

# Portola

6275 Nancy Ridge Drive  
San Diego, CA 92121



LAB SUITES AVAILABLE FOR SUBLEASE

30,895 SF TOTAL | SUITE 110 15,446 SF | SUITE 120 15,449 SF

**CBRE**

6275 NANCY RIDGE DR.

# Two Suites Available



**April 1, 2025**  
Available

**Asking Rate**  
Negotiable

**May 31, 2027**  
Master Lease Expires

## SUITE 110

15,446 SF  
Available in 90 Days  
Lease Expires May 31, 2027  
Lease Rate Negotiable

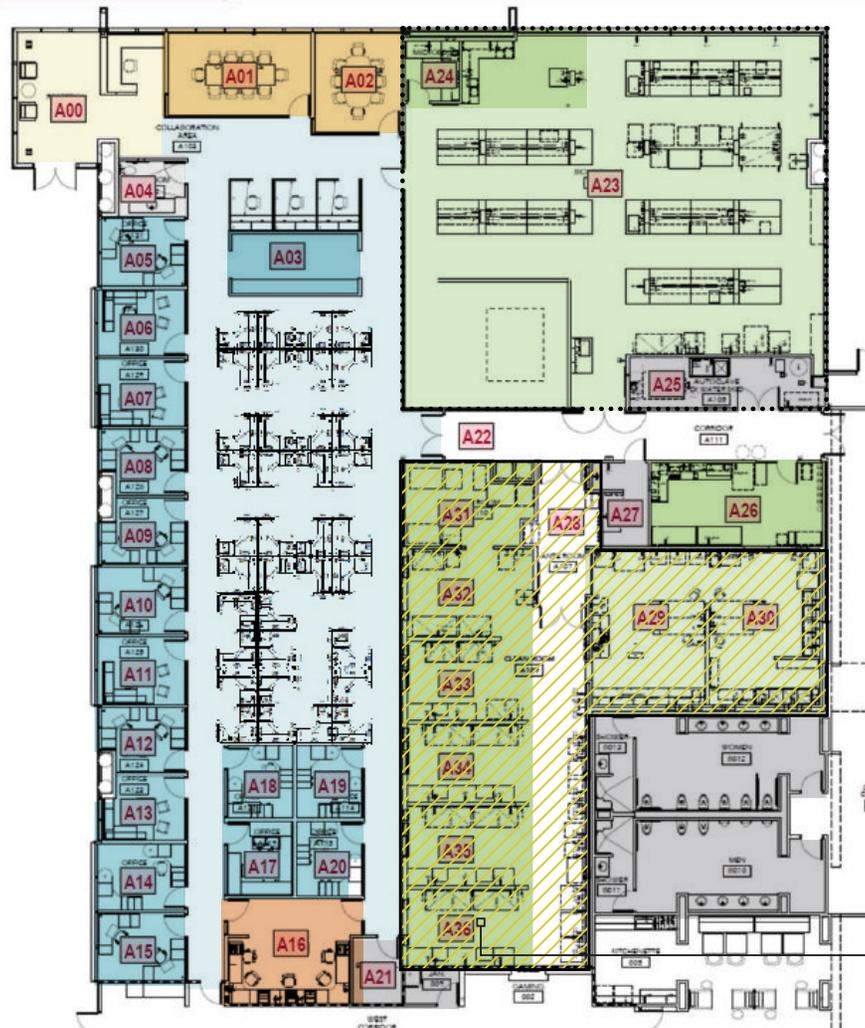
## SUITE 120

15,449 SF  
Available in 90 Days  
Lease Expires May 31, 2027  
Lease Rate Negotiable

- MANUFACTURING
- OFFICE
- BUILDING SUPPORT
- OFFICE SUPPORT
- LOBBY / RECEPTION
- OPEN OFFICE
- CONFERENCE
- LAB
- SHARED CONF ROOM
- LAB SUPPORT
- BREAK ROOM
- NOT IN SCOPE
- SHARED CIRCULATION

