

TECHCENTER @THERIDGE

SORRENTO MESA



New and Newly Renovated Spec Lab Suites Available Now

1,238 SF - 13,157 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

CONOR EVANS

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THE PROPERTY

Asking Rent: \$3.50 - \$3.90 NNN



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



**EASY LOADING
ACCESS**



**SINGLE PASS AIR
THROUGHOUT
LAB SPACES**



**HIGH BAY
CLEAR HEIGHT
IN WAREHOUSE**



**3.0/1,000
PARKING RATIO**

Central Sorrento Mesa Location—92121 Zip Code

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

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

Fiber Available / Fully Sprinklered

New Spec 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 \$3.50- \$3.90 NNN
 NNNs \$0.35 - \$0.40 SF



AVAILABILITIES

6310 NANCY RIDGE DRIVE

**Suites 106-108 are contiguous up to 13,157 SF*

SUITE	SIZE	DESCRIPTION
106	5,803 SF	Lab Spec Suite
107	6,116 SF	Lab Spec Suite
108	1,238 SF	Available Lab

6330 NANCY RIDGE DRIVE

SUITE	SIZE	DESCRIPTION
107-108	8,010 SF	Lab Spec Suite

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
106	7,318 SF	Available Lab

6370 NANCY RIDGE DRIVE

SUITE	SIZE	DESCRIPTION
103	4,955 SF	Available Lab Jan 2025
112	7,074 SF	Lab Spec Suite



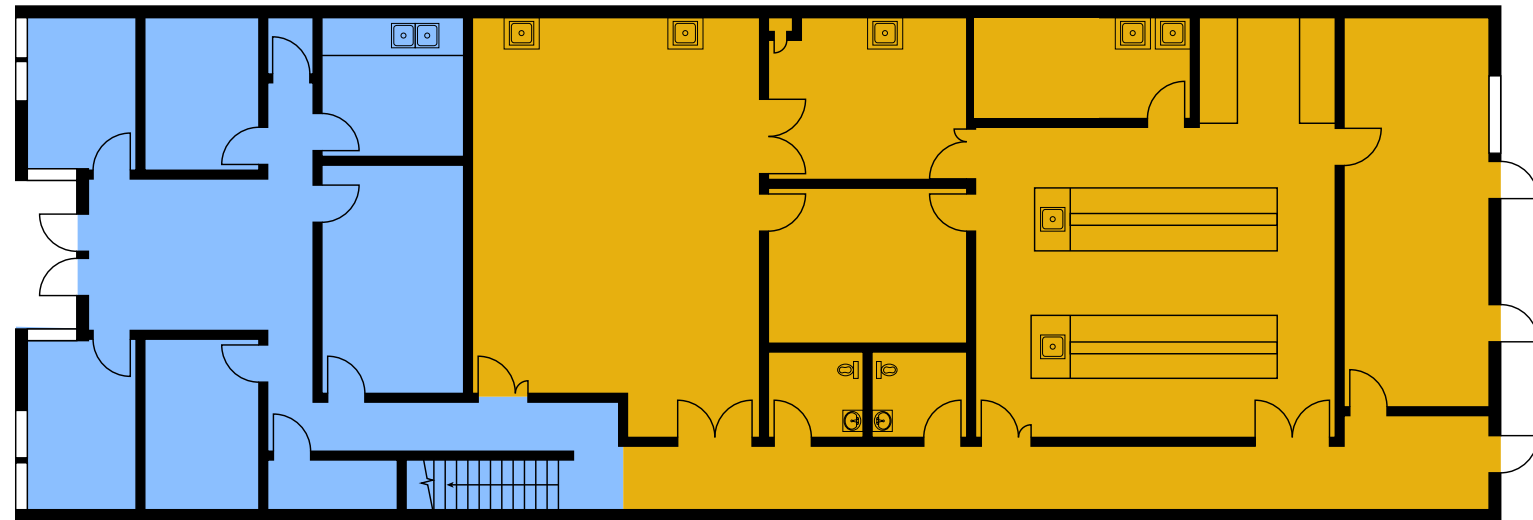
AVAILABLE

FLOORPLANS

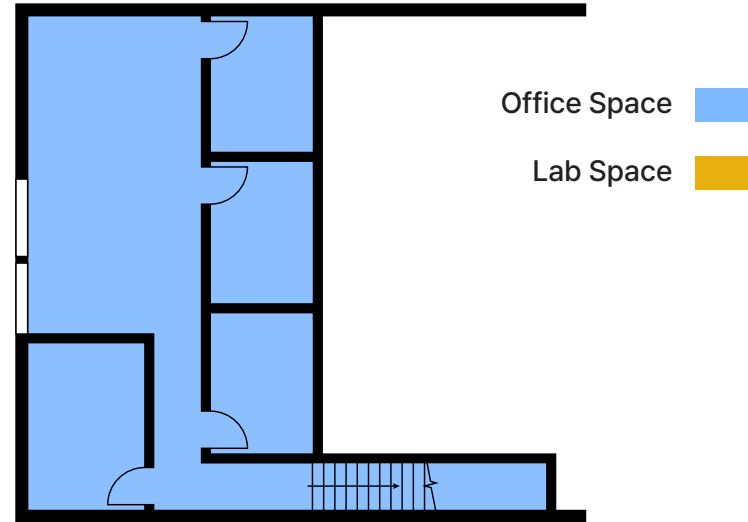
6310 NANCY RIDGE DRIVE | SUITE 106 5,803 SF

