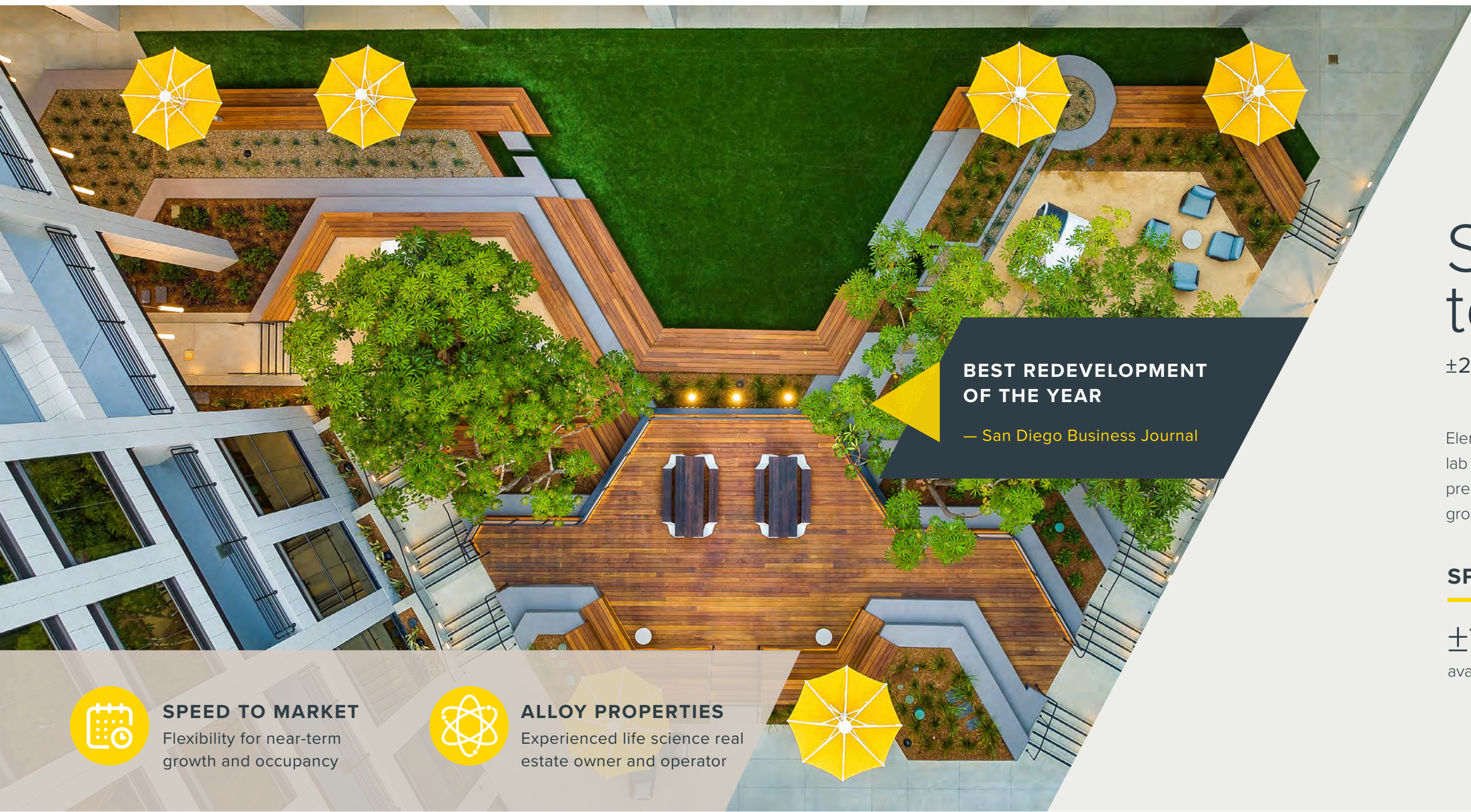


±9,000 - 189,000 SF
SPEC LAB SPACE AVAILABLE NOW

10201-10241 Wateridge Circle

ELEMENTS
BY ALLOY PROPERTIES



**BEST REDEVELOPMENT
OF THE YEAR**

— San Diego Business Journal

Space for ideas to advance

±290,000 SF life science campus plus ±170,000 SF build-to-suit opportunity

Elements, a ±290,000-square-foot lab conversion just completed construction, offering move-in ready spec lab space available now. The project is strategically situated in western Sorrento Mesa amongst San Diego's preeminent life science and tech companies, providing an excellent opportunity to grow within San Diego's groundbreaking life science community.

