

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



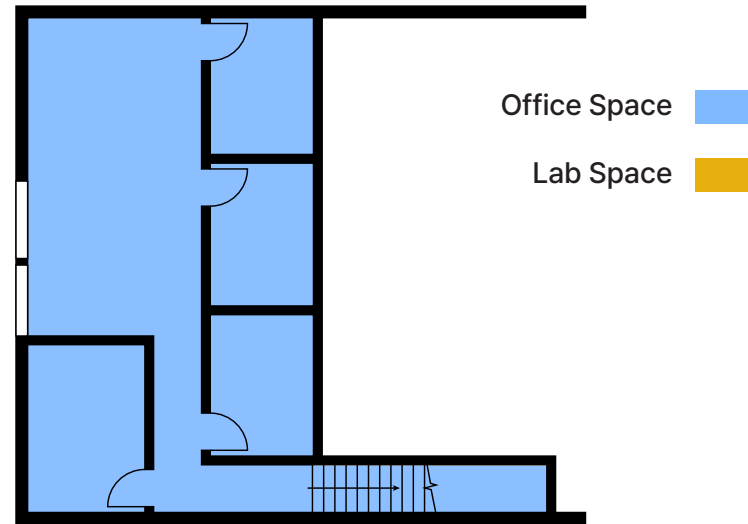
AVAILABLE

FLOORPLANS

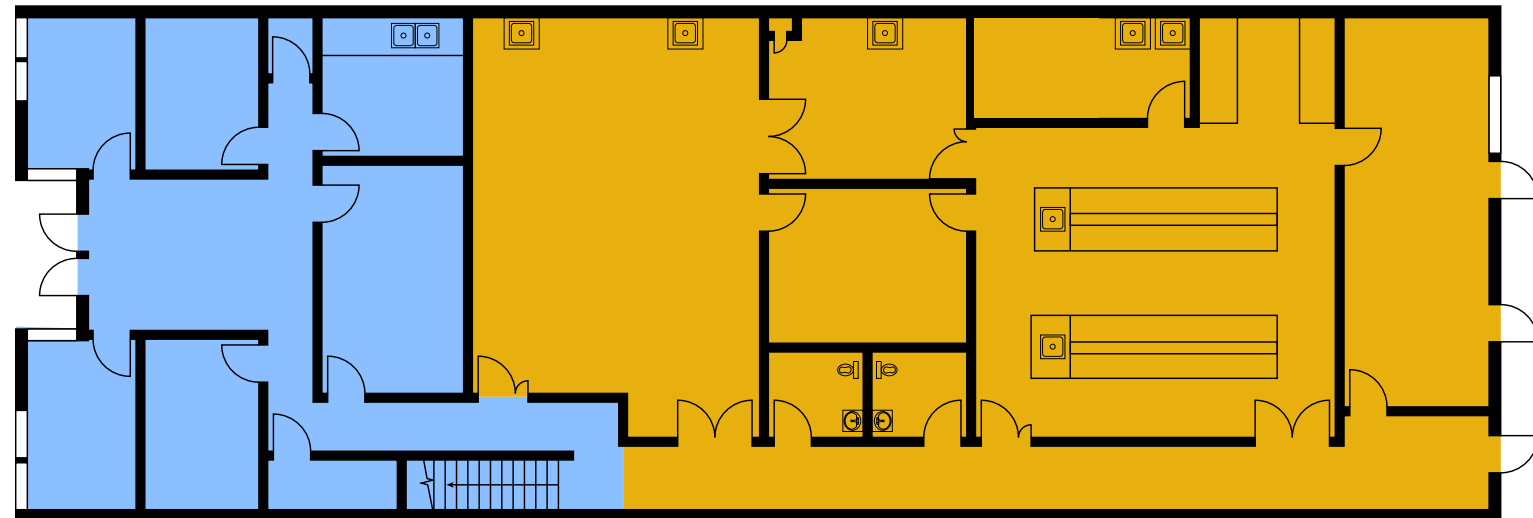
6310 NANCY RIDGE DRIVE | SUITE 106 5,803 SF

