

6162 Nancy Ridge

Suite 100, San Diego, California 92121

**NEW
PRICING**
For Lease
or Sale

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

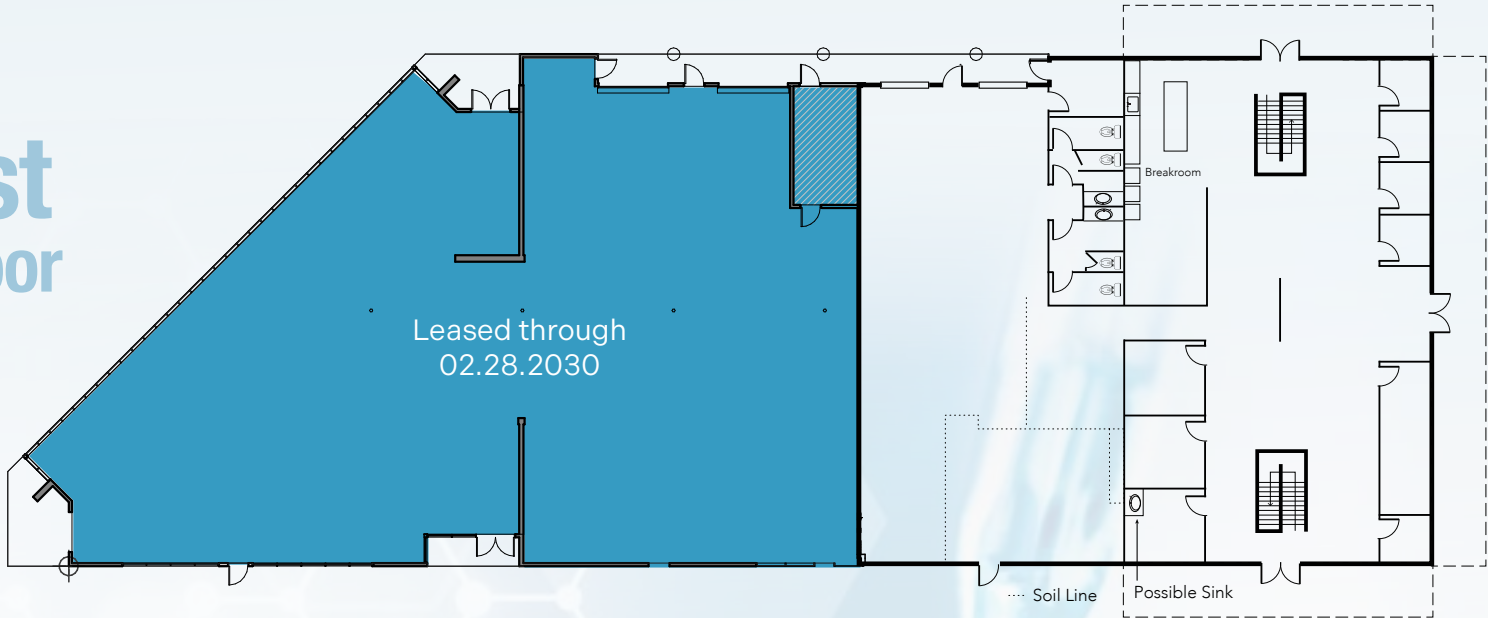
- **22,930 SF Freestanding Building** within an Association
Suite 100: 14,369 SF Available for Immediate Occupancy
Suite 150: 8,561 SF Leased Through February 2030
- *Interior Renovation Work Underway!*
- ***NEW* Sale Price:** \$9,000,000 (\$392.50/SF)
 Association Fees: \$19,500 annually (\$0.07/SF monthly)
- ***NEW* Lease Rate:** \$2.15/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**



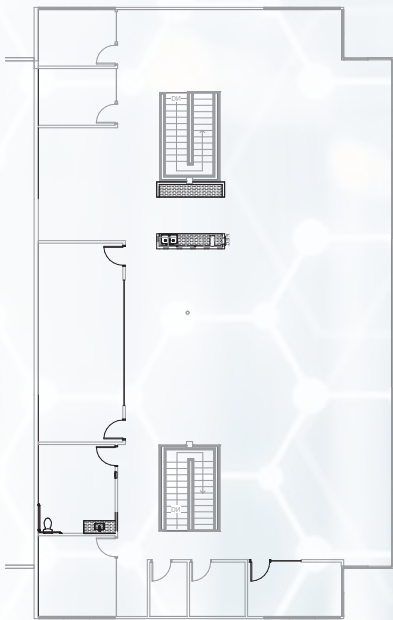
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Floor Plan

1st Floor



2nd Floor



Floor plan is not accurate or to scale.