SPECS

±189k RSF
available now

±20k
s.f. floorplates

2.5/1,000
parking ratio

±13'-18'
floor to floor height



SPEED TO MARKET
Flexibility for near-term
growth and occupancy

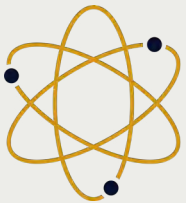


ALLOY PROPERTIES
Experienced life science real
estate owner and operator



SPEC SUITES
10201 WATERIDGE CIRCLE

TENANT NETWORK



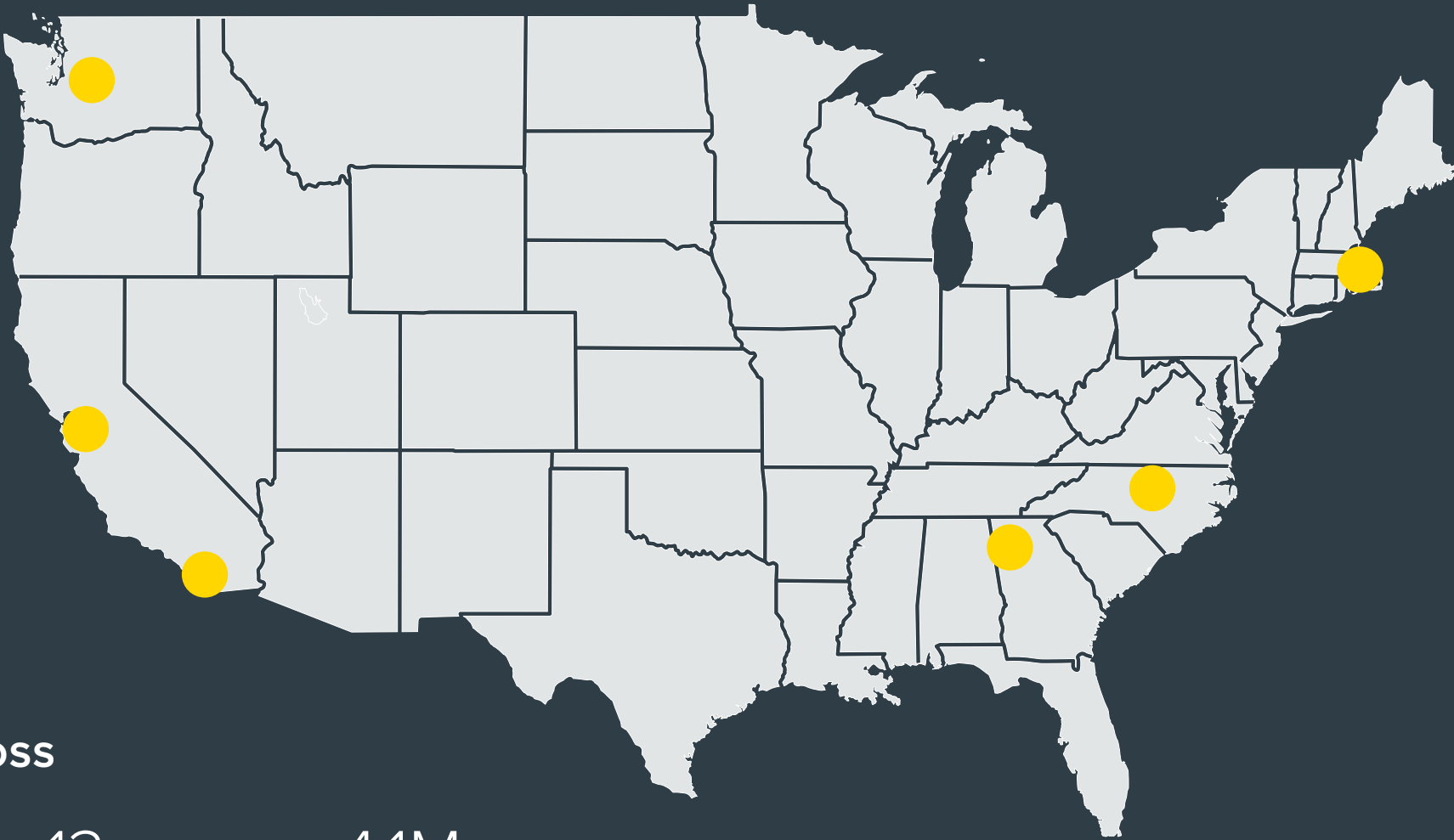
ALLOY
PROPERTIES



Alloy Properties is a national life science platform formed by TPG Real Estate Partners that focuses on investing in life sciences and innovation campuses. The platform focuses on acquiring office and R&D campuses for conversion into cutting-edge environments for life science, biotech, and innovation users. Today, Alloy has experience across 4.1 million SF in 6 major US life science markets, including Boston, San Francisco, San Diego, Raleigh-Durham, Seattle, and Atlanta and has successfully leased Class “A” lab space ranging from biology to biomanufacturing use and everything in between, building a robust tenant network of early-stage to multi-billion dollar life science companies.

