

6118, 6122-6126 & 6154

NANCY RIDGE DRIVE



FOR SUBLEASE

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



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

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

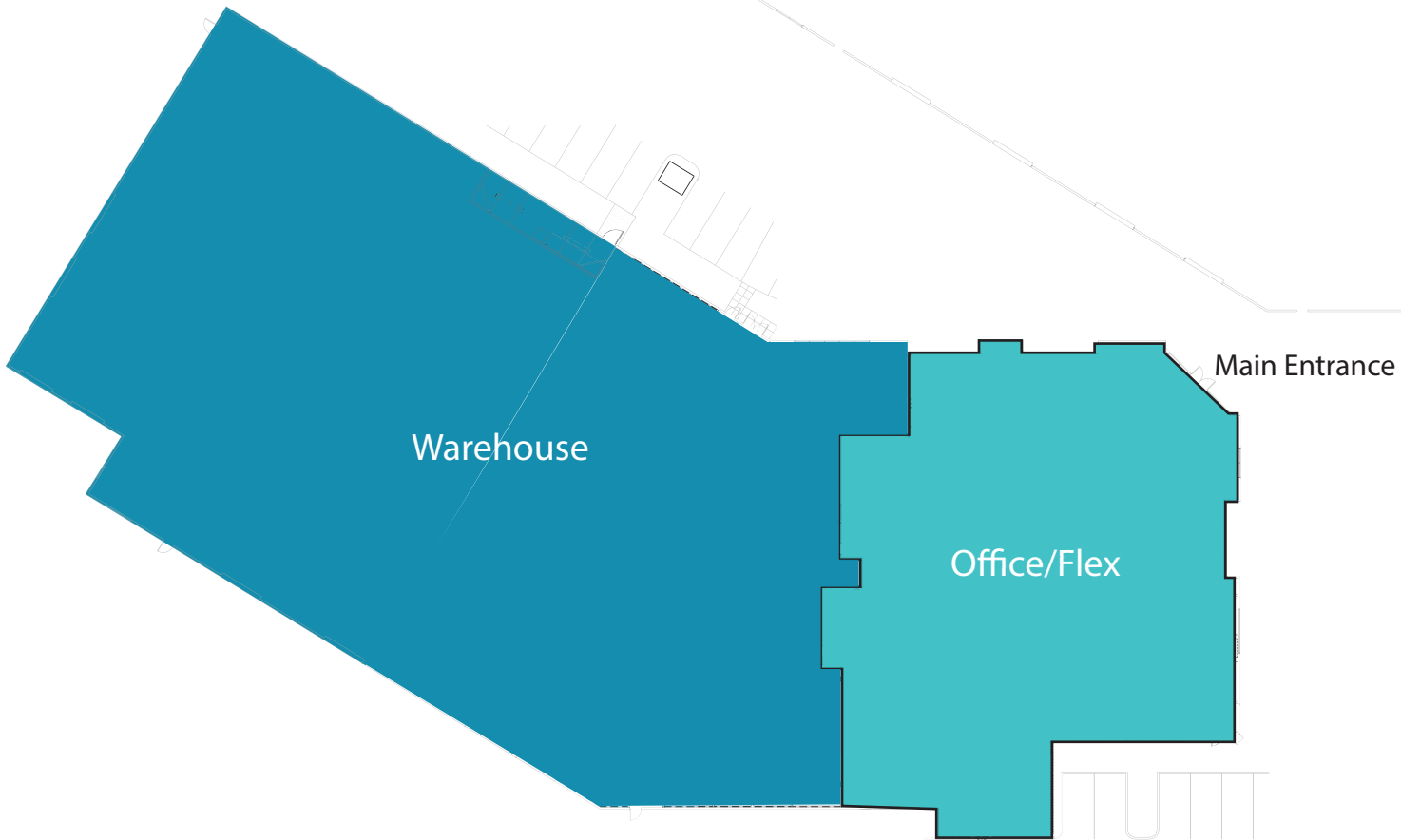
- 29' clear height
- 4 roll-up doors
- Approximately 3,200 amps of power
- Existing lease term through May 31, 2027



6154

NANCY RIDGE DRIVE (BLDG. E1)

