

6134 NANCY RIDGE
FREE STANDING SPEC LAB & OFFICE
AVAILABLE NOW



**25,861 SF
AVAILABLE**

17,451 SF
FLOOR 1

8,410 SF
FLOOR 2

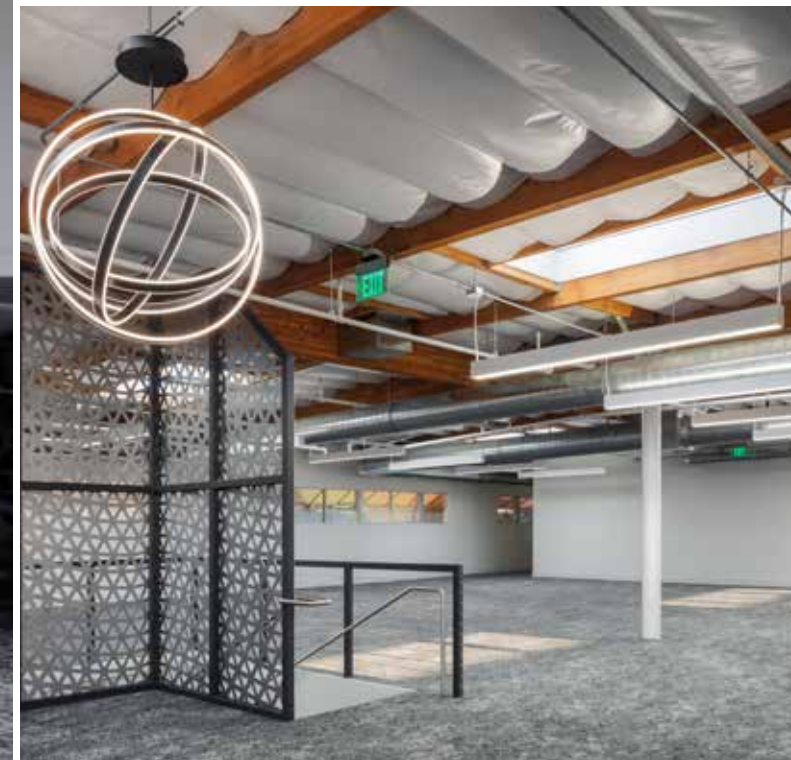


P
**3.1/1,000 SF
PARKING RATIO**

14 FT
CLEAR HEIGHT

**OUTDOOR
COLLABORATION
& LOUNGE SPACE**

**FREE STANDING
BUILDING**



REINVENTED WORKPLACE HIGHLIGHTS

- » Freestanding 25,861 SF spec lab and office building
- » 50:50 Lab to office ratio with ability to expand the lab
- » 14' Clear height with mezzanine office

Recent renovations include:

- » Contemporary exterior façade enhancements
- » Modern entry and lobby with collaboration space
- » Operable glass folding wall connects indoor break room to outdoor patio
- » High-end restrooms with shower and locker room
- » Generator and enclosure
- » Drought tolerant landscaping
- » Electric vehicle charging stations
- » Building top signage
- » Skylights throughout office area and glass roll-up door to enhance natural light
- » New roof installed in 2023

New 3,000+ SF private and secured outdoor amenity Including:

- » 730 SF Steel / wood shade structure with integrated concrete seat walls
- » Built-in BBQ / outdoor serving island with solid surface countertop, integrated lighting and storage
- » Bike storage rack
- » LED lighting throughout
- » New outdoor furniture
- » Outdoor games area
- » Live monitored video surveillance system

PROJECT IMPROVEMENTS & PROJECT SPECIFICATIONS

- » Best-in-class laboratory MEP infrastructure
- » 800 amp / 480 volt power
- » On-site 750kw diesel powered generator
- » Grade level shipping / receiving with motorized glass overhead door
- » Plumbing - 2" water line
- » 3hp 200-gal vacuum & 7.5hp 120-gal compressor (located in CMU enclosure)