As part of the TPG ecosystem, Alloy Properties is able to leverage the unique insights of TPG’s healthcare team, which is among the largest and most experienced healthcare investment platforms globally, investing over \$21 billion in the sector to date. The Alloy team works collaboratively with TPG Healthcare to integrate tenants into a vast network of the industry’s top executives and venture capital firms. In addition, the TPG ecosystem provides companies access to Alloy’s Scientific Advisory Board, comprised of seasoned healthcare investors with over 60 years of combined experience growing life science companies.

TPG PORTFOLIO
NETWORK



EXPOSURE ACROSS

6

major life science markets

13

campuses in the U.S

4.1M

s.f. of life science & innovation assets



INDOOR/OUTDOOR
renovated fitness center



OUTDOOR
collaboration areas
just complete



**INNOVATIVE FOOD
& COFFEE**
options on-site

LIFE SCIENCE NEIGHBORS



ELEMENTS
BY ALLOY PROPERTIES

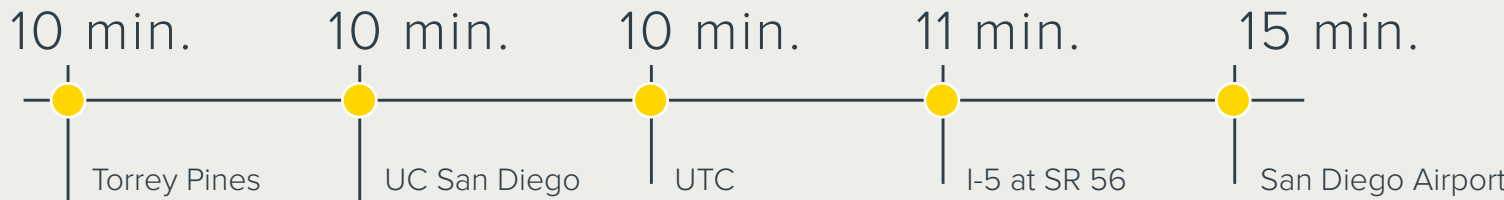
1. Ajinomoto
2. Crinetics Pharmaceuticals
3. Tandem Diabetes
4. Omniome
5. Trilink Biotechnologies
6. NuVasive
7. Decipher Biosciences
8. Thermo Fisher Scientific
9. Element Biosciences
10. BD
11. Inovio Pharmaceuticals
12. Sorrento Therapeutics
13. Eurofins
14. Cue
15. Vividion Therapeutics
16. Hologic
17. Abzena
18. Abbott
19. Quidel
20. Lung Bio
21. Altos Labs
22. Quantum-Si
23. Neomorph
24. SGI-DNA
25. Integra
26. Mesa Biotech
27. Genalyte
28. Genopis Inc.
29. Tanvex BioPharma

An ever-evolving research community

STEM in the neighborhood

With abundant access to talent and highly acclaimed scientific institutions, Elements is truly located in the center of it all. A large concentration of STEM workers live and work in the central core markets that include Sorrento Mesa, Del Mar Heights and coastal communities.

DRIVE TIMES FROM ELEMENTS



AREA AMENITIES

Pacific Ocean

TORREY PINES

Copa Vida



5

805

Pacific Heights Blvd.

Mira Mesa Blvd.

ELEMENTS
BY ALLOY PROPERTIES

Courtyard by Marriott

Sorrento Court

Karl Strauss

Sorrento Plaza

Holiday Inn Express

Country Inn & Suites

Gravity Heights

Residence Inn

Homestead Suites

Dominic's Deli

Staybridge Suites

Plaza Sorrento



The new Sorrento Court will be a place for food, fitness and community. There will be five new fast casual dining options.



9 minute walk from Elements



4 minute bike ride from Elements



COASTER

Quick access to the Coaster Station



AMENITIES

Abundance of walkable amenities nearby

RESTAURANTS

- Lean and Green
- Gravity Heights
- Croutons Restaurant
- Subway
- Rubio's Fresh Mexican Grill
- Sher Punjab Indian
- Skewers
- Opera Café and Patisserie
- Quiznos
- Jamba Juice
- The Greek Cafe
- Chicks Natural
- Thai Chada
- Salad Farm
- Flame Broiler
- Sitar Indian Cuisine
- Delicacy Chinese
- Pascucci Italian
- Fiesta Mexican Grille
- Kabul House of Kabobs
- Pho Station Vietnamese
- Moose's BBQ and Philly
- Come On In! Café
- Nico's Taco Shop

- Submarina
- The Grill and Market
- Hanaya Sushi
- Kings Garden Chinese
- Golden Bagel
- Subway
- Spices Thai Café

COFFEE

- Starbucks
- Copa Vida

SHOPPING CENTER

- Sorrento Court
- Sorrento Plaza
- Sorrento Mesa Crossroads
- Plaza Sorrento

HOTELS

- Courtyard by Marriott
- Residence Inn
- Holiday Inn Express
- Country Inn & Suites
- Homestead Suites
- Staybridge Suites

