

# TECHCENTER @THERIDGE

SORRENTO MESA



Move-in Ready Lab Suites Available Now  
4,955 SF - 18,924 SF

**FOR LEASE**

6310, 6330, 6350, & 6370 Nancy Ridge Drive  
San Diego, CA 92121



## YOUR INNOVATION ECOSYSTEM

IN THE HEART OF  
SORRENTO MESA

## TECHCENTER@THERIDGE

6310, 6330, 6350, & 6370  
NANCY RIDGE DRIVE  
SAN DIEGO, CA 92121

**CONOR EVANS**

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# THE CENTER

Asking Rent: \$3.50 - \$3.75 NNN



Experience the heartbeat of innovation. Discover TechCenter@TheRidge. Versatile life science/technology suites, situated within our prestigious multi-tenant business park in Sorrento Mesa—the vibrant epicenter of technology and innovation in San Diego.



TC/Equipment Rooms/  
Lab Support Rooms



High-Capacity Built-In Benches  
and Fume Hoods within Spaces at  
No Extra Cost



E-Power and Plumbed Gas  
In Select Suites



Lab Furniture & Equipment  
Available in Select Suites



Flexible Floor Layouts  
Easy Expansion



TECHCENTER@THERIDGE



EASY LOADING  
ACCESS



SINGLE PASS AIR  
THROUGHOUT  
LAB SPACES



HIGH BAY  
CLEAR HEIGHT  
IN WAREHOUSE



3.0/1,000  
PARKING RATIO

In the Core Central San Diego Technology & Innovation Cluster

Market-low Operating Expenses: NNNs: \$0.35-\$0.40 PSF

Close Proximity to I-805, I-5, & I-15

Fiber Available / Fully Sprinklered

Move-in Ready Lab Suites / Abundant Natural Light with Skylights  
Throughout

Private, En-Suite Restrooms, and Kitchenettes

Outdoor Shaded Eating / Meeting Spaces in Natural Setting

Lush Landscape with Panoramic Views / Abundant Outdoor Space

Responsive and Local Entrepreneurial Ownership & Management

6310 6330 6350 & 6370 Nancy Ridge Drive



Located Along Coaster Connection  
Route 473, with Service to  
Sorrento Valley Coaster Station

[Click for Schedule](#)

**ASKING RENT** \$3.50- \$3.75 NNN  
 NNNs \$0.35 - \$0.40 SF



## AVAILABILITIES

### 6310 NANCY RIDGE DRIVE

SUITE	SIZE	DESCRIPTION
106	5,803 SF	Available Lab w/ Upgraded Office Finishes

### 6330 NANCY RIDGE DRIVE

SUITE	SIZE	DESCRIPTION
104	5,045 SF	Available Lab w/ Upgraded Office & Lab Finishes

### 6350 NANCY RIDGE DRIVE

*\*Suites 101-103 are contiguous up to 18,924 SF*

SUITE	SIZE	DESCRIPTION
101-102	13,121 SF	Available Lab + GMP/Existing Clean Rooms, Lab Equipment
103	5,803 SF	Available Lab w/ Clean Rooms, Lab Equipment

### 6370 NANCY RIDGE DRIVE

*\*Suites 104-105 are contiguous up to 9,990 SF*

SUITE	SIZE	DESCRIPTION
104	4,995	Available Flex   50% Office, 50% Warehouse
105	4,955	Available Flex   R&D
111	4,995	Available Lab



