

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**

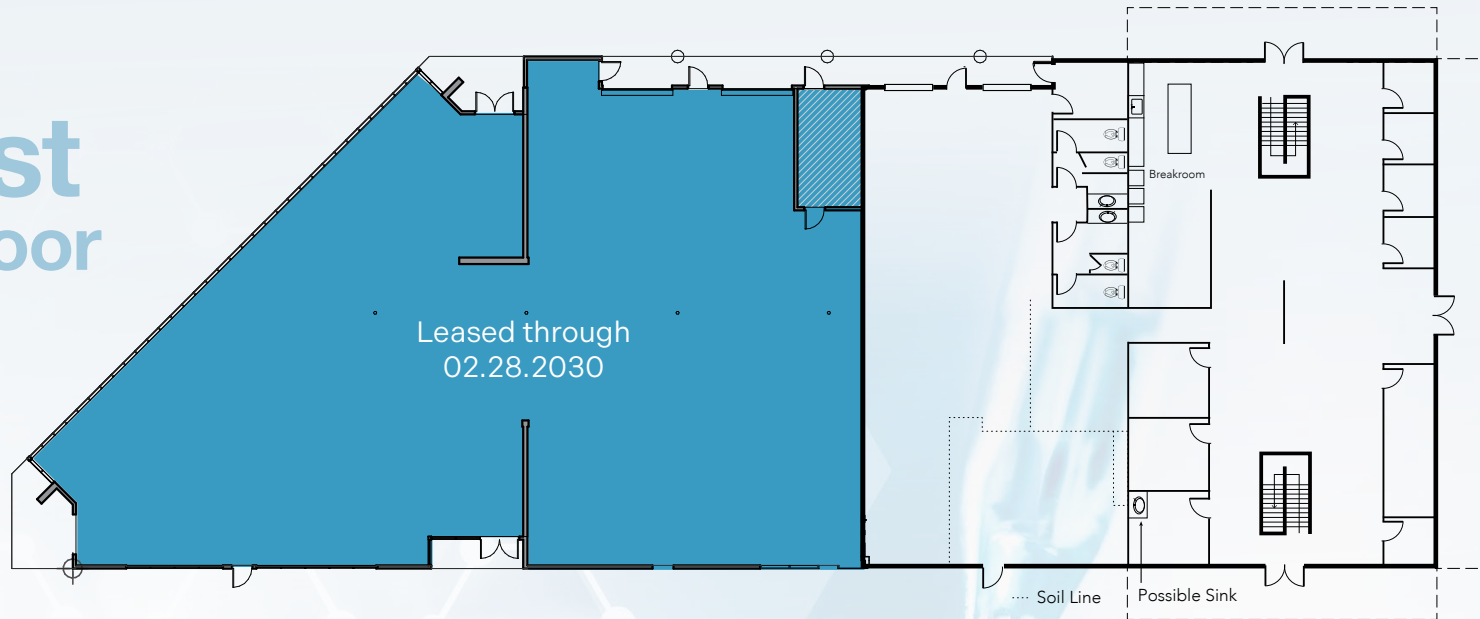


