

6118, 6122-6126 & 6154

NANCY RIDGE DRIVE



For Sublease | Lab . Office . Warehouse .



# FOR SUBLEASE

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Opportunity to sublease lab, office, warehouse or GMP cleanroom space in Sorrento Mesa. Divisible to 15,000 square feet.



For Sublease | Lab . Office . Warehouse .

# AMENITIES

Centrally located sublease in close proximity to a number of nearby Sorrento Mesa amenities. Easy access to both the I-805 and I-15 freeways.

- 1 Sorrento Plaza**
  - Croutons Restaurant
  - Subway
  - Rubio's Fresh Mexican Grill
  - Sher Punjab Indian
- 2** Skewers
  - Opera Café and Patisserie

- Sorrento Court**
  - Starbucks Coffee
  - Quiznos
  - Jamba Juice
  - Banks
  - Dry Cleaner
  - Car Wash and Gas Station
  - Dentist
  - Optometrist
  - Precision Fitness
  - The Greek Cafe
  - McDonald's

- Chicks Natural
- Thai Chada
- Salad Farm
- Flame Broiler
- Sitar Indian Cuisine
- Delicacy Chinese
- Pascucci Italian
- Fiesta Mexican Grille
- Kabul House of Kabobs
- Pho Station Vietnamese
- Moose's BBQ and Philly
- Cheesesteak
- Orchids Nails & Spa
- Sorrento Wine and Spirits

- 3 Courtyard by Marriott**

- 4 Karl Strauss**

- 5 Chili's**

- 7 Come on In! Deli**

- 8 Holiday Inn Express** **13 Dominic's Deli**

- 9 Country Inn & Suites**

- 10 Hyatt House**
  - Oasis Grill

- Sorrento Mesa Crossroads**

- Nico's Taco Shop
- Submarina
- The Grill and Market
- Hanaya Sushi
- Sunrise Café
- Kings Garden Chinese
- Florist
- Day Care
- 805 Segue Body Wraps

- 11 Homestead Suites**

- 12 Residence Inn**

- 14 The Winesellar & Brasserie**

- 15 Centerpark Café**

- 16 Staybridge Suites**

- 17 Plaza Sorrento**

- Burger King
- Golden Bagel
- Subway
- Spices Thai Café
- BevMo
- Fresh & Easy
- Shell gas station
- Viper Car Wash



# 6118, 6122-6126 & 6154

## NANCY RIDGE DRIVE

	Rentable Square Feet Available	Asking Rate	Existing Build-Out	Available	Master Lease Expiration
6154 Nancy Ridge Drive (Building E1)	50,000 (divisible)	\$1.15 NNN	Office/Warehouse	Now	May 31, 2027
6154 Nancy Ridge Drive (Building E2)	75,000 (divisible)	\$1.95 NNN	Office	Now	May 31, 2027
6122-6126 Nancy Ridge Drive	50,000 (divisible)	\$2.25 NNN	Office/Lab	Now	May 31, 2027
6118 Nancy Ridge Drive (Building G)	31,000 (divisible)	\$2.25 NNN	Office/Lab	Now	May 31, 2027

\*Note: existing furniture can be provided within all sublease buildings





**6118 Nancy Ridge Drive (G)**

- 31,000 square feet
- 2-story lab/office building
- Approx. 6,000 square feet of biology lab



**6154 Nancy Ridge Drive (E1)**

- 50,000 square feet
- Mix of office and warehouse space
- 29' clear height in warehouse area



**6122-6126 Nancy Ridge Drive**

- 50,000 square feet (divisible)
- 2 story lab/office building
- Mix of chemistry & biology labs
- Small GMP cleanroom area



**6154 Nancy Ridge Drive (E2)**

- 75,000 square feet
- 5-story office tower
- Mix of private and open office space

**NANCY RIDGE DRIVE**

# 6154

NANCY RIDGE DRIVE (BLDG. E1)

50,000 square feet (divisible)

Approx. 20,000 square feet of office/flex space

Approx. 30,000 square feet of warehouse space

- 29' clear height
- 4 roll-up doors
- Approximately 3,200 amps of power
- Existing lease term through May 31, 2027