- Spec Suite
- Central Vacuum System
- Plumbed Gases
- Large Built-In Benching w/ Storage
- 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

FIRST FLOOR



SECOND FLOOR

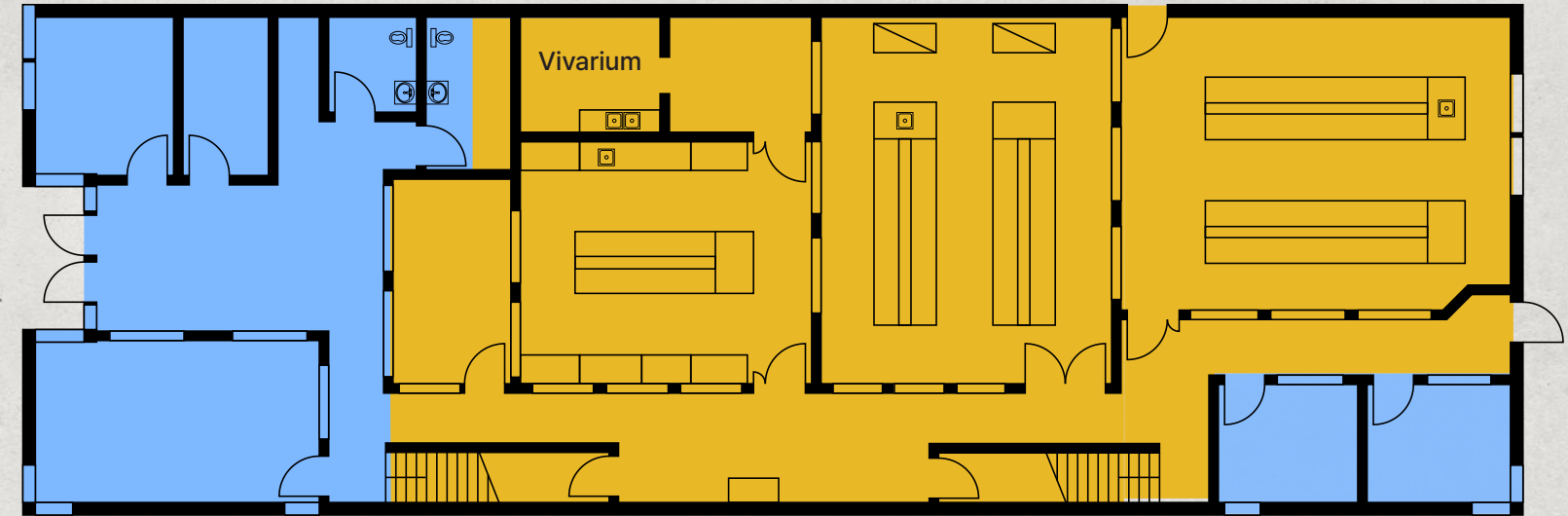


Office Space ■
Lab Space ■

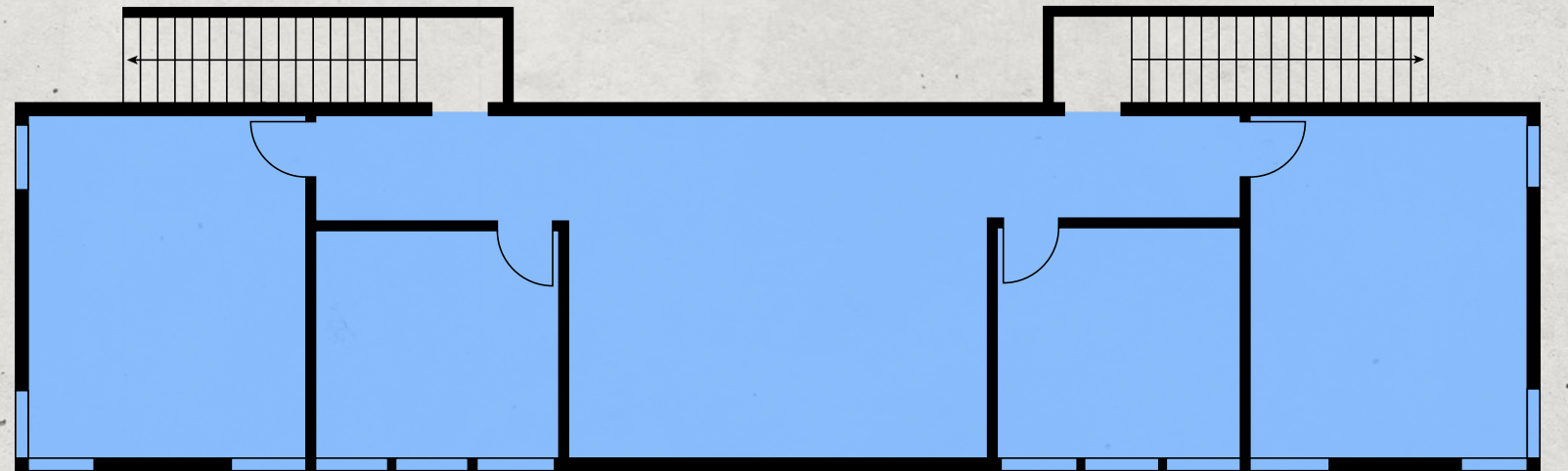
6310 NANCY RIDGE DRIVE | SUITE 107 6,116 SF

