

AVAILABLE FOR LEASE:
±39,010 SF Freestanding R&D Building
(Divisible)



Summit Ridge Business Park

6759, 6769, 6779 MESA RIDGE RD, SAN DIEGO, CA 92121

CBRE

PROPERTY FEATURES



Part of an approximately 133,841 SF project



Excellent access via Mira Mesa Blvd and Camino Santa Fe



Fully fire sprinklered



Exterior amenity area



Approximately 3.2/1,000 SF parking ratio



Within close proximity to Plaza Sorrento, restaurants, public transportation, retail amenities, hotels, and 3Roots Master Planned Community



Quality construction with excellent curb appeal



Central Sorrento Mesa location



Fiber optic service available



Corporate neighbors include biotech and technology companies



Excellent glass line and natural light



Improvements in place for Medical Device / Pharmaceutical / Biotechnology



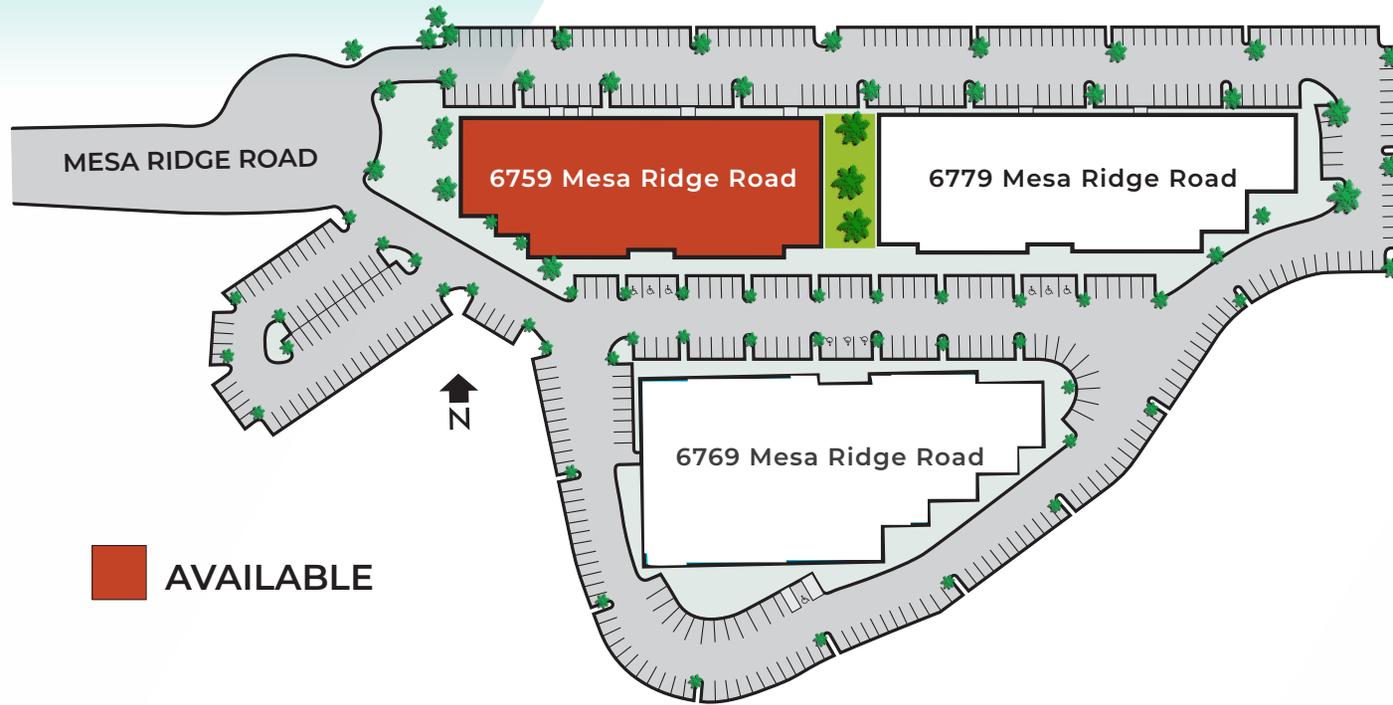
Within walking distance to public transportation



