

FOR LEASE

6888 NANCY RIDGE DRIVE

\$11.40/SF/YR MG

SAN DIEGO, CA



**VENTURE PACIFIC
COMMERCIAL SERVICES**

JASON LIPOVSKY
B 858-538-7774
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All information contained herein is obtained from the sourced deemed to be reliable.
However, this information is not guaranteed and should be verified. DRE #01443834

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DESCRIPTION

SPECTACULAR OFFICE SPACE FOR LEASE!!! This office space is approximately 3,150 square feet situated within an 8,027 square foot building positioned on a 37,026 square foot parcel. The available space for lease is comprised of five office suites, a spacious conference room, break room, and a large industrial space with ample room to accommodate a bullpen, laboratory or manufacturing use. Part of the Carol Ridge Business Park III, the office is located within the highly desirable San Diego submarket of Sorrento Mesa. The property features ample off-street parking as well as floor-to-ceiling windows providing for an abundance of natural lighting and outstanding views of the lush landscaping that surrounds the building. The Light Industrial zoning offers a wide variety of uses including office, manufacturing, storage, transportation, research and development, and more! Opportunities like this rarely come available in this distinguished area of Sorrento Mesa!

PROPERTY SPECIFICS

APN:	343-280-23-00
Property Type:	Office
Zoning :	Industrial—Light
Floor Area:	3,150 SF
Mfg/Lab Space:	581 SF
Lease Type:	Modified Gross

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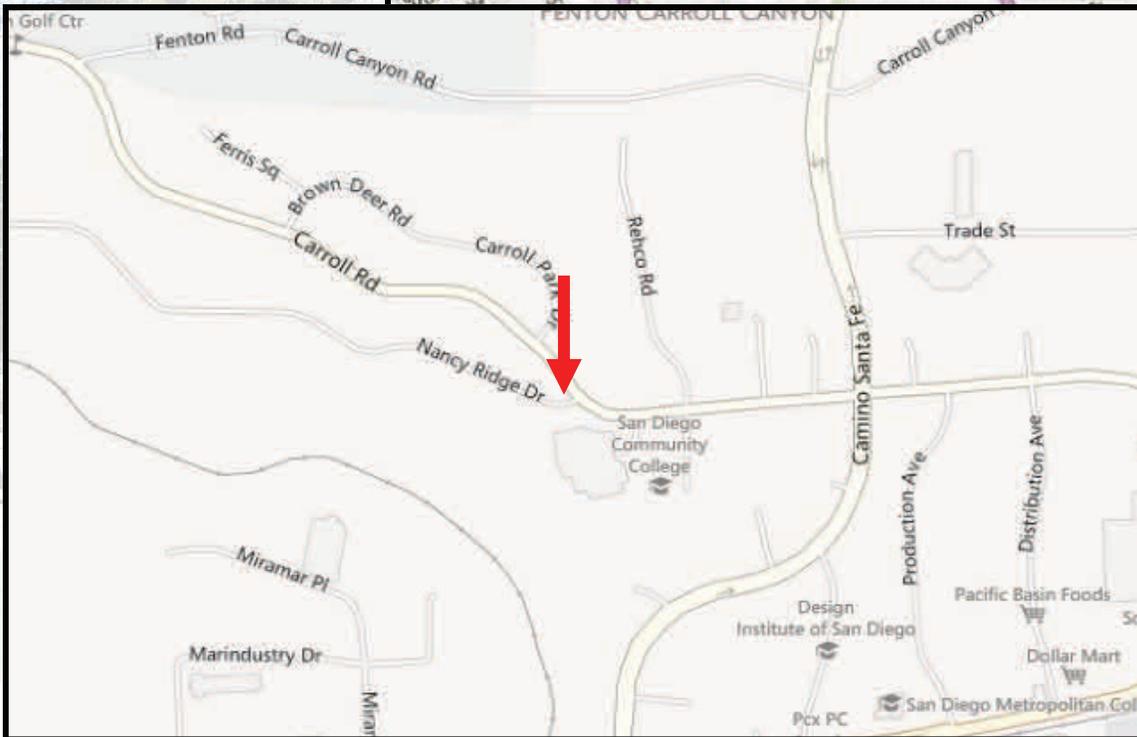
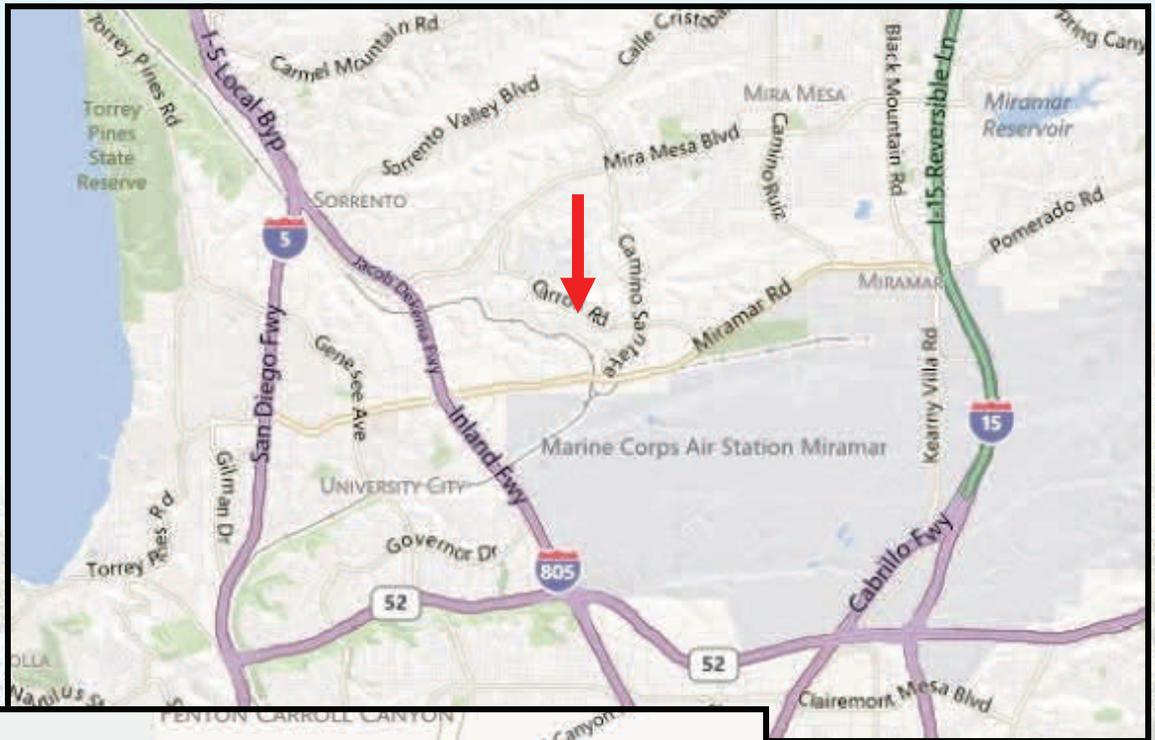
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MAPS



