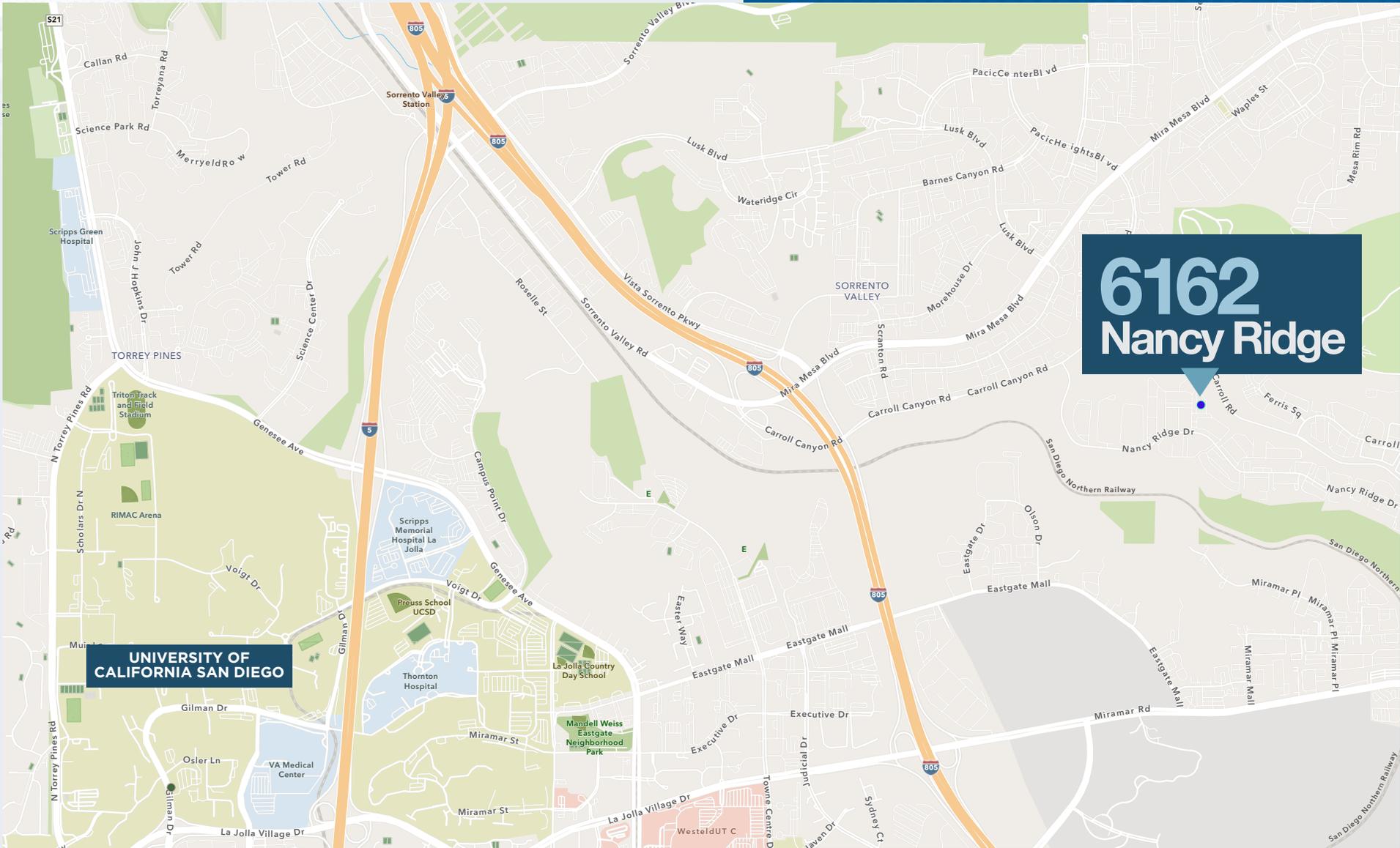




# Parcel Map



# Location Map



**6162**  
**Nancy Ridge**

**UNIVERSITY OF CALIFORNIA SAN DIEGO**

# Corporate Neighbors

QidelOrtho™

Qualcomm

Qualcomm

Qualcomm

American Specialty Health

SAMSUNG

AlivaMab  
BIOLOGICS

PriceSmart®

HUB

inseeGo

Qualcomm

SHORELINE  
biosciences

FedEx  
Express

BD

Qualcomm

Genesee Ave.

ACULON

Shubh  
Solutions

805

pci  
PHARMA SERVICES

6162  
Nancy Ridge

Spectrum

dexcom  
CONTINUOUS GLUCOSE MONITORING

Google

dexcom  
CONTINUOUS GLUCOSE MONITORING

COMMSCOPE  
now meets next

AXILLON  
AEROSPACE

HOLOGIC  
The Science of Sure

FedEx  
Express

ThermoFisher  
SCIENTIFIC



xerox

GEOCON

Mira Mesa Blvd.