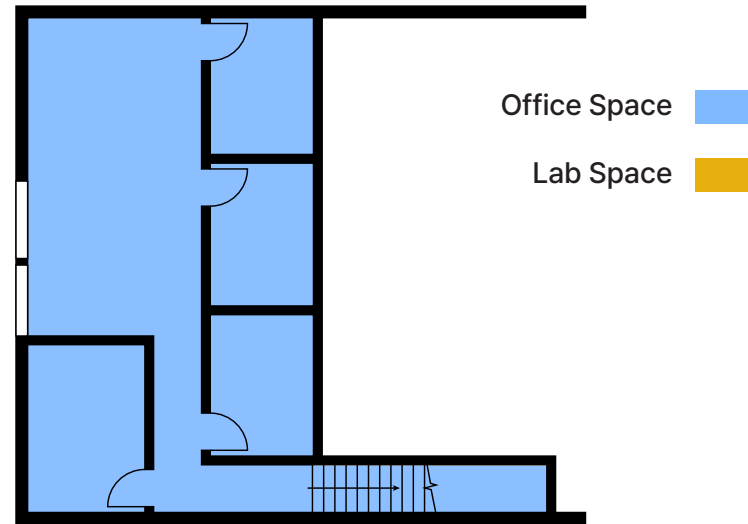
AVAILABLE

# FLOORPLANS

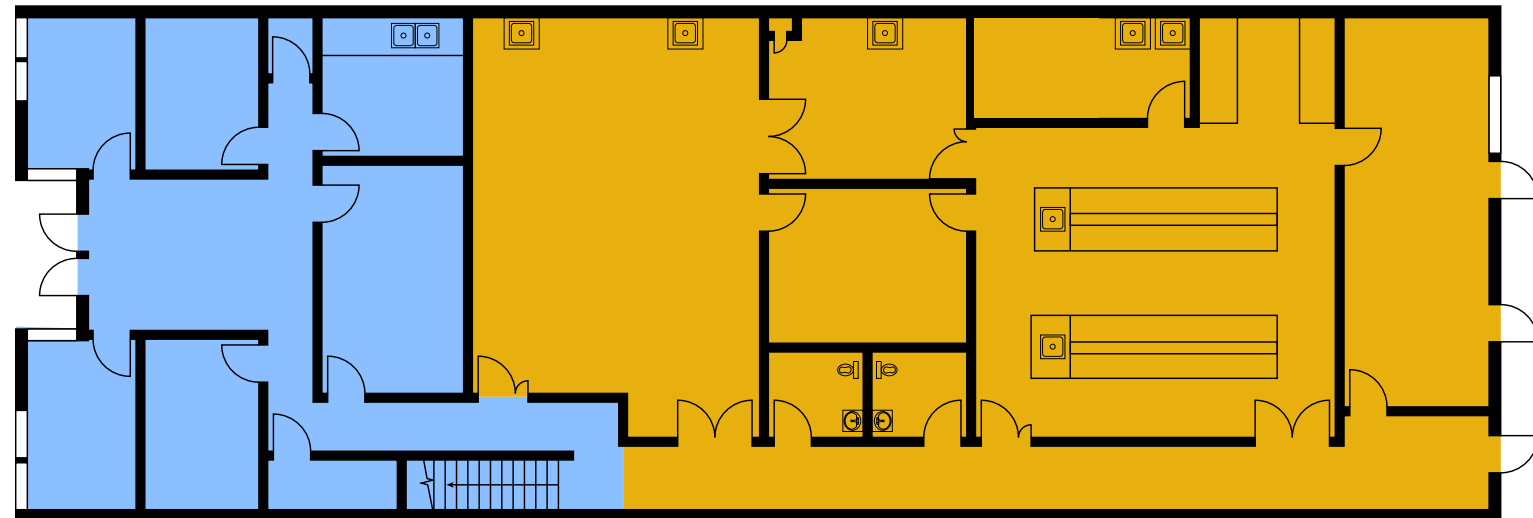
## 6310 NANCY RIDGE DRIVE | SUITE 106 5,803 SF

- Newly Upgraded Office Finishes
- Central Vacuum System
- Plumbed Gases
- In-place Lab Benches w Plumbing
- Conference Room, Multiple Private Offices and Kitchen
- Multiple Lab Support Rooms with Abundant Plumbing in Place
- Single Pass with Backup Power on Roof
- Designated Shipping & Receiving and Storage Space
- Second Floor Office