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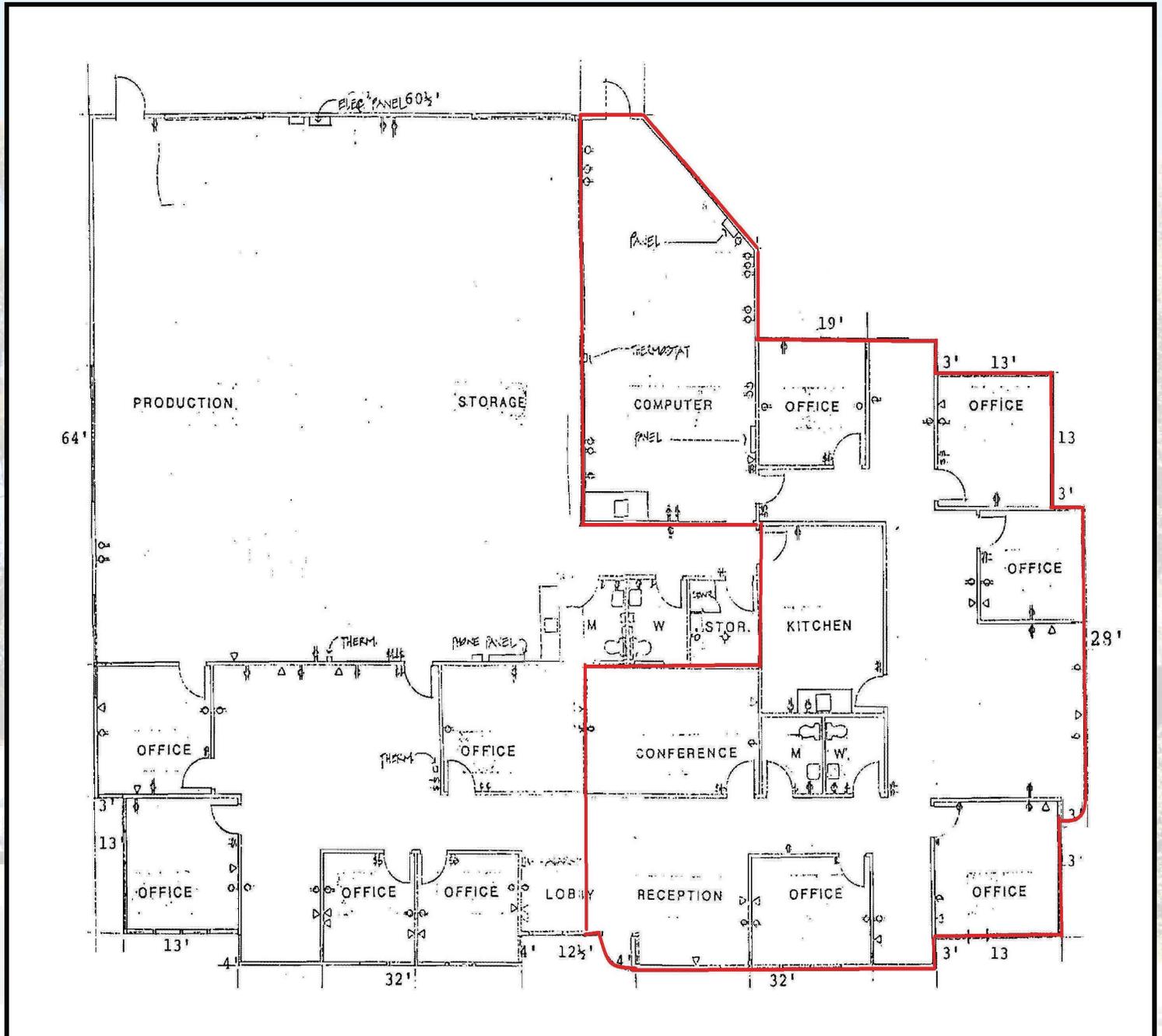
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FLOOR PLAN



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