Zoned IL-2-1



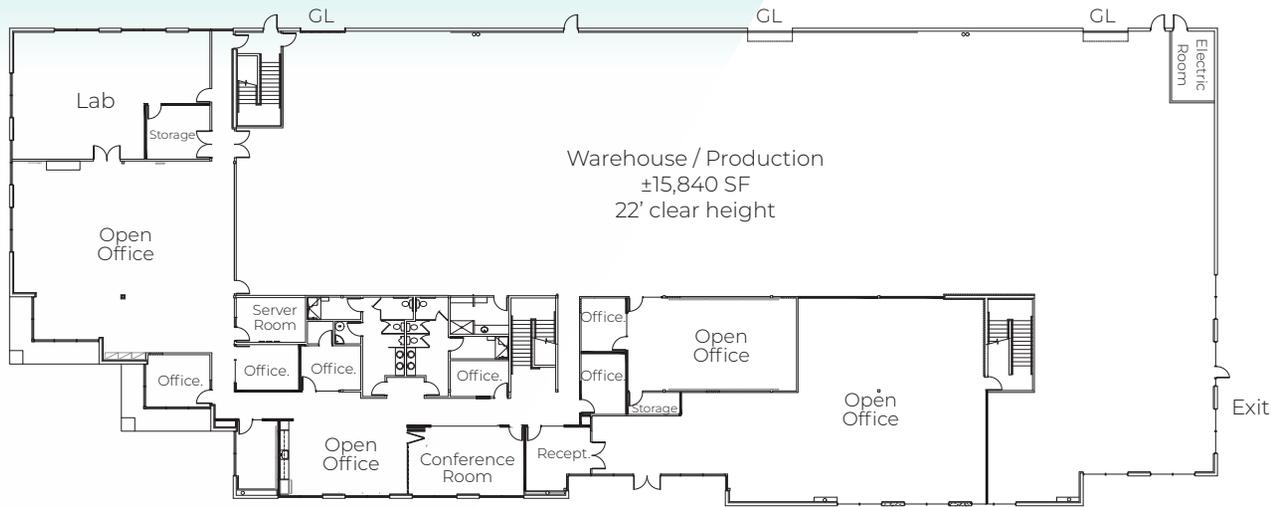
SITE PLAN



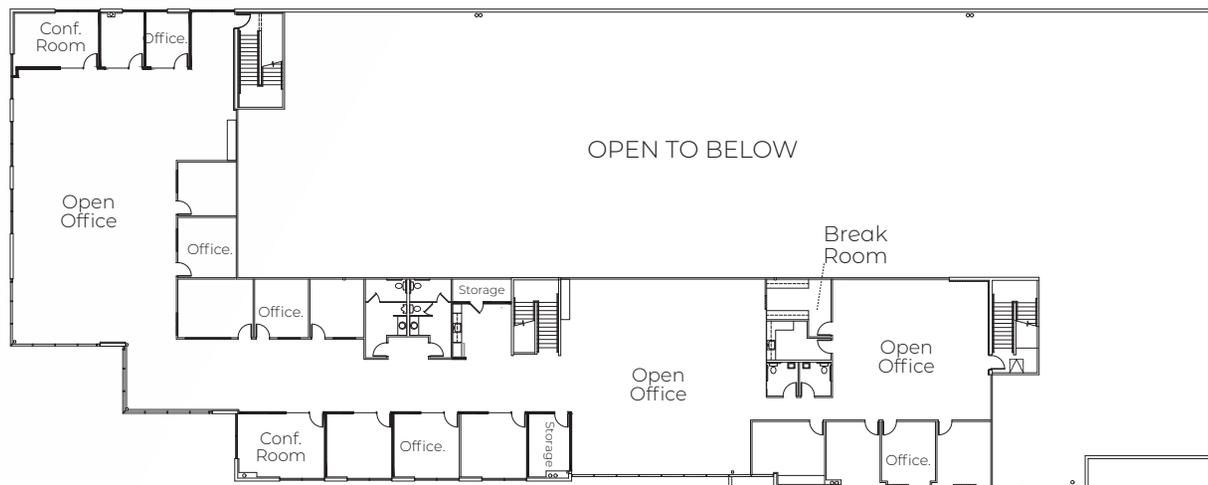
PROPOSED FLOOR PLAN - SINGLE TENANT

6759 MESA RIDGE ROAD

FIRST FLOOR | 27,173 SF



