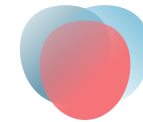


SORRENTO RIDGE

RESEARCH PARK

6150 Nancy Ridge Dr., San Diego, CA 92121





SORRENTO RIDGE

R E S E A R C H P A R K

Sorrento Ridge Research Park has been reinvented to form a dynamic environment, thoughtfully centered around creating a modern solution for life science users. The advantages provided by its strategic location, building efficiencies, canyon view, and outdoor connectivity will allow the end user to effectively advance research and discovery and promote innovation.

Sorrento Ridge Research Park is a blank canvas with new state of the art mechanical systems, air filtration, and infrastructure empowering the end user with the ability to provide its employees a first generation environment to satisfy the needs of today's health and wellness standards.



59,478 SF AVAILABLE
(Divisible to 30,000 SF)



31,162 SF
FLOOR 1



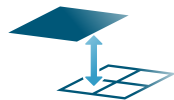
28,316 SF
FLOOR 2

REINVENTED WORKPLACE HIGHLIGHTS

- Highly efficient +/-30,000 SF floor plates
- Flexibility to demise with individual store front entries
- First generation building systems and environment adhering to the newest health and wellness standards including air filtration, automated door system, and direct exterior suite access
- Recent renovations include:
 - › Contemporary exterior façade enhancements
 - › Modern entry and lobby with collaboration space
 - › The Island - Employee centric outdoor patio with shade structure and soft seating
 - › Building courtyard with integrated BBQ and private event space
 - › Exclusive indoor/outdoor patios on the second floor
 - › High end restrooms
 - › New showers and lockers
 - › Drought tolerant landscaping
 - › Electric vehicle charging stations
 - › Skylights installed to increase natural light
 - › Glass roll-up door
 - › White-box condition with exposed beams, new scrim and insulation



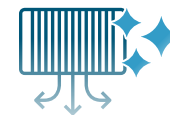
HIGH EFFICIENCY
FLOOR PLATES



UP TO 16 FT
FLOOR HEIGHT



SHOWERS & LOCKERS
FACILITY



HEALTH & WELLNESS
AIR FILTRATION





PROJECT SPECIFICATIONS

- **Loading:** (1) grade level (ability to add) and oversized double man doors
- Floor to Floor Heights
 - › **1st floor:** 14 - 16 ft
 - › **2nd floor:** 13 - 14 ft
- New MEP systems to meet laboratory standards
- 4/1,000 USF parking ratio
- Generator pad with existing enclosure
- Modernized elevator
- 2,000 amp / 480/277 volt / 3 phase / 4 wire
- New roof
- Two gas lines (3 inch & 2 inch) and waterline (2 inch)



NEW MECHANICAL SYSTEMS
MEETS LABORATORY STANDARDS



4/1,000 USF
PARKING RATIO



GENERATOR PAD
WITH ENCLOSURE



**CONTEMPORARY
EXTERIOR FAÇADE
ENHANCEMENTS**

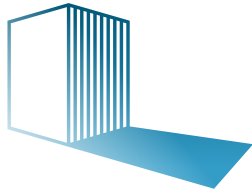








**MODERN ENTRY
AND LOBBY WITH
COLLABORATION SPACE**



**THE ISLAND
EMPLOYEE CENTRIC
OUTDOOR PATIO
WITH SHADE
STRUCTURE AND
SOFT SEATING**









**BUILDING
COURTYARD WITH
INTEGRATED BBQ AND
EVENT SPACE**



**EXCLUSIVE INDOOR/
OUTDOOR PATIOS ON
THE SECOND FLOOR**









DROUGHT TOLERANT LANDSCAPING



STRATEGIC LOCATION

Located in the heart of Sorrento Mesa and situated among many of San Diego's most prestigious life science, medical device, and technology companies. Enjoy quick freeway access and nearby retail offerings coupled with close proximity to the renowned UCSD campus.





