

TECHCENTER @THERIDGE

SORRENTO MESA

Colliers



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

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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



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

SUITE	SIZE	DESCRIPTION
104	4,995	Available Flex 50% Office, 50% Warehouse
111	4,995	Available Lab



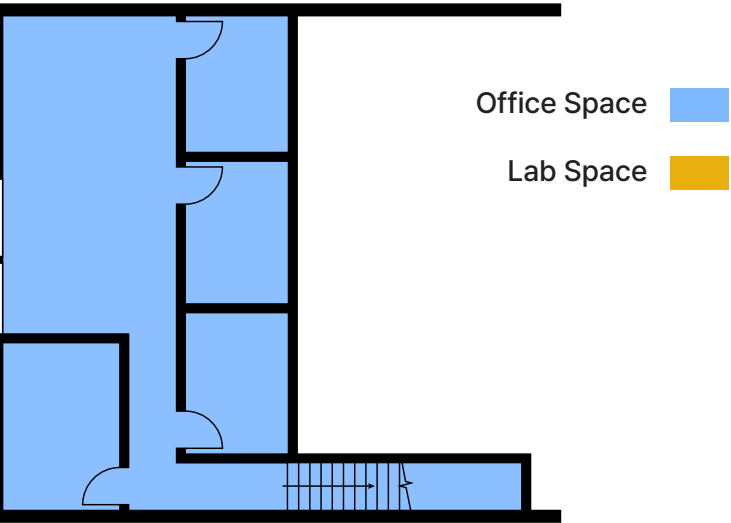
AVAILABLE

FLOORPLANS

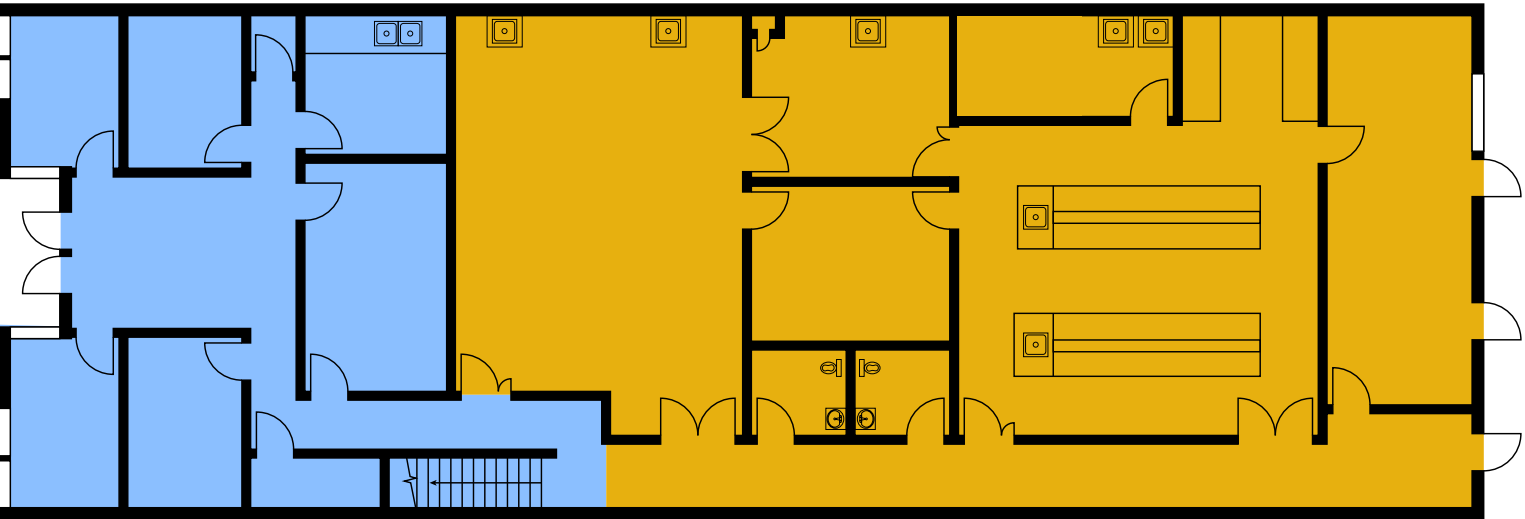
6310 NANCY RIDGE DRIVE | SUITE 106 5,803 SF