- Spec Suite
- Available Vivarium & Animal Lab
- Large Biology or Chemistry Labs
- Single Pass Air
- Lab Sinks
- Two (2) Existing Lab Support Rooms
- Two (2) Fume Hoods
- Second Floor Office
- In-Place Lab Benches with Plumbing
- Multiple Biology or Chemistry Labs with Controlled TC & Support Rooms

FIRST FLOOR



SECOND FLOOR

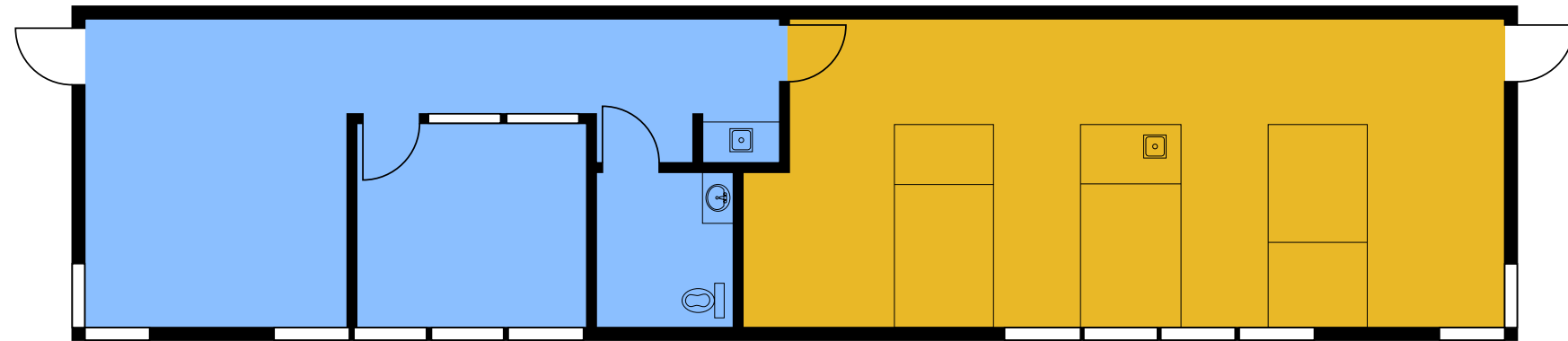


Office Space ■ Lab Space ■

AVAILABLE
FLOORPLANS

6310 NANCY RIDGE DRIVE | SUITE 108
1,238 SF

- Coffee Bar/Break Area
- Open Office/ Production Area with Private Office/Conference Room
- En-Suite Restroom
- Three (3) 8' Lab Benches



Office Space ■ Lab Space ■





**6330 NANCY RIDGE DRIVE
SUITES 107-108
8,010 SF**

- Kitchen/Break Room
- Open Office with Private Conference Room
- Warehouse with Grade-Level Roll-Up Door
- Shipping & Receiving Area with Abundant Storage and Racking Systems
- Backup Power
- Fume Hood
- Multiple Controlled Biology or Chemistry Labs, Support Rooms, TC Rooms and Production Areas
- En-Suite Restrooms
- Existing Lab Benches and Plumbing Throughout
- Second Floor Office



