

**FOR SUBLEASE | ±2,800 SQ. FT. OFFICE SUITE**

**6387 NANCY RIDGE DRIVE**

**SAN DIEGO, CA 92121**

**TIM GOSELIN, CCIM**

Principal

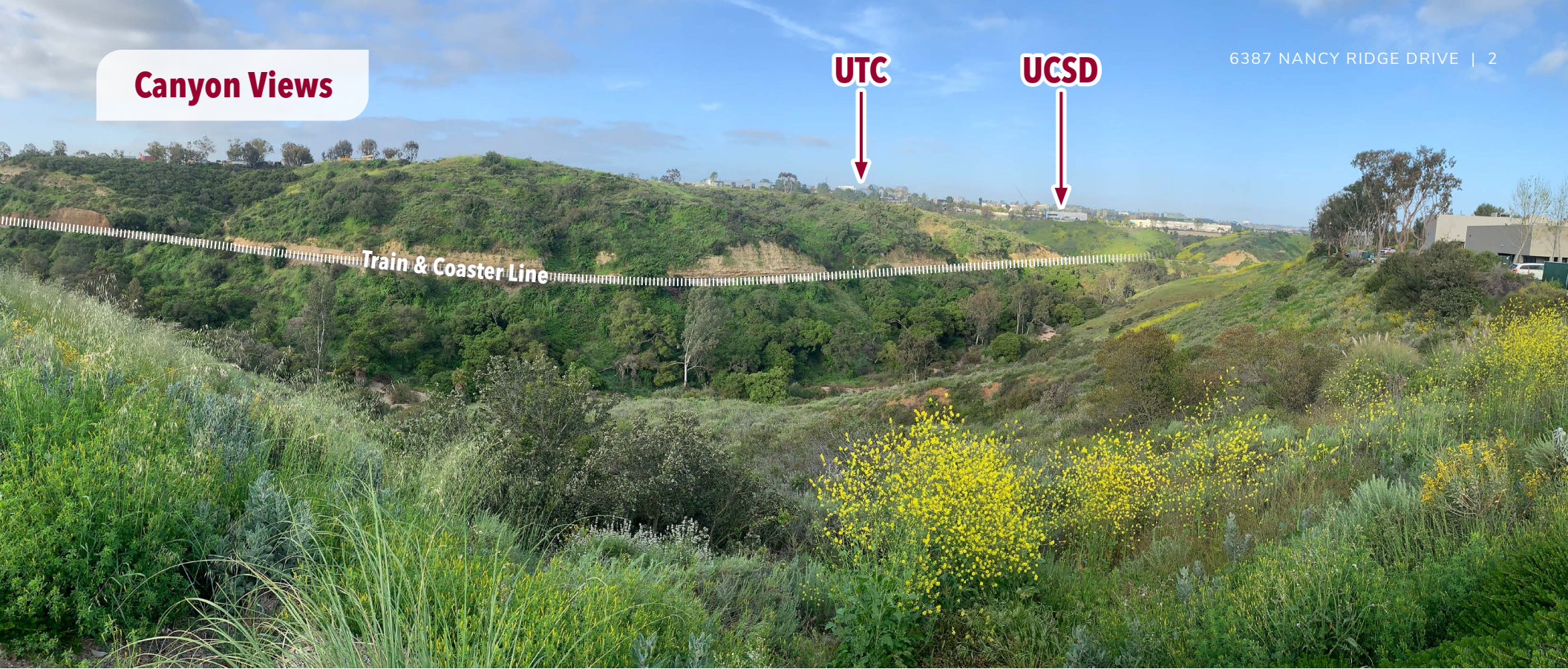
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CalBRE Lic#: 01495432

## Canyon Views

6387 NANCY RIDGE DRIVE | 2



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## KEY FEATURES:

**Strategic Location:** Nestled in the heart of Sorrento Valley, the Nancy Ridge Business Park enjoys immediate access to major freeways, making it a prime spot for businesses seeking connectivity and convenience.

**Breathtaking Canyon Views:** Imagine your employees working against a backdrop of stunning canyon vistas. The natural beauty of this location provides a serene and inspiring work environment. **Strong Employee Base:** With its proximity to tech hubs, research centers, and educational institutions, the business park attracts a skilled and diverse workforce.