Nancy Ridge

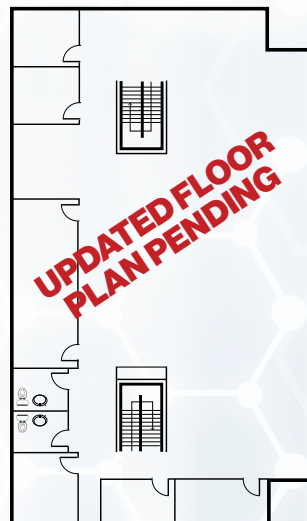
6162

Floor Plan

1st Floor

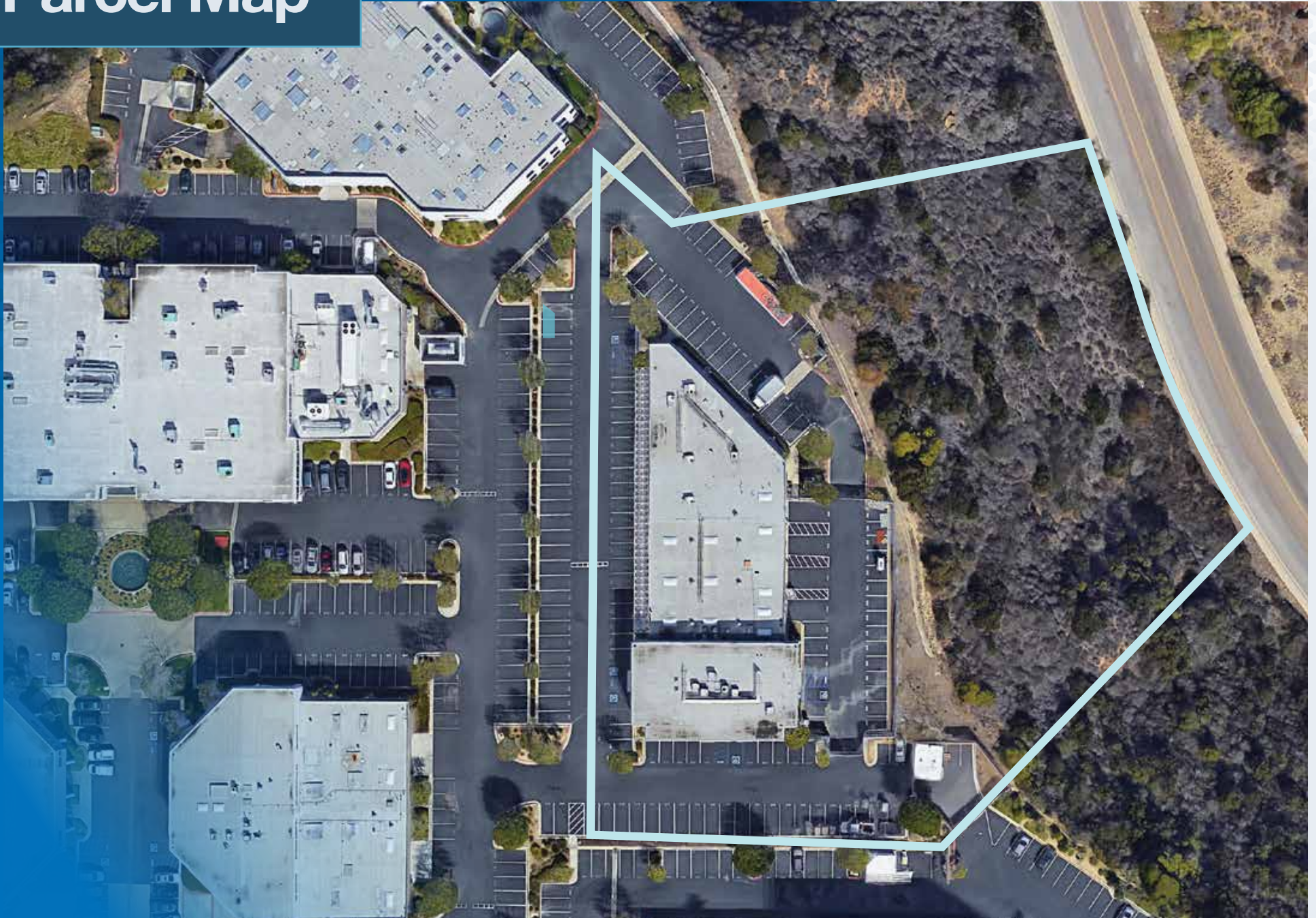