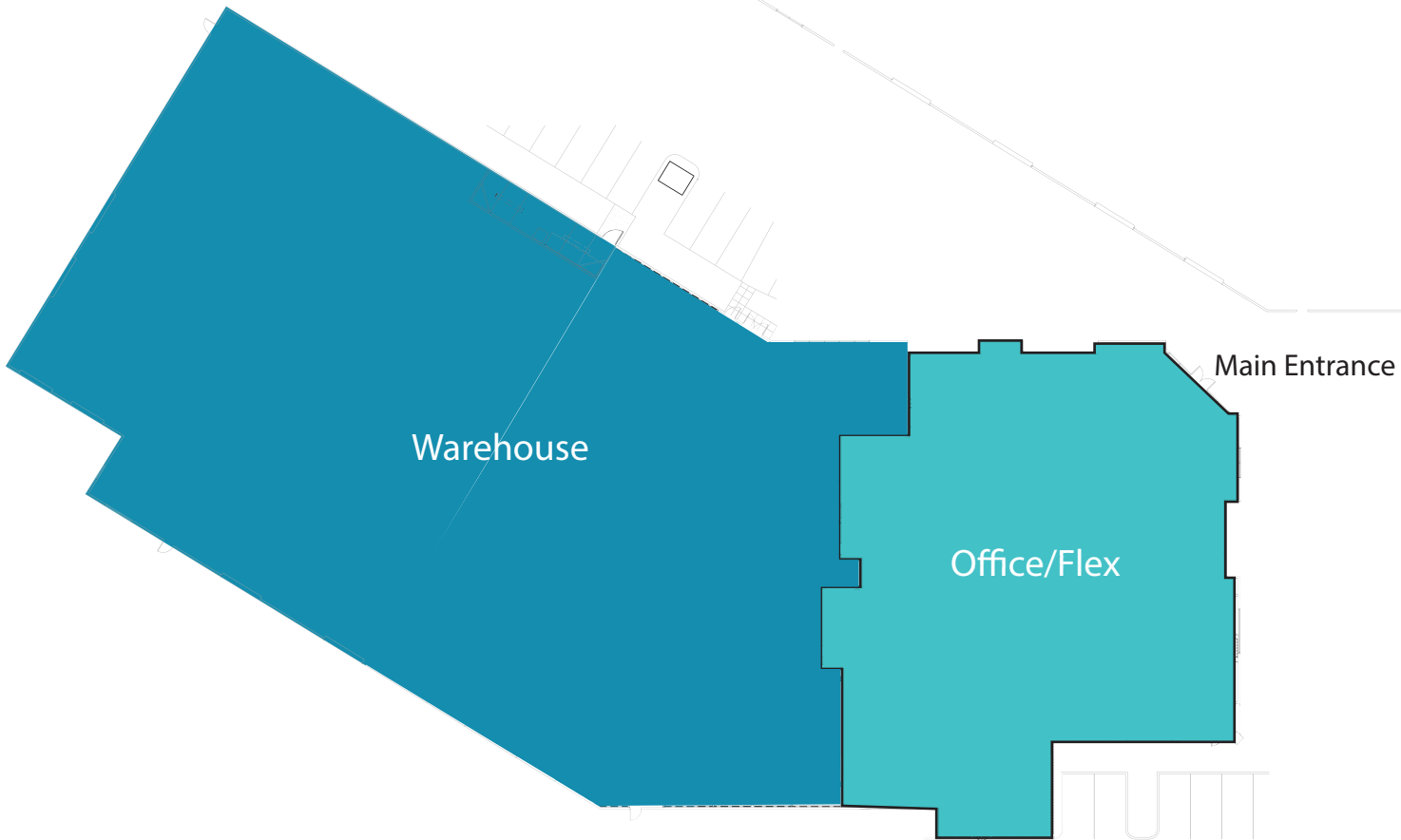


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6154

NANCY RIDGE DRIVE (BLDG. E1)

First Floor



Second Floor



TUTT

# 6154

NANCY RIDGE DRIVE (BLDG. E2)

75,000 square feet (divisible)

- 5-story office building
- Mix of private and open office space
- Large conference/all-hands meeting room on 1st floor
- Existing lease term through May 31, 2027