AVAILABLE FLOORPLANS

6350 NANCY RIDGE DRIVE SUITES 101, 102 & 103

CONTIGUOUS UP TO 18,924 SF

SUITE 101 7,318 SF

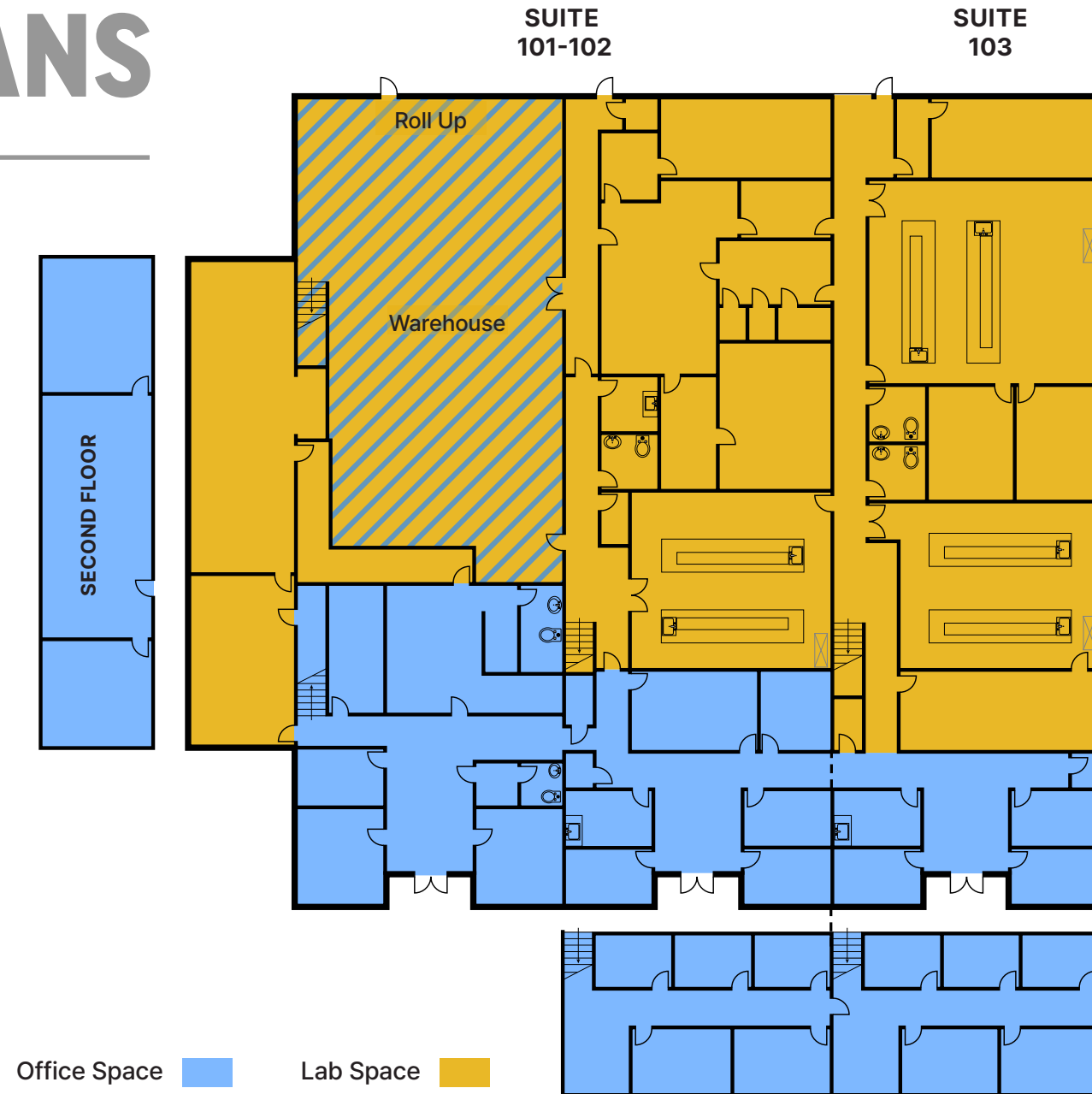
- Multiple Equipment Rooms, Production and Support Rooms
- In-Suite Restrooms
- Second Floor Office
- Climate Controlled Warehouse with Roll-Up Door for Shipping & Receiving
- GMP Capability
- Backup Power