Lilly

TORREY PINES

COURTYARD
BY MARRIOTT

BELEMENTS

BANK OF AMERICA

KARL STRAUSS
BREWERY CENTER

805

euofins

Qualcomm

SORRENTO PLAZA
Evolution
rubios
OPERA
SUBWAY
BORDER OF POTRAS

chili's

MIRA MESA BLVD.

PA
COMMONS
R K
FRICKEN BURGERS
BEST DRESSED
ALLSPICE
EL PARQUE
COCINA MEXICANA
SLOW
P
OK
E

VIVIDION
Therapeutics

WuXi Biologics
Global Solution Provider

CARROL CANYON RD.

SORRENTO RIDGE
RESEARCH PARK

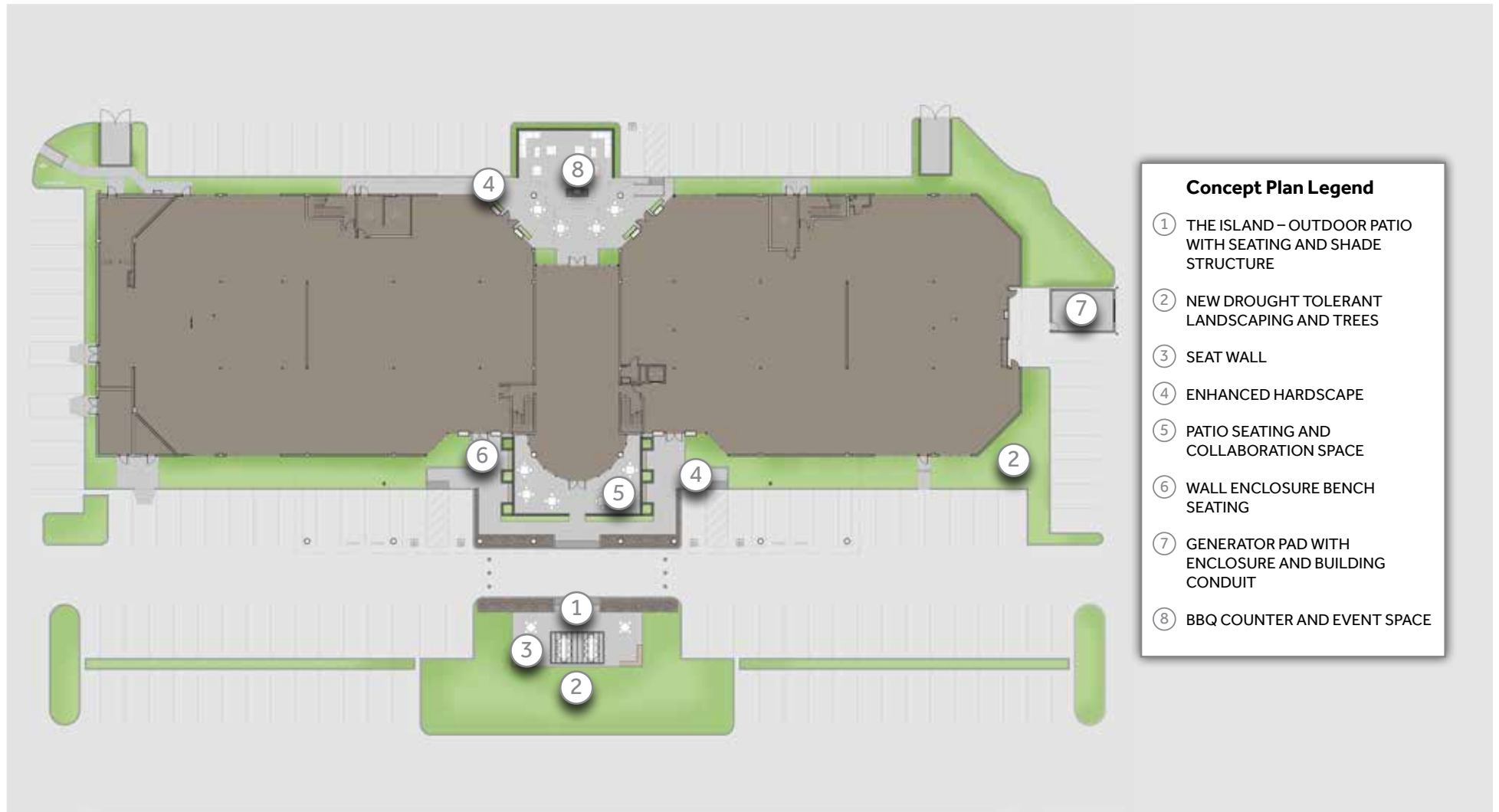


pci
PHARMA SERVICES

RIDGE DR.