- 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



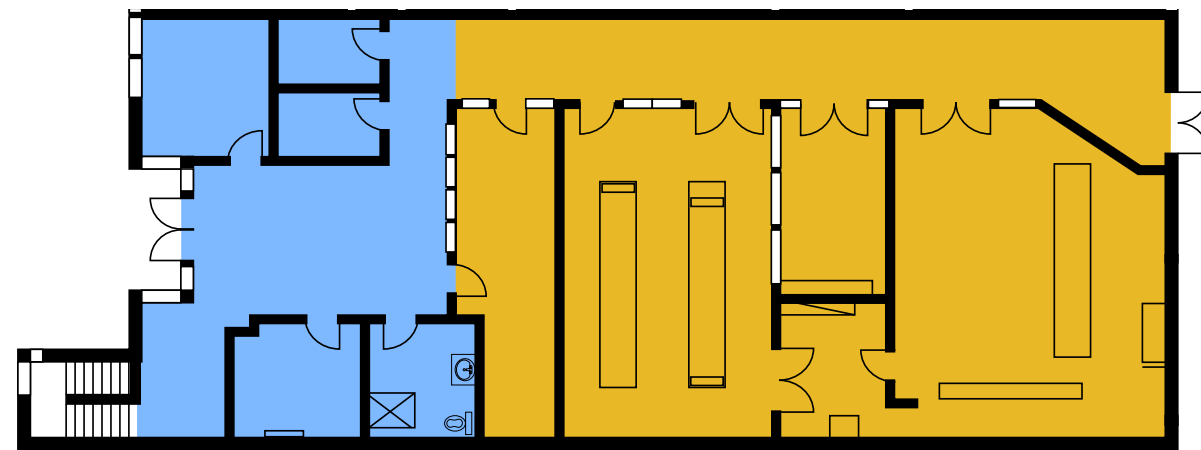
AVAILABLE

FLOORPLANS

6330 NANCY RIDGE DRIVE | SUITE 104
5,045 SF

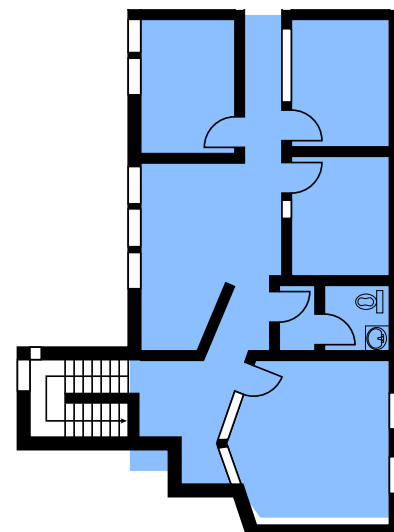
- Multiple Lab Support Rooms & Production Areas
- Existing Lab Benches in Place
- In-Suite Restrooms
- Second Floor Office
- Vented Fume Hood
- Backup Power

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

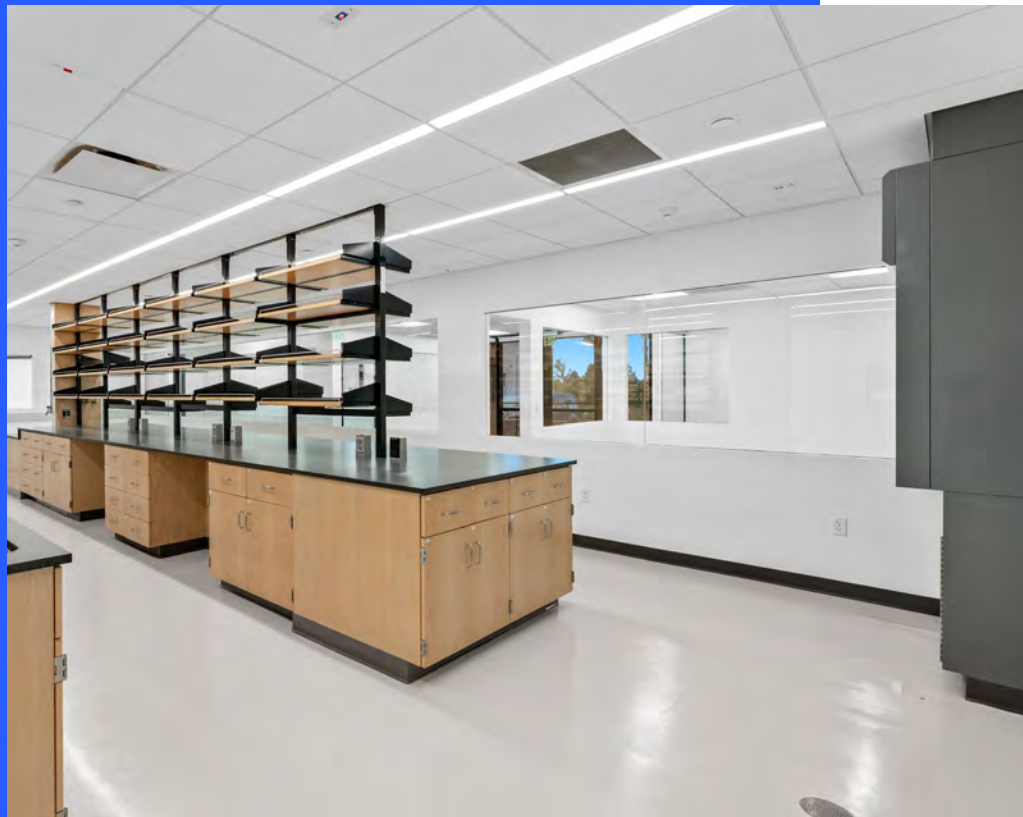
- Multiple BSC's, Freezers & Lab Equipment Existing
- In-Suite Restrooms
- Second Floor Office
- R&D Production & Lab Area with Multiple Support Rooms
- Backup Power
- Existing ISO 8 Clean Rooms
- Existing Lab Benches & Fume Hoods