10201 Wateridge Circle

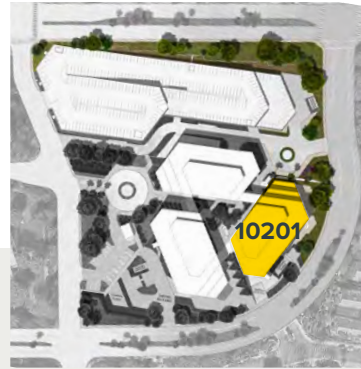
Spec Lab space

Highly efficient, low load factor move in ready spec lab space



Floors 1-3
Spec lab complete

Floors 4-5
Shell space



Floor 5 | 9,848 RSF

Floor 4 | 22,045 RSF

Floor 3 | 19,560 RSF

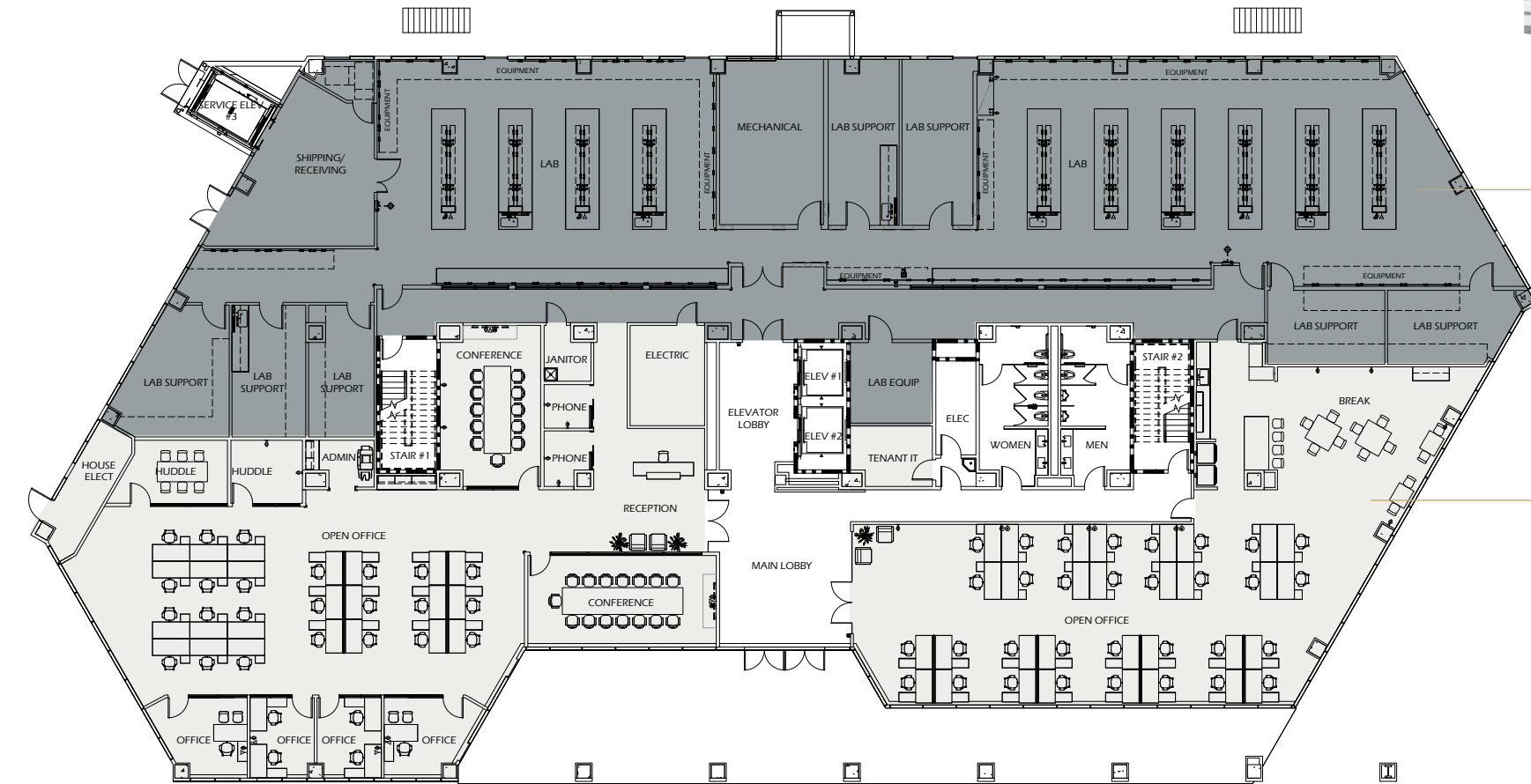
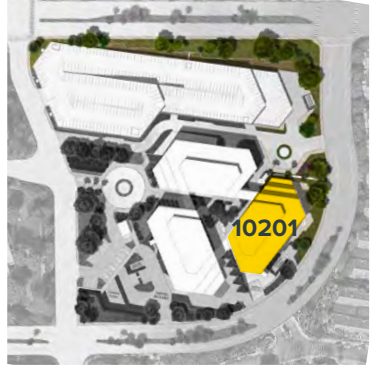
Floor 2 | 23,272 RSF