### SECOND FLOOR



### FIRST FLOOR



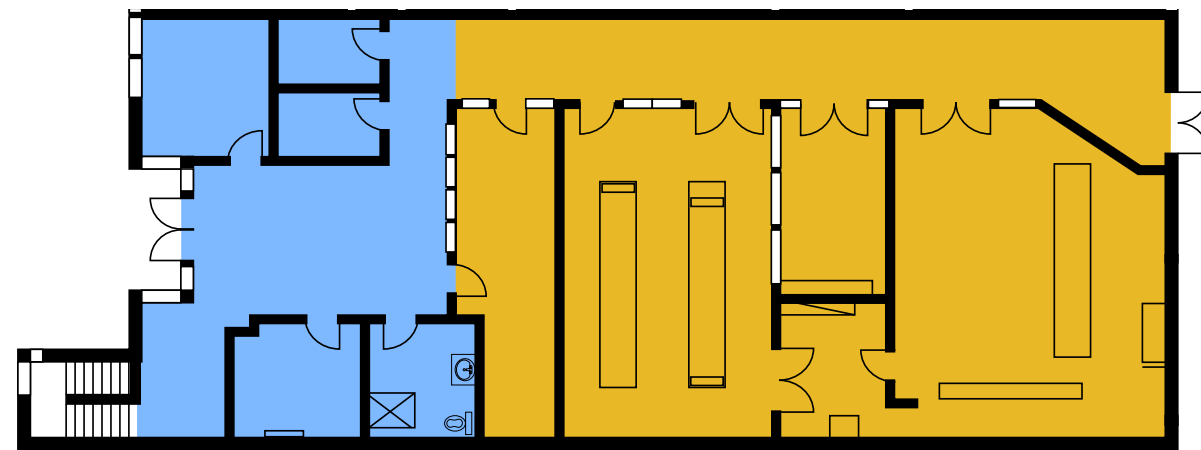
AVAILABLE

# FLOORPLANS

**6330 NANCY RIDGE DRIVE | SUITE 104**  
5,045 SF

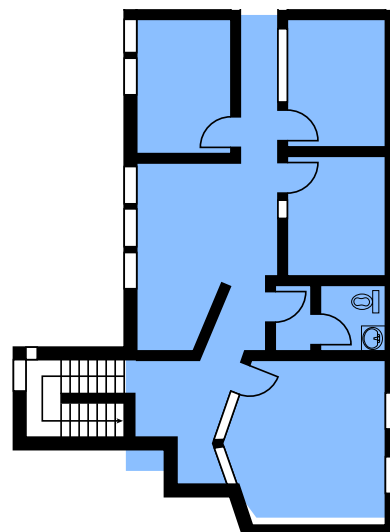
- Multiple Lab Support Rooms & Production Areas
- Existing Lab Benches in Place
- In-Suite Restrooms
- Second Floor Office
- Vented Fume Hood
- Backup Power

FIRST FLOOR



Office Space ■ Lab Space ■

SECOND FLOOR



AVAILABLE

# FLOORPLANS

**6350 NANCY RIDGE DRIVE**  
**SUITES 101, 102 & 103**  
CONTIGUOUS UP TO 18,924 SF

**SUITE 101 7,318 SF**

- Multiple Equipment Rooms, Production and Support Rooms
- In-Suite Restrooms
- Second Floor Office
- Climate Controlled Warehouse with Roll-Up Door for Shipping & Receiving
- GMP Capability
- Backup Power

**SUITE 102 5,803 SF**

- Multiple Existing Clean Rooms, TC Rooms, & Lab Support Areas
- Multiple BSC's, Freezers & Lab Equipment
- In-Suite Restrooms
- Second Floor Office
- GMP Capability
- Existing Lab Benches & Fume Hoods
- Backup Power

**SUITE 103 5,803 SF**

- Multiple BSC's, Freezers & Lab Equipment Existing
- In-Suite Restrooms
- Second Floor Office
- R&D Production & Lab Area with Multiple Support Rooms
- Backup Power
- Existing ISO 8 Clean Rooms
- Existing Lab Benches & Fume Hoods