2nd Floor

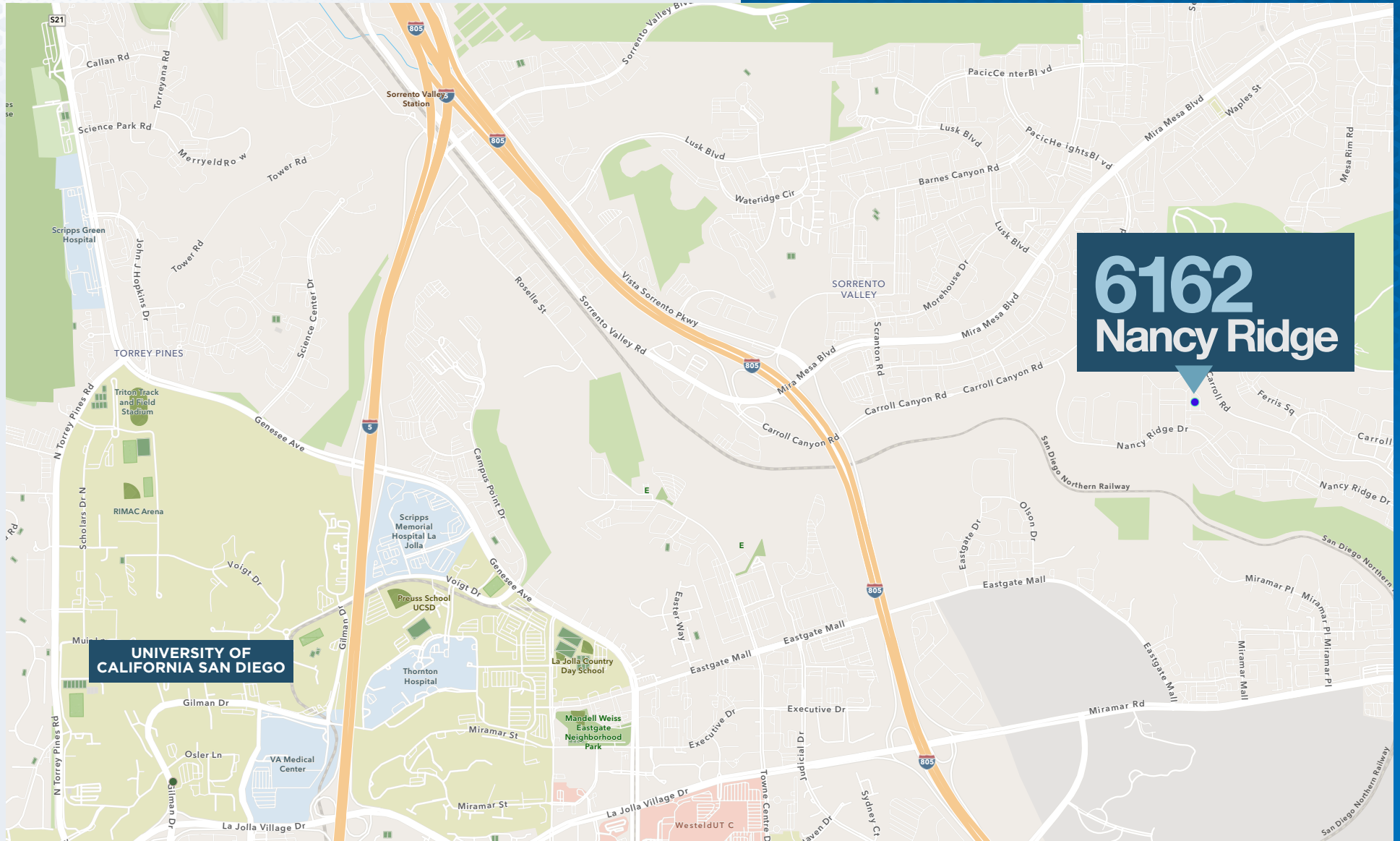


Floor plan is not accurate or to scale.

