

FOR LEASE

SORRENTO MESA LIFE SCIENCES / BIOTECH BUILDING



6555 NANCY RIDGE DRIVE
WESTRIDGE TECH PARK

BEST VALUE for lab
space in Sorrento Mesa

LEASE RATE: \$2.85 NNN (\$.31)

PROPERTY FEATURES

- **NEWLY REMODELED** | 3 Lab Spaces
- New Hard Lid Ceiling
- New Led Lighting Throughout
- High Image Corporate Building
- Prime Biotech Location
- 80% Buildout Lab Balance Office
- 100% HVAC
- Biotech, Microbiology & Chemistry Use
- Benches & Fume Hoods Included
- VCT Flooring in Lab Area
- Shipping & Receiving Areas
- Grade Level Loading
- Close to I-805, I-5 & I-15

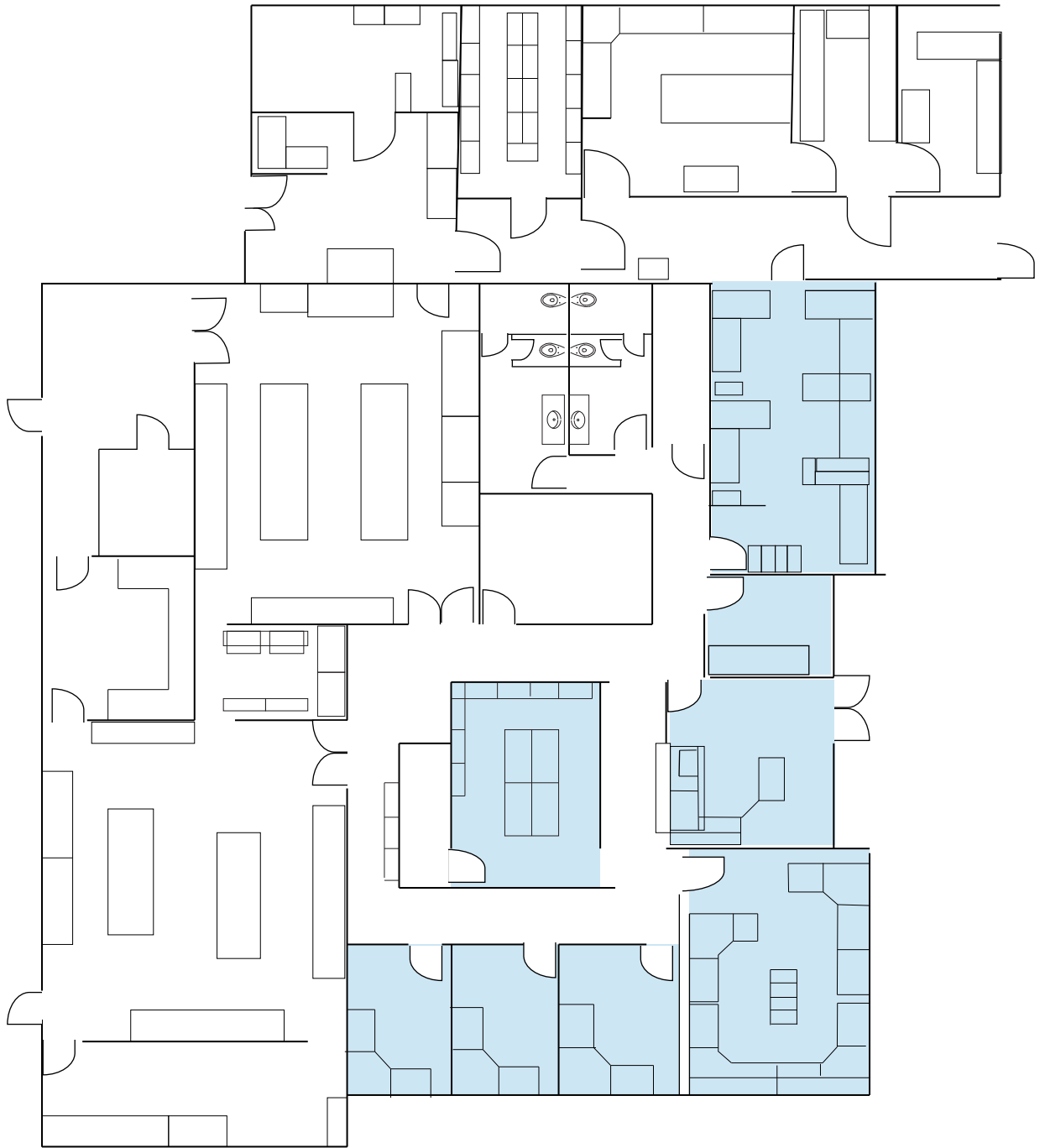


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6555 NANCY RIDGE DRIVE
SAN DIEGO, CA 92121

FLOOR PLAN

**ALL LAB AREAS RENOVATED &
RESTORED TO TURNKEY CONDITION**



■ OFFICE AREA

Not an exact representation

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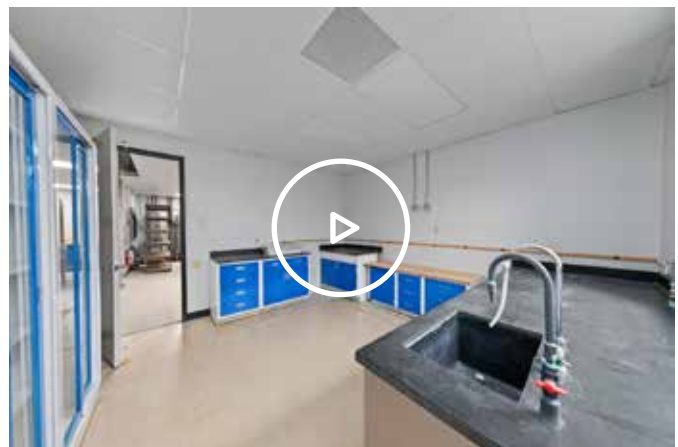
LAB 1



LAB 2



LAB 3



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SURROUNDING LAB COMPANIES