**Amenities:** Nearby amenities include restaurants, cafes, fitness centers, and green spaces, enhancing work-life balance for your team.

**Local Suppliers and Customers:** The park's central position ensures easy collaboration with local suppliers and access to a broad customer base.

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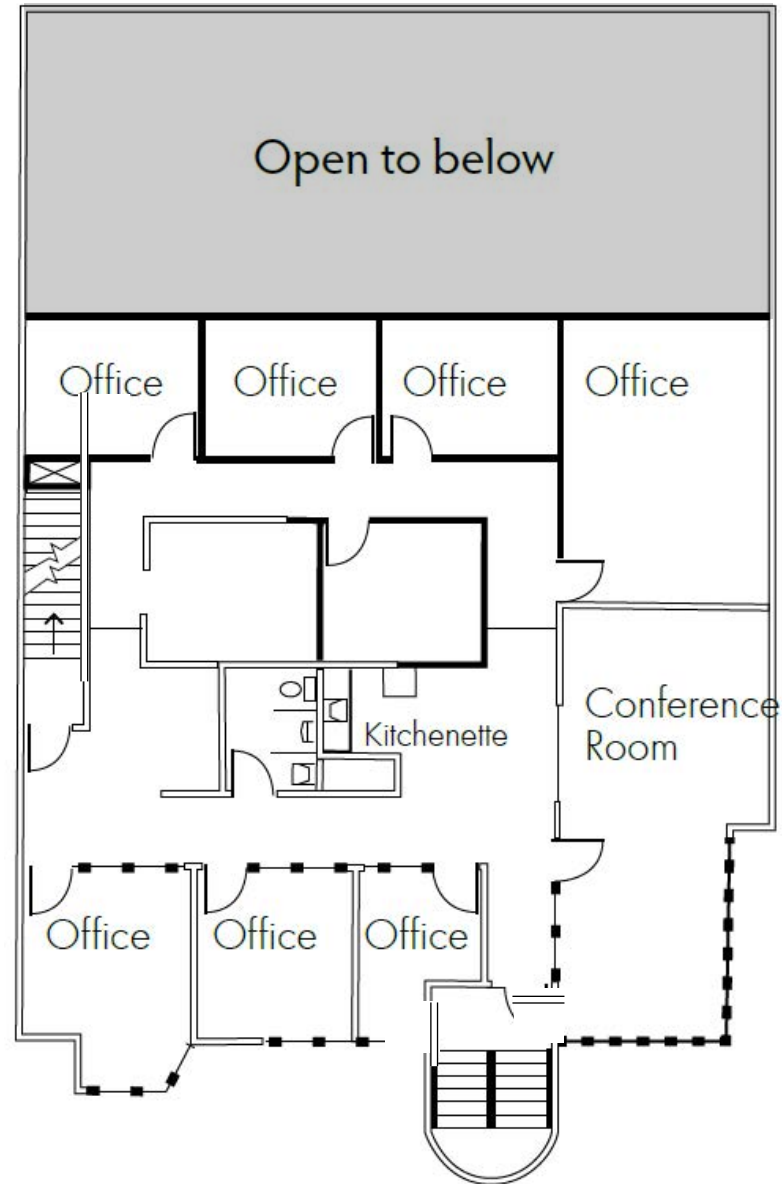
# SECOND FLOOR FLOORPLAN

## FEATURES:

- ±2,800 Sq.Ft.
- Separate electric meter
- 100% Office
- Renovations just completed
- Seven private offices, conference room, kitchenette
- Corner unit w/ extensive views of Carroll Canyon
- Quiet, professional atmosphere. Ample natural light.