First Floor



Second Floor



6154

NANCY RIDGE DRIVE (BLDG. E2)

75,000 square feet (divisible)

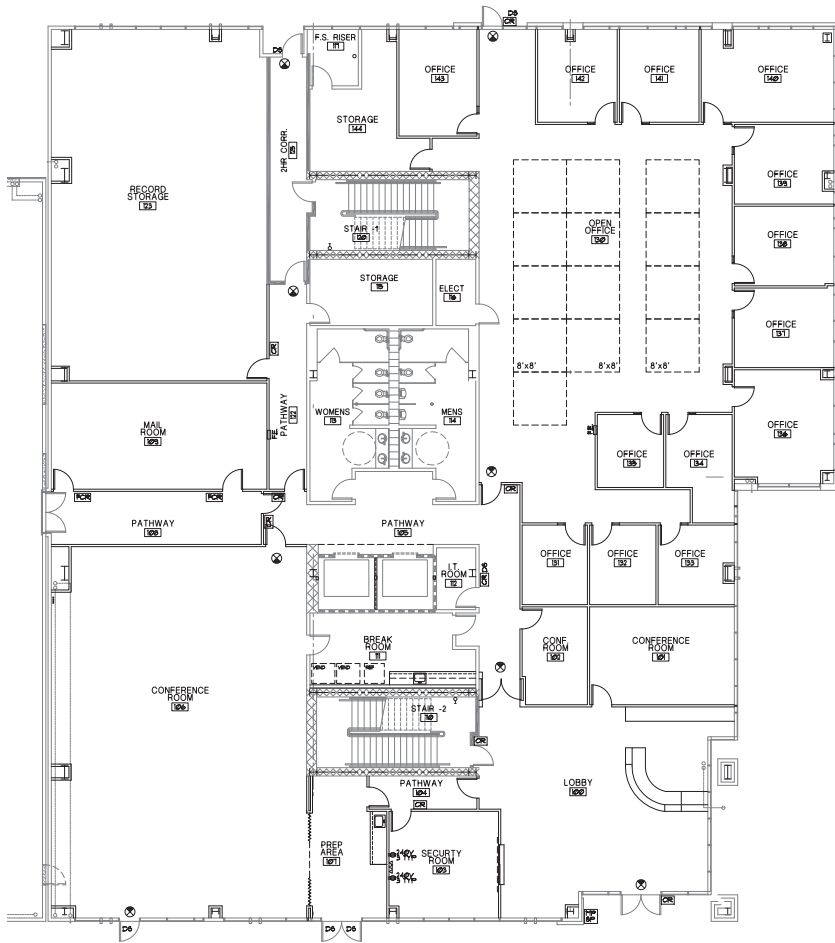
- 5-story office building
- Mix of private and open office space
- Large conference/all-hands meeting room on 1st floor
- Existing lease term through May 31, 2027



6154

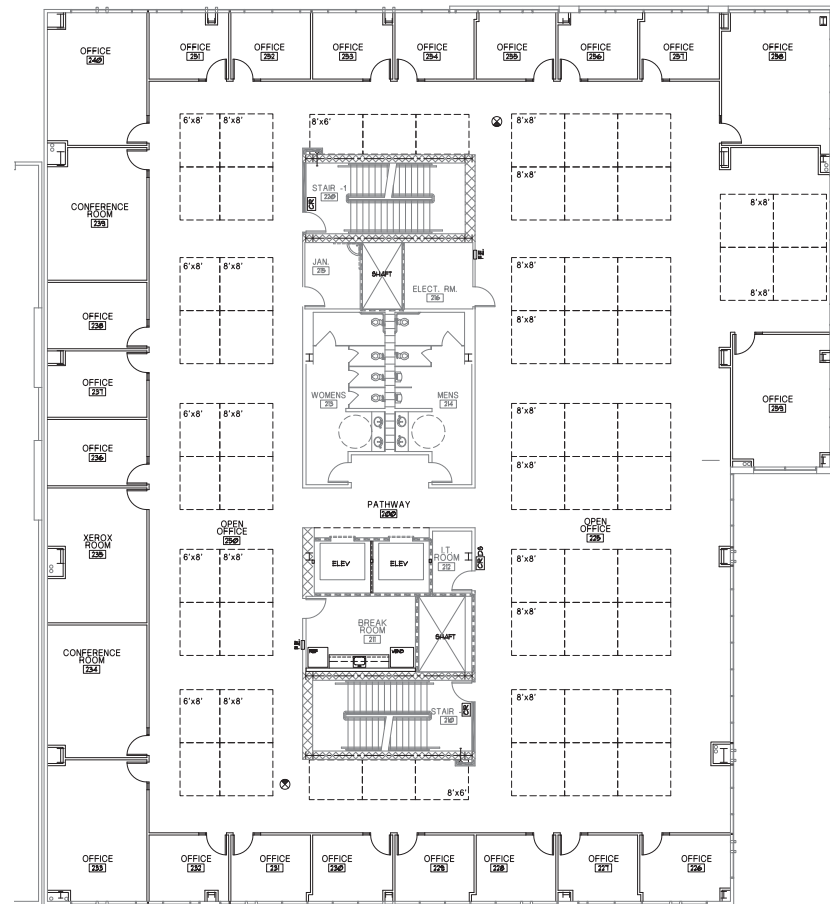
NANCY RIDGE DRIVE (BLDG. E2)