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

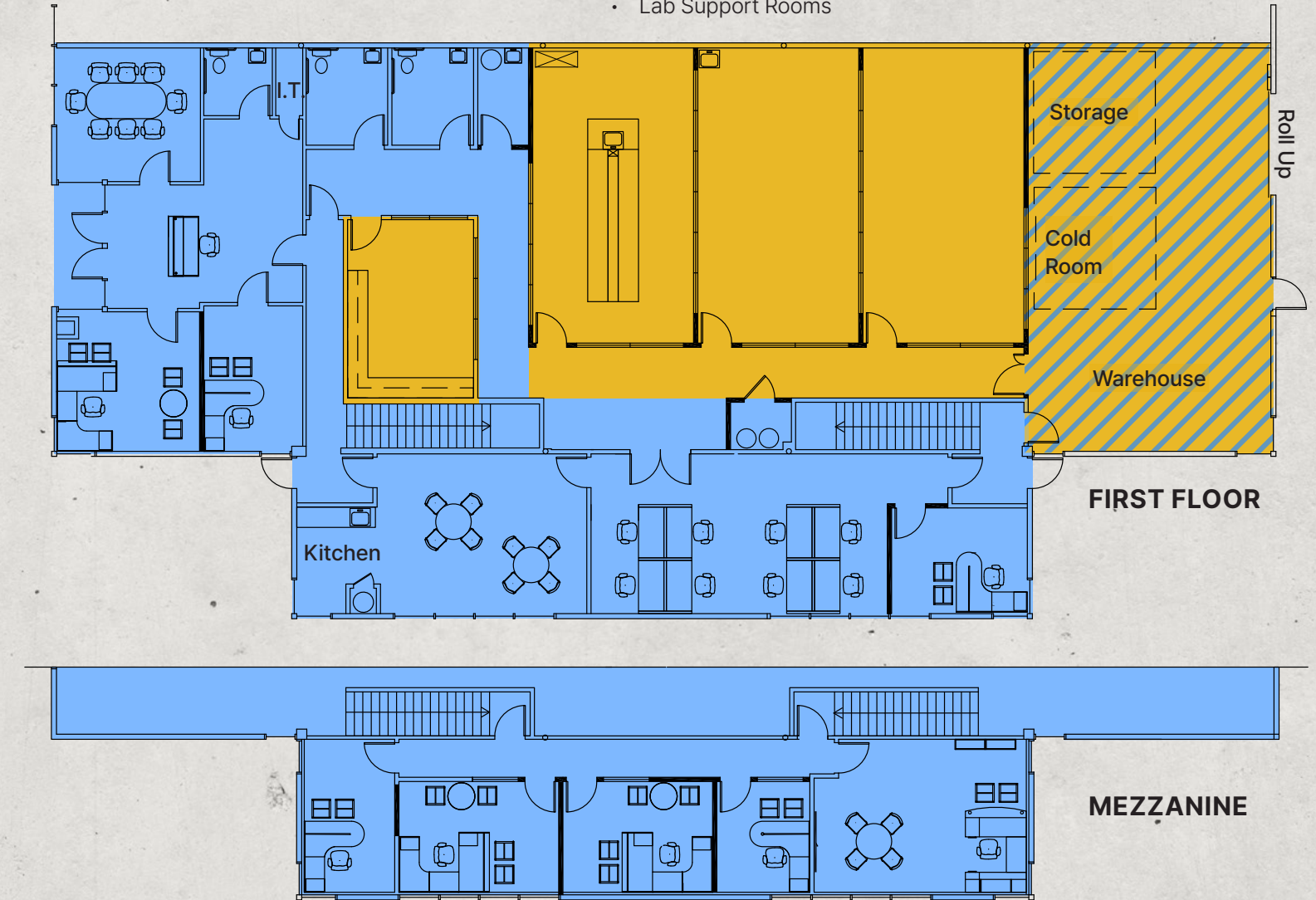
- Multiple BSC's, Freezers & Lab Equipment Existing
- In-Suite Restrooms
- Second Floor Office
- R&D Production & Lab Area with Multiple Support Rooms
- Backup Power
- Existing ISO 8 Clean Room
- Existing Lab Benches & Fume Hoods



Office Space ■ Lab Space ■

6350 NANCY RIDGE DRIVE | SUITE 106 7,318 SF

- Spec Suite
- Conference Room, Private Offices, Open Area, & Kitchen
- Single Pass Air
- Cold Room
- En-Suite Restrooms
- Lab Sinks
- Lab Support Rooms
- 1 Fume Hood & Existing Lab Bench
- Warehouse with Roll-Up Door & Designated Production, Shipping & Receiving Areas
- Second Floor Office
- Backup Power
- Plumbed Gasses