## LEASE RATE:

**\$1.25/SF FLAT RATE MODIFIED GROSS + UTILITIES**



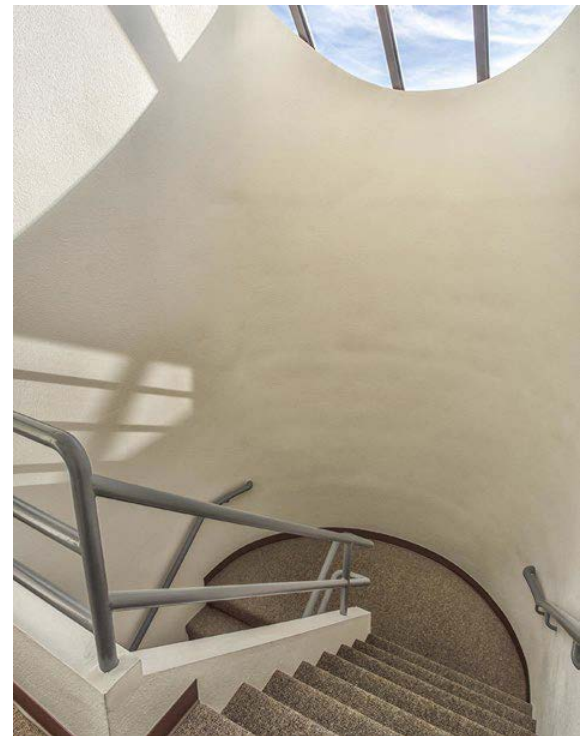
**NOT AVAILABLE**

*\*Floor plan not to scale and should be independently verified.*