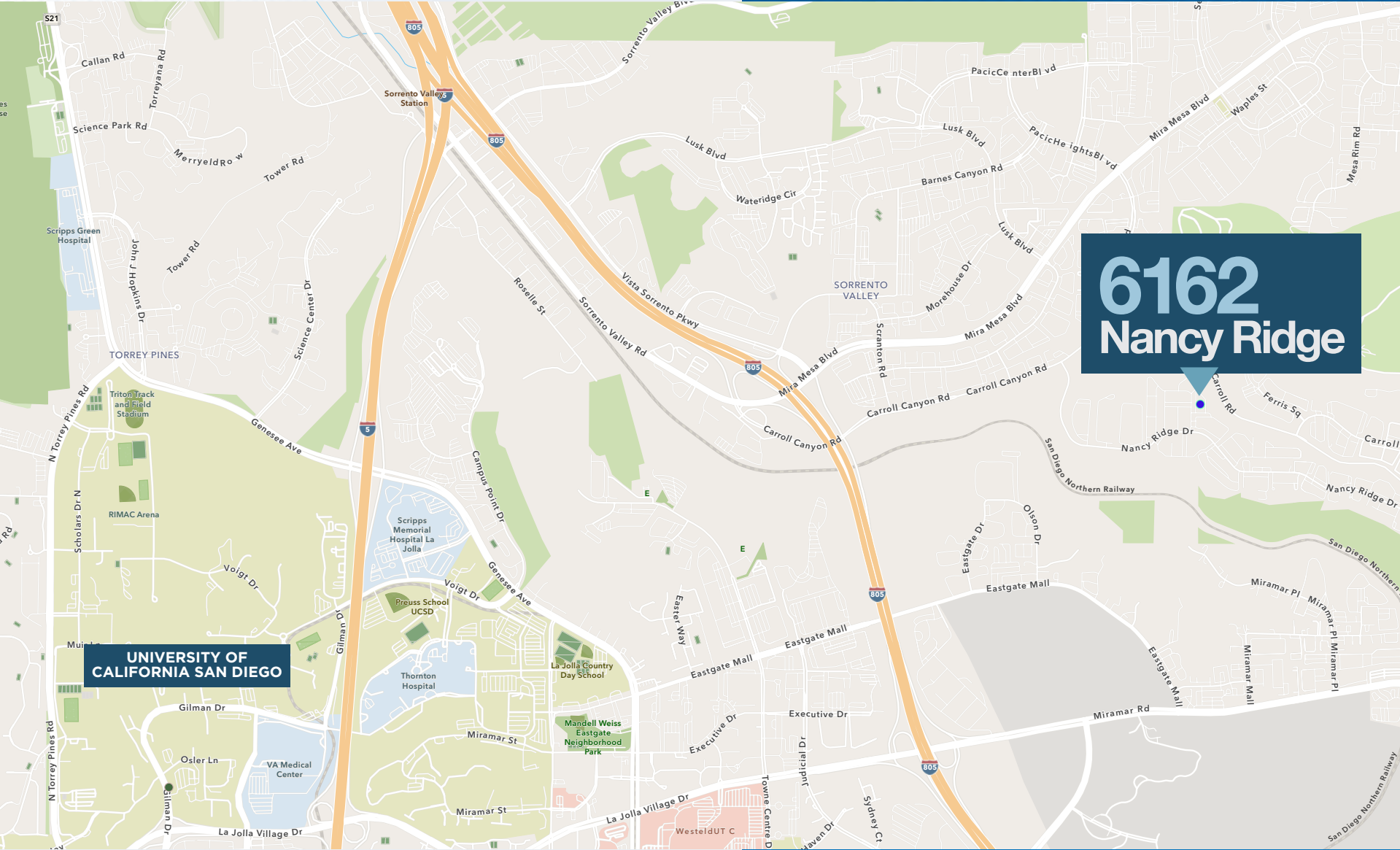




Parcel Map



Location Map



Corporate Neighbors



Qualcomm

QuidelOrtho™

Spectrum

Qualcomm

dexcom
CONTINUOUS GLUCOSE MONITORING

Google

American Specialty Health

SAMSUNG

Qualcomm

dexcom
CONTINUOUS GLUCOSE MONITORING

COMMScope®
now meets next

AXILLON
AEROSPACE

PriceSmart

HUB

AlivaMab
BIOLOGICS

HOLOGIC®
The Science of Sure

FedEx
Express

inseeGO

Qualcomm