# SUITE 110

15,446 SF  
 Available in 90 Days  
 Lease Expires May 31, 2027  
 Lease Rate Negotiable

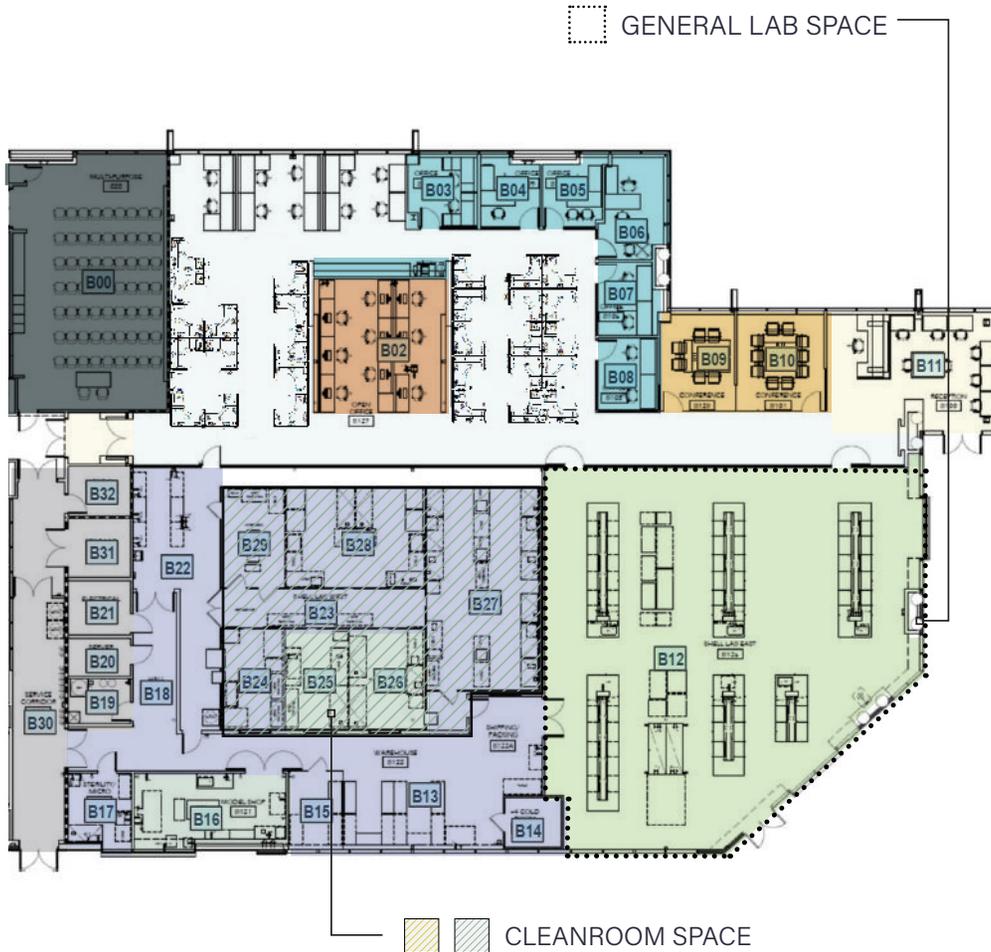


SUITE  
**110**

- |   |  |
|---|--|
|  MANUFACTURING   |  OFFICE         |
|  BUILDING SUPPORT  |  OFFICE SUPPORT |
|  LOBBY / RECEPTION   |  OPEN OFFICE  |
|  CONFERENCE  |  LAB          |
|  BREAK ROOM  |  LAB SUPPORT  |
|  SHARED CIRCULATION  |  NOT IN SCOPE |
|   CLEANROOM SPACE |  |

# SUITE 120

15,449 SF  
 Available in 90 Days  
 Lease Expires May 31, 2027  
 Lease Rate Negotiable



