



WATERIDGE

S U M M I T

10420, 10480, & 10520 Wateridge Circle Drive

10480

± 108 k SF

LIFE SCIENCES CAMPUS IN
SORRENTO MESA



BioMed Realty

LIFE SCIENCE

REAL ESTATE

BioMed Realty is the leading provider of real estate solutions to the life science community with a proven track record in bringing unmatched expertise to the full range of in-house real estate services – facilities management, construction, leasing, development, acquisition, and financing.

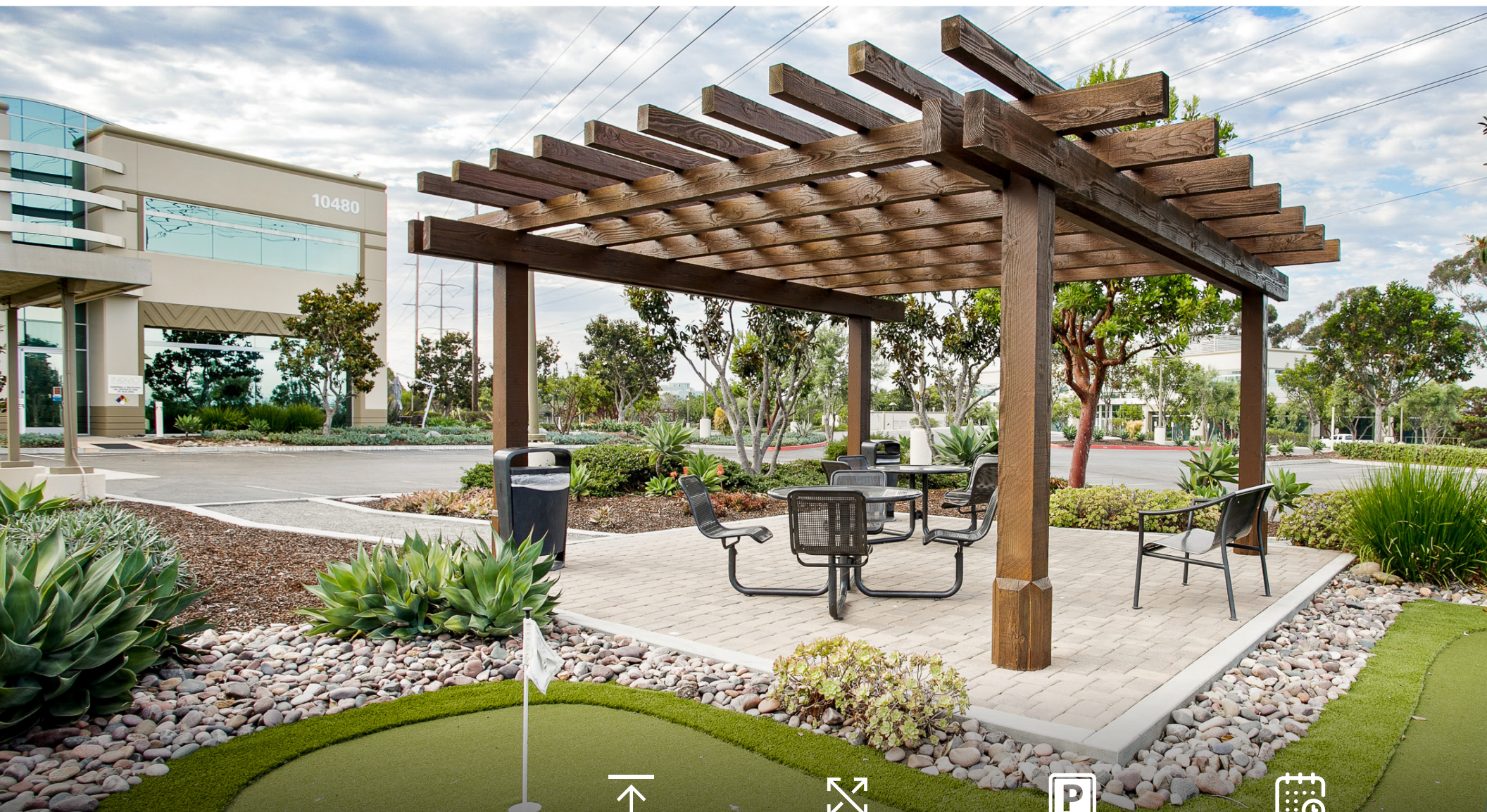
Recognizing the need for controlled environments, state-of-the-art facilities and creative flexibility, BioMed Realty acquires and develops a world-class portfolio that supports tomorrow's innovations. Across the core markets of the industry, BioMed Realty's 16.7 million square foot portfolio supports a deep and varied roster of life science organizations, from early-stage companies to research institutions to global pharmaceutical companies.