NEW MECHANICAL SYSTEMS
EXCEEDS LABORATORY STANDARDS



PARKING RATIO
3.1/1,000 SF



**ON-SITE
GENERATOR**

SITE PLAN



BBQ WITH BUILT-IN COUNTER



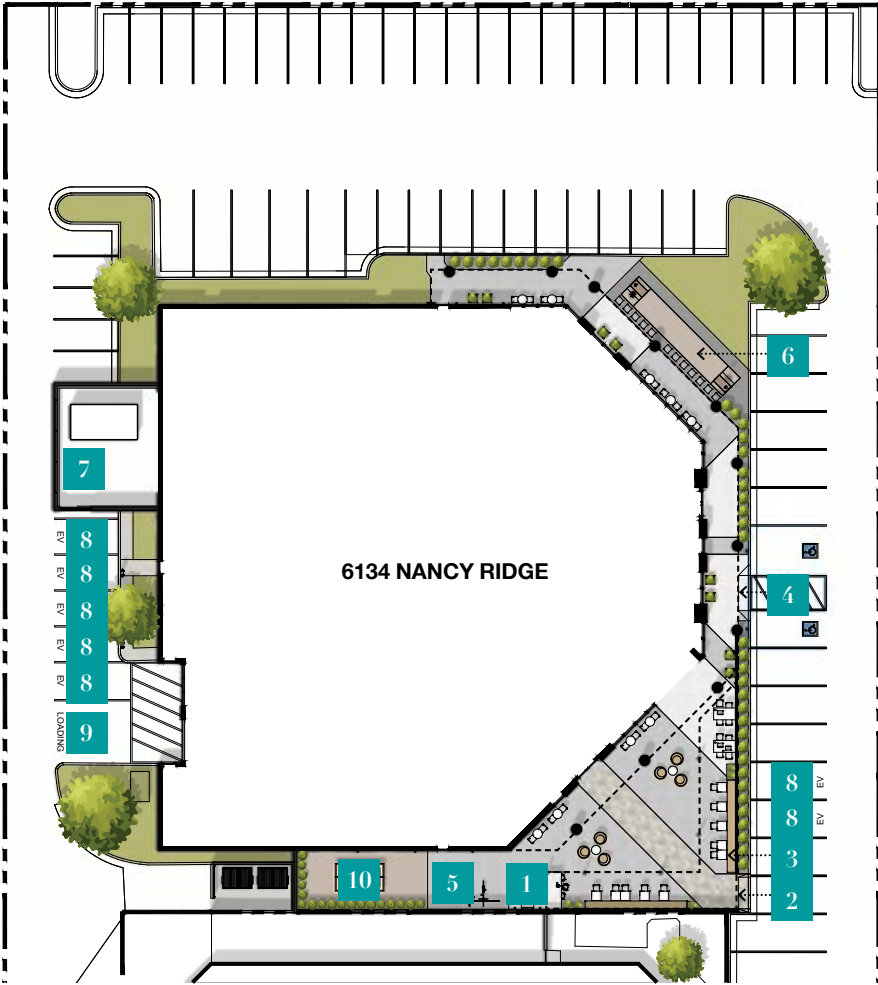
SHADE STRUCTURE ABOVE



BUILT-IN BENCH



COVERED WALKWAY



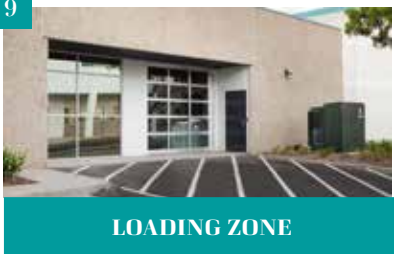
BIKE RACK



REGULATION SIZE CORN HOLE



PING PONG AREA



LOADING ZONE



EV CHARGING STATION



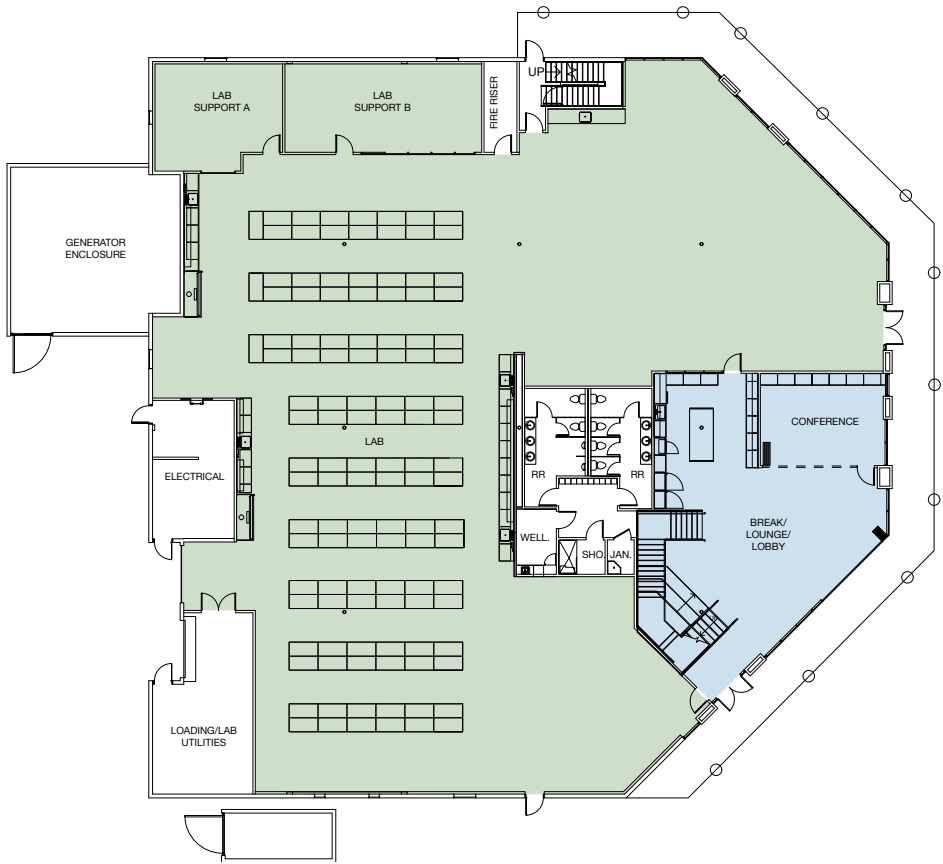
GENERATOR ENCLOSURE

SPEC LAB & OFFICE IMPROVEMENTS

- » 50:50 lab to office ratio (expandable to 60:40 lab to office)
- » 114 mobile benches configured in nine rows from Hansen Lab Solutions (can accommodate 145+ benches when fully built-out)
- » 78 LF of built-in metal casework (can accommodate 252 total LF when fully built-out)
- » Two 8’ fume hoods
- » Compressed air and vacuum
- » 2 lab support rooms with wiremold electrical outlets and plumbing for future fixtures (ability to construct additional support rooms)
- » 2 conference rooms (large furnished conference room)
- » 7 offices / huddle rooms
- » Open office to accommodate 65+ workstations
- » IT / Storage room
- » Large tenant lounge on 1st floor with new architectural staircase with custom metal paneling and a built-in stadium seating area