Floor 1 | 19,462 RSF

10201 Wateridge Circle

First Floor Spec Lab | 19,462 RSF Single Tenant

54% Lab | 46% Office



LAB

7 Lab Support Rooms
10 Lab Benches
1 Private Shipping/
Receiving
(1) 6'0" fume hood

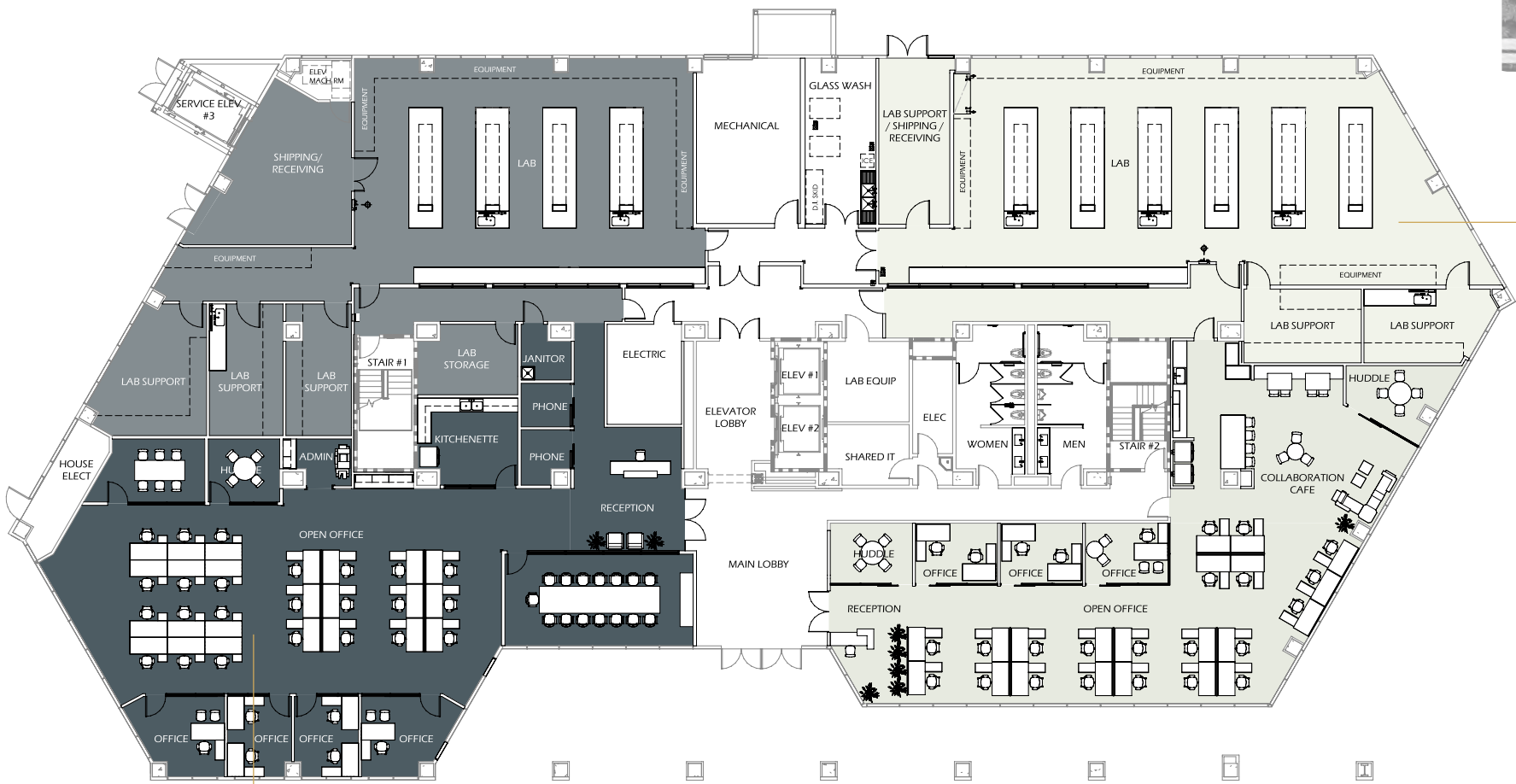
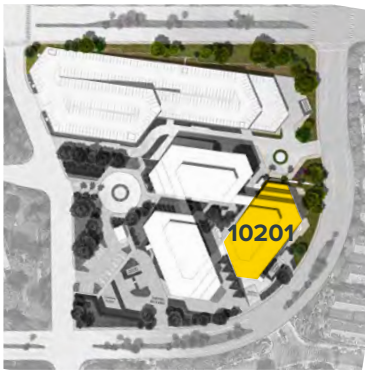
OFFICE