In addition, BioMed maintains a premier development platform with 2.9 million square feet of Class A properties in active construction along with an additional 8.1 million square feet of future development opportunities designed to meet the growing demand of the life science industry.

BioMed Realty services are:

Tenant Driven Advancing research by creating highly functional labs directly with the life science community.

Research Driven BioMed Realty offers flexible lease structures throughout its 2.8 million square foot San Diego portfolio creating opportunities for long-term growth.



WATERIDGE

S U M M I T



± 16'-17'
Floor-to-Floor
Heights



± 206K
SF available



3/1,000
parking ratio



Available
Now

SPECS

10420 Wateridge:

Building Size:	46,142 SF
Year Built:	2002
Year Renovated:	2014
Parking:	3:1000 (378 stalls)
Fire Sprinklers:	Yes
Power Capacity:	480Y/277V 3 phase 2000amps
Boilers:	3 Gas Fired Boilers = 4,900 MBH
Building Management System:	Yes
Generator:	1 – 150kw diesel 380 gallons

10480 Wateridge:

Building Size:	31,207 SF
Year Built:	2002
Year Renovated:	2015
Parking:	3:1000 (95 stalls)
Fire Sprinklers:	Yes
Power Capacity:	2000 Amp, 480Y/277V
Boilers:	2 Gas Fired Boilers = 1,800 MBH
Building Management System:	Yes
Generator:	1 – Generac Diesel 250 kW

10520 Wateridge:

Building Size:	30,542 SF
Year Built:	2002
Year Renovated:	2014
Parking:	3:1000 (87 stalls)
Fire Sprinklers:	Yes
Power Capacity:	2000 Amp, 480Y/277V
Boilers:	1 Gas Fired Boiler = 1,200 MBH
Building Management System:	Yes
Generator:	1 – Detroit Diesel 150 kW





WATERIDGE

S U M M I T

Representative photo of potential future lab design

LAB

Flexible and efficient lab design
for chemistry or biology use

Lab compressed air and vacuum

Shipping and receiving locations adjacent to lab

Backup power



Representative photo of potential future lab design



Representative photo of potential future lab design



Representative photo of potential future lab design

10420 WATERIDGE CIRCLE

1ST FLOOR AS-BUILT

ENTIRE BUILDING: 46,142 SF | AVAILABLE NOW

1ST Floor: 20,571 SF | 60% Lab | 25% Office | 5% Warehouse

Lab: Chemistry lab, vivarium, shipping/receiving area, glasswash, mass spec lab

Office: 12 private offices, 2 meeting rooms, 25 workstations, entrance lobby



10420 WATERIDGE CIRCLE

2ND FLOOR AS-BUILT

ENTIRE BUILDING: 46,142 SF | AVAILABLE NOW

2ND Floor: 20,571 SF | 40% Lab | 60% Office

Lab: Large biology lab, cell culture room, cold room

Office: 32 private offices, large boardroom, 2 conference rooms, training/seminar room, break area, 47 workstations



