



**TENANT  
SIGNAGE**

**6134 NANCY RIDGE**

FREE STANDING SPEC LAB  
AVAILABLE NOV 2023

**6134**

6134 NANCY RIDGE DRIVE, [SAN DIEGO, CA 92121](#)



25,861 SF  
AVAILABLE

17,451 SF  
FLOOR 1

8,410 SF  
FLOOR 2



**P**  
3.1/1,000 SF  
PARKING RATIO

16 FT  
CLEAR HEIGHT

**OUTDOOR  
COLLABORATION  
& LOUNGE SPACE**

**FREE STANDING  
BUILDING**



## REINVENTED WORKPLACE HIGHLIGHTS

- » Freestanding 25,861 SF spec lab and office delivering November 2023
- » 50:50 Lab to office ratio with ability to expand the lab
- » 16' Clear height with mezzanine office in the front

### Recent renovations include:

- » Contemporary exterior façade enhancements
- » Modern entry and lobby with collaboration space
- » Operable glass folding wall connects indoor break room to outdoor patio
- » High-end restrooms
- » Generator and enclosure enhancements
- » Drought tolerant landscaping
- » Electric vehicle charging stations
- » Building top signage
- » Skylights throughout office area and glass roll-up door to enhance natural light

### New 3,000+ SF Outdoor Amenity Including:

- » 730 SF Steel / wood shade structure with integrated concrete seat walls
- » Built-in BBQ / outdoor serving island with solid surface countertop, integrated lighting and storage
- » Bike storage rack
- » LED lighting throughout
- » New outdoor furniture
- » Outdoor games area



# PROJECT IMPROVEMENTS & PROJECT SPECIFICATIONS

- » New MEP infrastructure delivered to laboratory standards
- » 800 amp / 480 volt power
- » On-site 750kw diesel powered generator
- » Grade level shipping/receiving with motorized glass overhead door
- » Plumbing – 2” water line

