



6610

NANCY RIDGE

CONSTRUCTION COMPLETE

35,715 SF

Life Science Conversion



Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260

Property Highlights

Located in the core life science cluster of Sorrento Mesa. This 2-story property was recently converted to a state-of-the-art life science building including all new infrastructure, new office space and spec lab space ready for occupancy.

Proposed Lobby Finishes





Lab Specs

10ft dropped ceiling in lab area
(clear to deck is 23ft)

9ft dropped ceiling
in office areas

Benching and casework included
in the majority of the lab area

HVAC
Labs to include three (3) new VAVs with 100% outside air and airflow rate of 9 ACH per hour

Two (2) new heating hot water boilers
will include N+1 redundancy on the boilers as well as the pumps

House Vacuum and Compressed Air
included in spec

Fume Hood
One (1), 8-ft hood and capacity for 3 additional

Power
2000A 480/277V (3000A of 208/120V)

Back-up Generator
100kw



Project Features

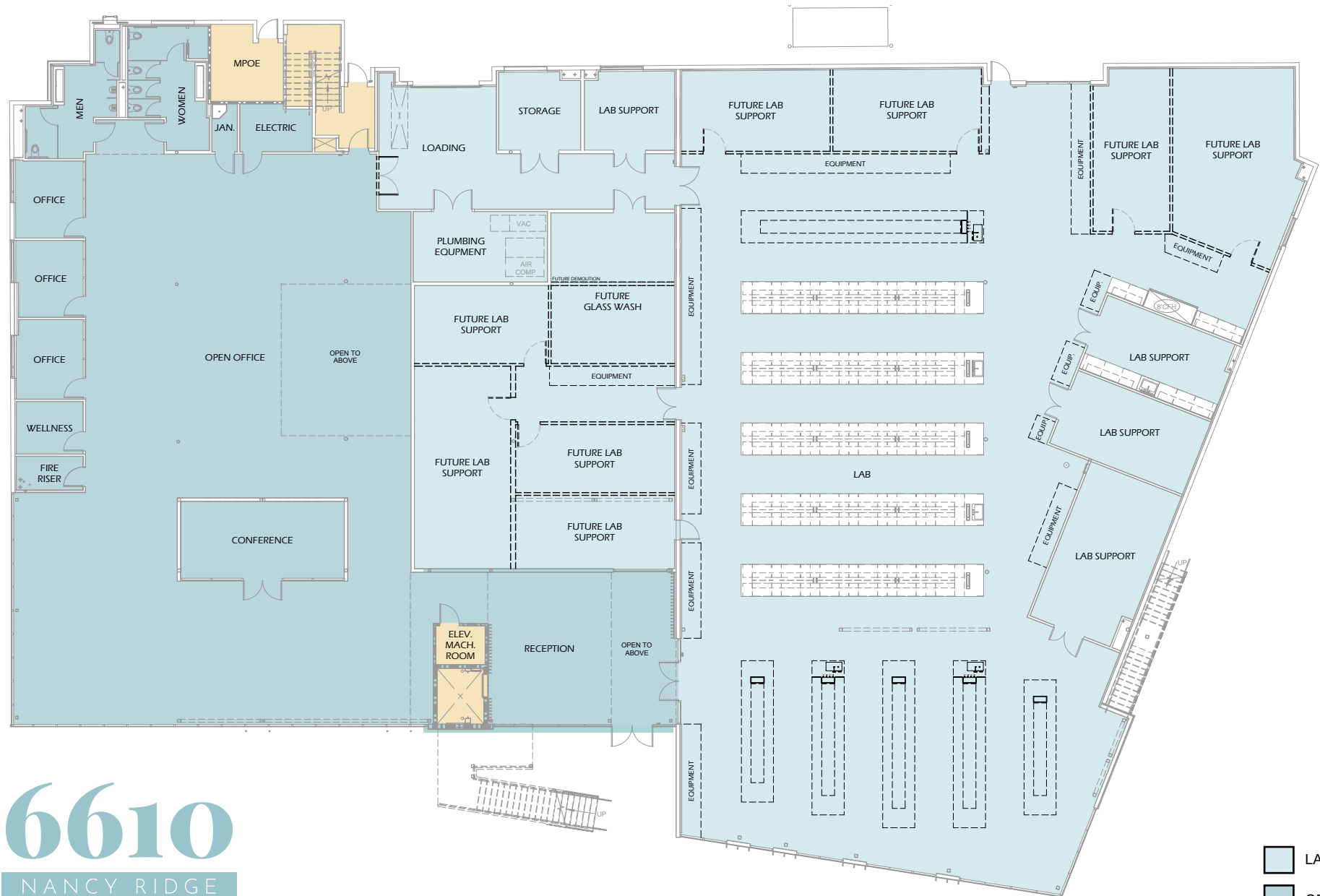


6610
NANCY RIDGE

First Floor | ± 21,416 RSF



[CLICK HERE FOR VR TOUR](#)



Second Floor | \pm 14,299 RSF









6610

NANCY RIDGE

Nancy Ridge Drive

For more information, please contact:



Tim Olson

Senior Managing Director
+1 858 410 1253
tim.olson@jll.com
RE License #01364117

Greg Moore

Vice President
+1 858 410 6367
greg.moore@jll.com
RE License #02068852

Carly Ross

Associate
+1 858 352 2911
carly.ross@jll.com
RE License #02157346

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.