Parcel Map



Location Map



Corporate Neighbors



QuidelOrtho™

Qualcomm

Qualcomm

American Specialty Health

SAMSUNG

Qualcomm

AlivaMab
BIOLOGICS

HUB

PriceSmart

inseeGo

Qualcomm

SHORELINE
biosciences

FedEx
Express

BD

Qualcomm

ACULON

Shubh
Solutions

pci
PHARMA SERVICES

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Spectrum

dexcom
CONTINUOUS GLUCOSE MONITORING

Google

dexcom
CONTINUOUS GLUCOSE MONITORING

COMMScope
now meets next

HOLOGIC
The Science of Sure

AXILLON
AEROSPACE

FedEx
Express

ThermoFisher
SCIENTIFIC

TUV
SUD

xerox

GEOCON

inno
VIVE

Qualcomm

GENERAL ATOMICS
AERONAUTICAL

infantino

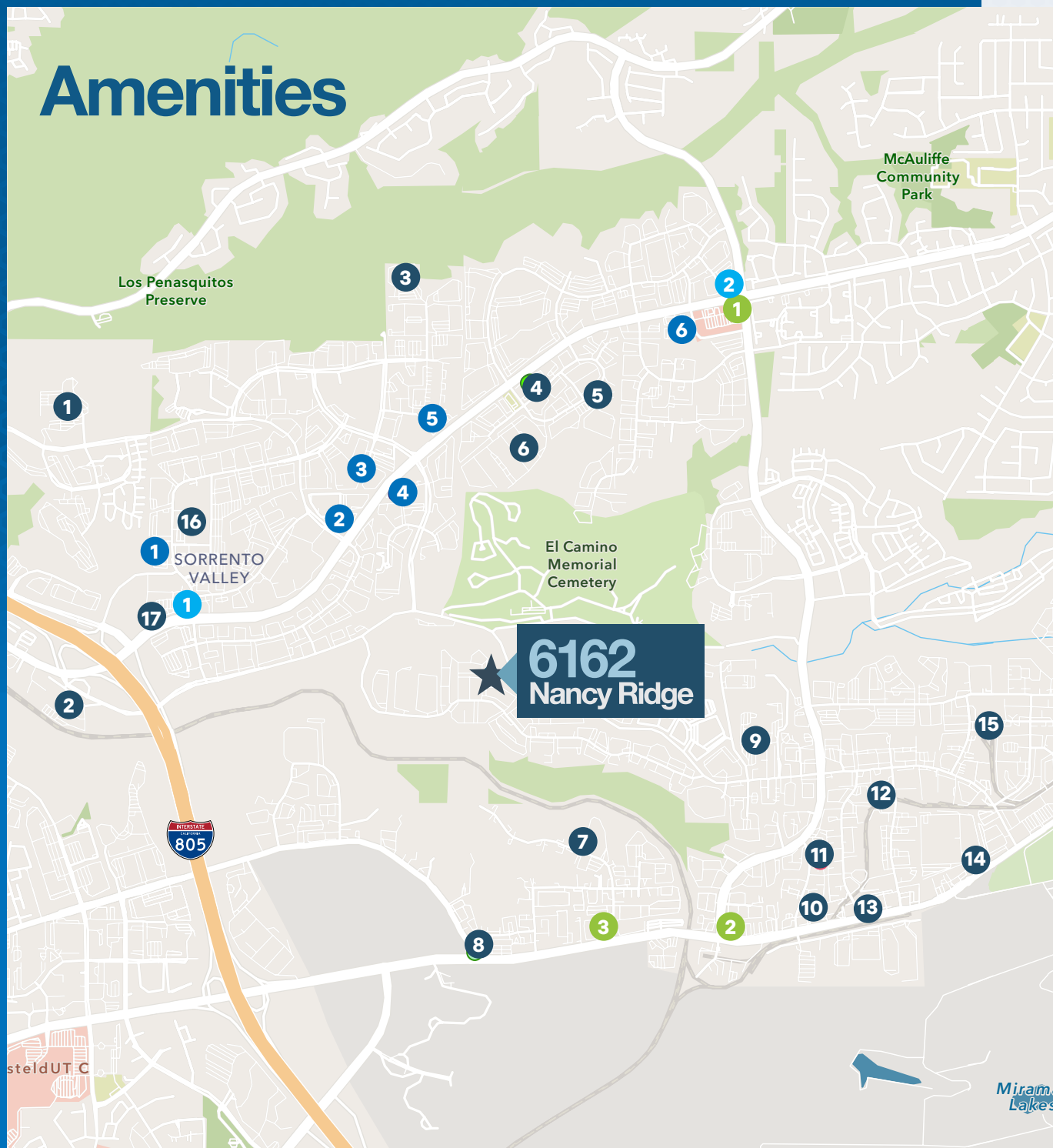
QuidelOrtho™

Mira Mesa Blvd.

Camino Santa Fe.



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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