10480 WATERIDGE CIRCLE

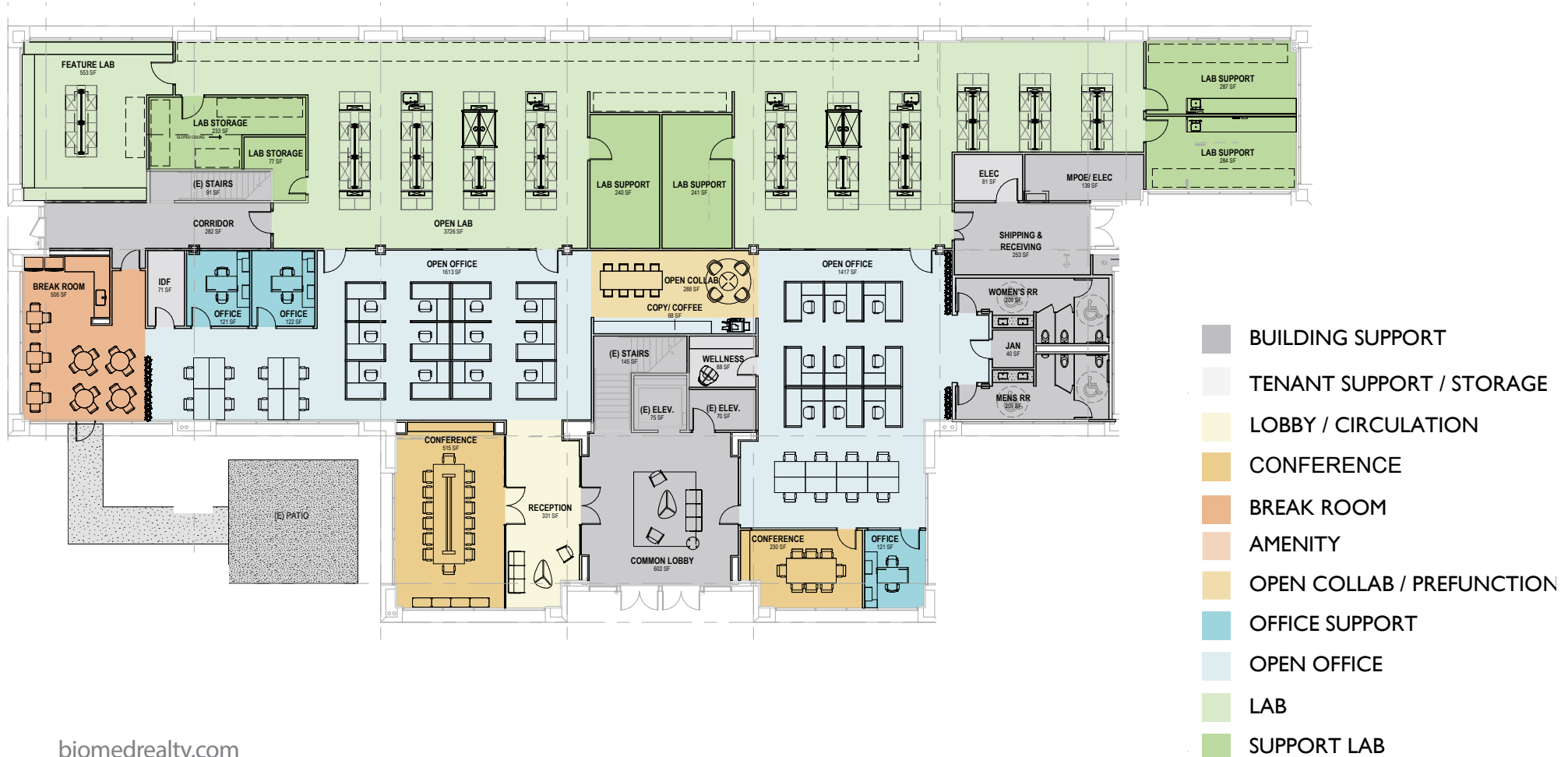
1ST FLOOR - CONCEPTUAL PLAN

ENTIRE BUILDING: 31,207 SF | FUTURE AVAILABILITY

1ST Floor: 15,604 SF | 50% Lab | 50% Office

Lab: 40 lab seat, 16 benches, 4 lab support rooms, shipping/receiving area

Office: 21 workstations, 3 private offices, 1 conference room, en-suite restrooms, break area, wellness room



10480 WATERIDGE CIRCLE

2ND FLOOR - CONCEPTUAL PLAN

ENTIRE BUILDING: 31,207 SF | FUTURE AVAILABILITY

2ND Floor: 15,603 SF | 50% Lab | 50% Office

Lab: 32 lab seat, 9 benches, 4 lab support rooms, shipping/receiving area, lab storage, freight elevator

Office: 24 workstations, 3 private offices, 3 conference rooms, en-suite restrooms, break area, wellness room



10520 WATERIDGE CIRCLE

1ST FLOOR

ENTIRE BUILDING: 30,542 SF | AVAILABLE NOW

1ST Floor: 15,271 SF | 90% Lab | 10% Office

Lab: 4 lab support rooms, 2 general labs, 3 analytical labs, 3 cold rooms, 1 cleanroom, 6 fume hoods

Core: Entrance lobby, shipping/receiving, 2 single-stall restrooms, elevator, 2 staircases



10520 WATERIDGE CIRCLE

2ND FLOOR

ENTIRE BUILDING: 30,542 SF | AVAILABLE NOW

2ND Floor: 15,271 SF | 100% Office

Office: 3 large bullpens, 18 private offices, 3 conference rooms, multi-purpose/training room, break area, server room, en-suite restrooms



