



Colliers



LAB/R&D/FLEX SPACE FOR LEASE

6645 Nancy Ridge Dr
San Diego, CA 92121

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Building Highlights

Biotech/ Lab Space Available

- Standalone 9,200 SF 2-story flex/lab building with building top signage
- Built out as lab and office space with a warehouse component for shipping and receiving
- Located in the heart of San Diego’s Central Core Life Science market with easy access to I-805 and I-15 freeways
- Available in 30 days

Features



Located in the Heart of San Diego’s Central Core Life Science Market



Parking Ratio 3.6 /1,000



8 Minute Drive to Sorrento Valley Coaster Station



5 Minute Drive to Restaurants



Serene Private Setting with Outdoor Seating Area & Unobstructed Canyon Views



Pricing

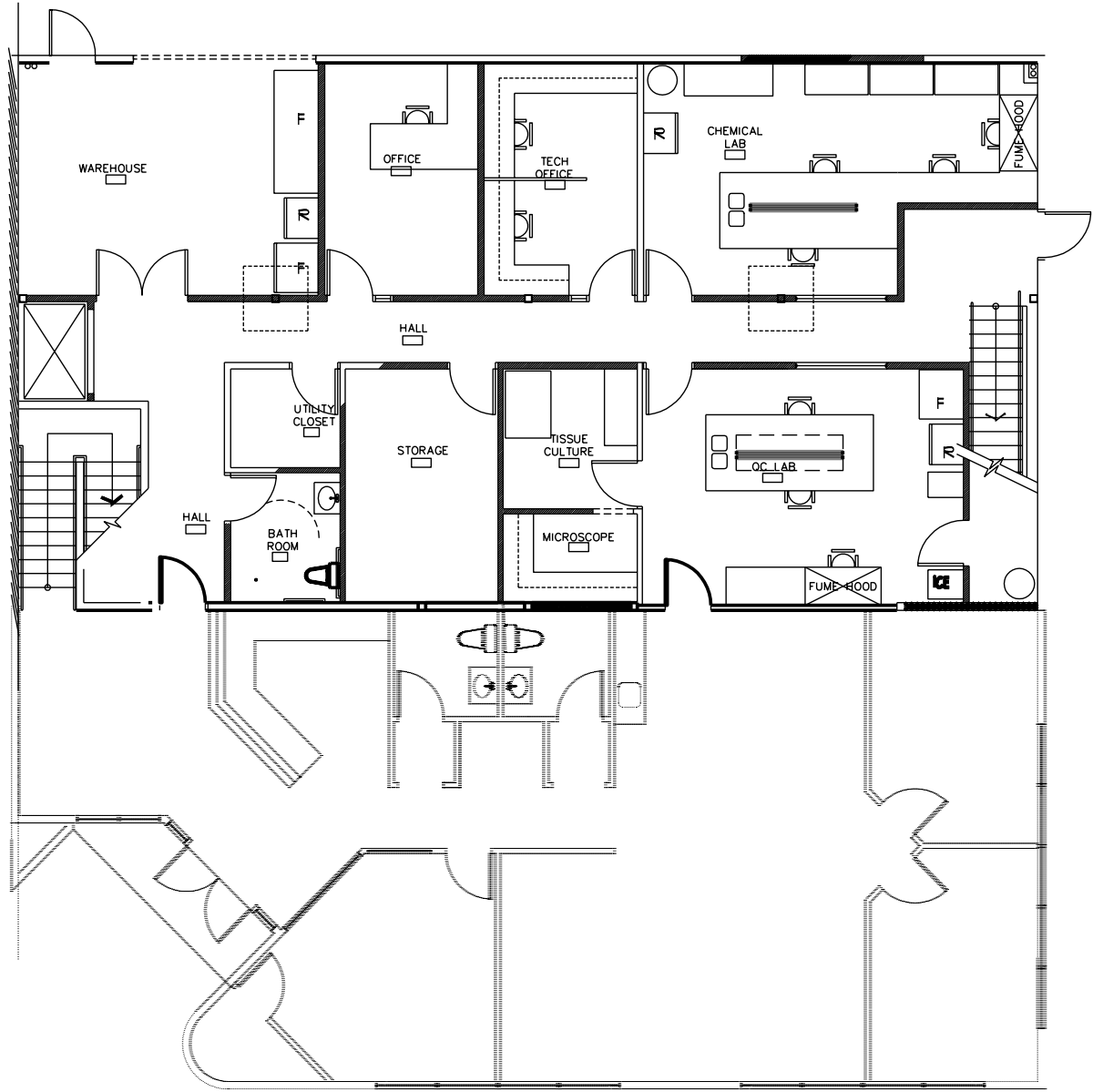
\$3.00 NNN

Low operating expenses (~\$0.32/SF)

First Floor As-built Floor Plan

Space Notes:
Mix of office and lab space with small warehouse. Heavy plumbing and fixed benches in place.