SUITE 101-102

SUITE 103



Office Space ■ Lab Space ■

# AVAILABLE FLOORPLANS

## 6370 NANCY RIDGE DRIVE SUITES 104 & 105

CONTIGUOUS UP TO 9,990 SF

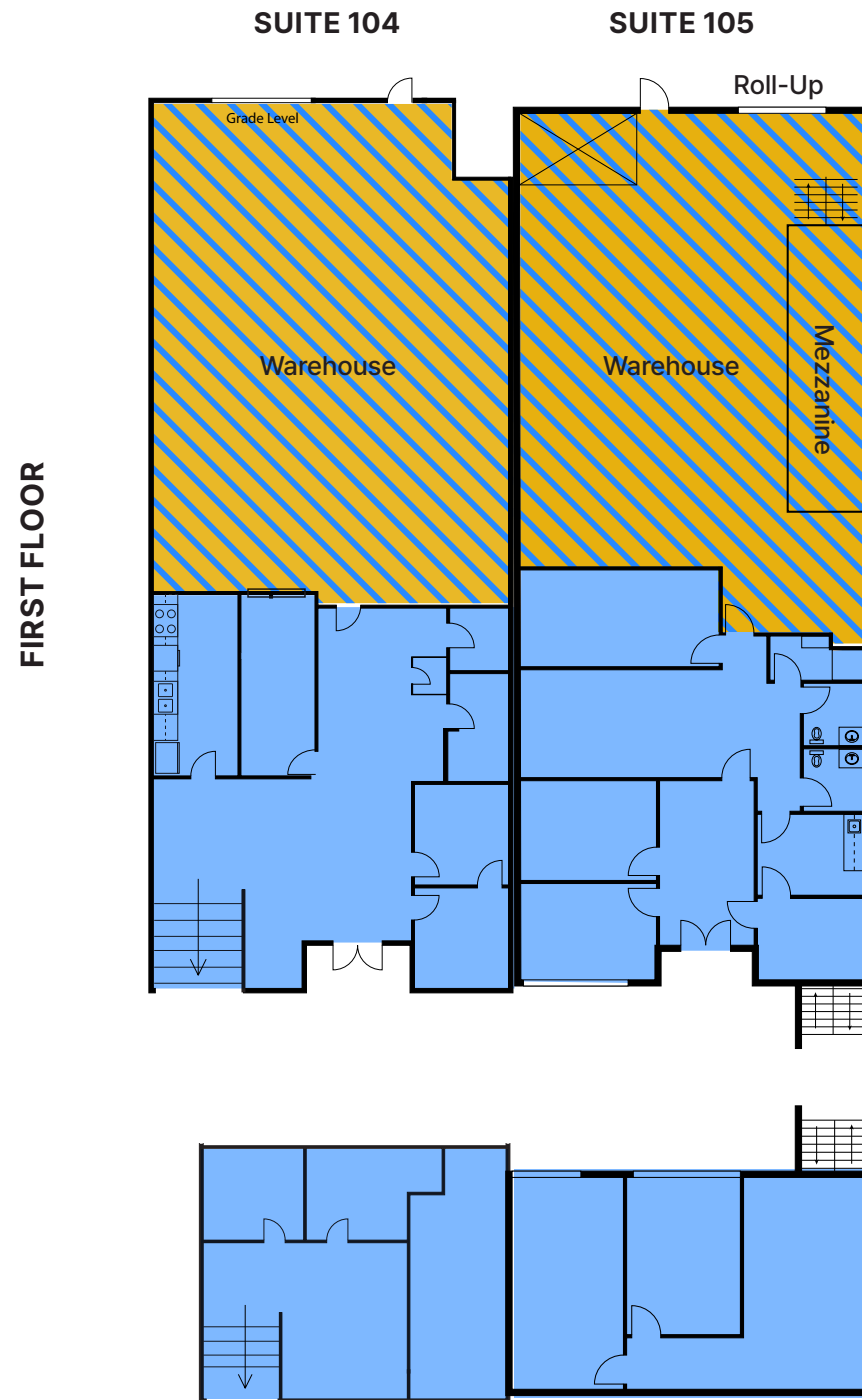
### SUITE 104 4,995 SF

- 50% Office, 50% Warehouse
- +/- 22' Clear Height
- Upgraded Offices w/ Windowlined Views
- Can be converted to Lab
- Available Now