- » Full kitchens on 1st and 2nd floors
- » Private and furnished indoor / outdoor patio with BBQ
- » Private outdoor gaming areas with ping pong and cornhole



SPEC LAB & OFFICE FLOOR PLAN



FLOOR 1



FLOOR 2



6134 NANCY RIDGE



6134 NANCY RIDGE DRIVE SAN DIEGO, CA



BEST-IN-CLASS LAB IMPROVEMENTS

6134 NANCY RIDGE



EMPLOYEE CENTRIC PRIVATE OUTDOOR PATIO

WITH SHADE
STRUCTURE
& SOFT
SEATING



PRIVATE
COURTYARD
INTEGRATED BBQ
& EVENT SPACE



STRATEGIC LOCATION

Located in the heart of Sorrento Mesa and situated among many of San Diego’s most prestigious life science, medical device, and technology companies. Enjoy quick freeway access and nearby retail offerings coupled with close proximity to the renowned UCSD campus.





Alvarez & Marsal Capital Real Estate (“A&M CapRE”) is the real estate investment management arm of Alvarez & Marsal (“A&M”), a global professional services firm and a leader in the corporate restructuring and turnaround industry since 1983. A&M CapRE was formed in 2008 to help their stakeholders identify and capitalize on opportunities during each phase of the real estate market cycle.

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