4 Private Offices
48 Workstations
2 Conference Rooms
1 Break Area
2 Huddle Rooms
2 Phone Rooms
2 Copy Areas
Reception

10201 Wateridge Circle

First Floor Spec Lab | Multi-tenant 8,919 SF and 10,543 SF Suites

54% Lab | 46% Office



SUITE A

3 Lab Support Rooms
4 Lab Benches
1 Private Shipping/
Receiving
(1) 6'0" fume hood

4 Private Offices
24 Workstations
2 Conference Rooms
Kitchenette
Huddle Room

2 Phone Rooms
Copy Area
Reception

SUITE B

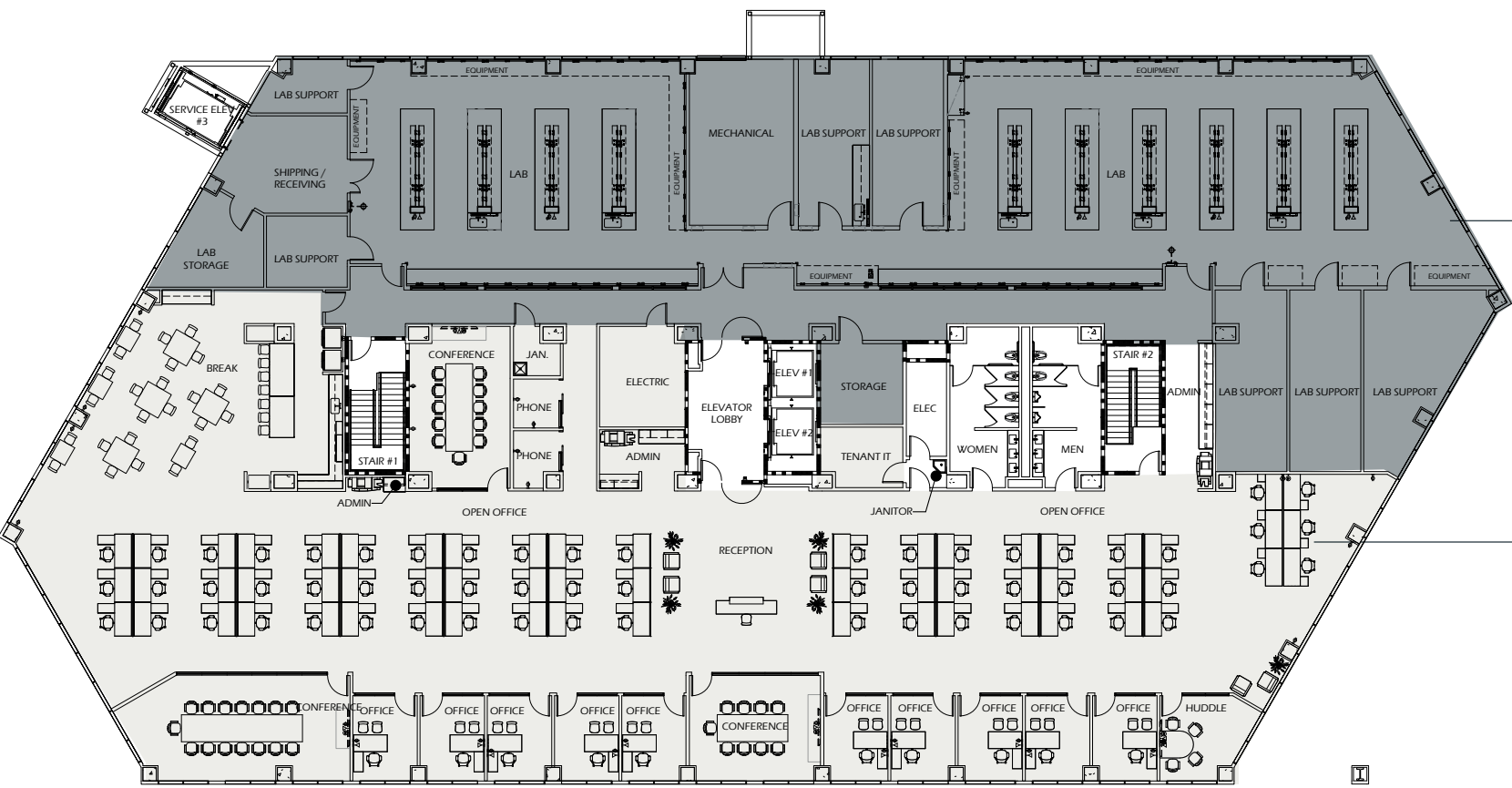
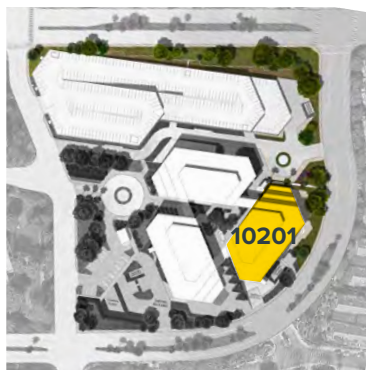
3 Lab Support Rooms
6 Lab Benches
(1) 6'0" fume hood

