

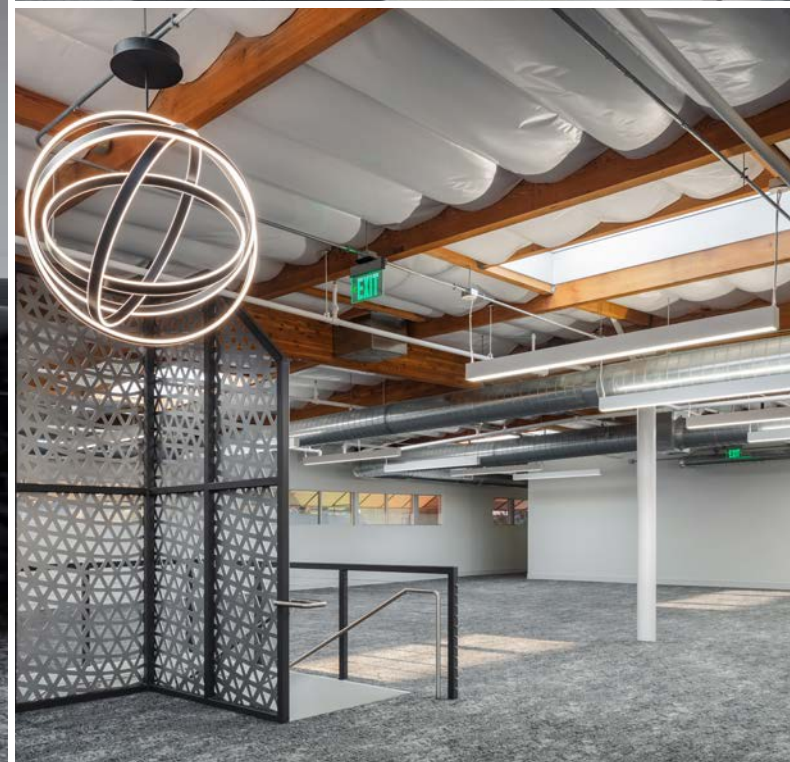
6134 NANCY RIDGE
FREE STANDING SPEC LAB & OFFICE
AVAILABLE NOW



25,861 SF
AVAILABLE

17,451 SF
FLOOR 1

8,410 SF
FLOOR 2



REINVENTED WORKPLACE HIGHLIGHTS

- » Freestanding 25,861 SF spec lab and office building
- » 50:50 Lab to office ratio with ability to expand the lab
- » 14' Clear height with mezzanine office

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 with shower and locker room
- » Generator and enclosure
- » Drought tolerant landscaping
- » Electric vehicle charging stations
- » Building top signage
- » Skylights throughout office area and glass roll-up door to enhance natural light
- » New roof installed in 2023

New 3,000+ SF private and secured 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
- » Live monitored video surveillance system

P
3.1/1,000 SF
PARKING RATIO

14 FT
CLEAR HEIGHT

OUTDOOR
COLLABORATION
& LOUNGE SPACE

FREE STANDING
BUILDING

PROJECT IMPROVEMENTS & PROJECT SPECIFICATIONS

- » Best-in-class laboratory MEP infrastructure
- » 800 amp / 480 volt power
- » On-site 750kw diesel powered generator
- » Grade level shipping / receiving with motorized glass overhead door
- » Plumbing - 2" water line
- » 3hp 200-gal vacuum & 7.5hp 120-gal compressor (located in CMU enclosure)



