



A  BioMed Realty property

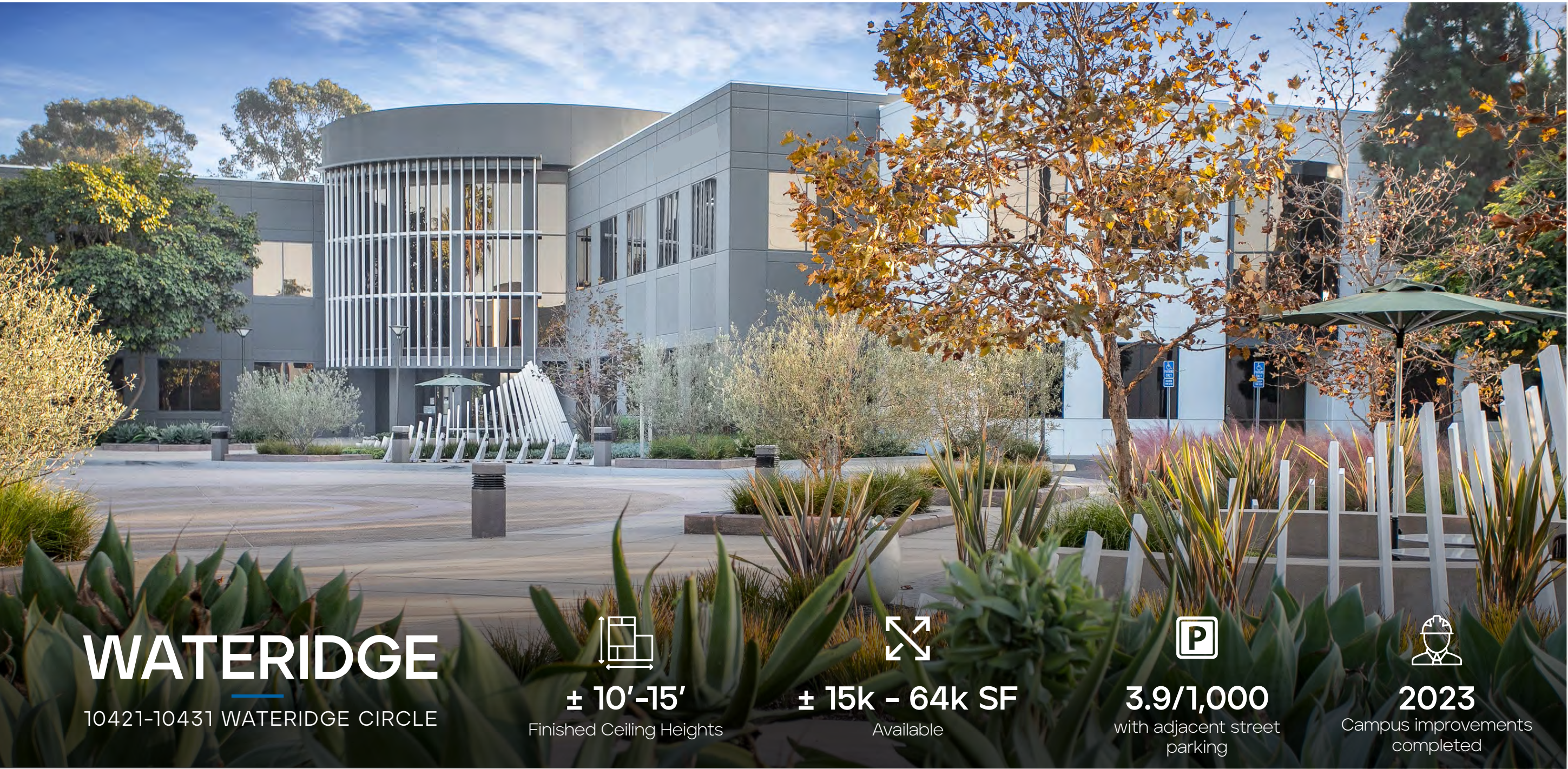
Jones Lang LaSalle Brokerage, Inc. RE license #01856260