SECOND FLOOR | 11,585 SF



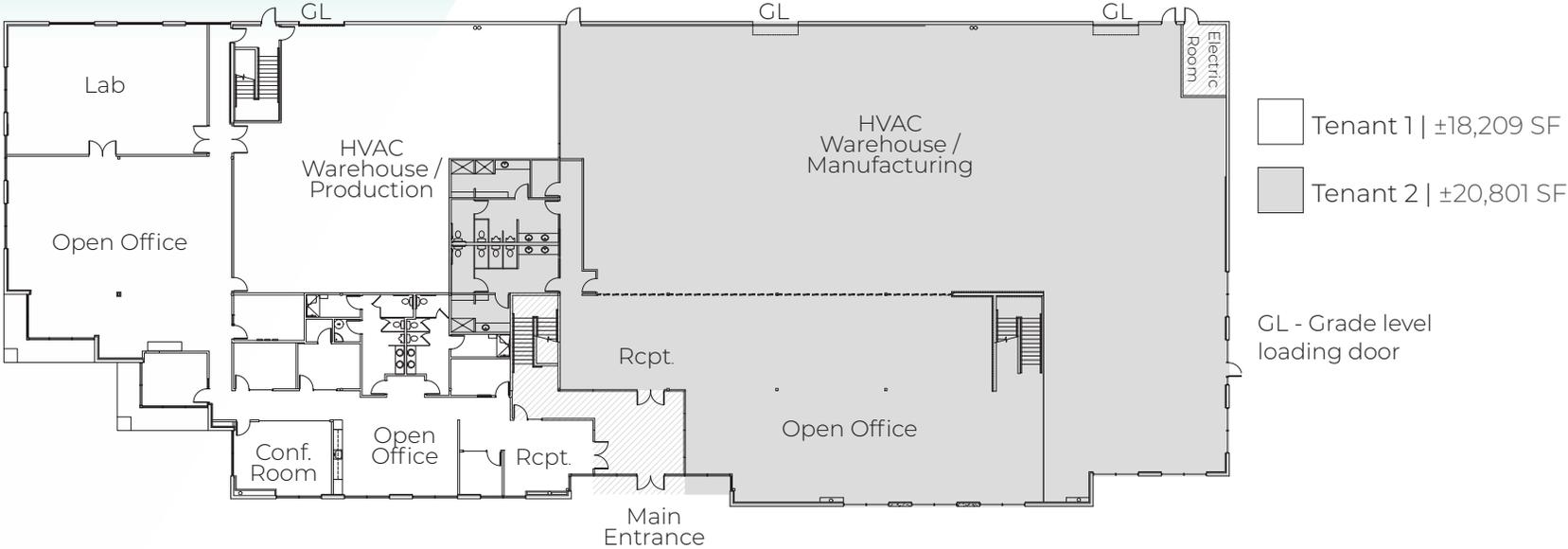
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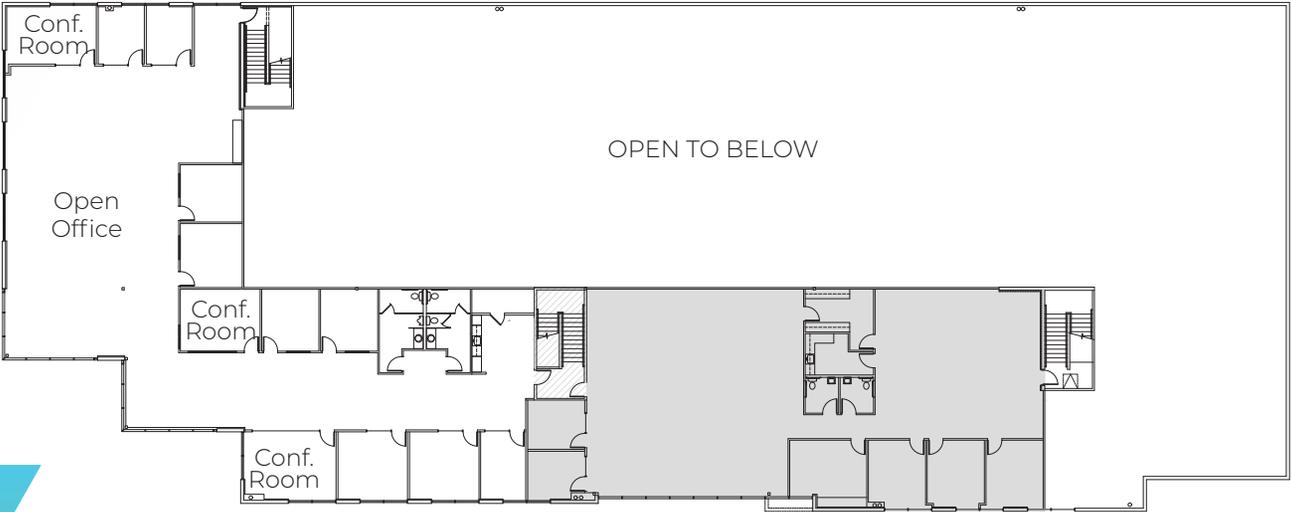
PROPOSED DEMISING PLAN