ThermoFisher
SCIENTIFIC

TÜV
SÜD

xerox

SHORELINE
BIOSCIENCES

FedEx
Express

BD

innove

GEOCON

Qualcomm

Qualcomm

GENERAL ATOMICS
AERONAUTICAL

ACULON

Shubh
Solutions

pci
PHARMA SERVICES

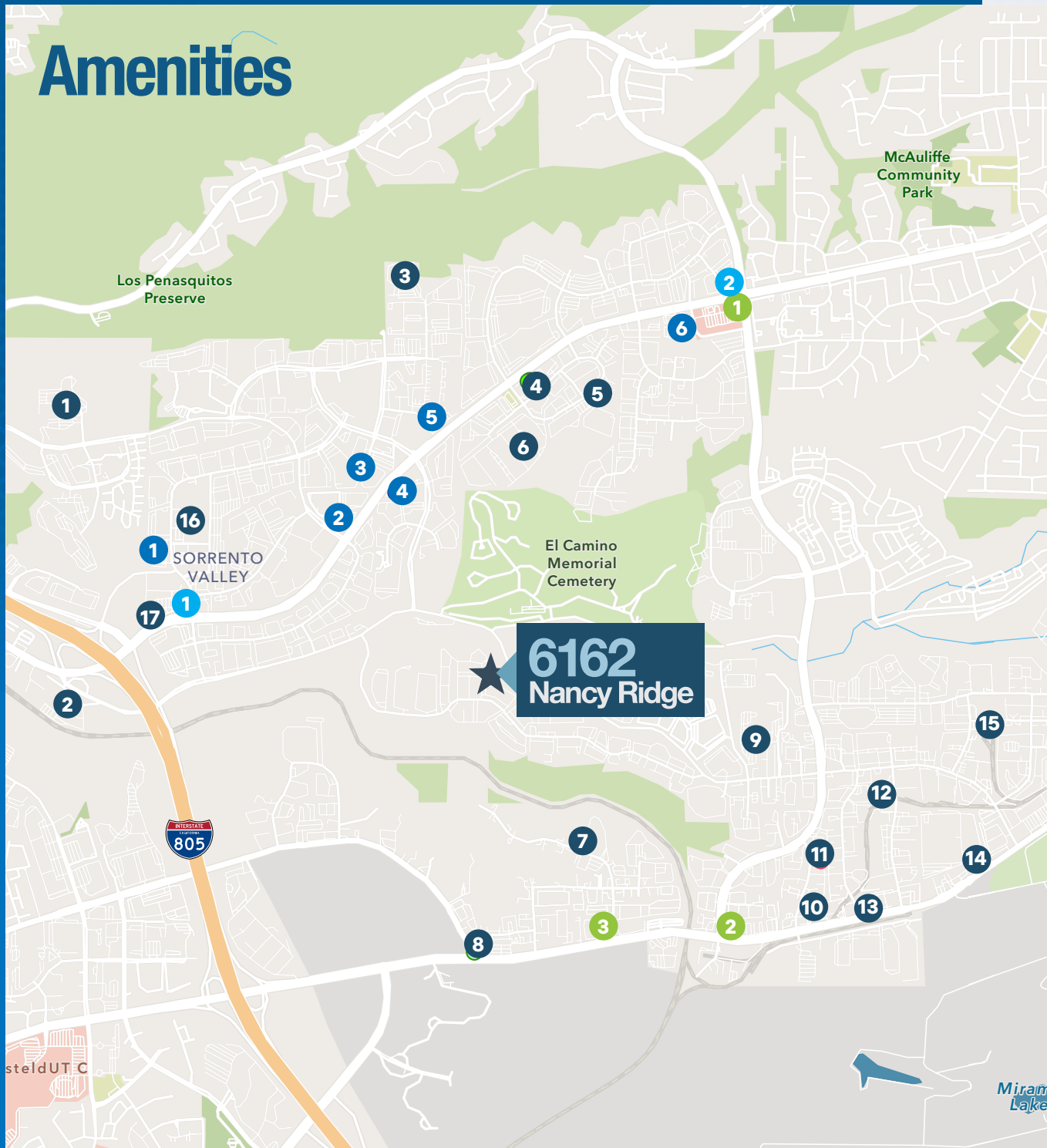
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QuidelOrtho™

6162
Nancy Ridge



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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