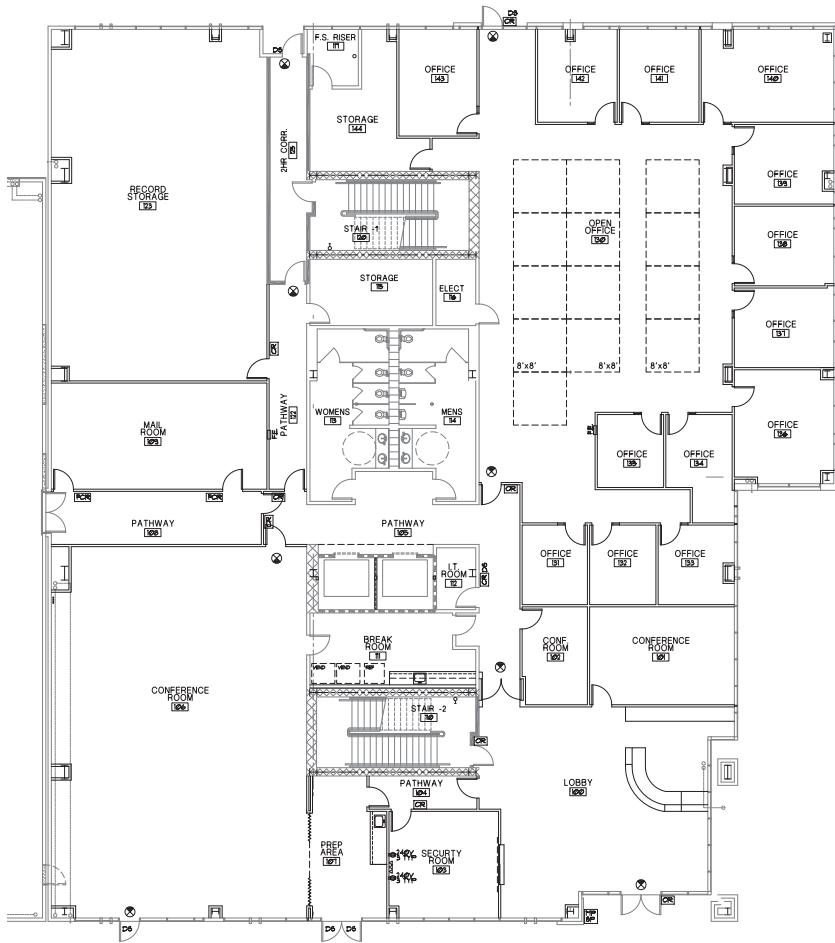
For Sublease | Lab . Office . Warehouse .



# 6154

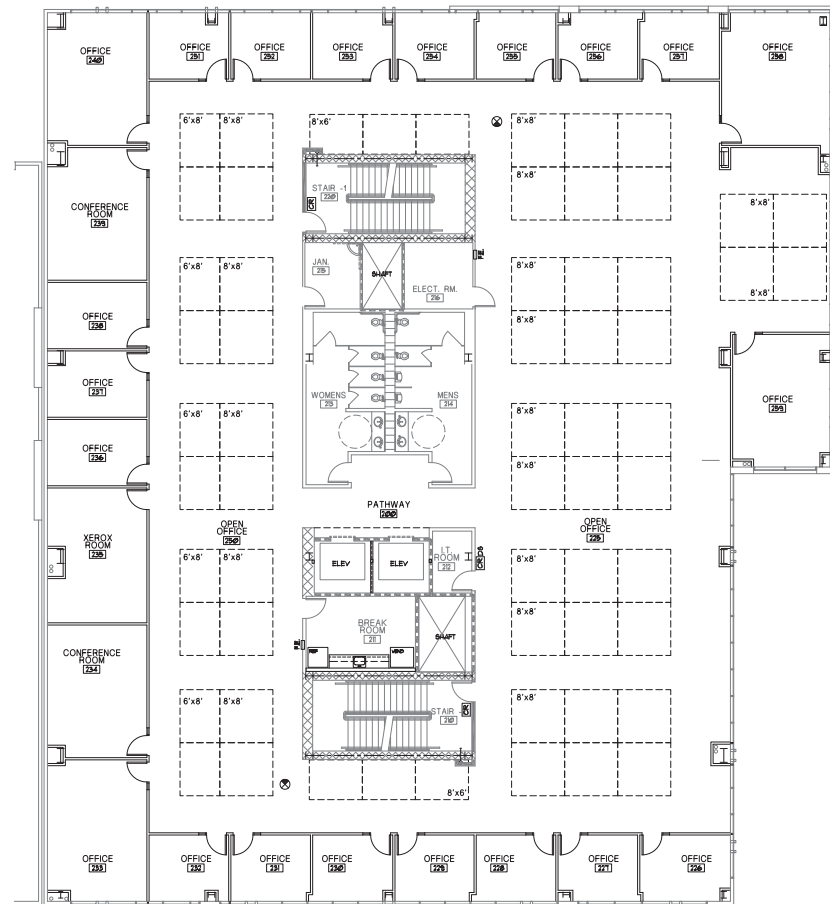
## NANCY RIDGE DRIVE (BLDG. E2)