3 Private Offices
21 Workstations
Collaboration Cafe
2 Huddle Rooms
Copy Area
Reception

10201 Wateridge Circle

Second Floor Spec Lab just complete | 23,272 RSF

44% Lab | 56% Office



LAB

7 Lab Support Rooms
10 Lab Benches
1 Shipping/Receiving
(1) 6'0" fume hood

OFFICE

10 Private Offices
60 Workstations
3 Conference Rooms
1 Break Area
1 Huddle Room
2 Phone Room
2 Copy Areas
Reception

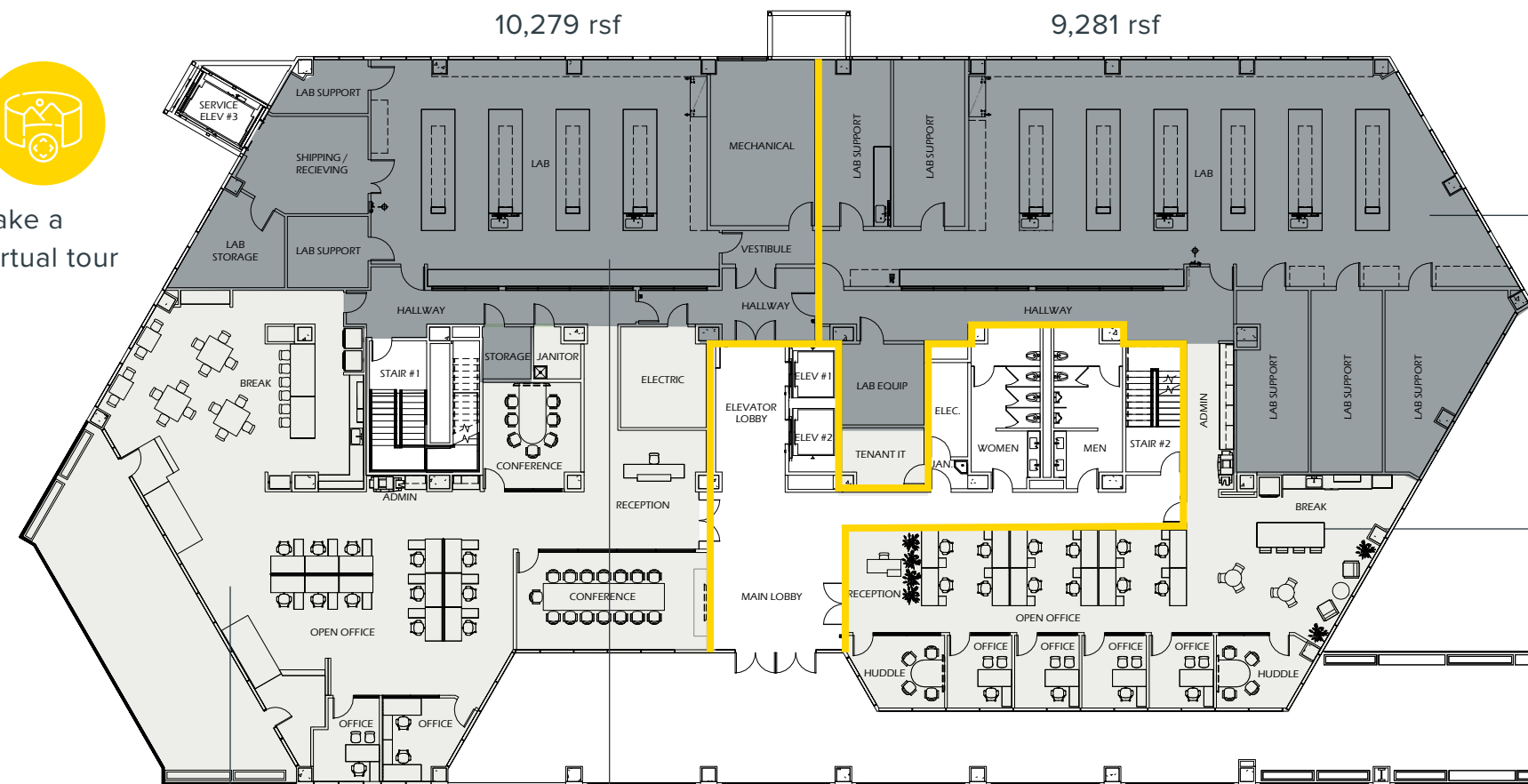
10201 Wateridge Circle

Third Floor Spec Lab just complete | 19,560 RSF

56% Lab | 44% Office



Take a
virtual tour



OFFICE

2 Private Offices
12 Workstations
2 Conference Rooms
Break Area
Copy Area
Reception

LAB

2 Lab Support Rooms
4 Lab Benches
Private Shipping/Receiving
6'0" fume hood

LAB

5 Lab Support Rooms
6 Lab Benches

OFFICE

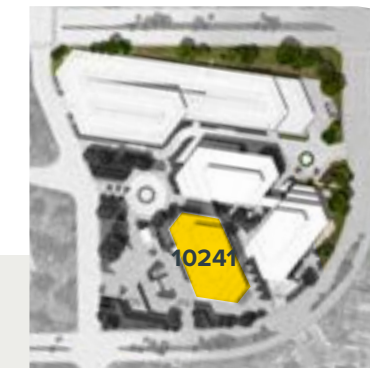
4 Private Offices
12 Workstations
Break Area
2 Huddle Rooms
Copy Area
Reception



10241 Wateridge Circle

Full building available | 95,228 RSF

Base building life science conversion complete; lab space will be designed to tenant specs