First Floor



Main Entrance

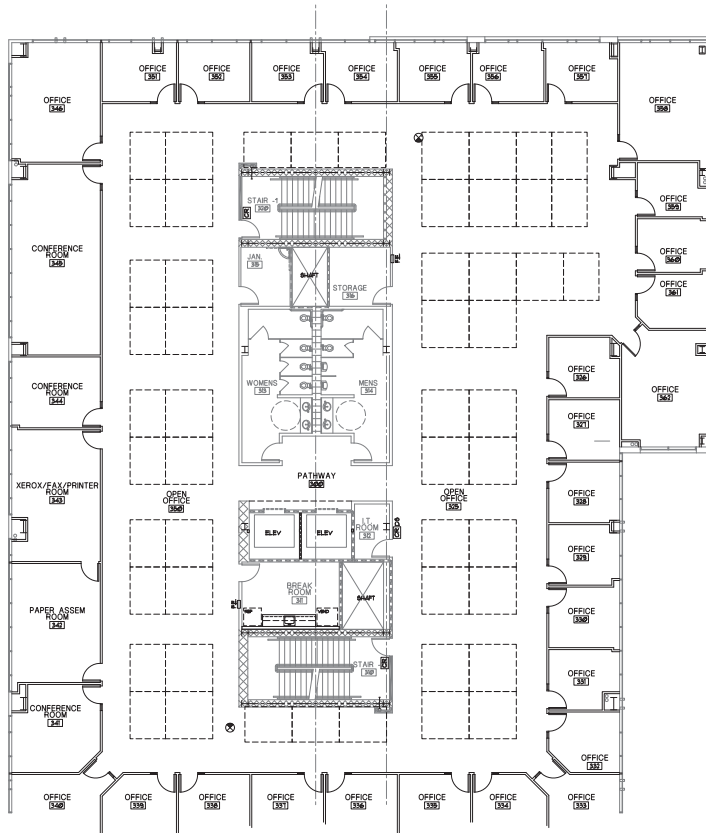
Second Floor



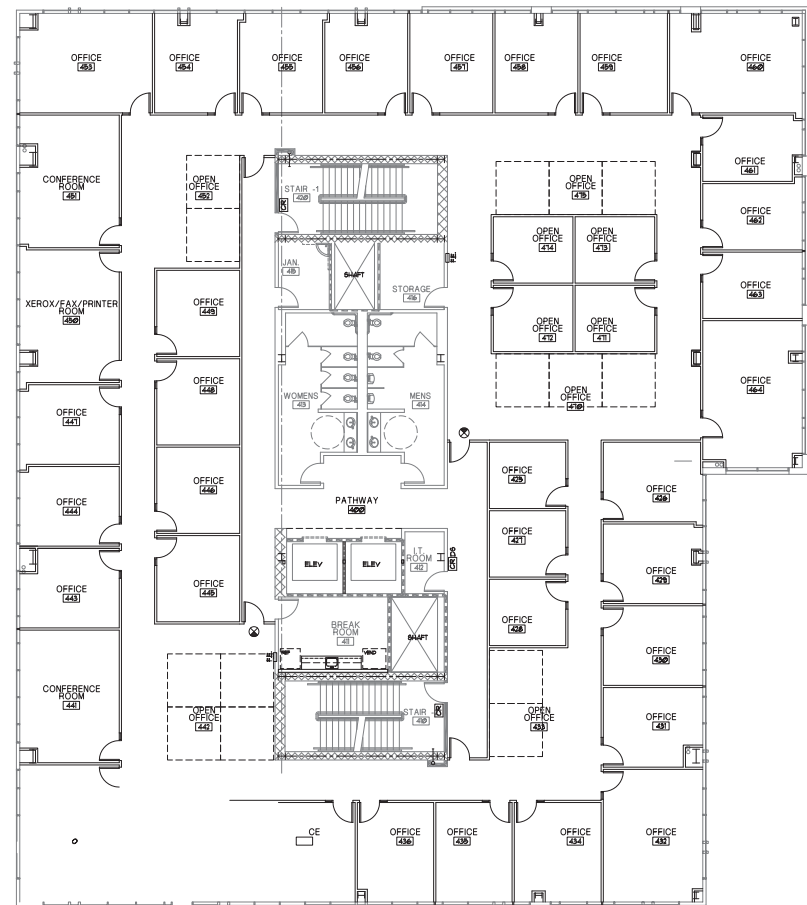
6154