NEW MECHANICAL SYSTEMS
EXCEEDS LABORATORY STANDARDS

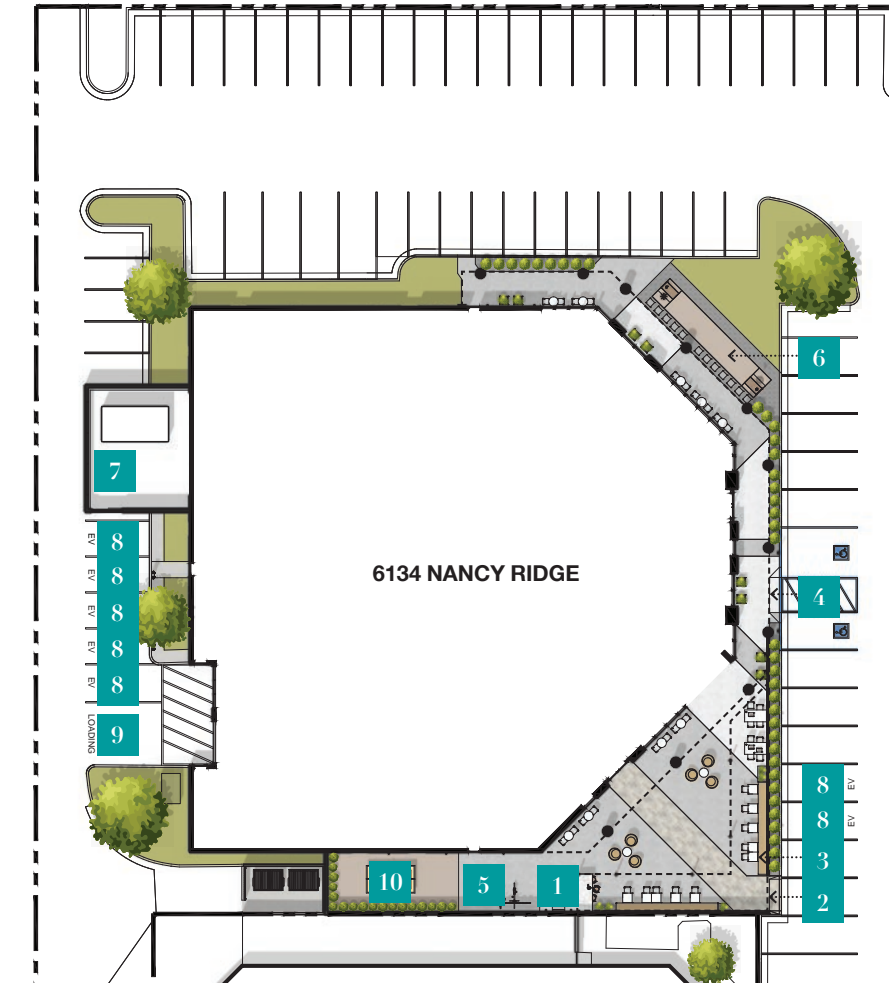


PARKING RATIO
3.1/1,000 USF



ON-SITE GENERATOR

SITE PLAN

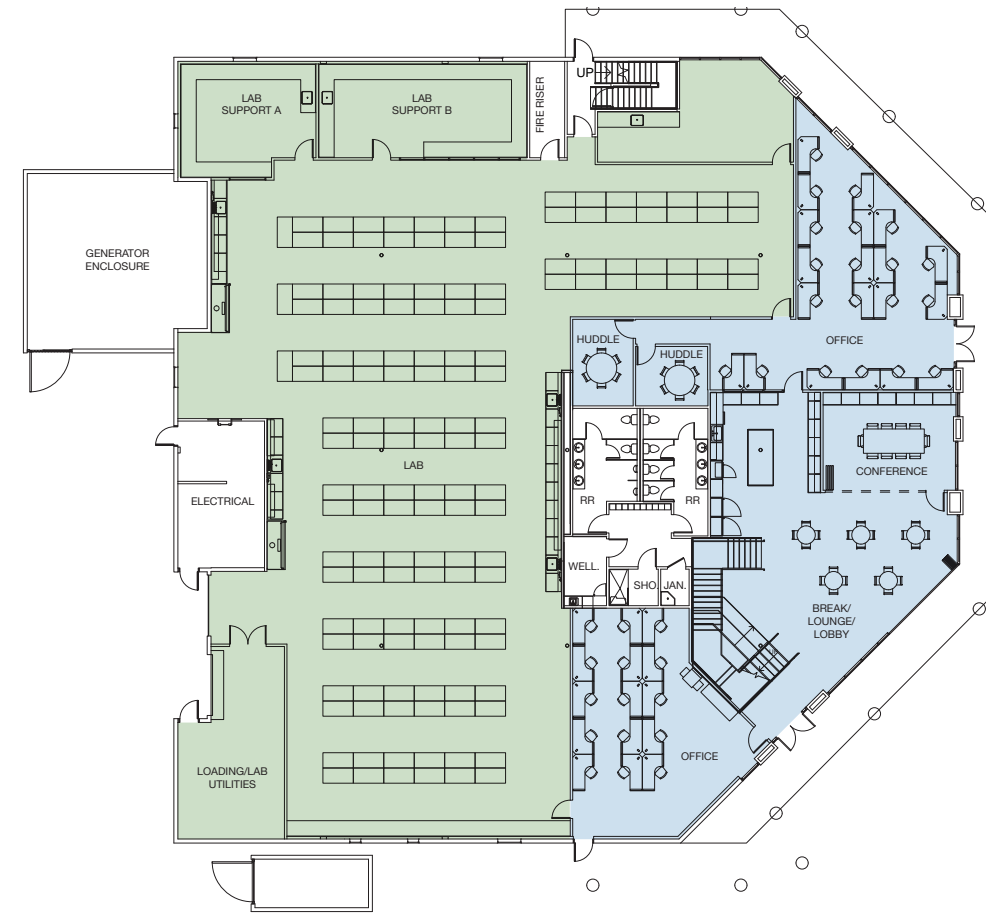


SPEC LAB & OFFICE IMPROVEMENTS

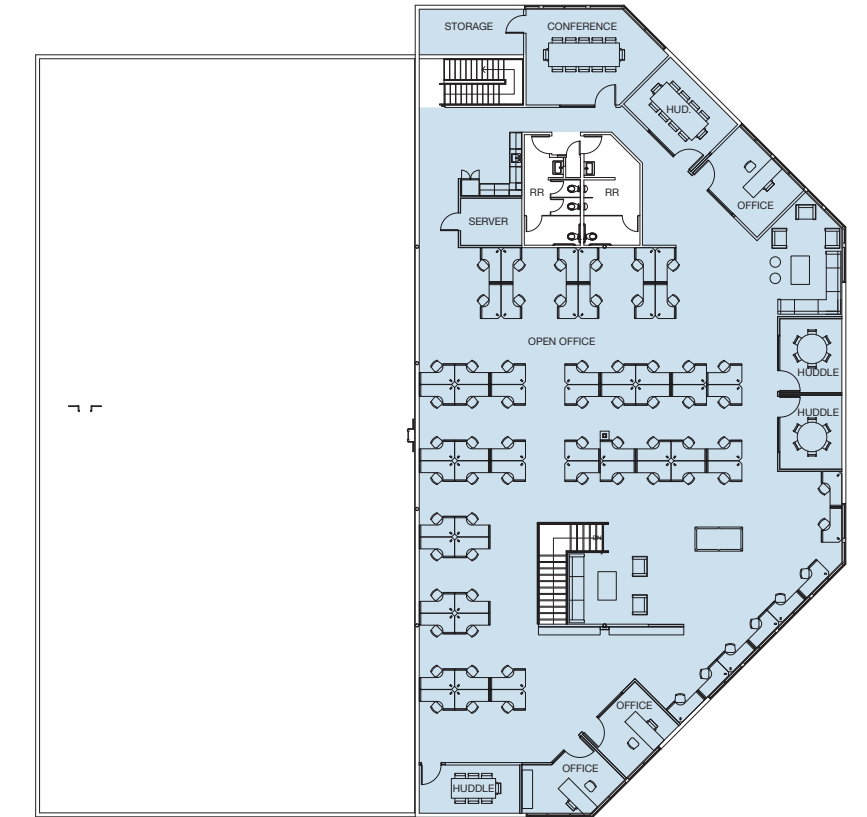
- » 50:50 lab to office ratio (expandable to 60:40 lab to office)
- » 114 mobile benches configured in nine rows from Hansen Lab Solutions (can accommodate 145+ benches when fully built-out)
- » 78 LF of built-in metal casework (can accommodate 252 total LF when fully built-out)
- » Two 8' fume hoods
- » Compressed air and vacuum
- » 2 lab support rooms with wiremold electrical outlets and plumbing for future fixtures (ability to construct additional support rooms)
- » 2 conference rooms (large furnished conference room)
- » 7 offices / huddle rooms
- » Open office to accommodate 65+ workstations
- » IT / Storage room
- » Large tenant lounge on 1st floor with new architectural staircase with custom metal paneling and a built-in stadium seating area
- » Full kitchens on 1st and 2nd floors
- » Private and furnished indoor / outdoor patio with BBQ
- » Private outdoor gaming areas with ping pong and cornhole