- 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

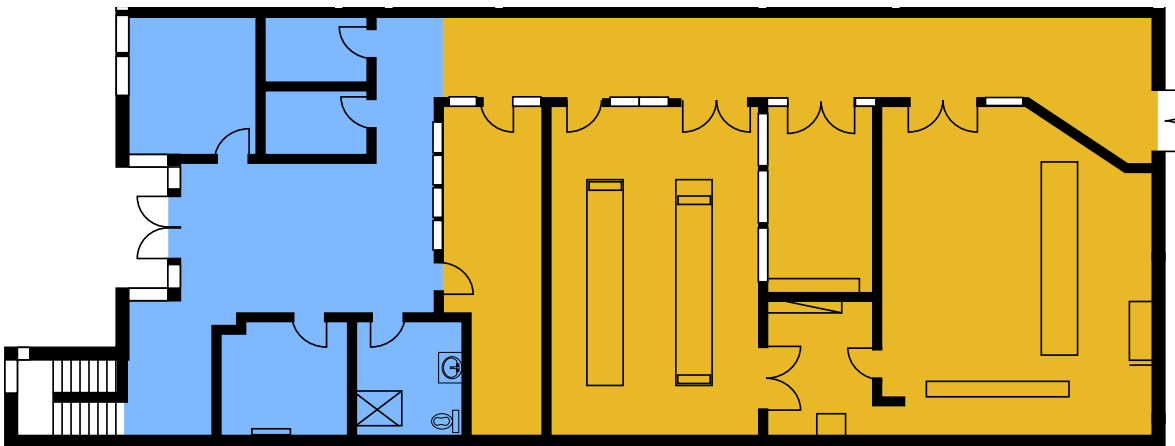


AVAILABLE

6330 NANCY RIDGE DRIVE | SUITE 104

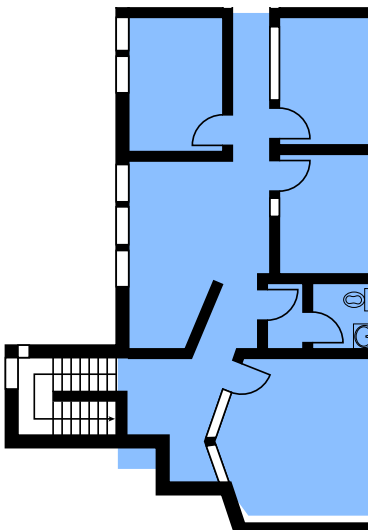
- Multiple Lab Support Rooms & Production Areas
- Existing Lab Benches in Place
- In-Suite Restrooms