*For more information, please contact:*

### **TIM GOSSELIN, CCIM**

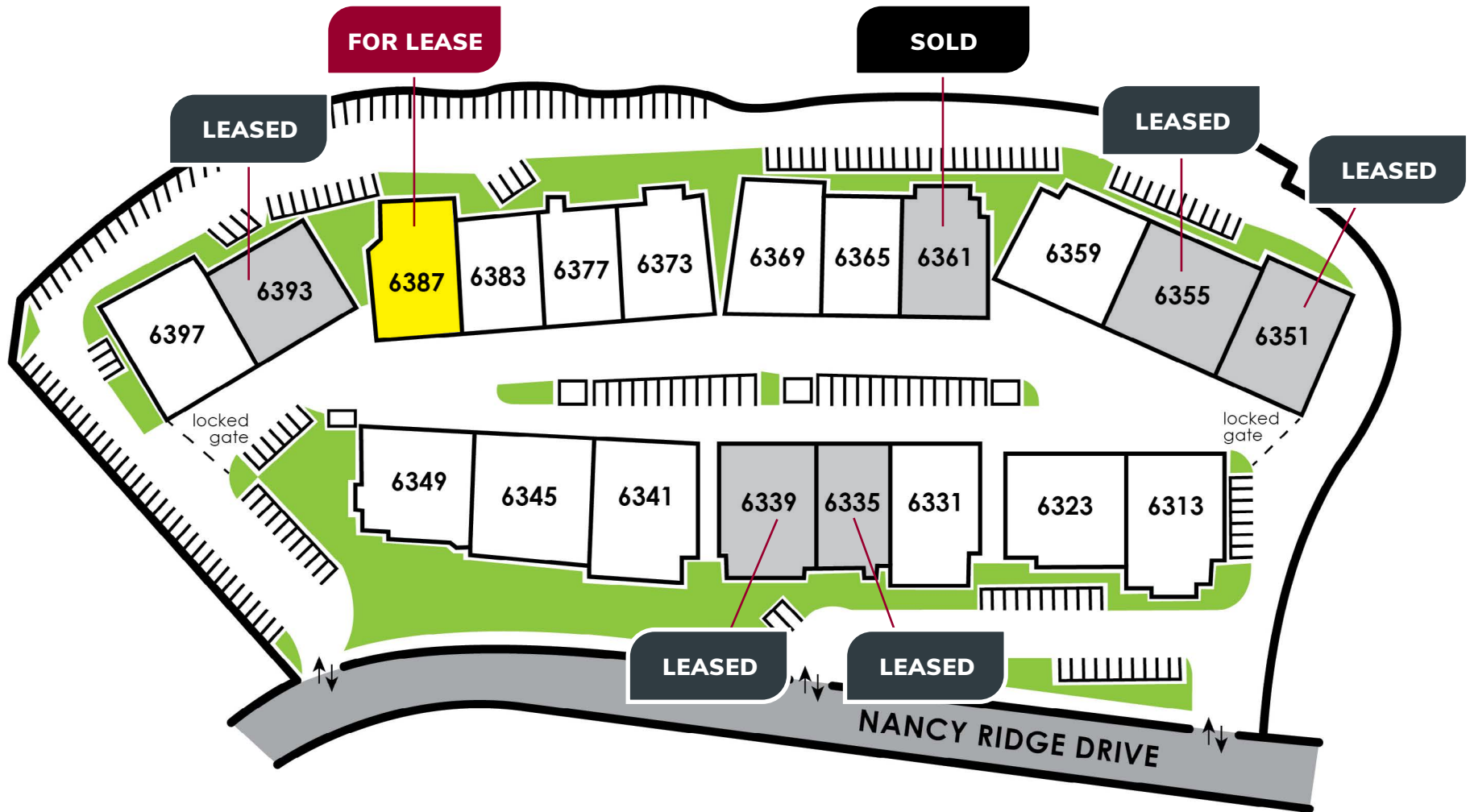
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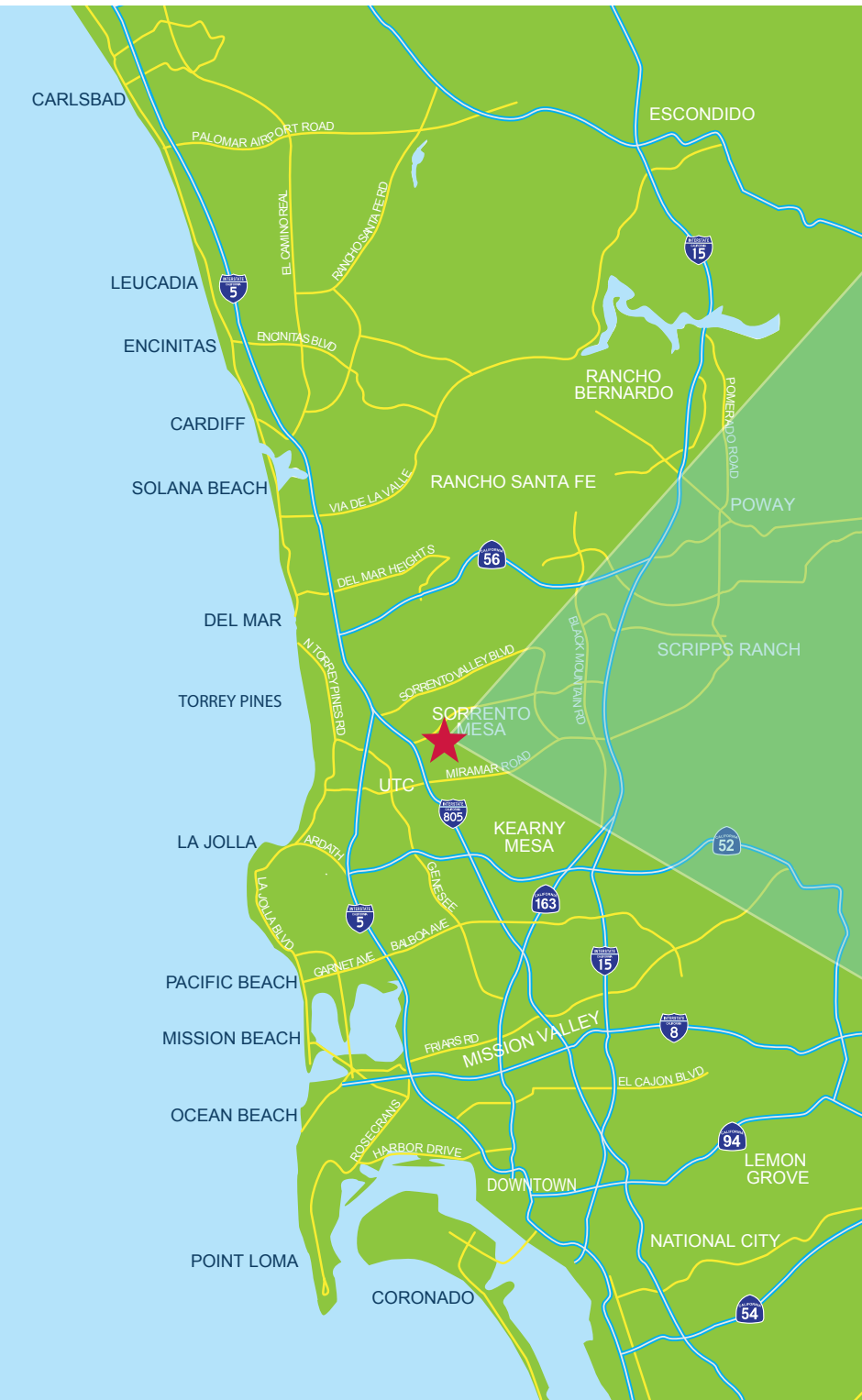