NANCY RIDGE DRIVE (BLDG. E2)

Third Floor



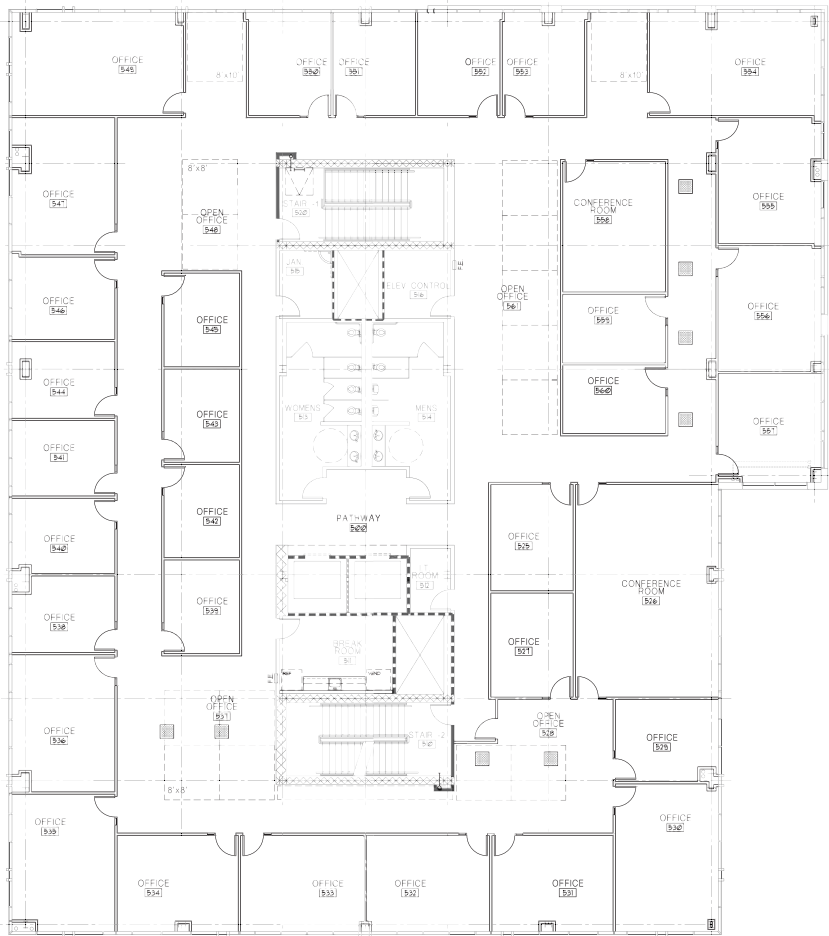
Fourth Floor



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)