### SUITE 105 4,955 SF

- 2nd Gen Flex/ R&D
- Available Now

Office Space ■  
Lab Space ■



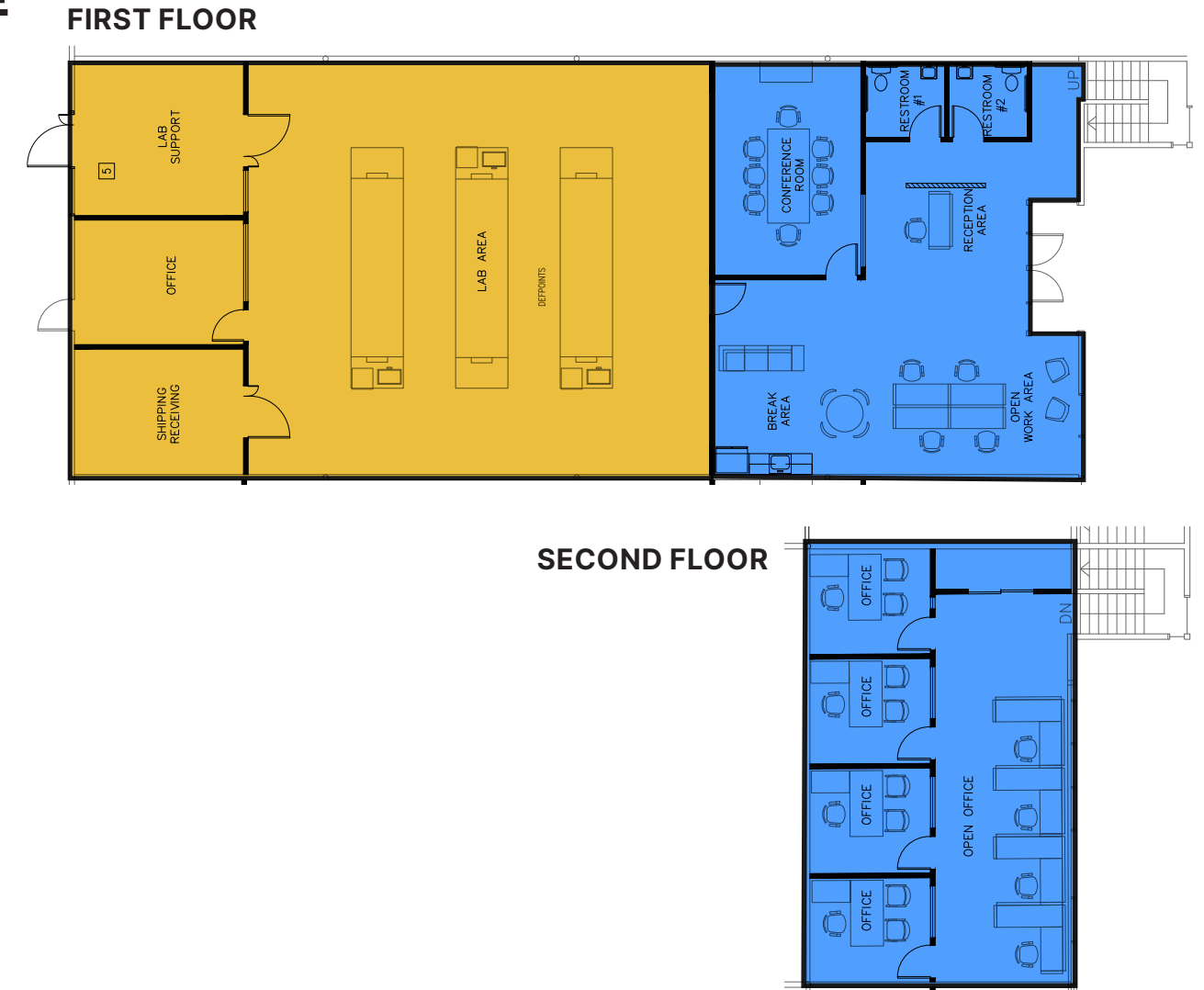
# AVAILABLE FLOORPLANS

## 6370 NANCY RIDGE DRIVE SUITE 111

### SUITE 111 4,995 SF

- 4 Private Offices
- 2 Benches + 2 Biosafety Cabinets
- Shipping/ Receiving
- Lab Support Room
- Conference Room
- In-Suite Restrooms
- Break Area
- Reception