ARENA
PHARMACEUTICALS

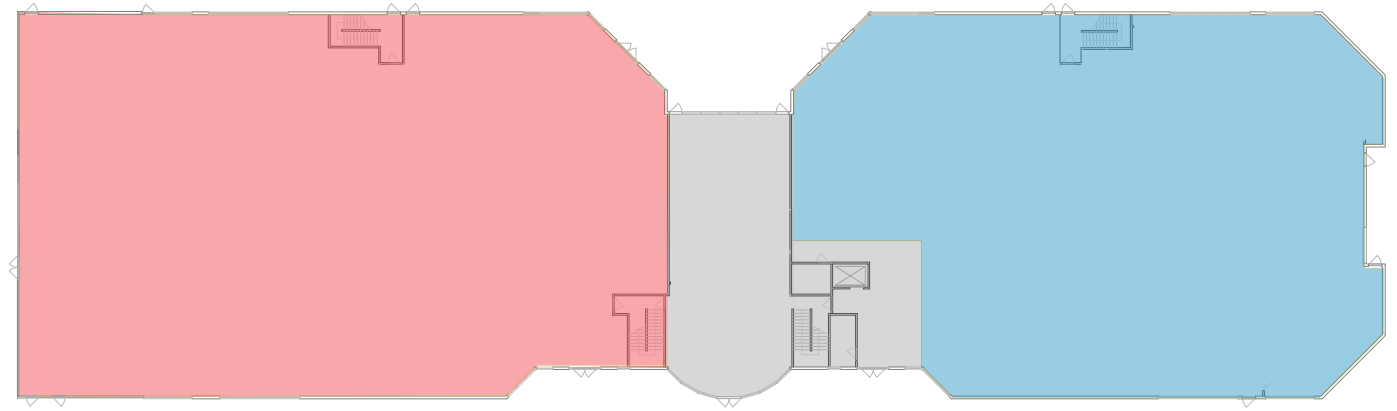
SITE PLAN



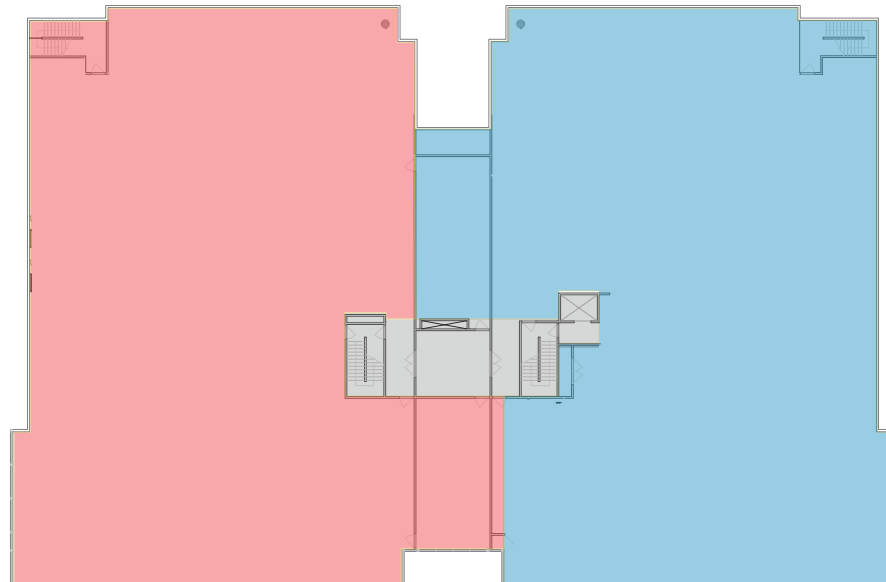
FLOOR PLANS



31,162 SF
FLOOR 1



28,316 SF
FLOOR 2