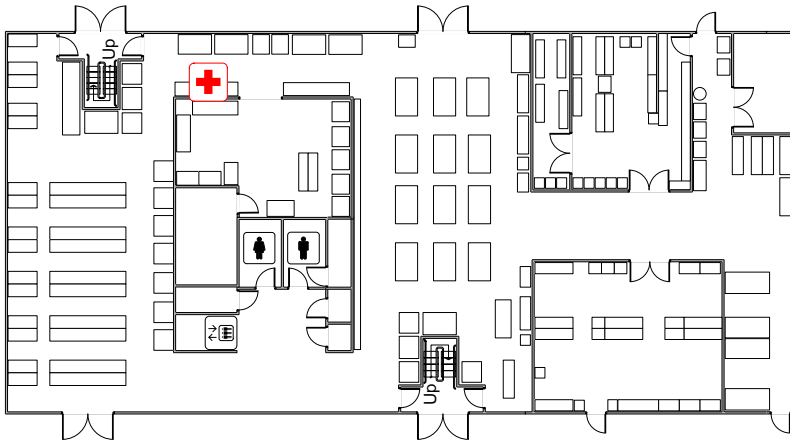
- Mix of office and lab space
- Biology and chemistry lab with ability to include lab equipment with a sublease
- Glasswash/Autoclave room
- Small GMP cleanroom area
- Existing lease term through May 31, 2027



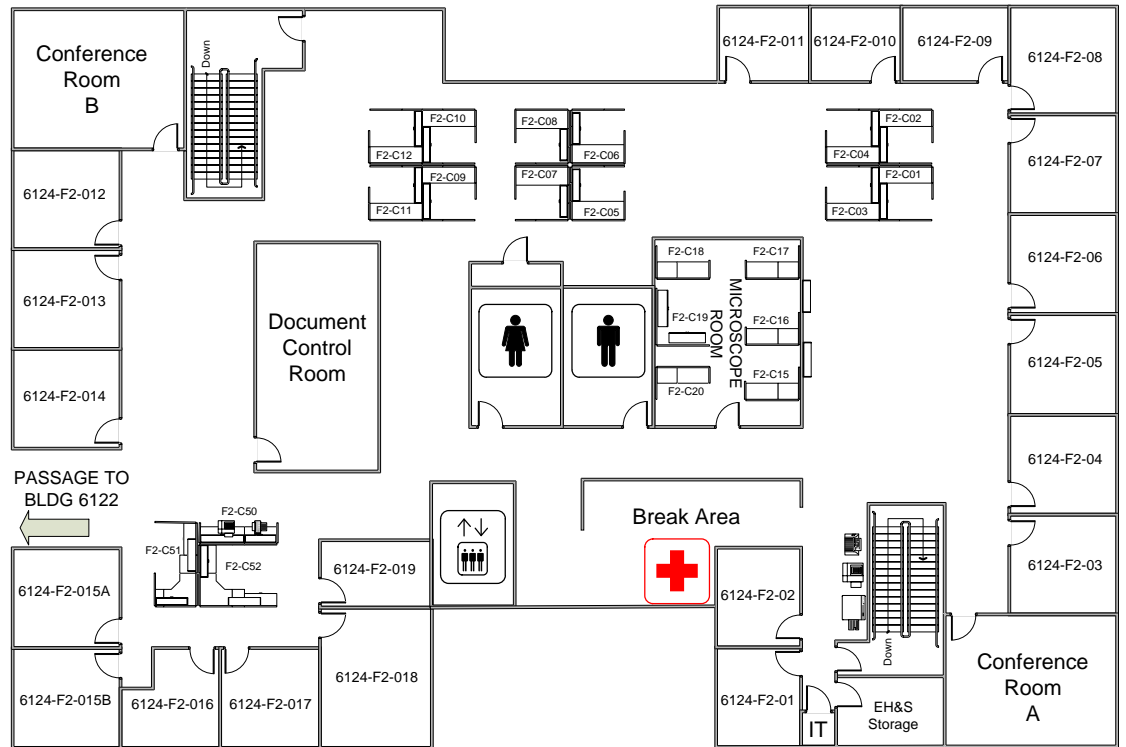
6122-6126

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