FIRST FLOOR



Office Space

Lab Space



SECOND FLOOR

AVAILABLE

6350 NANCY RIDGE DRIVE

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

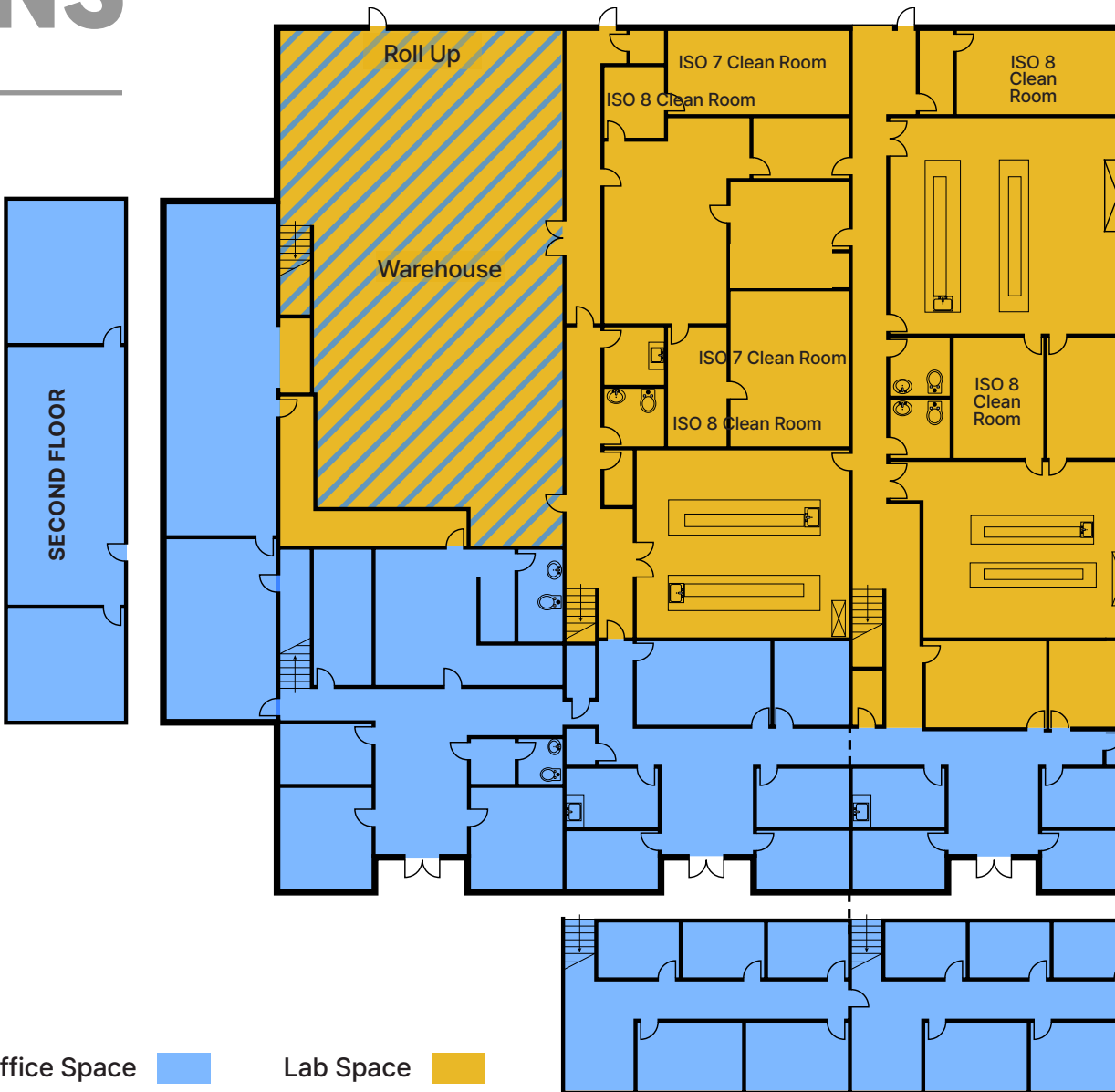
- Multiple Existing Clean Rooms, TC Rooms, & Lab Support Areas
- Multiple BSC's, Freezers & Lab Equipment
- In-Suite Restrooms
- Second Floor Office
- GMP Capability
- Existing Lab Benches & Fume Hoods
- Backup Power