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

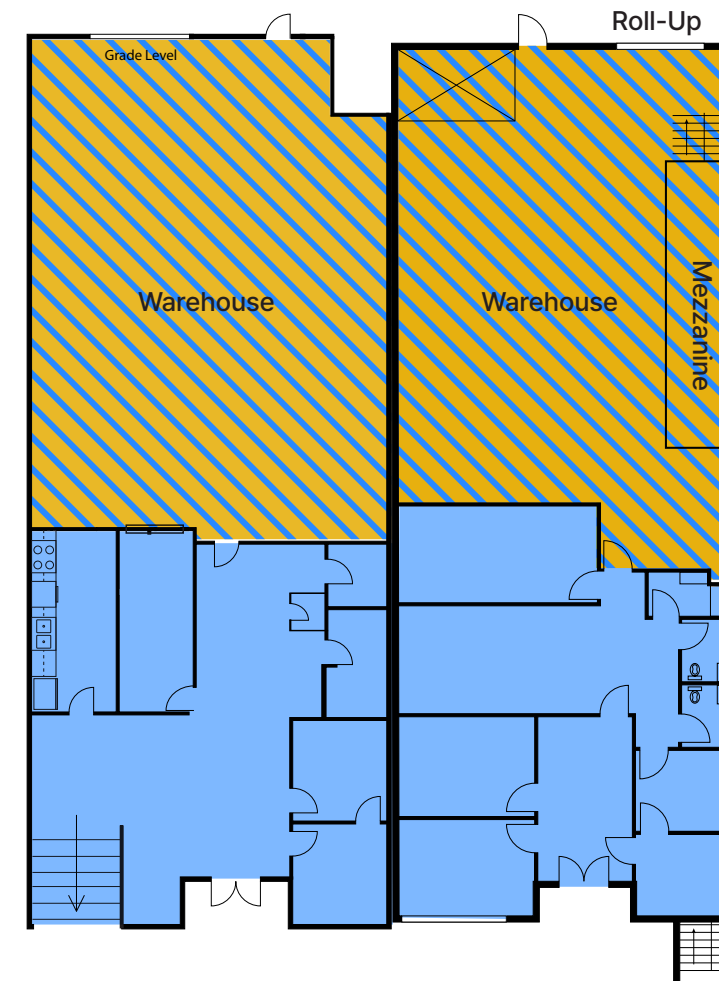
Office Space ■

Lab Space ■

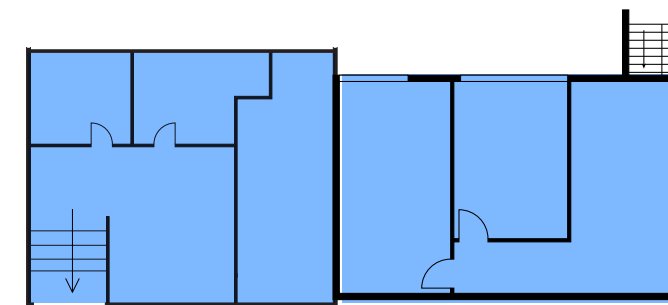
SUITE 104

SUITE 105

FIRST FLOOR

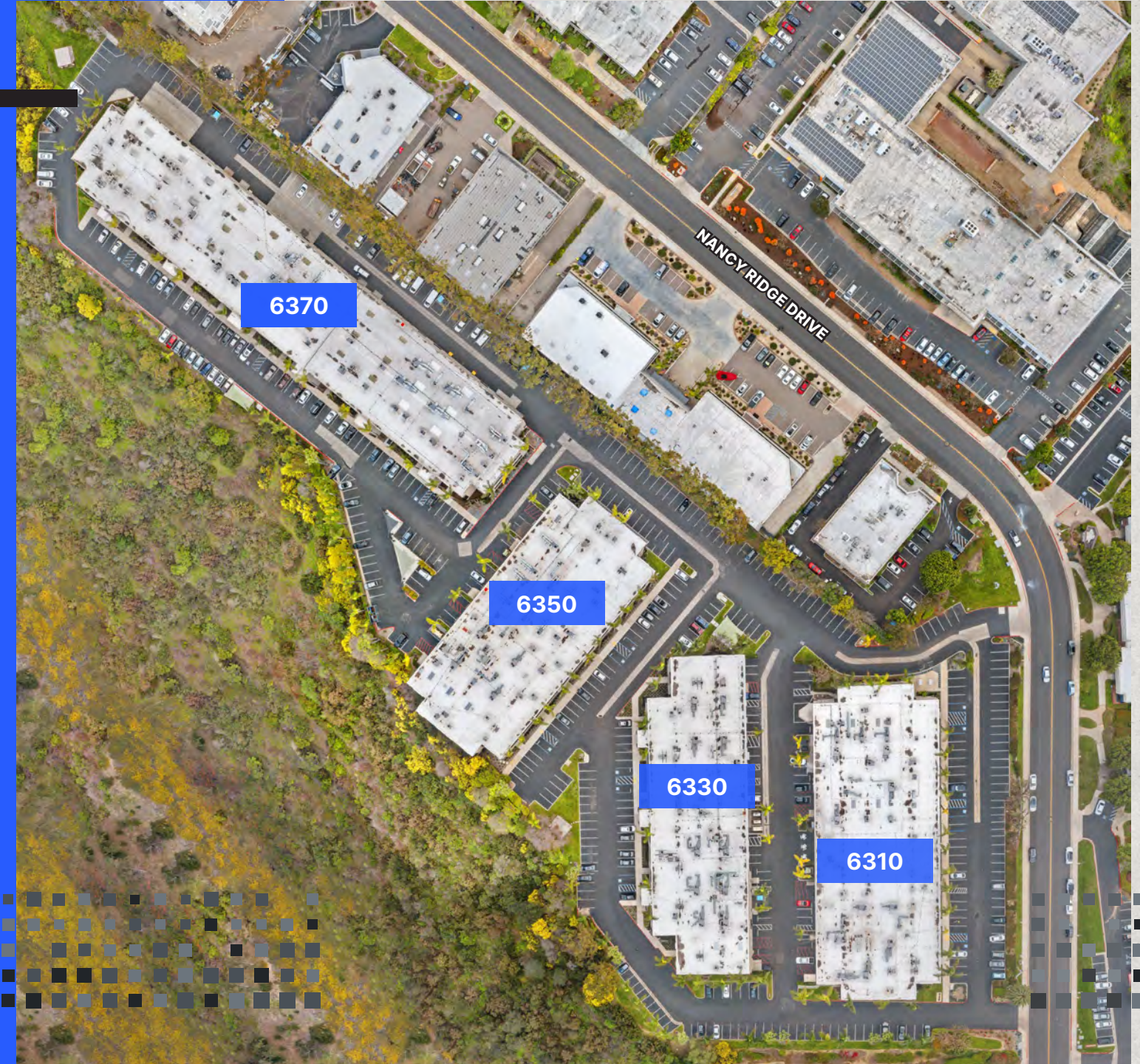


SECOND FLOOR





AERIAL OVERVIEW





UTC

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

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

TECHCENTER @THERIDGE

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

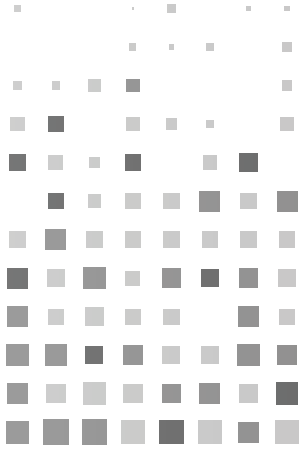
- | | | |
|----------------------|-------------|------------------|
| ALDI | LA Fitness | Urbane Cafe |
| Habaneros Mexican | Pho Kitchen | WaBa Grill |
| KFC | Donut Touch | Charminar Indian |
| Sue's Korean Kitchen | SDCCU | Burger King |

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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