Floor 5 | 9,488 RSF

Floor 4 | 21,725 RSF

Floor 3 | 19,560 RSF

Floor 2 | 19,468 RSF

Floor 1 | 22,066 RSF

Expansion development opportunity

A campus that grows with your business

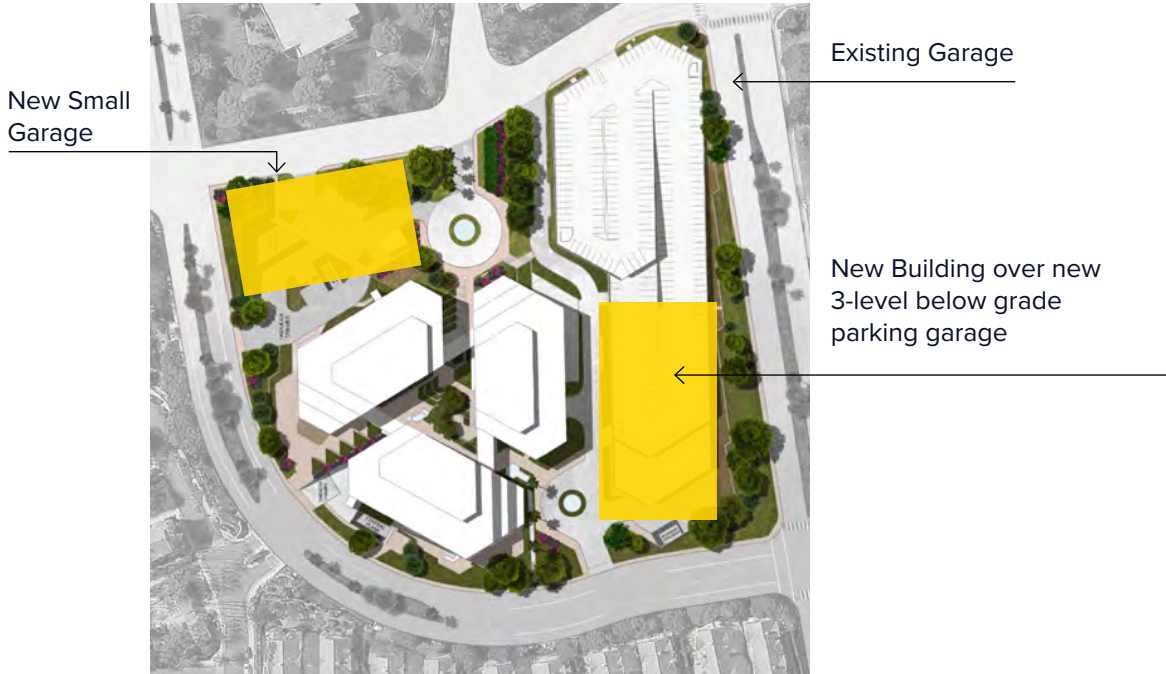
Elements by Alloy Properties sizeable 7.9 acre site results in a low current FAR of just 0.81, allowing the potential to construct an additional ±170,000 RSF and additional parking structure.

Current Zoning Information

Zoning	IP-2-1 (Industrial Pakr) - City of San Diego
Floor area ratio	2.0 Max
Building height	No restrictions



SITE PLAN - SCHEME A



SITE PLAN - SCHEME B

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. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved.

**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.





TONY RUSSELL

+1 858 410 1213

tony.russell@jll.com

RE license #01275372

TIM OLSON

+1 858 410 1253

tim.olson@jll.com

RE license #01364117

CHAD URIE

+1 858 410 1187

chad.urie@jll.com

RE license #01261962

ELEMENTS
BY ALLOY PROPERTIES