CONCEPTUAL SPEC LAB & OFFICE FLOOR PLAN

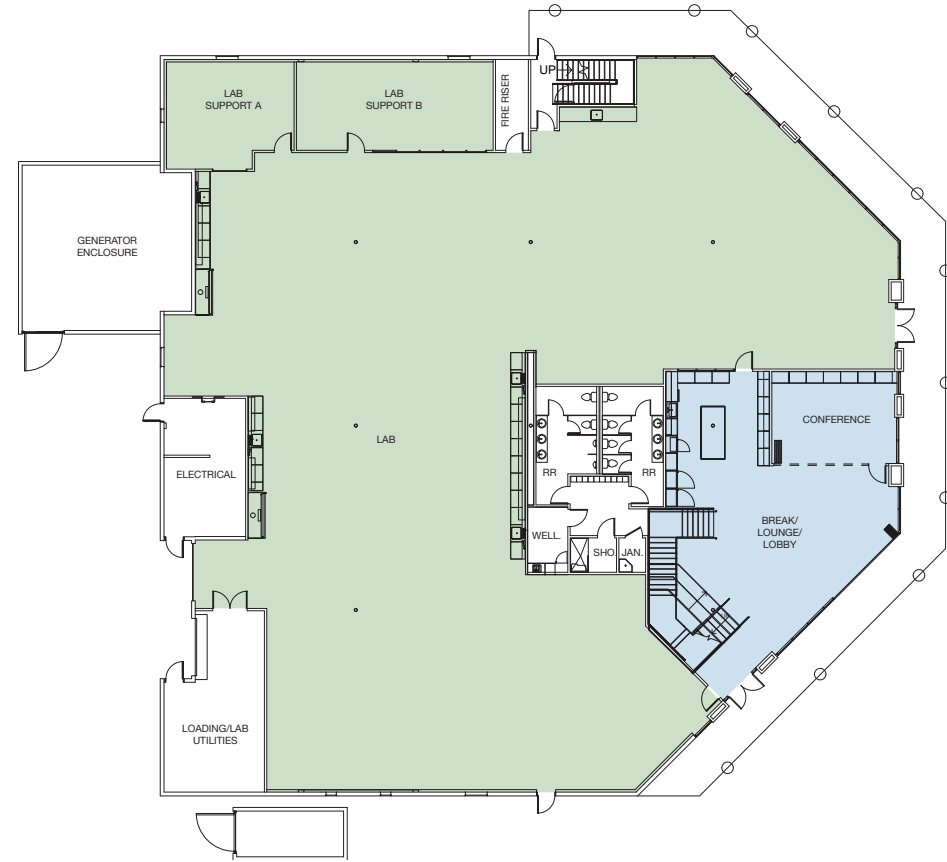


FLOOR 1

