

Colliers



LAB/R&D/FLEX SPACE FOR LEASE

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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

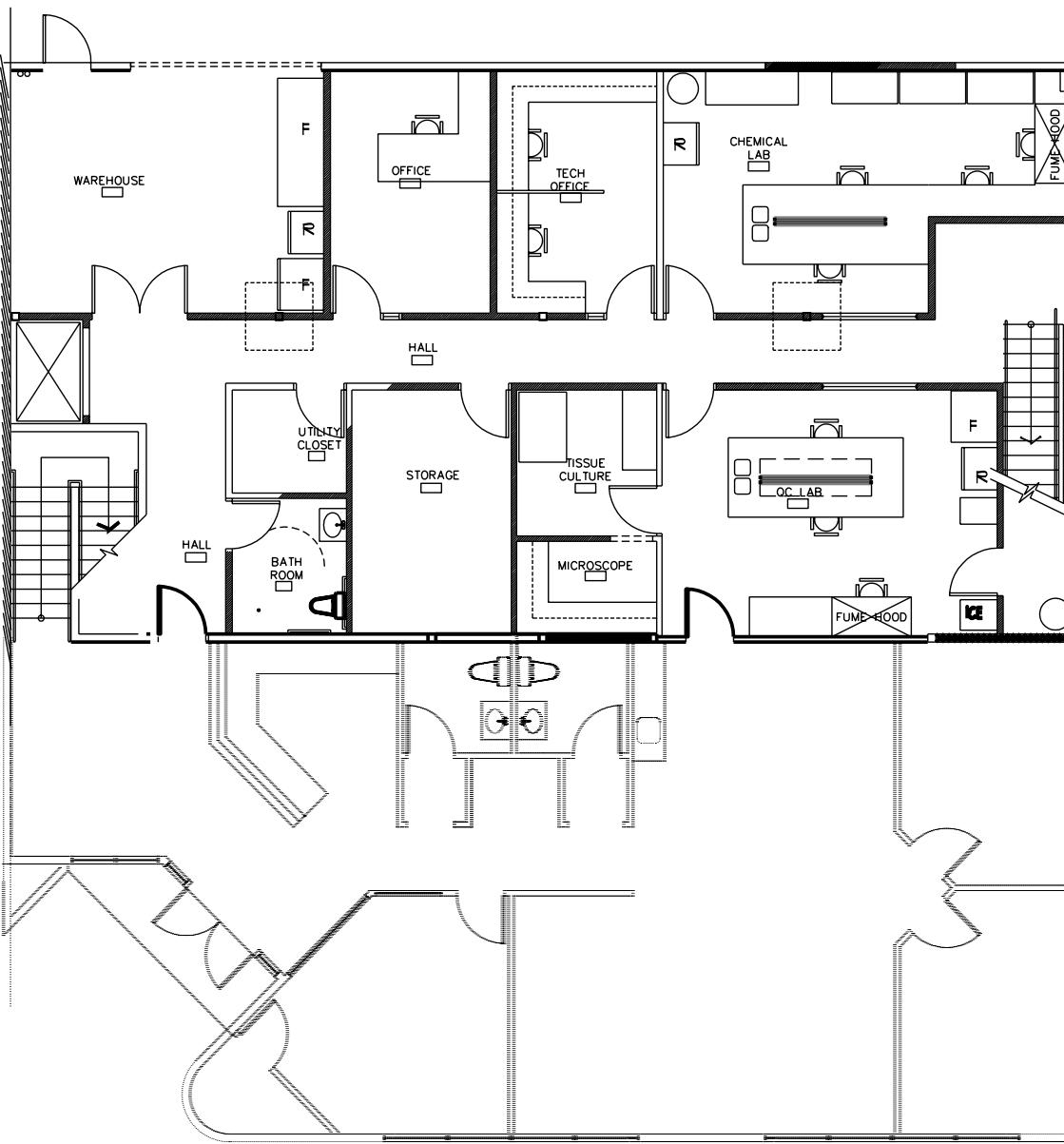
\$2.75 NNN

Low operating expenses (~\$0.32/SF)



First Floor As-built Floor Plan

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 | $\pm 4,600$ 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 Course
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 Laund

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
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Contact Us

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

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