- MANUFACTURING
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# Property Amenities



Lab & Cleanrooms

Collaboration Area



On-Site Conferencing

Modern Kitchenette



Break Rooms

Outdoor Bocce Court



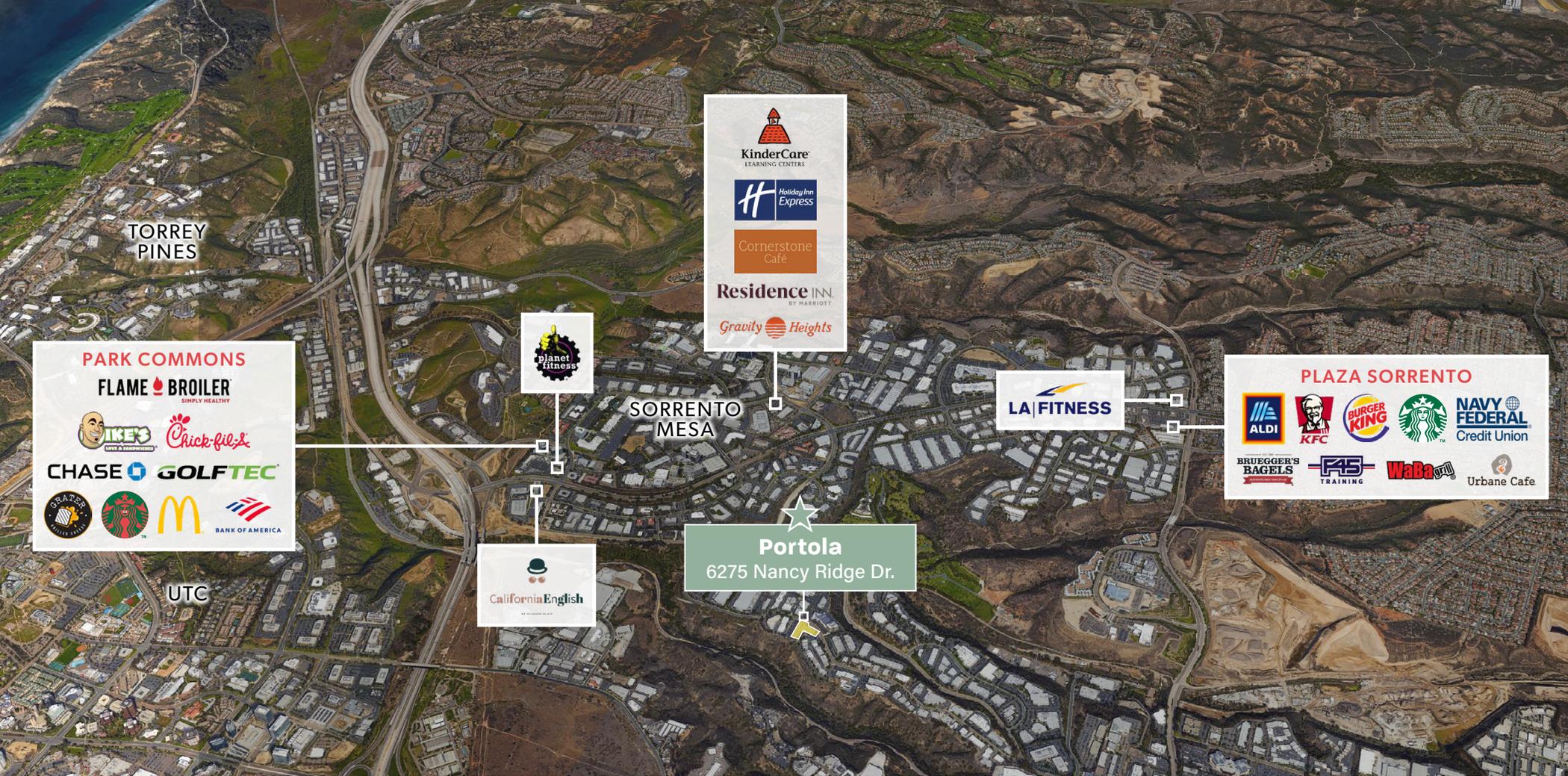
Canyon Terrace

Easy Access to I-5, I-805, and I-15



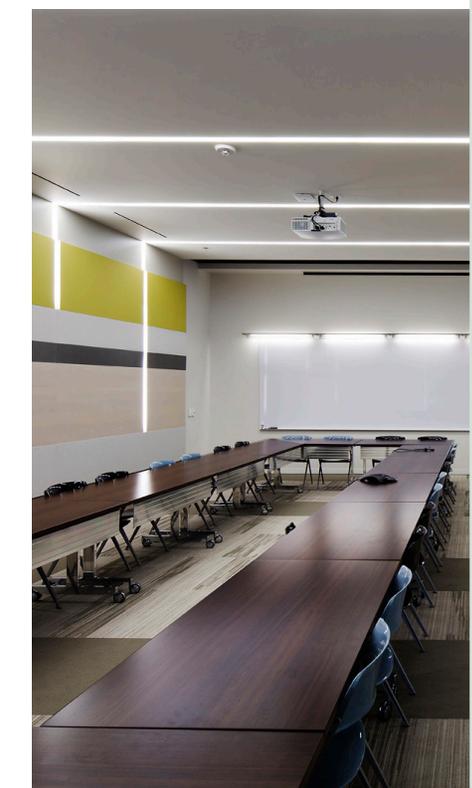
FF&E Available



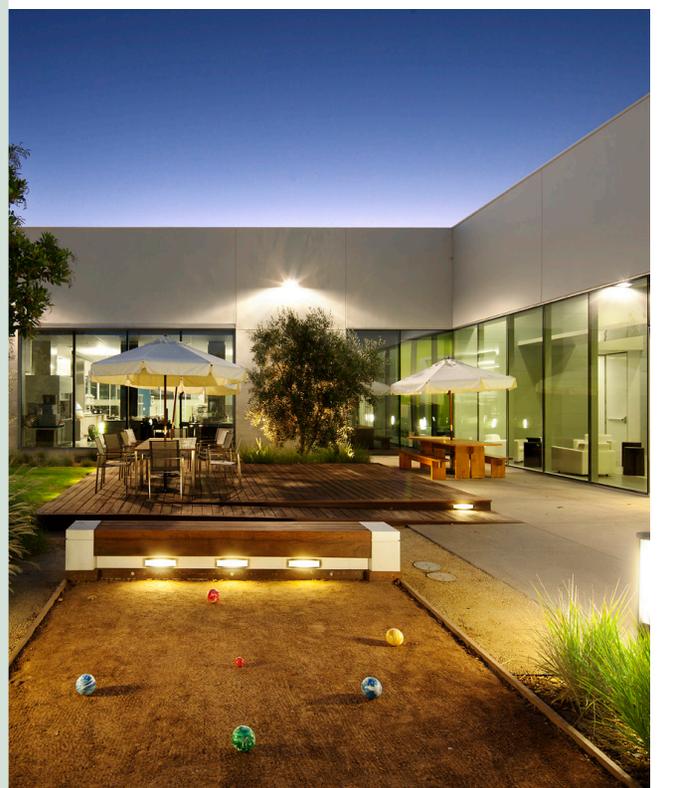


# Local Amenities

Sorrento Mesa is a thriving submarket in San Diego known for its tech and biotech industries. A range of amenities including shopping centers, diverse dining options, and fitness centers are within minutes of Portola. With its convenient location and access to major highways, Sorrento Mesa is an attractive place to live, work, and enjoy a vibrant community.



Representative Image - Not Actual Lab





Contact for more information:

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