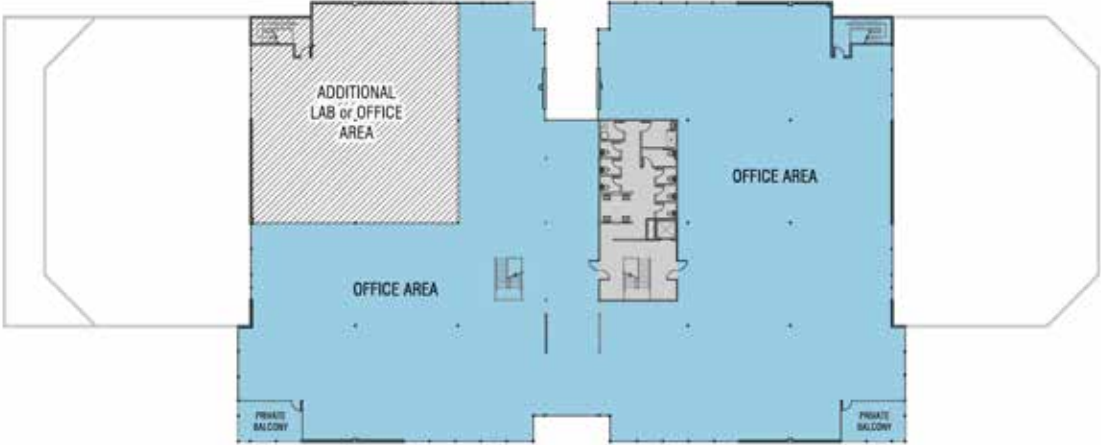


SINGLE TENANT CONCEPT

First Floor

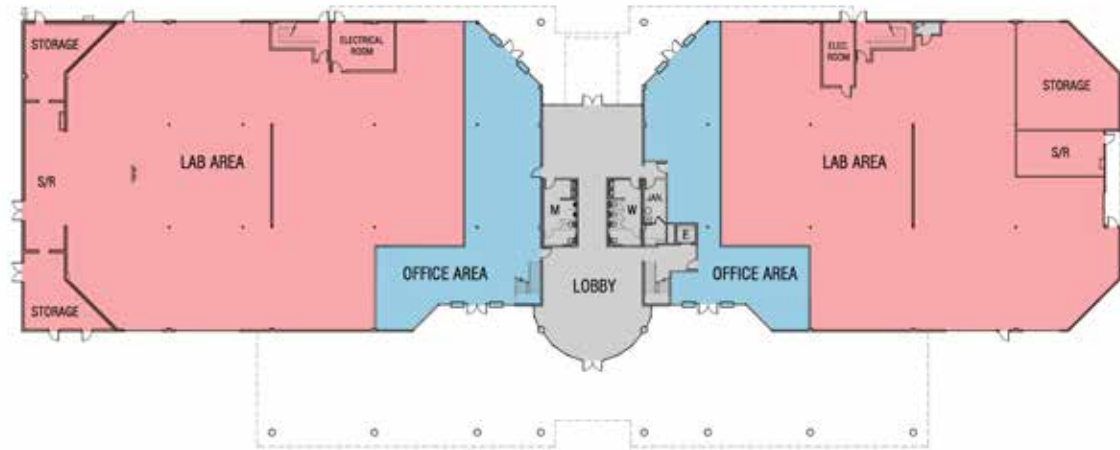


Second Floor



DUAL TENANT CONCEPT

First Floor



Second Floor