### First Floor



Main Entrance

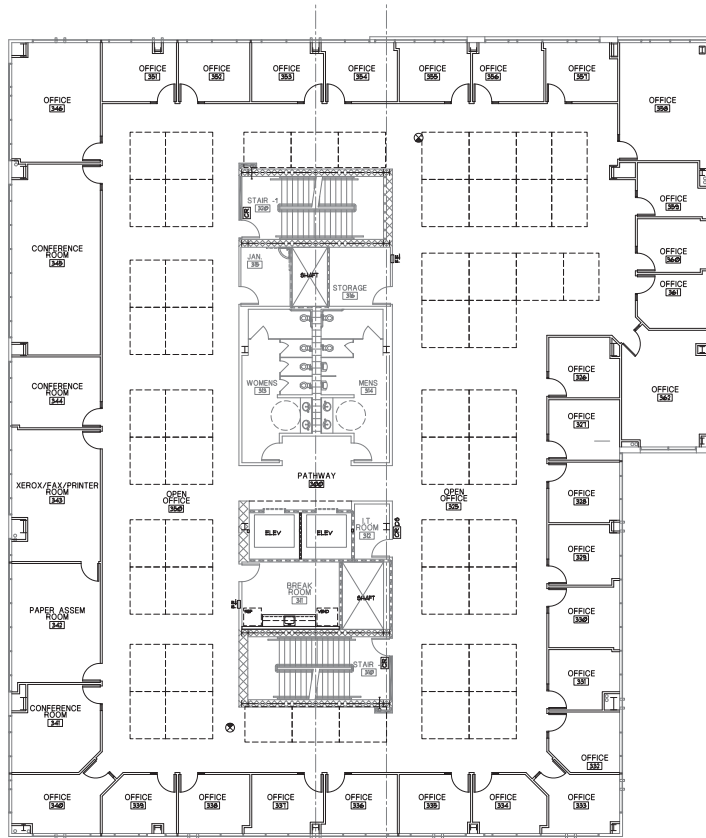
### Second Floor



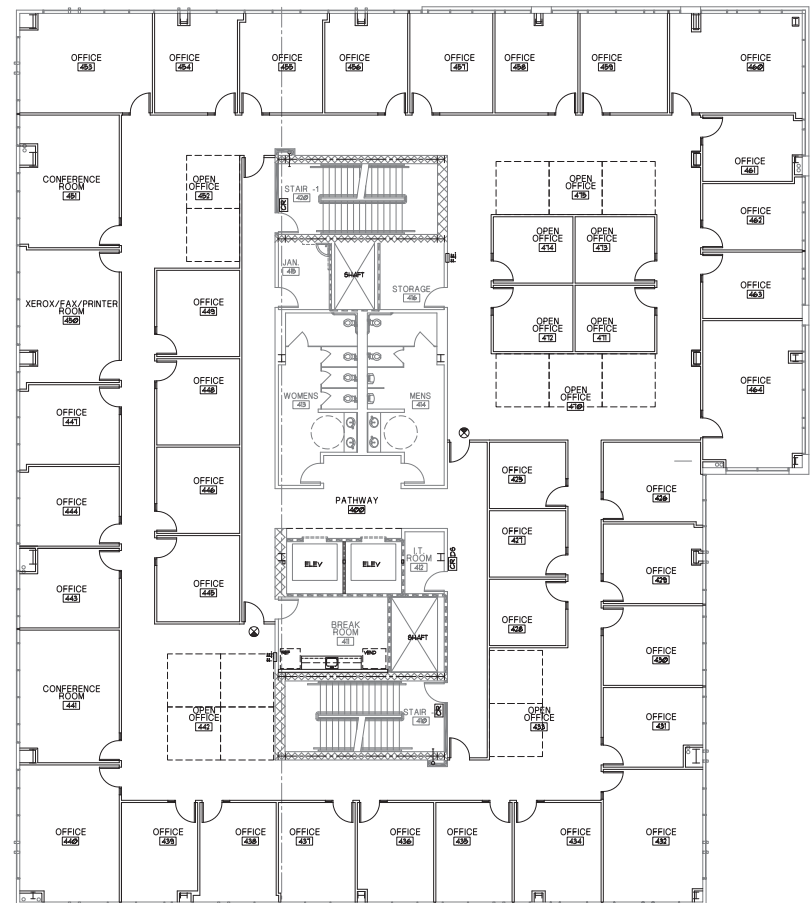
# 6154

## NANCY RIDGE DRIVE (BLDG. E2)

### Third Floor



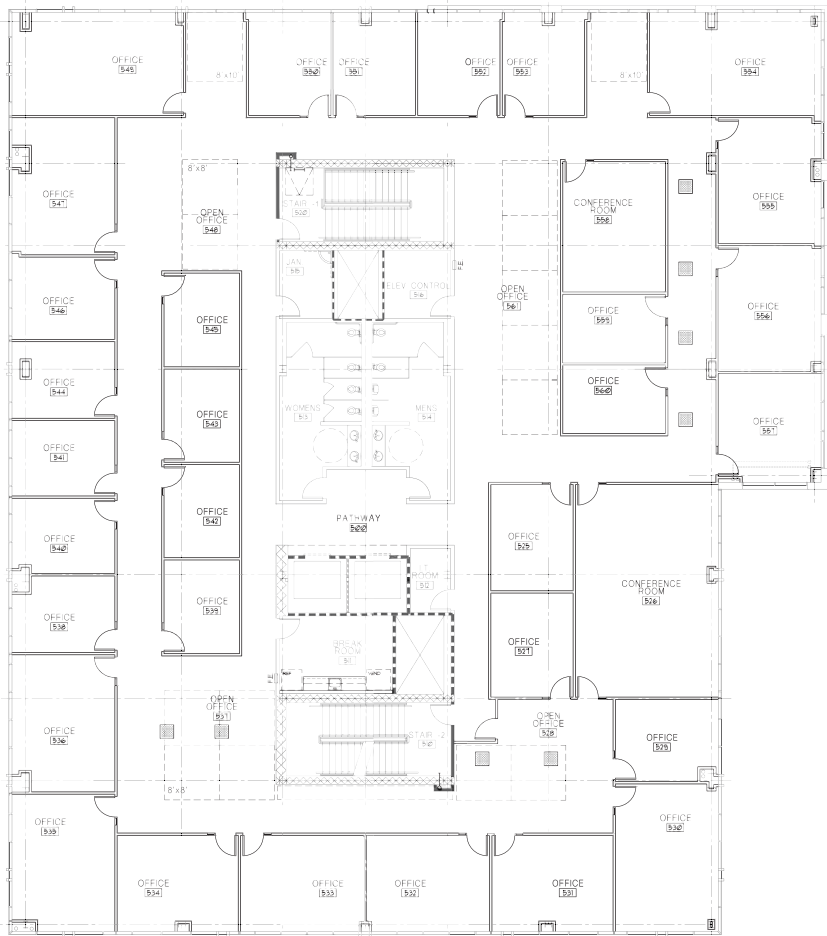
### Fourth Floor



# 6154

## NANCY RIDGE DRIVE (BLDG. E2)

### Fifth Floor



# 6118

NANCY RIDGE DRIVE (BLDG. G)

31,000 square feet (divisible)

- 2-story office and lab facility

Approx. 25,000 square feet of office space,  
consisting of private and open space

- Large all-hands meeting room on 1st floor  
of building

Approx. 6,000 square feet of biology lab

- 5,000 square feet on 1st floor of building
- 1,000 square feet on 2nd floor of building

Existing lease term through May 31, 2027



6118

NANCY RIDGE DRIVE (BLDG. G)

Second Floor



First Floor



# 6122-6126

NANCY RIDGE DRIVE (BUILDING F)