\*Images above are of the second floor suite.

# SITE PLAN

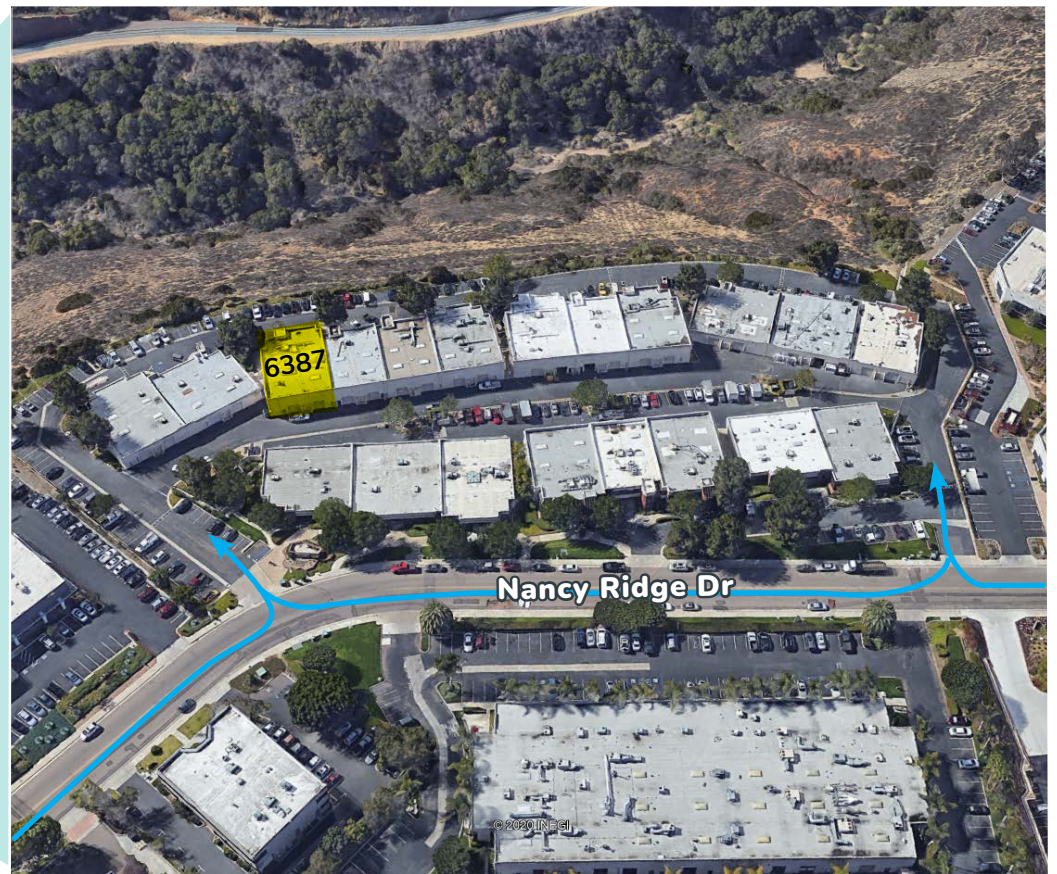
OVER THE LAST 18 YEARS NO ONE HAS BEEN MORE ACTIVE IN THE EL CAMINO BUSINESS PARK





# LOCATION MAP

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SAN DIEGO, CA 92121  
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