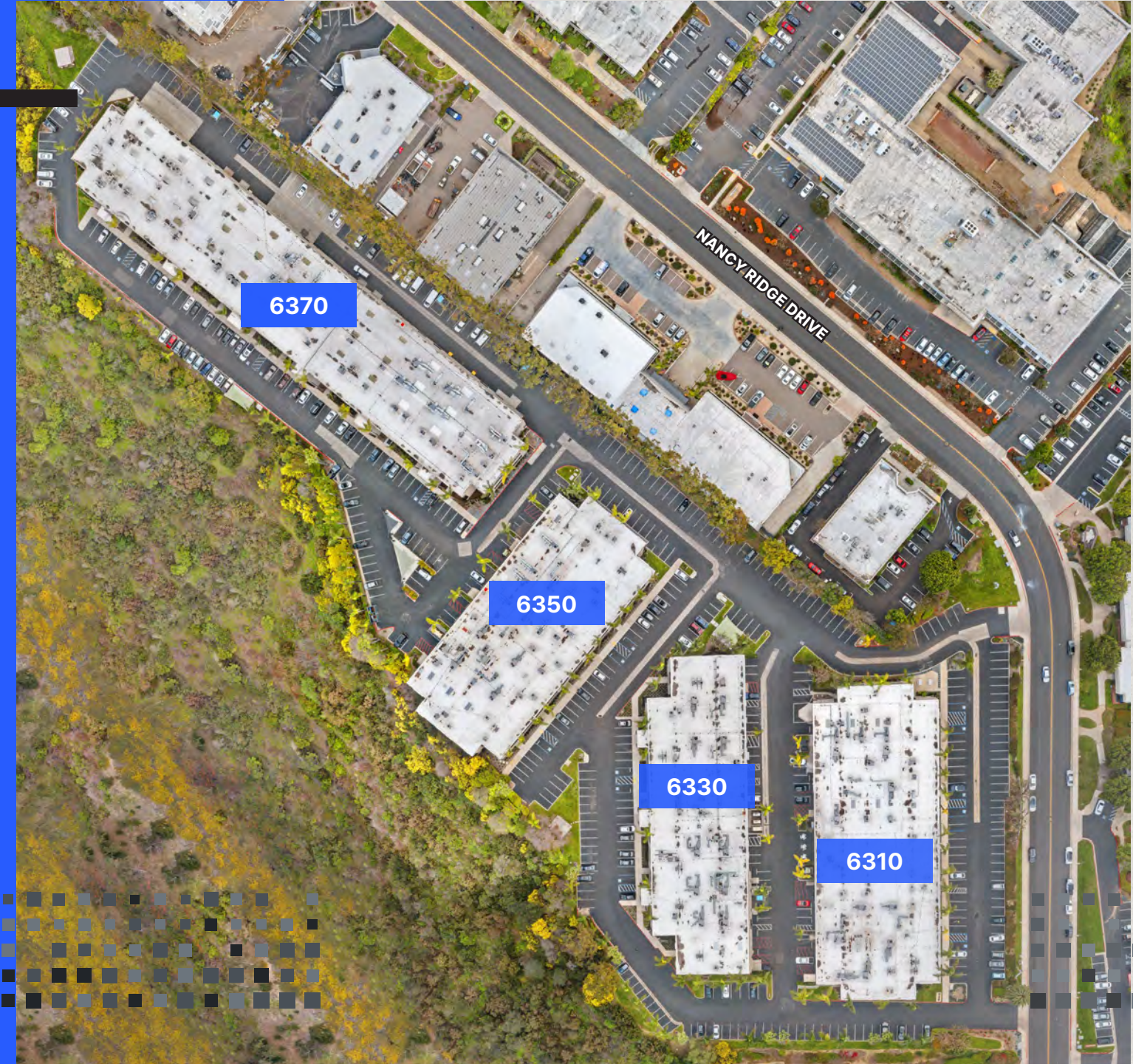
Office Space ■  
Lab Space ■





# SITE PLAN

# AERIAL OVERVIEW





UTC

illumina

UC San Diego



**SORRENTO COURT**  
Planet Fitness  
McDonald's  
Fiesta Mexican Grille  
Bank of America  
Grater Grilled Cheese  
Postal Annex  
Chase Bank