Pacific Ocean

TORREY PINES

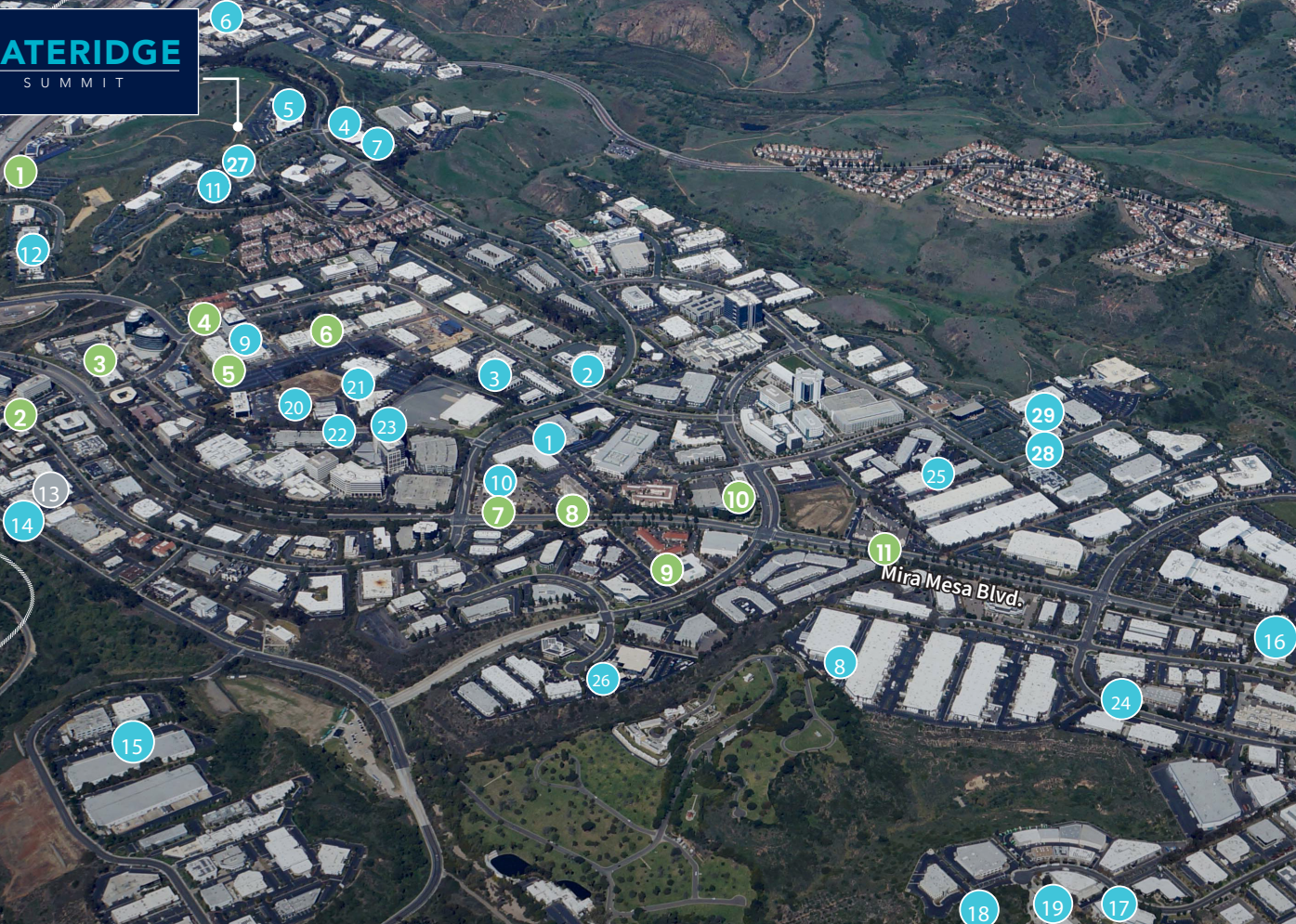
WATERIDGE
SUMMIT



805

5

Mira Mesa Blvd.



THE AREA

LIFE SCIENCES NEIGHBORS

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

AMENITIES

1. Copa Vida
2. Sorrento Plaza
3. Sorrento Court
4. Coutyard by Marriott
5. Park Commons
6. Karl Strauss
7. Holiday Inn Express
8. Country Inn & Suites
9. Extended Stay America
10. Gravity Heights
11. Residence Inn



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A  BioMed Realty property

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