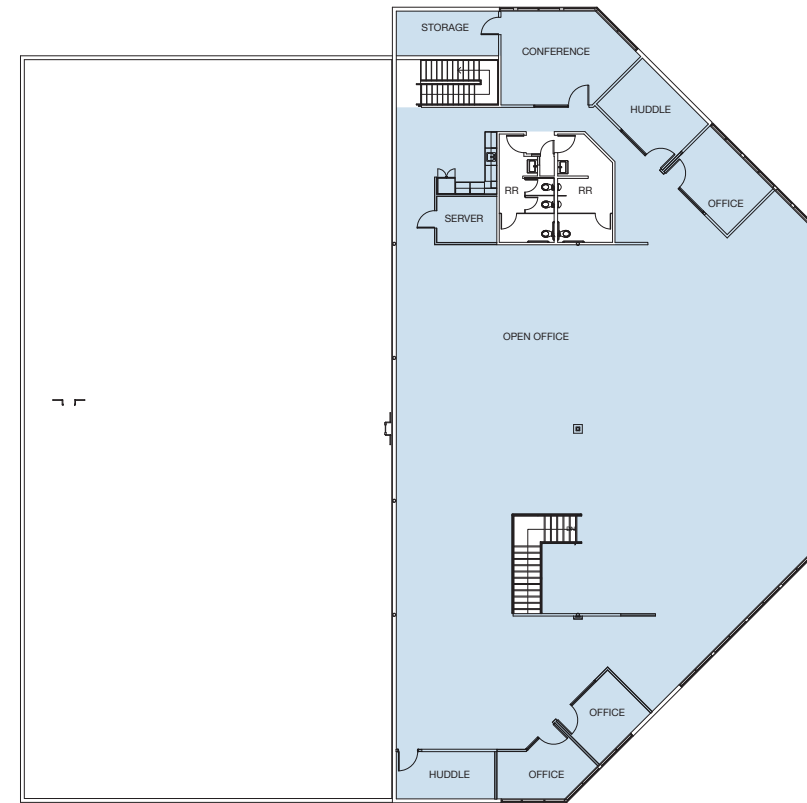


FLOOR 2

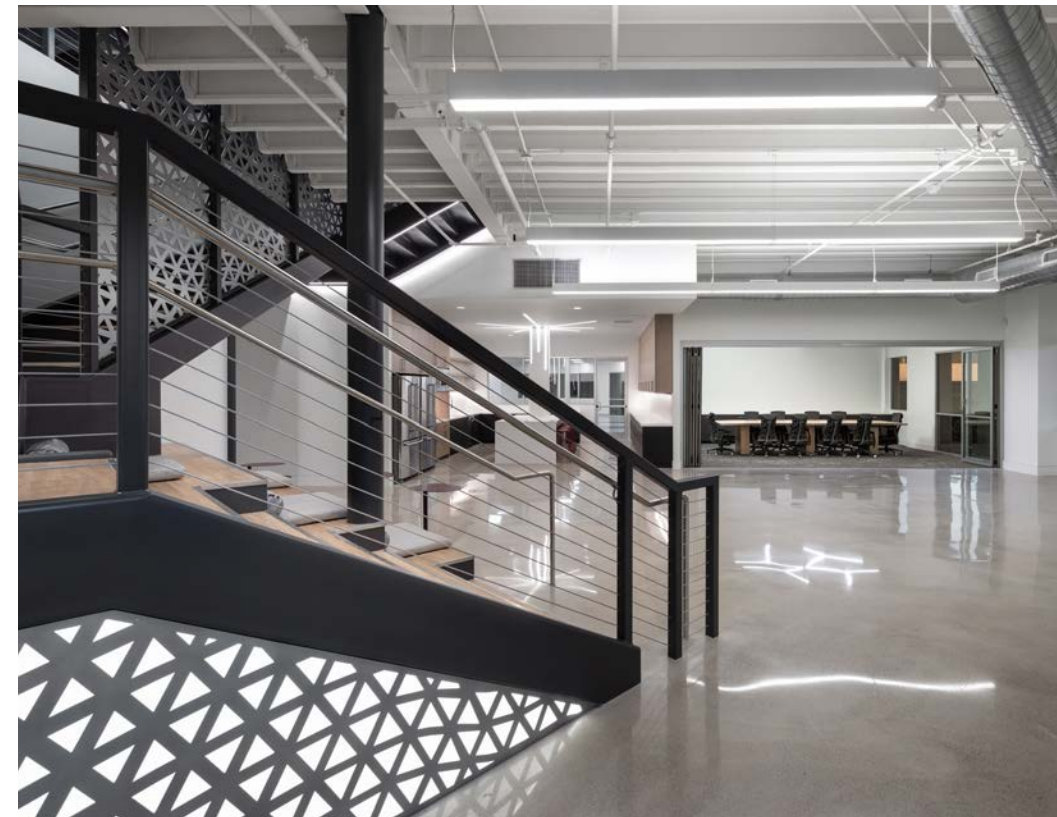