6759 MESA RIDGE ROAD

FIRST FLOOR



SECOND FLOOR



*Not to scale

AMENITIES MAP

PERSONAL SERVICES/ SHOPPING

- 1 Plaza Sorrento
- 2 Premier Athletic & Squash Club
- 3 Sorrento Canyon Golf Center
- 4 Sorrento Court
- 5 Sorrento Mesa Crossroads
- 6 Sorrento Valley Racquetball
- 7 L.A. Fitness

BANKS

- 1 Bank Of America
- 2 Mission Federal Credit Union
- 3 San Diego County Credit Union

HOTEL / TRAVEL

- 1 Courtyard By Marriott
- 2 Homestead Sudio Suites
- 3 Residence Inn By Marriott
- 4 Hyatt House
- 5 Country Inn & Suites by Radisson
- 6 Holiday Inn Express - Sorrento Valley
- 7 Staybridge Suites By Holiday Inn

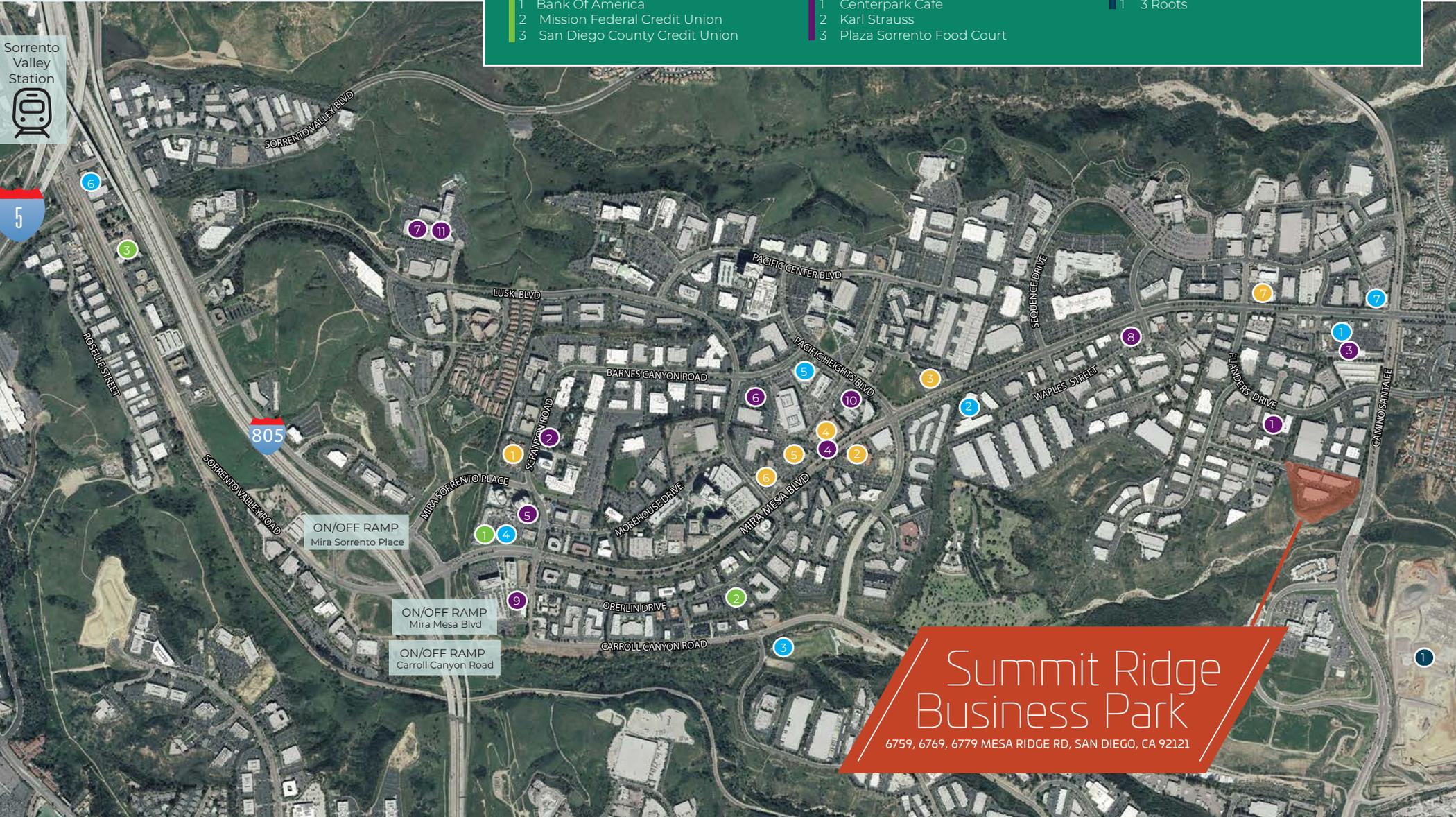
RESTAURANTS

- 1 Centerpark Cafe
- 2 Karl Strauss
- 3 Plaza Sorrento Food Court

- 4 Jersey Mike's
- 5 Sorrento Court (14 Restaurants)
- 6 Sorrento Mesa Crossroads & Restaurants
- 7 Come On In Cafe
- 8 WineSeller And Brasserie
- 9 Sorrento Plaza (8 Restaurants)
- 10 Cravity Heights
- 11 Thai Test Kitchen

COMMUNITIES

- 1 3 Roots



Sorrento Valley Station



5

805

ON/OFF RAMP
Mira Sorrento Place

ON/OFF RAMP
Mira Mesa Blvd

ON/OFF RAMP
Carroll Canyon Road

Summit Ridge
Business Park

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Mesa Ridge Rd

Flanders Dr

Mira Mesa Blvd

Camino Santa Fe

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