Office Space ■ Lab Space ■

AVAILABLE

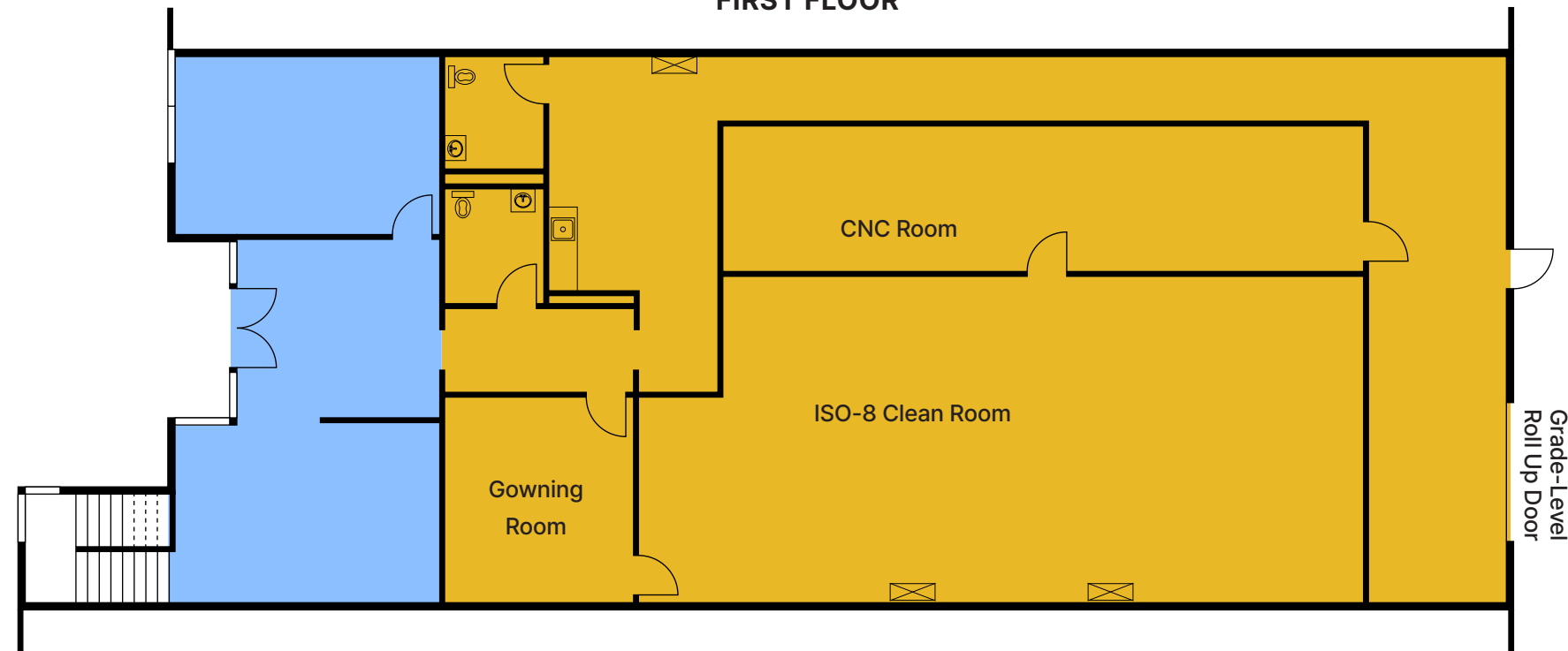
FLOORPLANS

6370 NANCY RIDGE DRIVE | SUITE 103

4,955 SF | FIRST FLOOR

- Available Jan 2025
- Private Offices & Conference Room
- Grade-Level Loading Door
- Break Area w/ En-Suite Restrooms
- ISO-8 Clean Room
- Existing Fume Hoods

FIRST FLOOR



Office Space ■ Lab Space ■

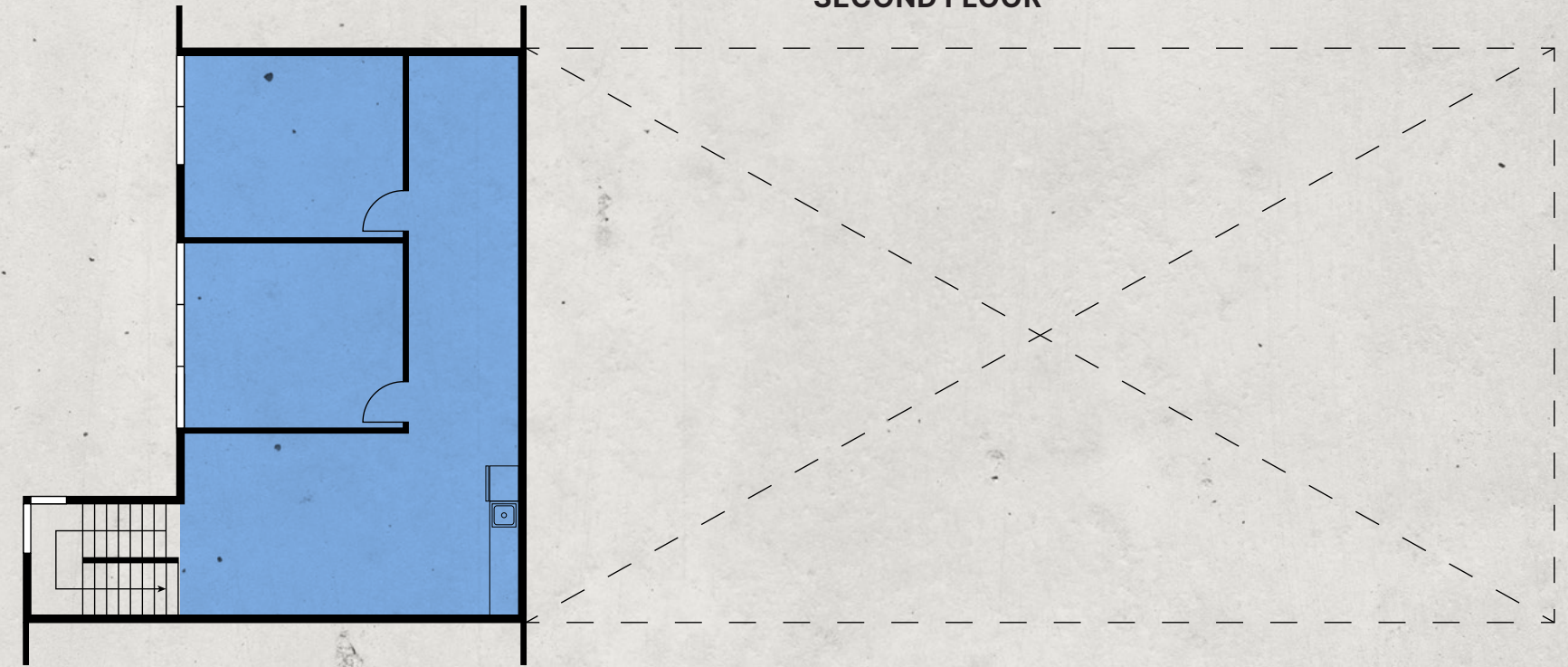
[CLICK FOR VIRTUAL TOUR](#)