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**

UITE 103



Office Space

Lab Space

AVAILABLE

FLOORPLANS

6370 NANCY RIDGE DRIVE
SUITE 104

SUITE 104 4,995 SF

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

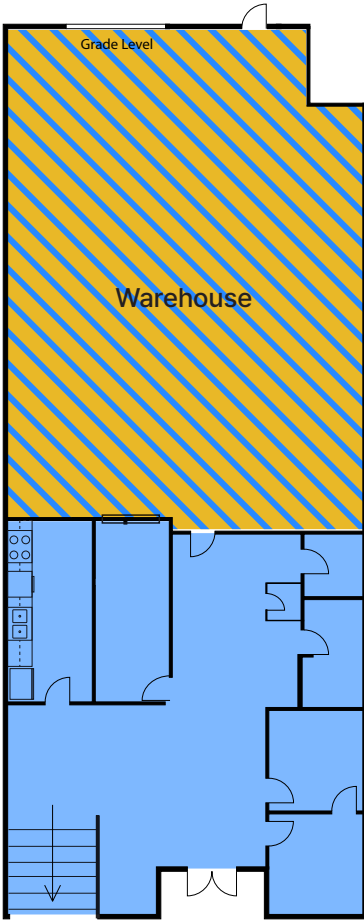
Office Space



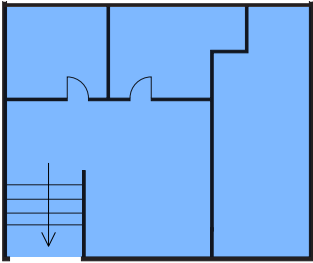
Lab Space



FIRST FLOOR



SECOND FLOOR



AVAILABLE

FLOORPLANS

6370 NANCY RIDGE DRIVE
SUITE 111

SUITE 111 4,995 SF

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