**SORRENTO PLAZA**  
Chick-fil-A  
Croutons  
California English  
BBQ Chicken  
Mirch Masala  
Moment Sushi



BlueNalu

Inception  
A Versant Discovery Engine

CUB

WuXi AppTec

pci  
PHARMA SERVICES

QPEX BIOPHARMA

emergent  
biolutions

Pfizer

Allele  
Biotechnology

CiBUS  
Driving Biomedical Research

ALAN LABORATORIES

ORMET

**TECHCENTER  
@THERIDGE**

Accugenex

GENERAL COATING

CARLISLE

SD  
Instruments

1.6 Miles west to I-805

4.2 Miles west to I-5

4.3 Miles east to I-15

4.7 Miles west to CA-52

## SORRENTO MESA: YOUR GATEWAY TO CONVENIENCE

Just minutes from major freeways and transit routes as well as abundant amenities, TechCenter@TheRidge's central location provides the essential infrastructure to support a growing company.

### 1 SCRANTON ROAD AND MIRA MESA BOULEVARD

*Additional Amenities Near Sorrento Plaza & Sorrento Court (Shown on Map)*

- |                         |                   |                             |
|-------------------------|-------------------|-----------------------------|
| Ike's Love & Sandwiches | BHC Chicken       | Sorrento Canyon Golf Center |
| Park Commons            | Mercato Food Hall | Gravity Heights             |
| Flame Broiler           | McDonald's        | Americana Car Wash & Gas    |
| Mariscos La Reyna       | Punjabi Tandoor   | Karl Strauss Brewery        |

### 2 CAMINO SANTA FE AND MIRAMAR ROAD

*1.7 Miles South - Not Shown on Map*

- |                        |                    |                     |
|------------------------|--------------------|---------------------|
| ARCO                   | Better Buzz Coffee | The UPS Store       |
| Tenkatori Miramar      | Starbucks          | Carl's Jr.          |
| Denny's                | Natsumi Sushi      | Jersey Mike's       |
| Abbey's Real Texas BBQ | Chevron            | Pauly's Pizza Joint |

### 3 PLAZA SORRENTO SHOPPING CENTER

*2.7 Miles North & East - Not Shown on Map*

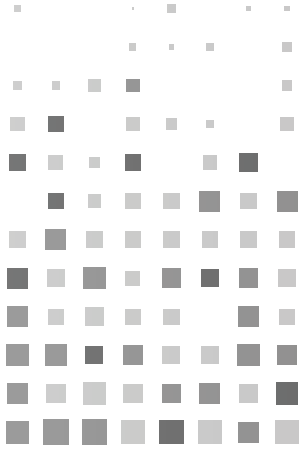
- |                      |             |                  |
|----------------------|-------------|------------------|
| ALDI                 | LA Fitness  | Urbane Cafe      |
| Habaneros Mexican    | Pho Kitchen | WaBa Grill       |
| KFC                  | Donut Touch | Charminar Indian |
| Sue's Korean Kitchen | SDCCU       | Burger King      |

### 4 CAMINO RUIZ AND MIRA MESA BOULEVARD

*4.1 Miles North & East - Not Shown on Map*

- |                  |               |                 |
|------------------|---------------|-----------------|
| Target           | Starbucks     | Vons            |
| Chipotle         | Yogurtland    | Manna BBQ       |
| Broken Yolk Cafe | Panda Express | Raising Cane's  |
| Sprouts          | IHOP          | Walgreens       |
| Red Lobster      | Hobby Lobby   | Mira Mesa Lanes |





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