WATERIDGE


10421-10431 WATERIDGE CIRCLE


127,000 SF
TWO BUILDING CAMPUS WITHIN
SORRENTO MESA







WATERIDGE
10421-10431 WATERIDGE CIRCLE

 **± 10'-15'**
Finished Ceiling Heights

 **± 15k - 64k SF**
Available

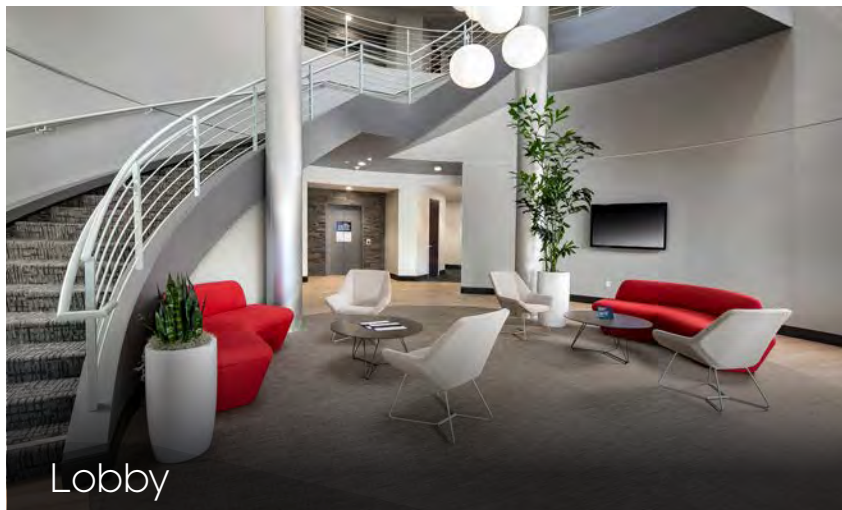
 **3.9/1,000**
with adjacent street parking

 **2023**
Campus improvements completed

ABOUT

Wateridge consists of two Class A office buildings in a beautifully landscaped campus environment. The identical modern buildings offer dramatic two-story lobbies, very efficient lab and office layouts, elevator service and building systems to support today's research needs. The campus provides a surface parking ratio of 3/1,000 rsf. With the surrounding street parking, the ratio can increase to 6/1,000 rsf.

Centrally located in Sorrento Mesa, one of San Diego's premier life science environments, Wateridge offers excellent visibility and quick access to the I-805, I-5 and SR 56 via Vista Sorrento Parkway. In addition, the building is on the MTS bus loop providing direct access.



