

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

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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**



Nancy Ridge

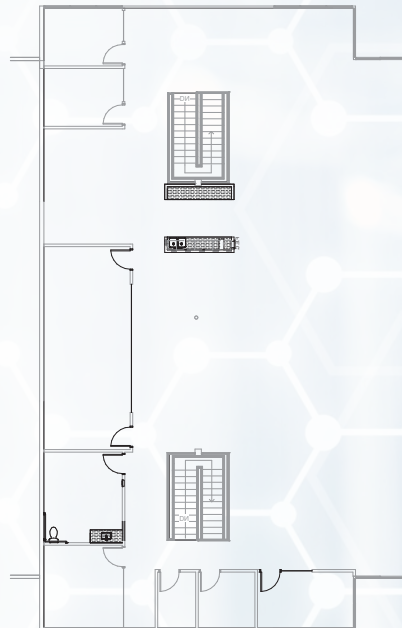
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Floor Plan

1st Floor



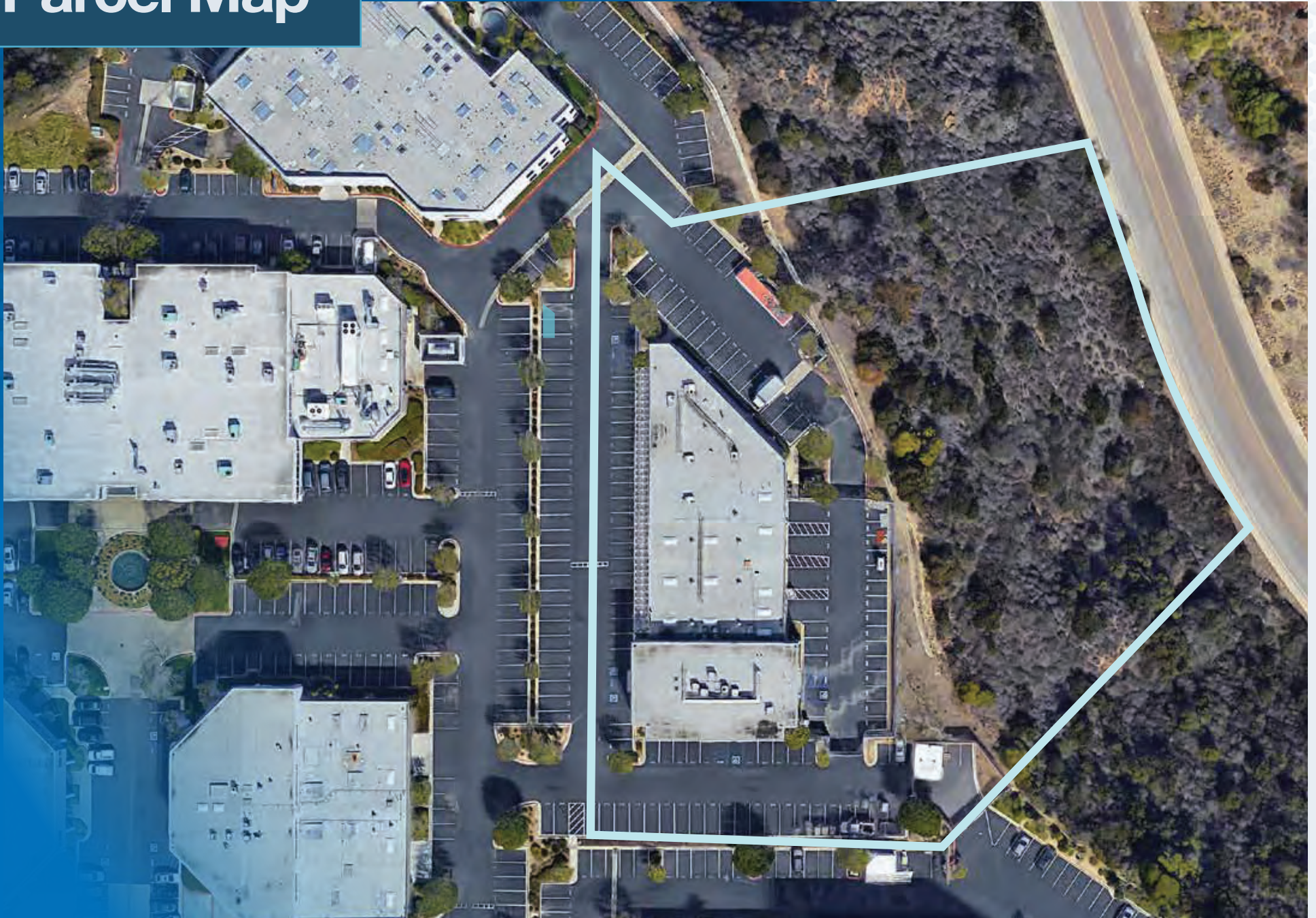
2nd Floor



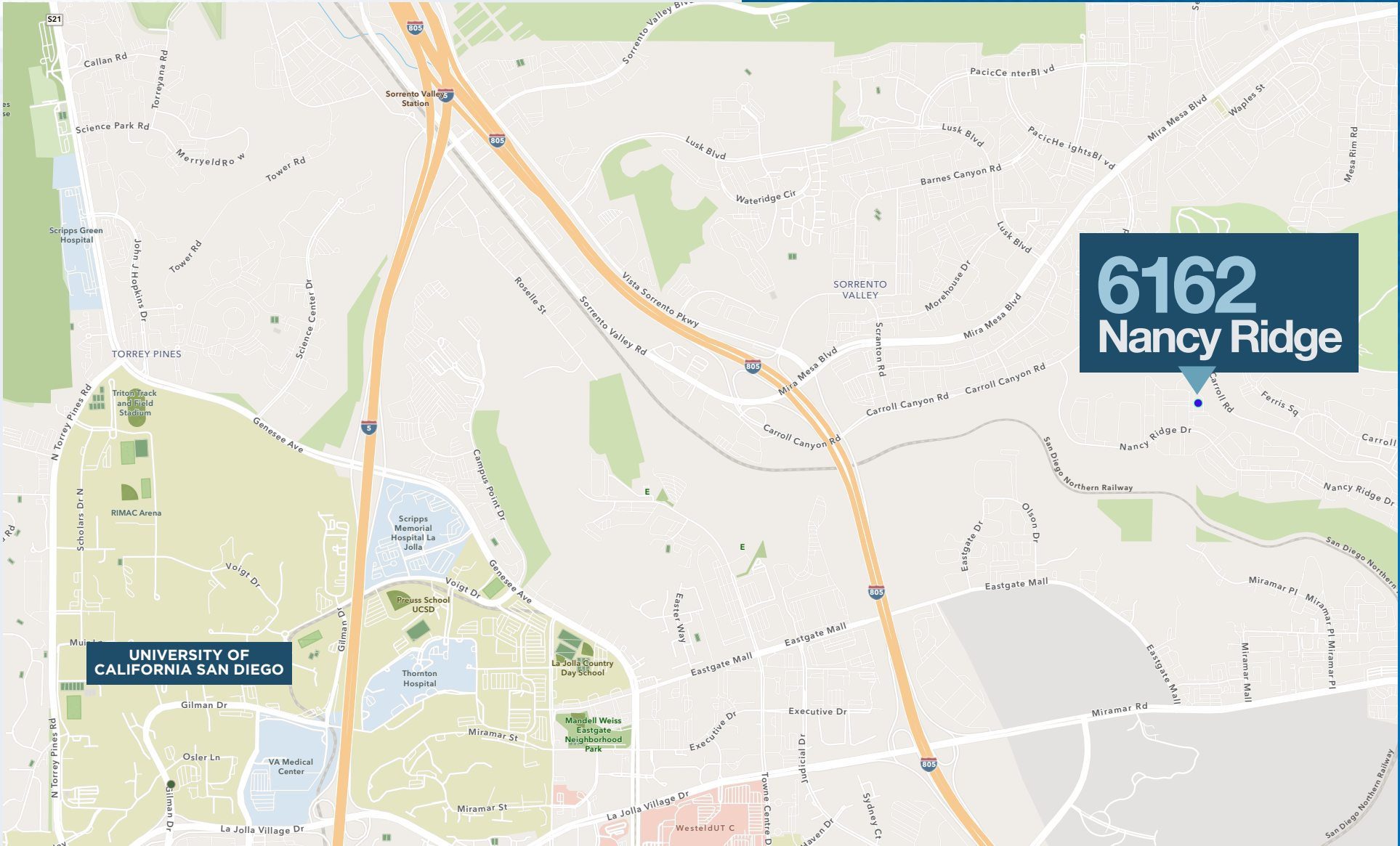
Floor plan is not accurate or to scale.



