

For Lease

WELL LOCATED *in*
SAN DIEGO, CA



COVETED TWO STORY FLEX/OFFICE

6827 Nancy Ridge Dr | San Diego, CA 92121

SCOTT DANSHAW

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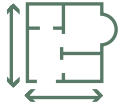
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Colliers

6827

Nancy Ridge Dr



±2,136 SF Available



Office / Flex/ R&D uses allowed



IL2-1 zoning



Lease Rate: \$1.95 sqft + E



Located in close proximity to many high-tech and life science companies



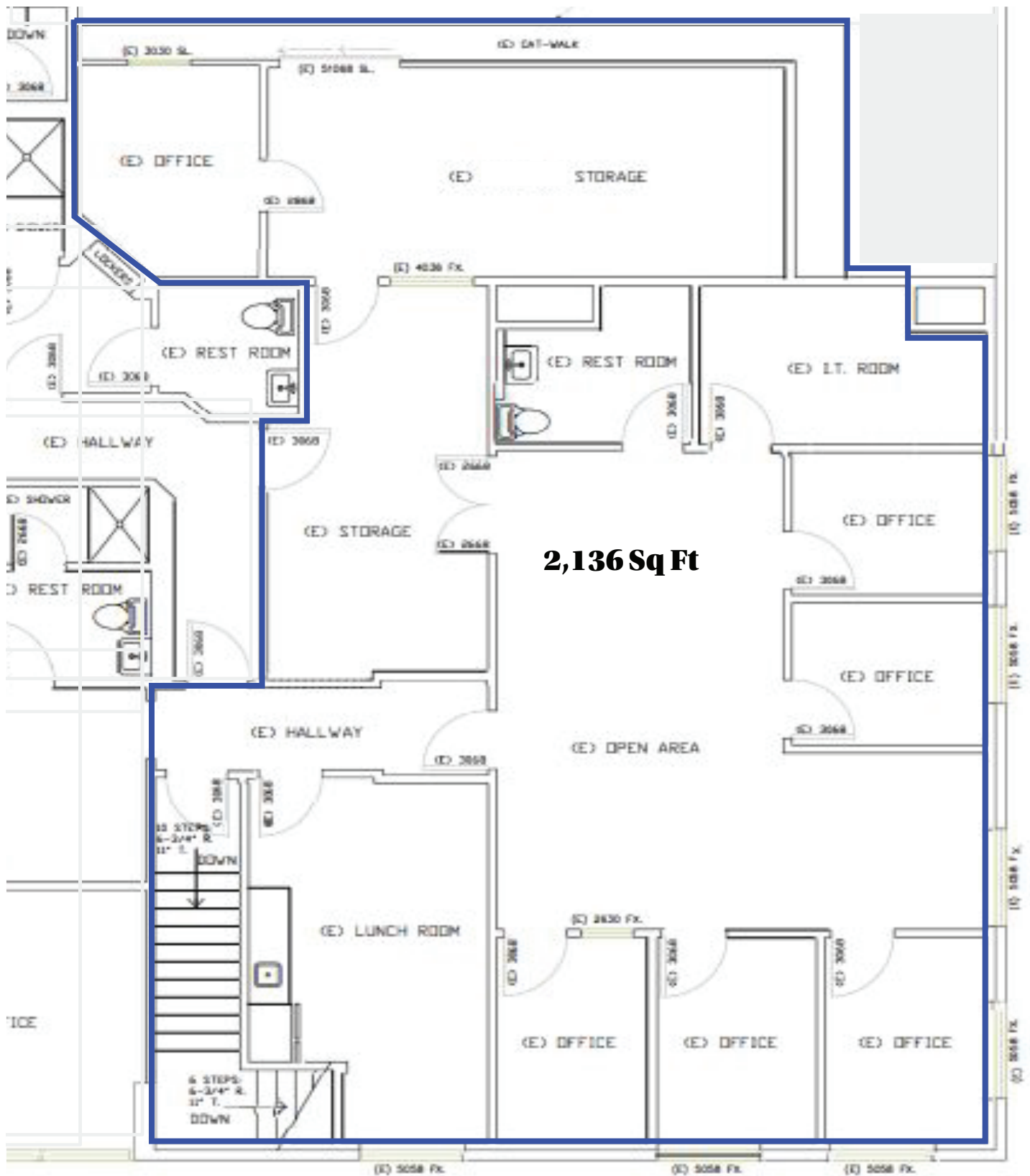
Conference room & Restrooms



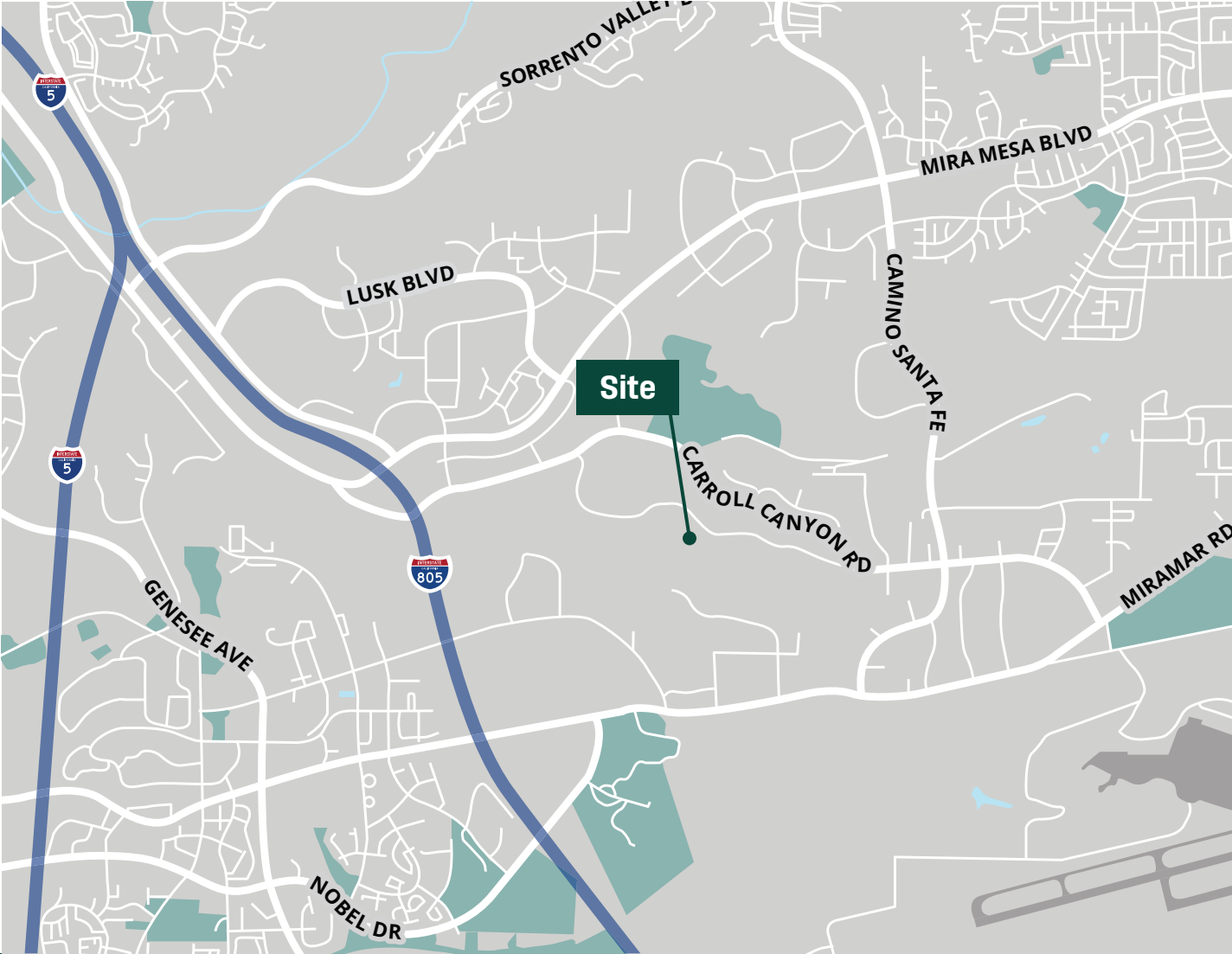
Layout: 100% improved office on the second floor



The Floor Plan



The Location



DRIVE TIMES

- | | | | |
|----|-------------------|----|--|
| 5 | Minutes to I-805 | 13 | Minutes to UTC |
| 9 | Minutes to SR-15 | 18 | Minutes to Pacific Ocean |
| 10 | Minutes to I-5 | 28 | Minutes to San Diego International Airport |
| 12 | Minutes to CA-163 | 30 | Minutes to Downtown San Diego |
| 10 | Minutes to SR-56 | 42 | Minutes to US/Mexico Border |
| 11 | Minutes to SR-52 | | |

Sorrento

Sorrento Mesa is a region located in San Diego, California, USA. It is primarily known for its concentration of technology and biotechnology companies, making it a hub for innovation and research in the San Diego area. The area is often referred to as the “golden triangle” because it is situated between three major highways: Interstate 5, Interstate 805, and State Route 52.

Sorrento Mesa is home to numerous businesses, research institutions, and office parks, including companies involved in the biotech, telecommunications, software development, and healthcare industries. The presence of these industries has led to the area being a center for job opportunities and economic growth in the San Diego region.

In addition to its business and research focus, Sorrento Mesa also has residential areas and amenities, making it a place where people both live and work. The region’s proximity to the Pacific Ocean and various recreational opportunities in San Diego County make it an attractive place to live for many professionals and their families.



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