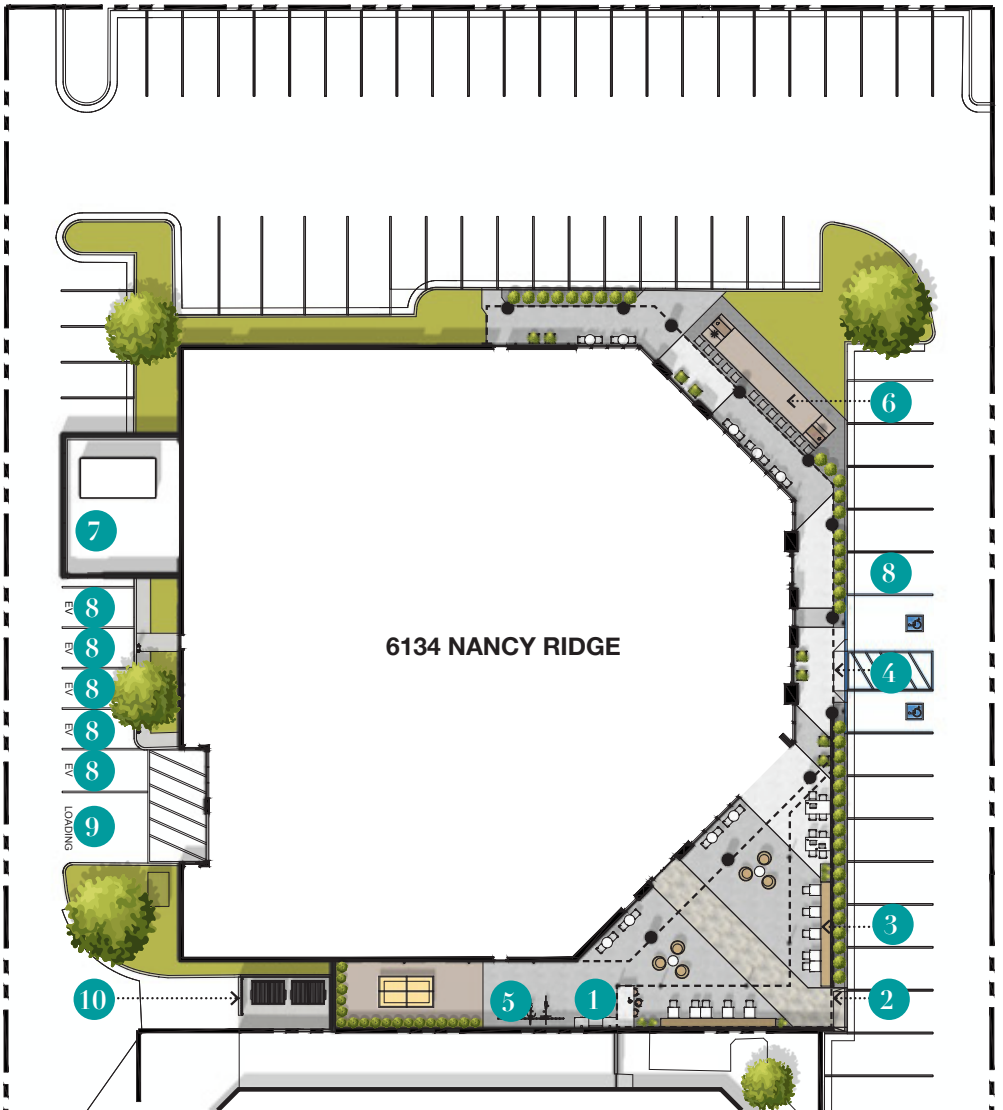


  
**NEW MECHANICAL SYSTEMS**  
EXCEEDS LABORATORY STANDARDS

  
**PARKING RATIO**  
3.1/1,000 USF

  
**ON-SITE  
GENERATOR**

# SITE PLAN



## PLAN LEGEND

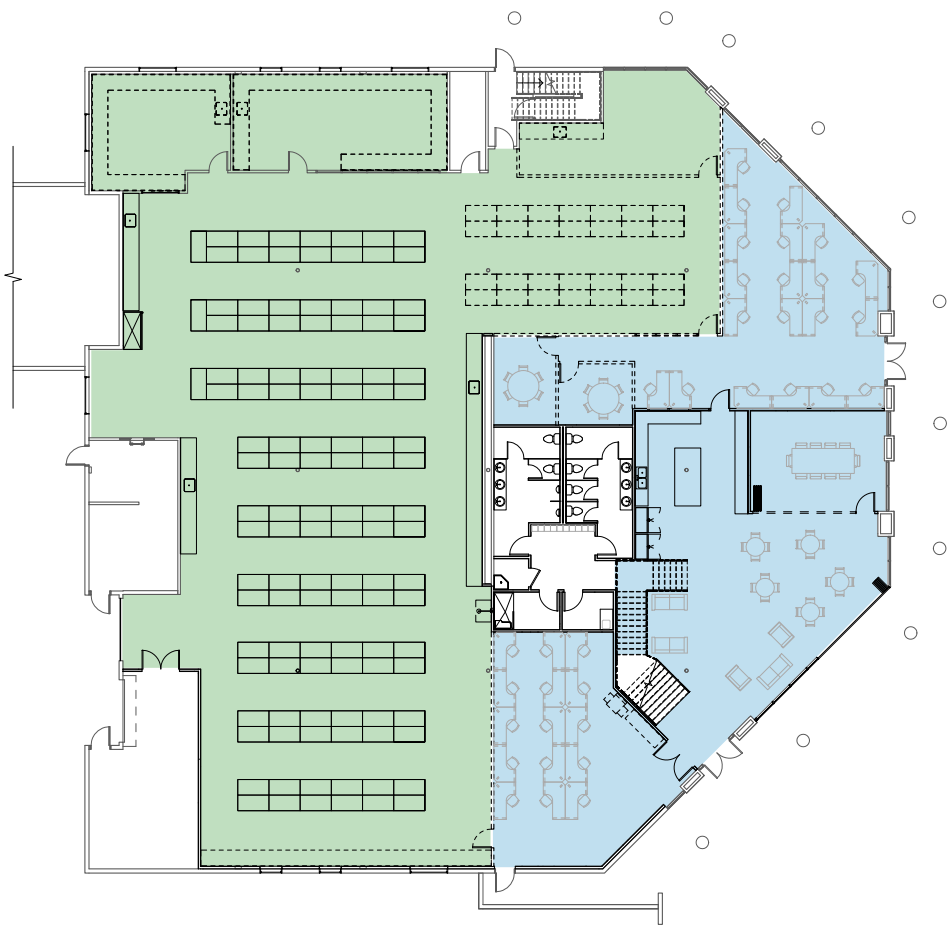
- 1 BBQ with built-in counter
- 2 Shade structure above
- 3 Built-in bench
- 4 Covered walkway
- 5 Bike rack
- 6 Regulation size corn hole
- 7 Generator enclosure
- 8 EV Charging station
- 9 Loading zone
- 10 Trash enclosure

# SPEC LAB IMPROVEMENTS & OFFICE DELIVERY

- » 50:50 lab to office ratio
- » 114 mobile benches configured in six rows (up to 145+ benches)
- » One 8' fume hood (spec work also includes hookups for additional hoods)
- » Compressed air and vacuum
- » 2 Lab support rooms (ability to construct additional support rooms)
- » 2 Conference rooms
- » 6 Offices/huddle rooms
- » Open office to accommodate 65+ workstations
- » IT/storage
- » Private indoor/outdoor patio with seating and BBQ



## HYPOTHETICAL FLOOR PLAN



FLOOR 1



FLOOR 2



# NEW LAB IMPROVEMENTS







# EMPLOYEE CENTRIC OUTDOOR PATIO

WITH SHADE  
STRUCTURE  
& SOFT  
SEATING



# BUILDING COURTYARD WITH INTERGRATED BBQ & EVENT SPACE





# 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.









6134 NANCY RIDGE