6350 NANCY RIDGE DRIVE | SUITE 103

4,955 SF | SECOND FLOOR

[CLICK FOR VIRTUAL TOUR](#)

SECOND FLOOR





Office Space ■ Lab Space ■

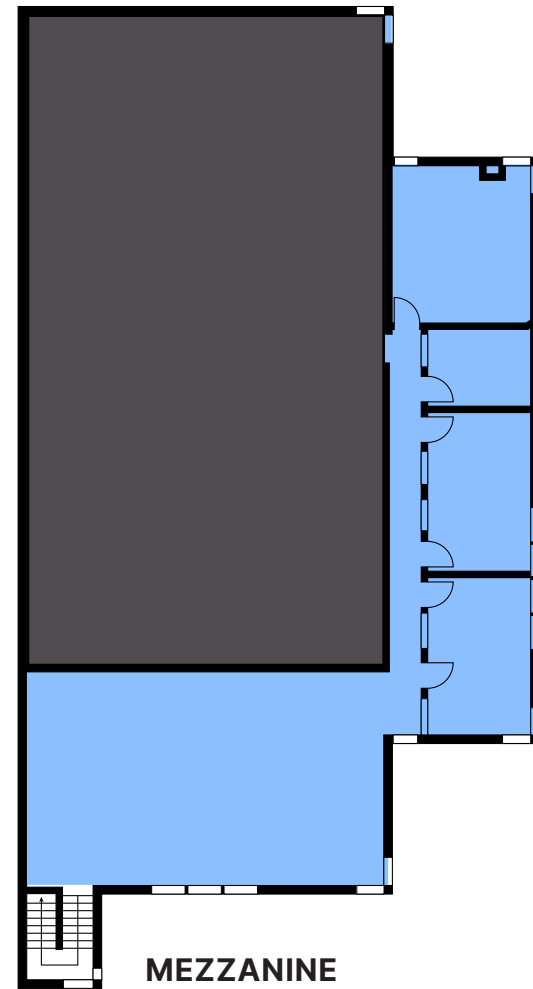
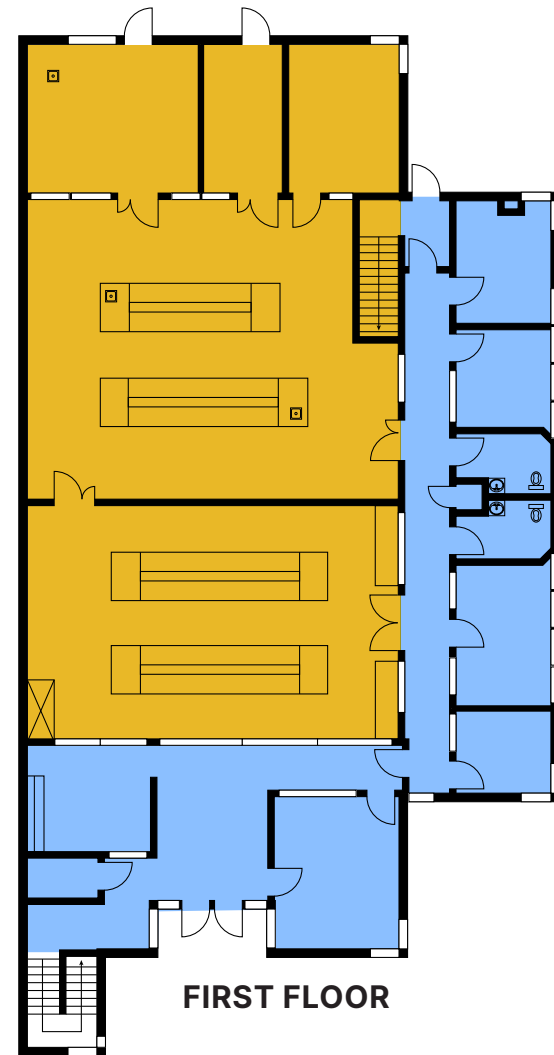
AVAILABLE

FLOORPLANS

6370 NANCY RIDGE DRIVE | SUITE 112
7,074 SF

- Four (4) 20' Lab Benches
- Lab Support Rooms
- Conference Room with Multiple Private Offices & Open Area
- Plumed for Gasses
- En-Suite Restrooms
- Break Room
- Lab Sinks
- Vented Fume Hood
- Additional Heavy Power & Backup Power
- Second Floor Office
- Shipping & Receiving/ Production Area