AS-BUILT FLOOR PLAN

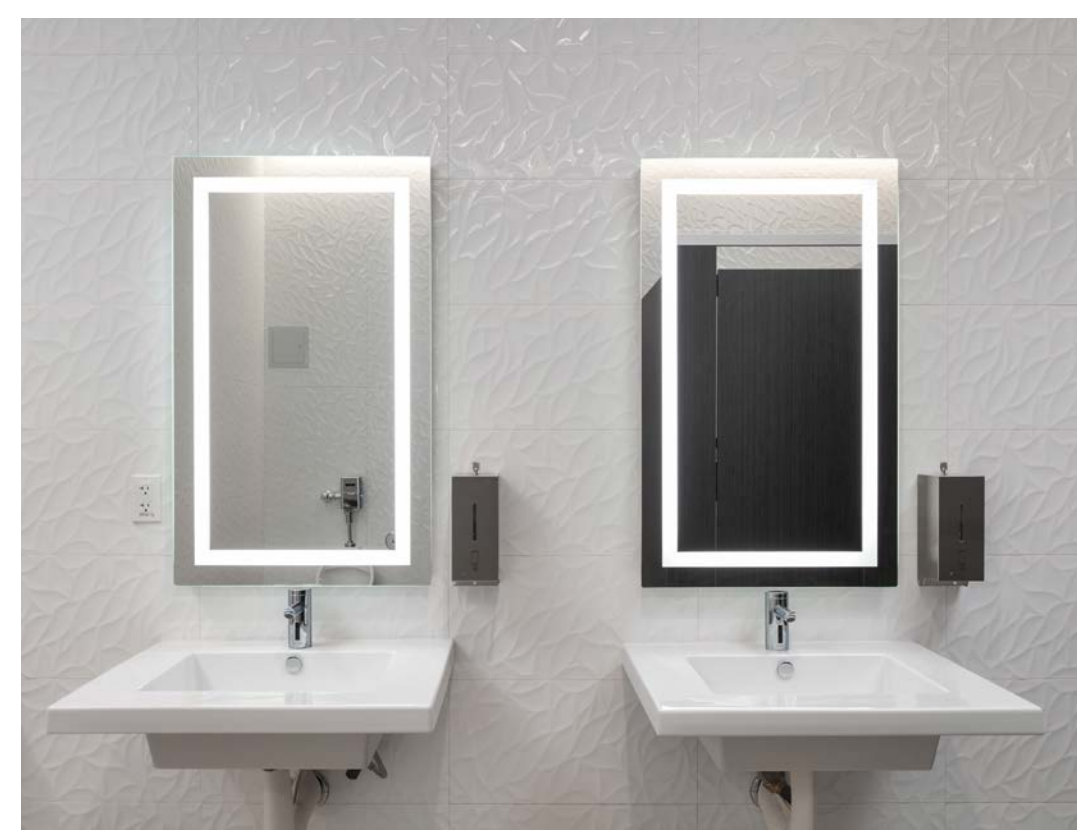
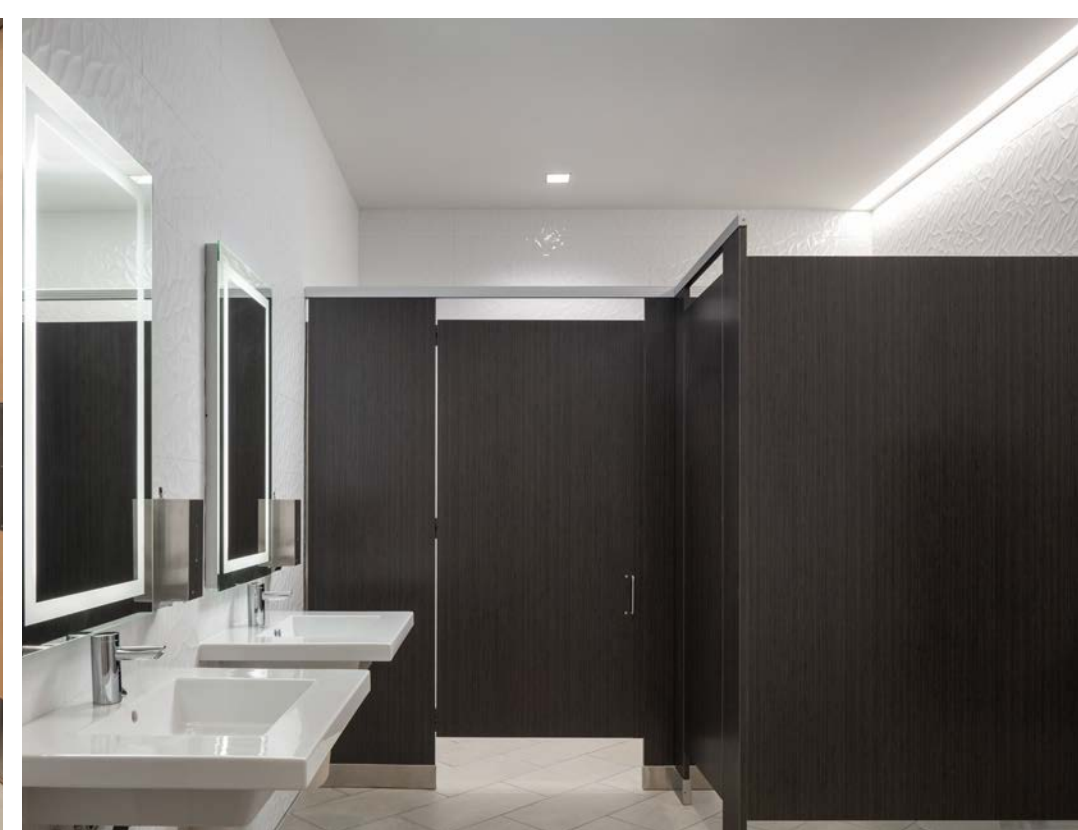