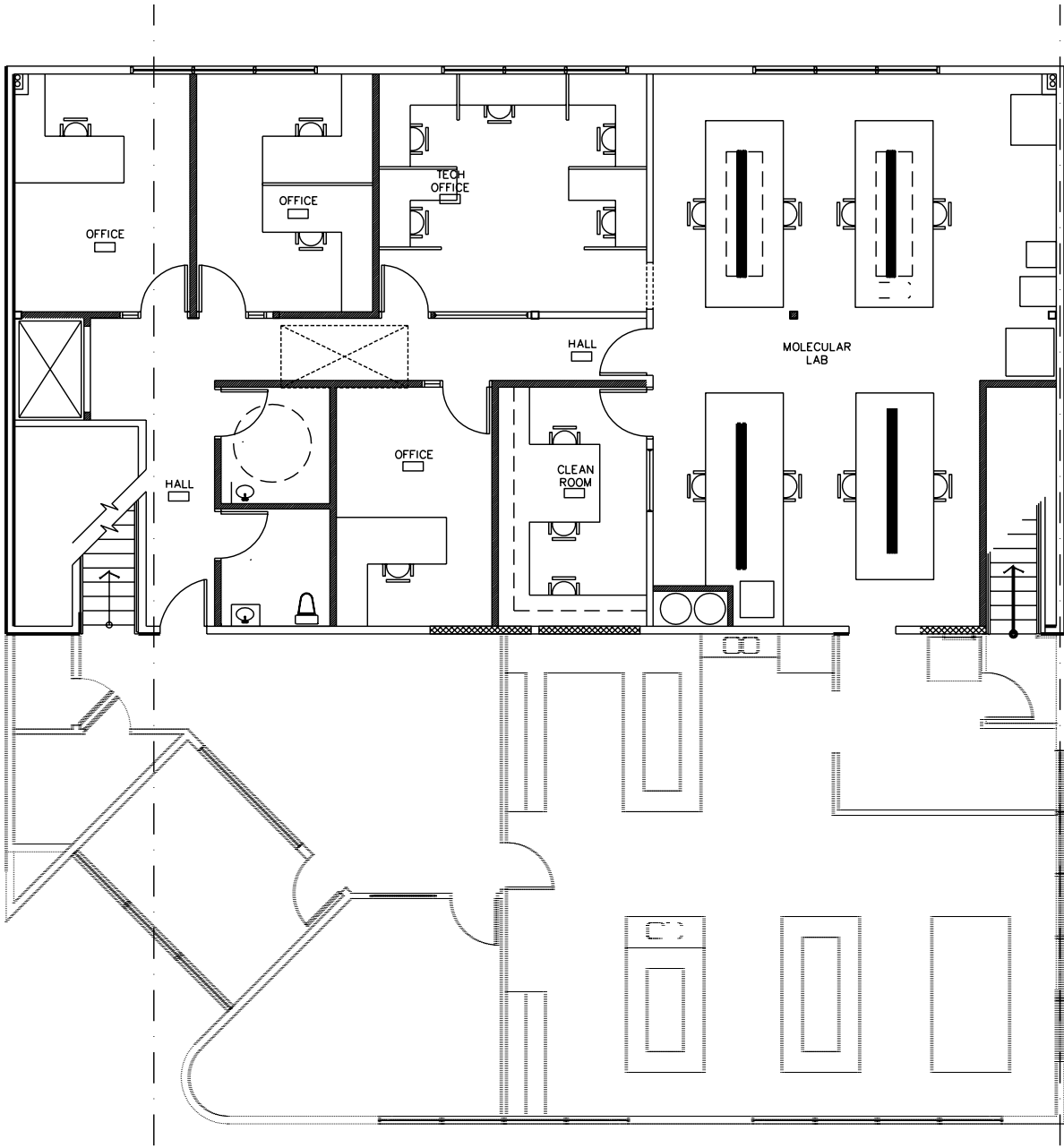
1st Floor | ± 4,600 SF



Second Floor As-built Floor Plan

Space Notes:
Mix of office and lab space with multiple lab support rooms, clean room, heavy plumbing throughout, fixed benches, and fume hood in place.

2nd Floor | ± 4,600 SF



PROPERTY VIEWS





Sorrento Mesa: Connecting You to Everything

Located just minutes from major freeways, transit routes, and a wide range of amenities, Park Ridge's central location offers the essential infrastructure to support business growth.

- 1** Scranton Road and Mira Mesa Boulevard
Additional Amenities Near Sorrento Plaza & Sorrento Court (Shown on Map)

Ike's Love & Sandwiches Park Commons Flame Broiler Mariscos La Reyna	BHC Chicken Mercato Food Hall McDonald's Punjabi Tandoor	Sorrento Canyon Golf Center Gravity Heights Americana Car Wash & Gas Karl Strauss Brewery
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- 2** Camino Santa Fe and Miramar Road
1.7 Miles South - Not Shown on Map

ARCO Tenkatori Miramar Denny's Abbey's Real Texas BBQ	Better Buzz Coffee Starbucks Natsumi Sushi Chevron	The UPS Store Carl's Jr. Jersey Mike's Pauly's Pizza Joint
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- 3** Plaza Sorrento Shopping Center
2.7 Miles North & East - Not Shown on Map

ALDI Habaneros Mexican KFC Sue's Korean Kitchen	LA Fitness Pho Kitchen Donut Touch SDCCU	Urbane Cafe WaBa Grill Charminar Indian Burger King
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- 4** Camino Ruiz and Mira Mesa Boulevard
4.1 Miles North & East - Not Shown on Map

Target Chipotle Broken Yolk Cafe Sprouts Red Lobster	Starbucks Yogurtland Panda Express IHOP Hobby Lobby	Vons Manna BBQ Raising Cane's Walgreens Mira Mesa Lanes
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1.5 Miles west to I-805

1.5 Miles west to I-5

3.0 Miles east to I-15

1.0 Miles west to CA-52

6645 Nancy Ridge Drive
San Diego, CA

Contact Us

For more information or to schedule a private tour, please reach out.

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