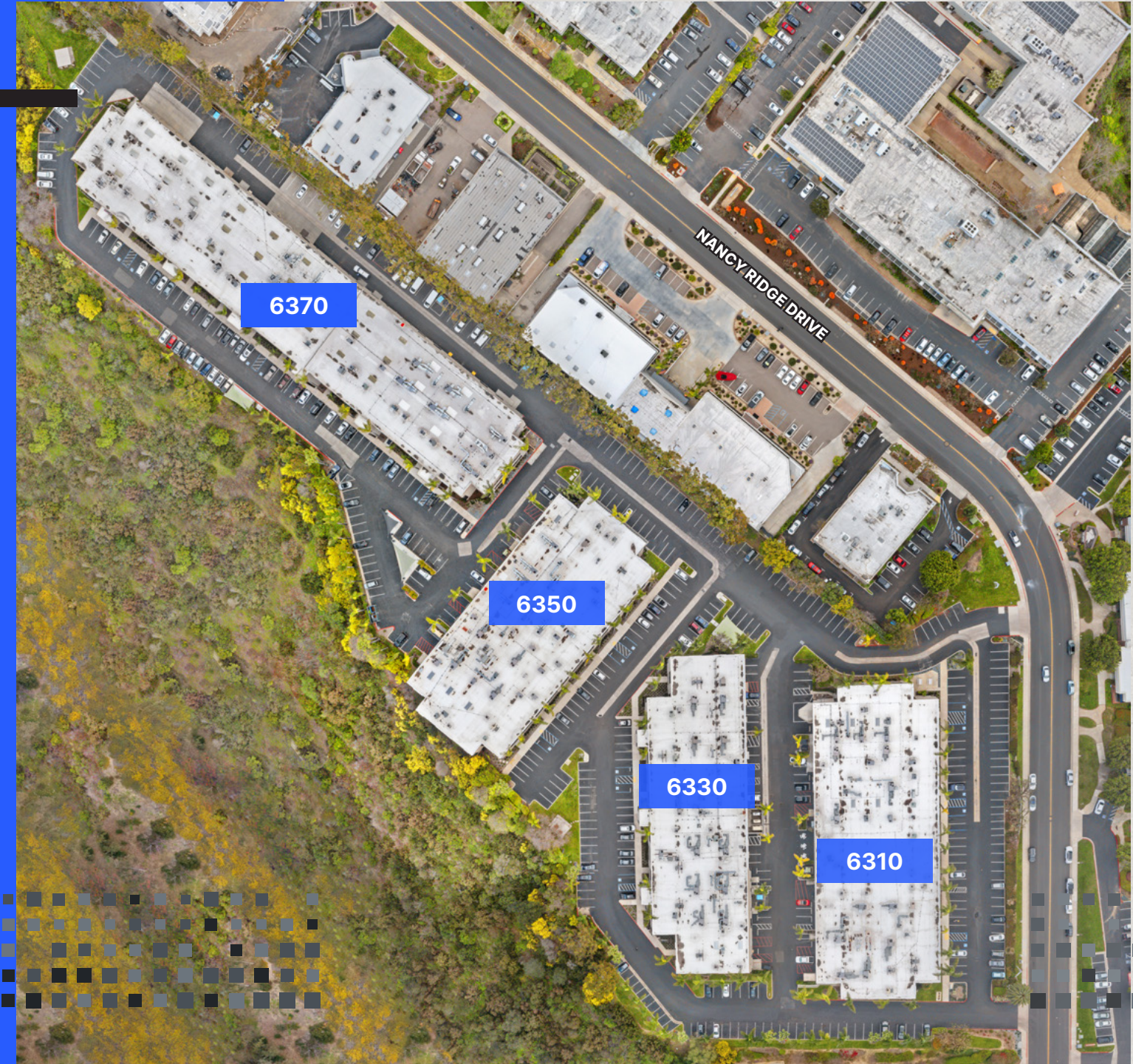
Office Space 
Lab Space 





SITE PLAN

AERIAL OVERVIEW





UTC

illumina

UC San Diego



SORRENTO PLAZA
 Chick-fil-A
 Croutons
 California English
 BBQ Chicken
 Mirch Masala
 Moment Sushi

SORRENTO COURT
 Planet Fitness
 McDonald's
 Fiesta Mexican Grille
 Bank of America
 Grater Grilled Cheese
 Postal Annex
 Chase Bank



BlueNalu

Inception
 A Versant Discovery Engine

CUE

QPEX BIOPHARMA

emergent

Pfizer

pci
 PHARMA SERVICES

WuXi AppTec

Allele
 Biotechnology

CiBUS
 Driving Sustainable Agriculture

ALAN LABORATORIES

ORMET

Accugenex

GENERAL COATINGS

CARLISLE

**TECHCENTER
 @THERIDGE**

SD
 Instruments

1.6 Miles west to I-805

4.2 Miles west to I-5

4.3 Miles east to I-15

4.7 Miles west to CA-52

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

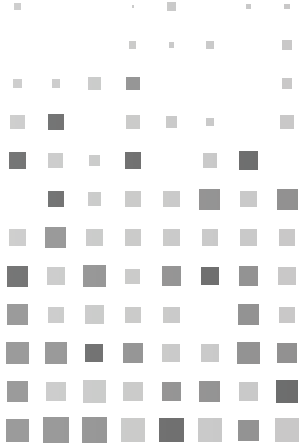
2.7 Miles North & East - Not Shown on Map

- | | | |
|----------------------|-------------|------------------|
| 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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