inno  
VIVE

GENERAL ATOMICS  
AERONAUTICAL

Qualcomm

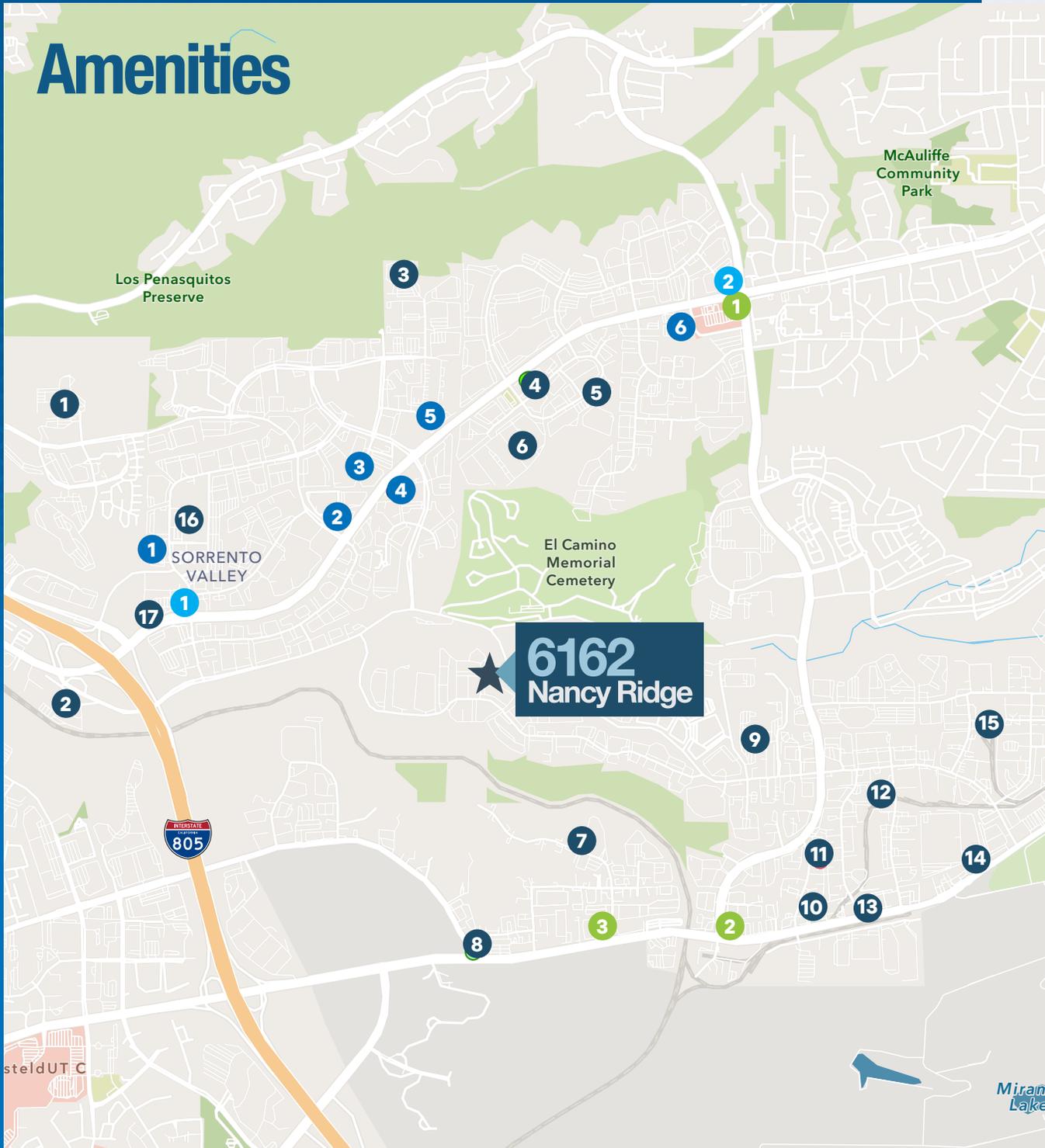
infantino

Camino Santa Fe.

QuidelOrtho™



# Amenities



## RESTAURANTS

- 1 Thai Test Kitchen
- 2 Edward Coffee
- 3 Spectrum Café
- 4 Wine Smarties
- 5 Event by San Diego
- 6 Dreyers Grand Ice Cream
- 7 The Wild Thyme Company
- 8 Stars & Stripes Taco Shop
- 9 Scripps Café
- 10 Abbey's Real Texas BBQ
- 11 Relic Bakery & Kitchen
- 12 Cutwater Spirits Tasting Room & Kitchen
- 13 Natsumi Sushi & Seafood Buffet
- 14 McDonalds
- 15 Ballast Point Brewing Company
- 16 Karl Strauss Brewing Company
- 17 McDonalds

## FITNESS

- 1 Planet Fitness
- 2 LA Fitness

## HOTELS

- 1 Courtyard by Marriott
- 2 Holiday Inn Express
- 3 Hyatt House
- 4 Extended Stay America
- 5 Residence Inn
- 6 Sonesta Es Suites

## CONVENIENCE/GAS STATIONS

- 1 ExtraMile Convenience Store (Chevron)
- 2 ARCO (with ExtraMile c-store)
- 3 Super Star Car Wash

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CA RE Lic. #00938326

4655 Executive Dr, Suite 800  
San Diego, CA 92121  
t 858-875-3600  
nmrk.com

Corporate License #01355491

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