50,000 square feet (divisible)

- Mix of office and lab space
- Biology and chemistry lab with ability to include lab equipment with a sublease
- Glasswash/Autoclave room
- Small GMP cleanroom area
- Existing lease term through May 31, 2027



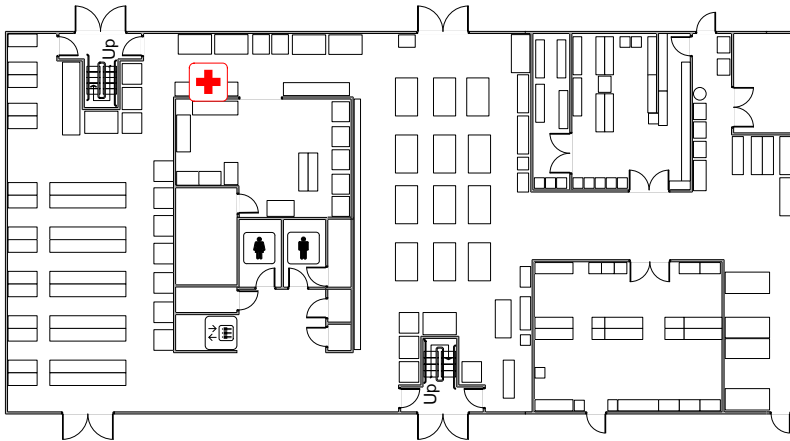
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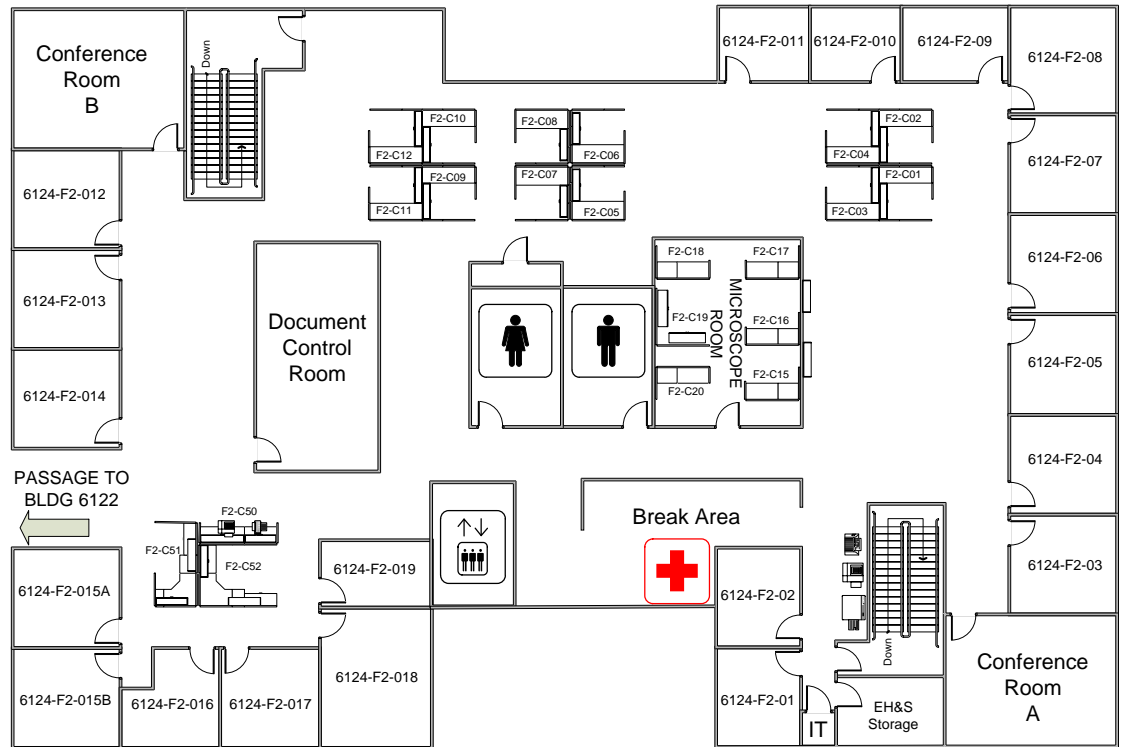
# 6122-6126

NANCY RIDGE DRIVE (BUILDING F)

