



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

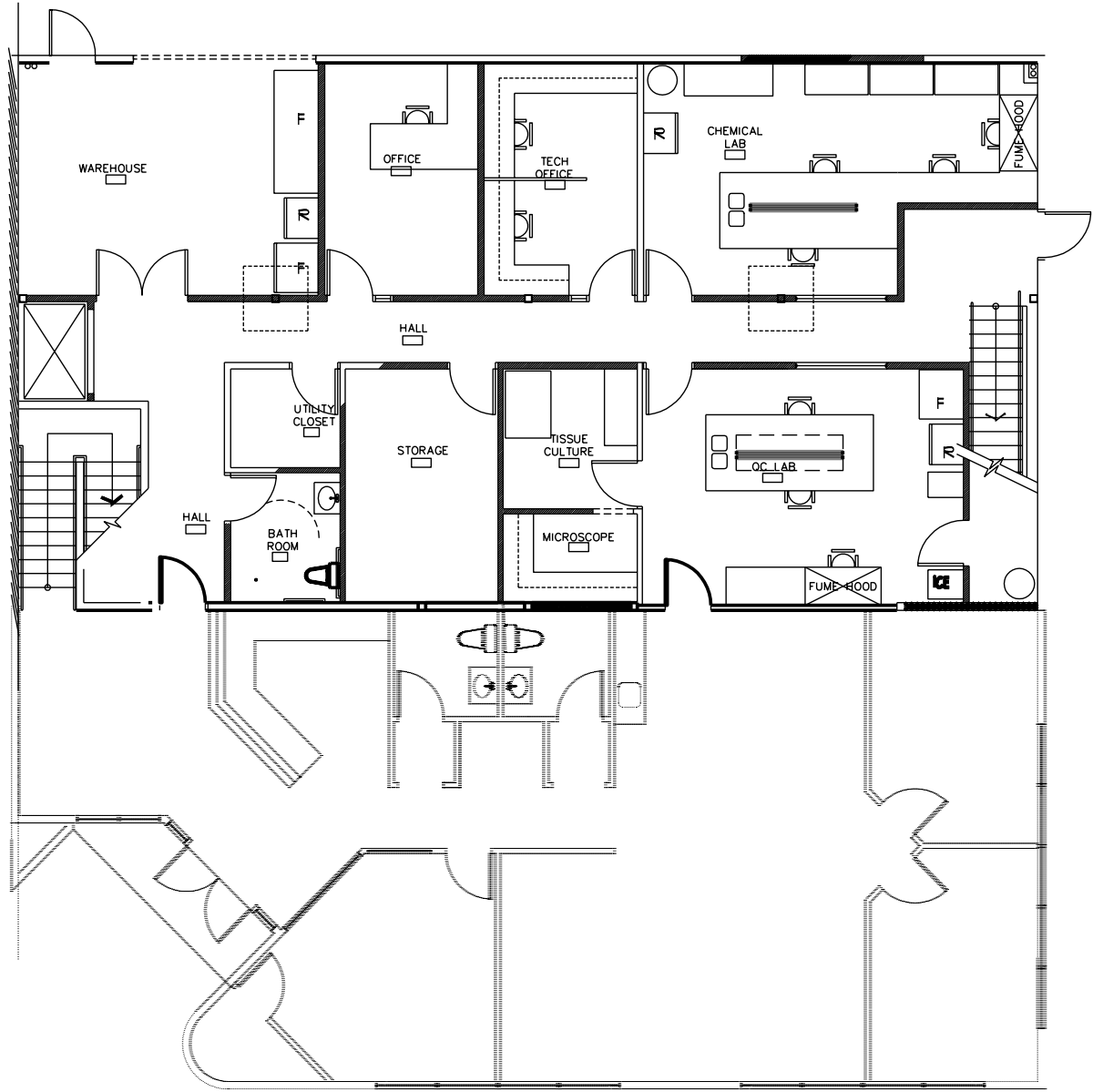
\$2.75 NNN

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

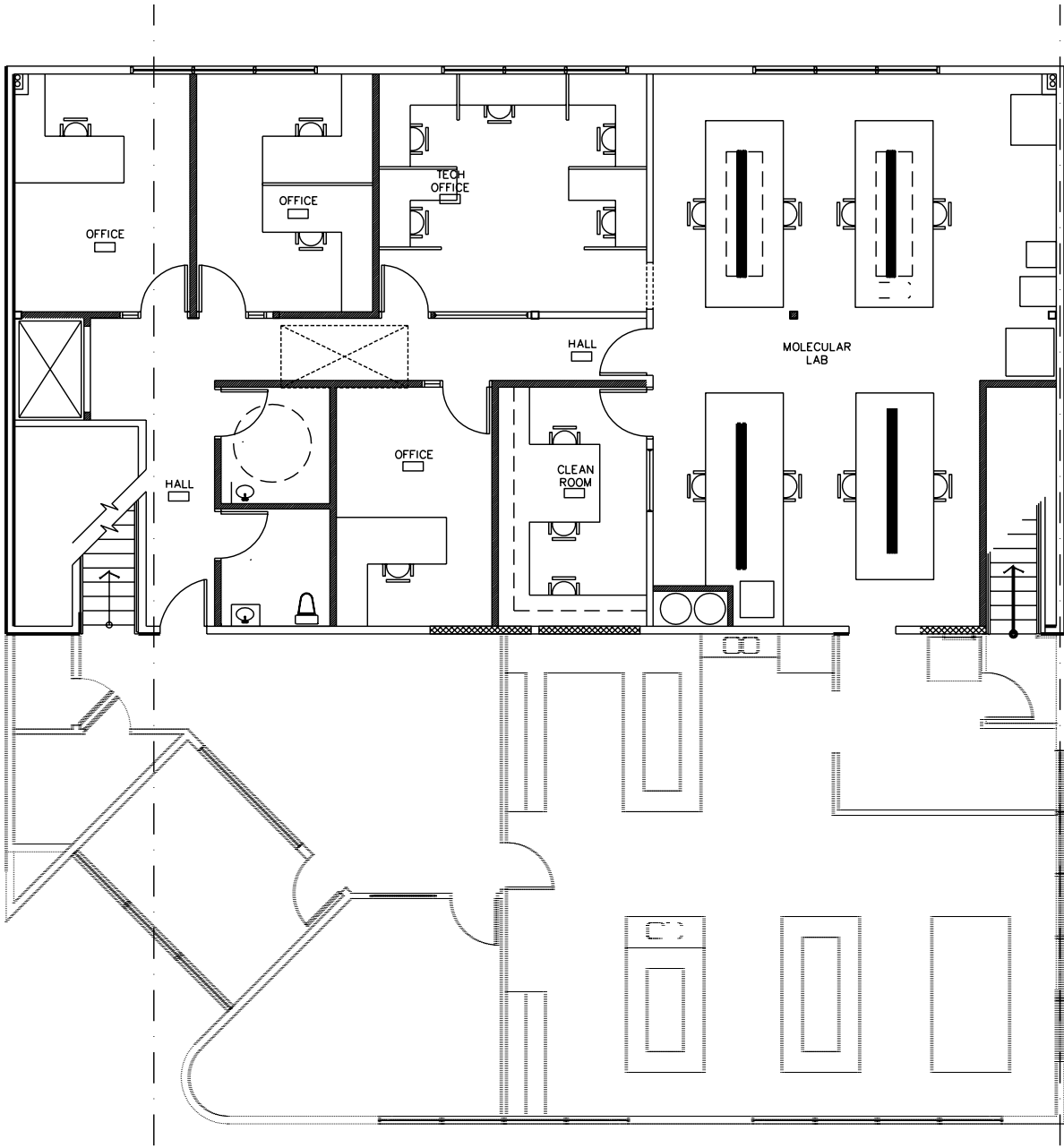




# Second Floor As-built Floor Plan

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
- 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
- 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
- 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

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



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# Contact Us

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

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