FLOOR 1



FLOOR 2







BEST-IN-CLASS

LAB IMPROVEMENTS



6134 NANCY RIDGE



**EMPLOYEE CENTRIC
PRIVATE OUTDOOR PATIO**



**WITH SHADE
STRUCTURE
& SOFT
SEATING**

6134 **NANCY RIDGE**

PRIVATE

COURTYARD

**INTEGRATED 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.



MERCATO AT SORRENTO

CORNER OFFICE BAR & KITCHEN COXINHA STORE FIESTA MEXICAN GRILLE GRATER GRILLED CHEESE DARU INDIAN & GASTROPUB IKE'S LOVE & SANDWICHES	MCDONALD'S FLAME BROILER PLANET FITNESS POSTAL ANNEX CHASE BANK BANK OF AMERICA
--	--

6134 NANCY RIDGE



 **ALVAREZ & MARSAL**
CAPITAL REAL ESTATE

Alvarez & Marsal Capital Real Estate (“A&M CapRE”) is the real estate investment management arm of Alvarez & Marsal (“A&M”), a global professional services firm and a leader in the corporate restructuring and turnaround industry since 1983. A&M CapRE was formed in 2008 to help their stakeholders identify and capitalize on opportunities during each phase of the real estate market cycle.

Learn more at amcapitalre.com





6134 NANCY RIDGE

MICHAEL CASSOLATO

858-546-5434

michael.cassolato@cushwake.com

CA Lic. #01893847

EVAN CASSOLATO

858-546-5473

evan.cassolato@cushwake.com

CA Lic. #02055707



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST- 11/25/24