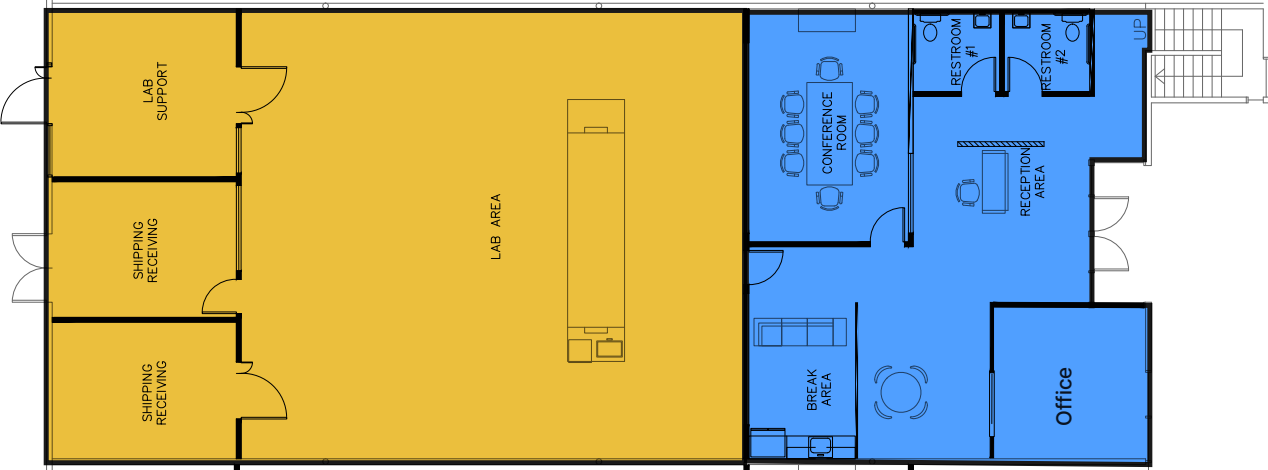
Office Space



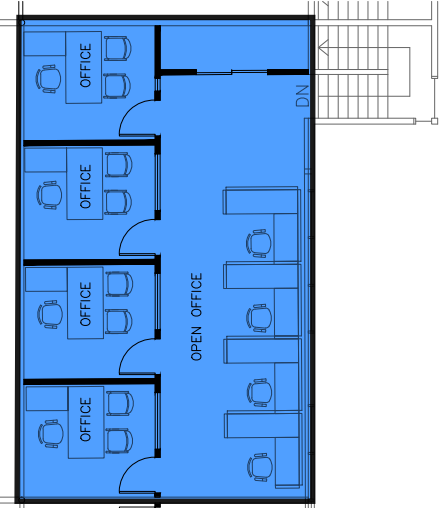
Lab Space



FIRST FLOOR



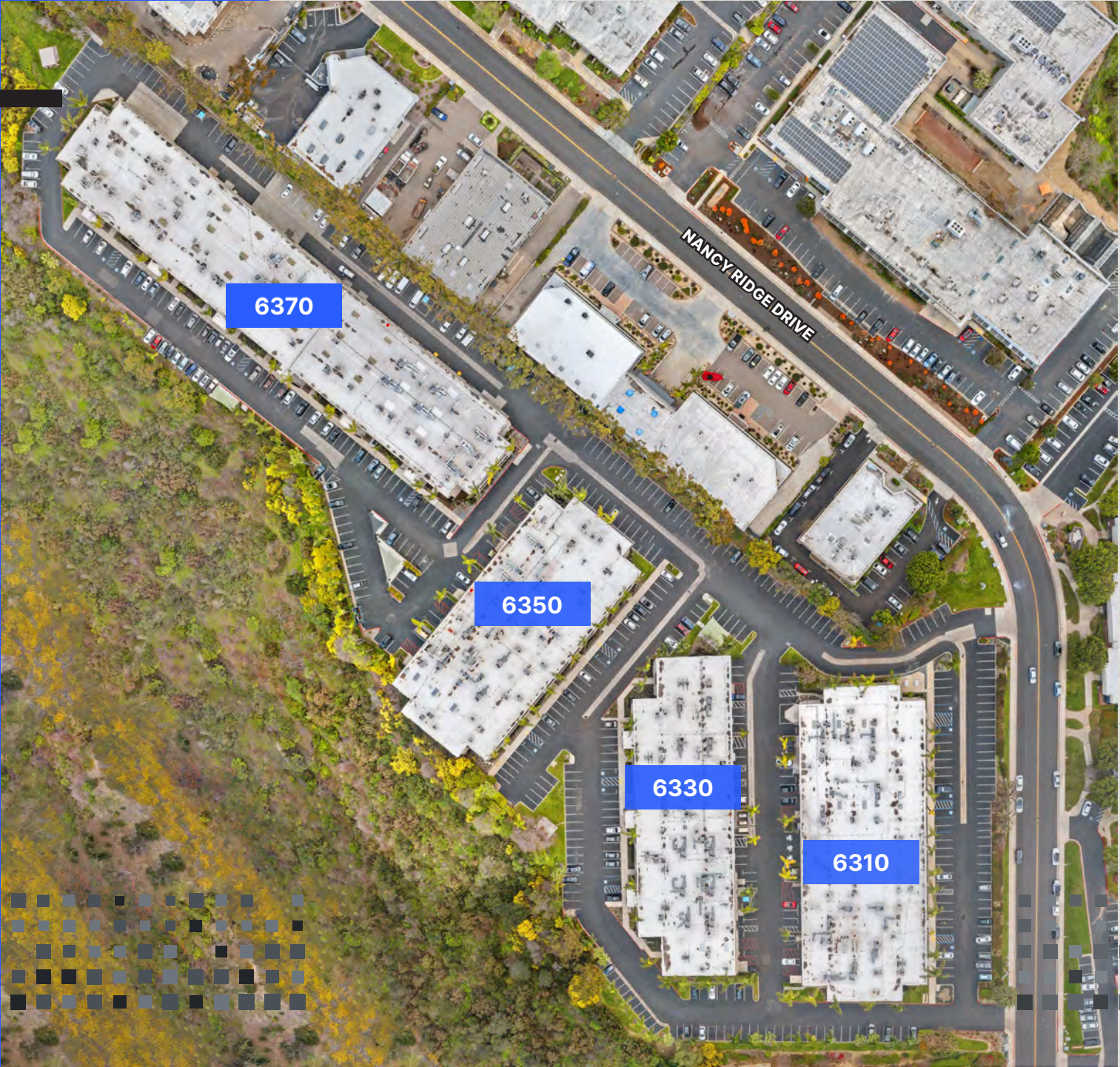
SECOND FLOOR





SITE PLAN

AERIAL OVERVIEW





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

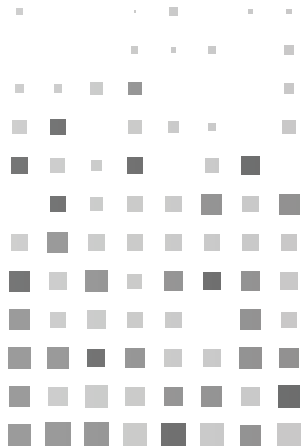
2.7 Miles North & East - Not Shown on Map

- | | | |
|----------------------|-------------|------------------|
| 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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