Parcel Map



Location Map



Corporate Neighbors



QuidelOrtho™

Qualcomm

Qualcomm

American Specialty Health

SAMSUNG

Qualcomm

AlivaMab
BIOLOGICS

HUB

PriceSmart®

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Qualcomm

SHORELINE
biosciences

FedEx
Express

BD

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ACULON

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Solutions

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Spectrum

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COMMScope[®]
now meets next

HOLOGIC[®]
The Science of Sure

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Express

ThermoFisher
SCIENTIFIC

TUV
SUD

xerox

inno
VIVE

GEOCON

Mira Mesa Blvd.

Qualcomm

GENERAL ATOMICS
AERONAUTICAL

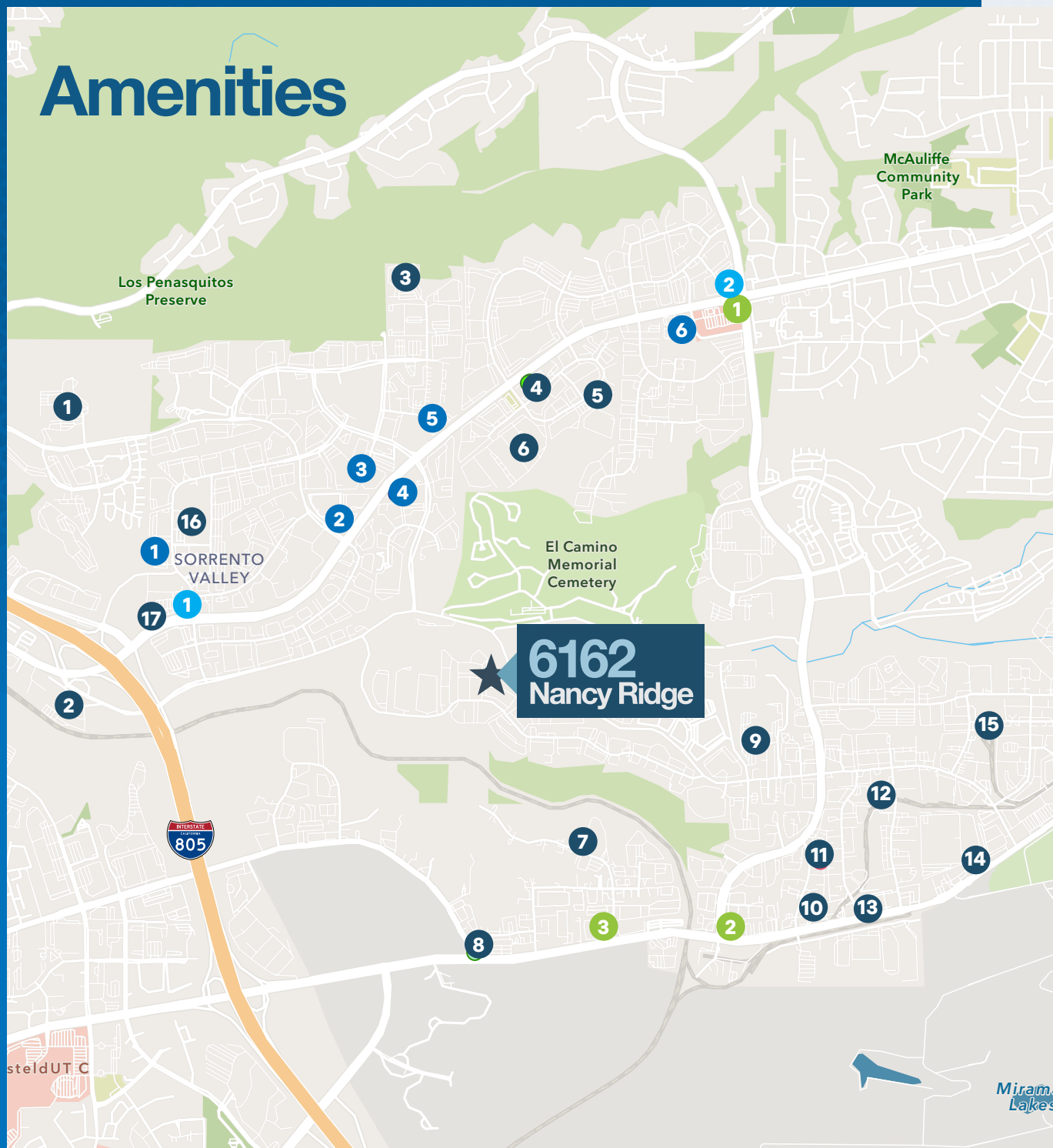
infantino

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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