6124 Nancy Ridge Drive, First Floor - 8,608 rsf



6124 Nancy Ridge Drive, Second Floor - 13,685 rsf

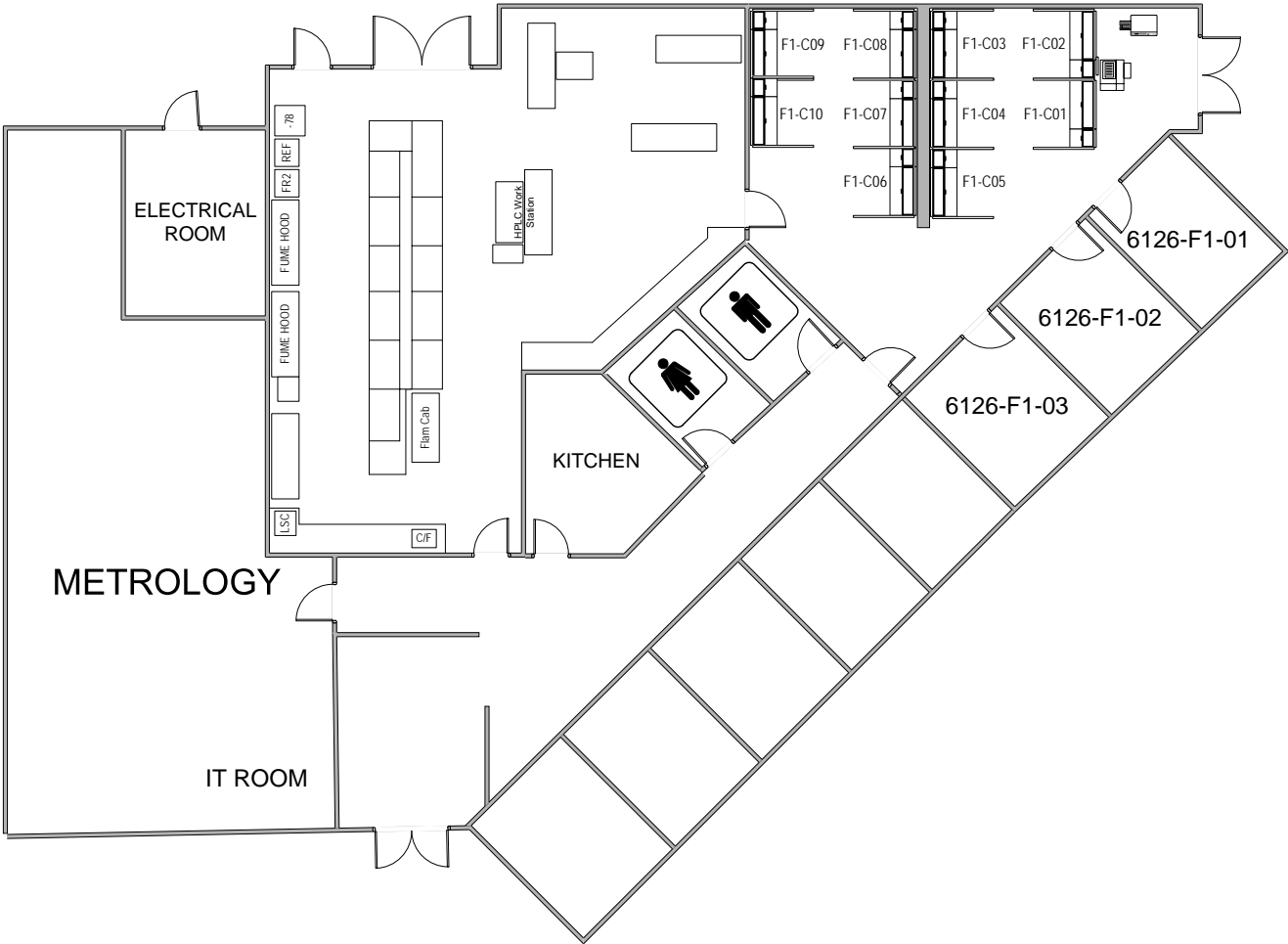




# 6122-6126

NANCY RIDGE DRIVE (BUILDING F)

6126 Nancy Ridge Drive, First Floor - 6,704 rsf



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NANCY RIDGE DRIVE



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