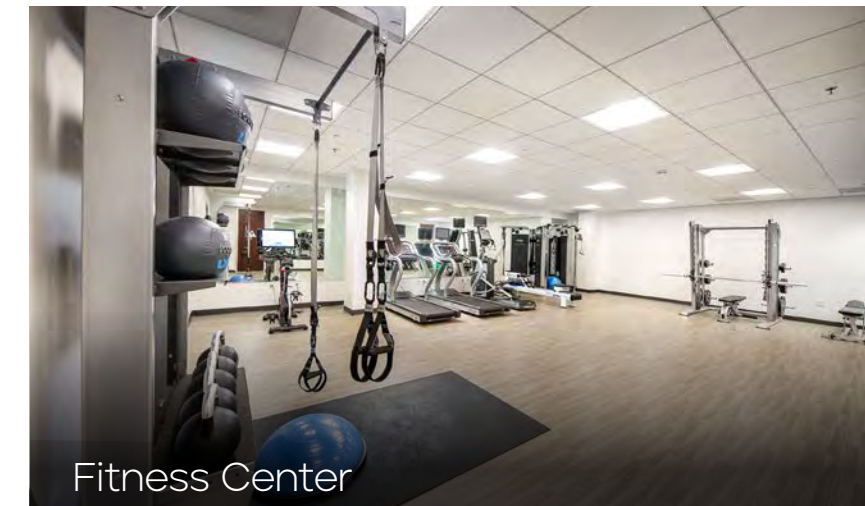


WATERIDGE

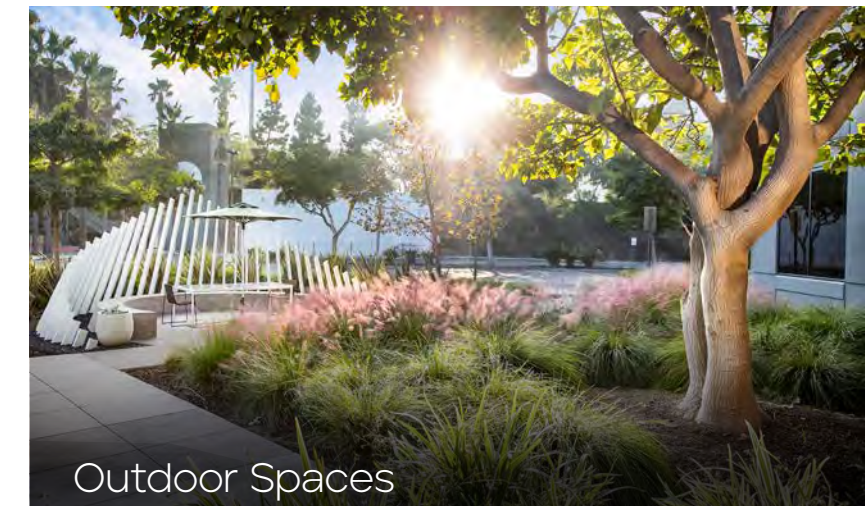
10421-10431 WATERIDGE CIRCLE

THE PROJECT

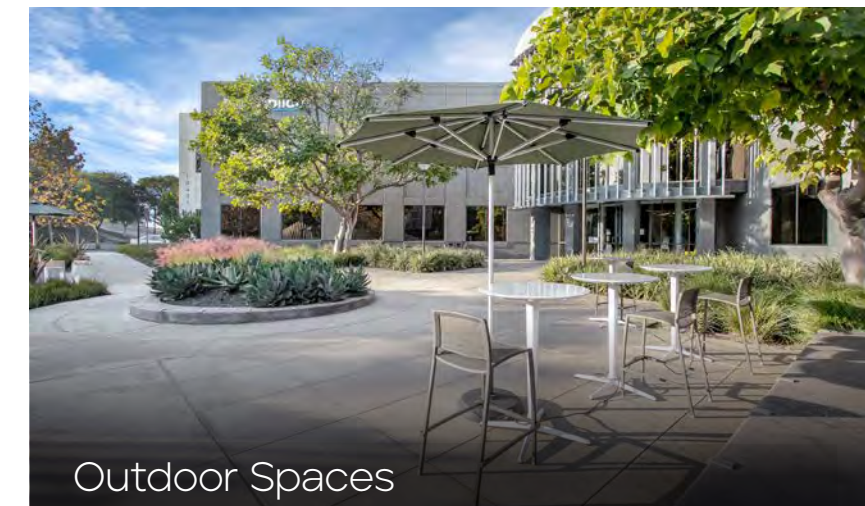
Featuring completely re-imagined building exteriors and amenity areas, Wateridge allows tenants to get out of the office and enjoy Southern California's weather. The new outdoor pods and seating areas provide ample space for work collaboration and space to use to relax and recharge. The outdoor spaces have been designed to be unique, welcoming and restorative. The lobbies at Wateridge have been remodeled to create a modern and inviting environment for tenants and visitors.



Fitness Center



Outdoor Spaces



Outdoor Spaces



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LAB & OFFICE

Flexible and efficient lab design

Customizable to tenants needs

Compressed air, vacuum

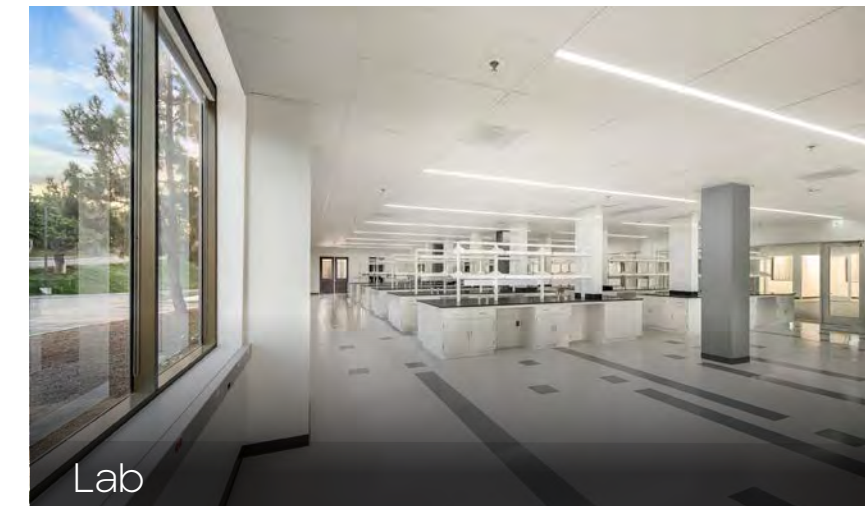
Shipping and receiving locations for each building

Backup power

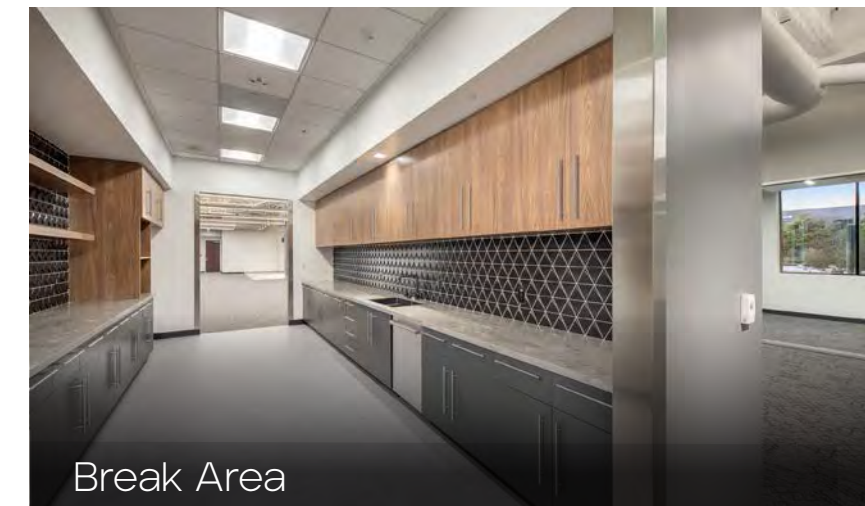
Newly renovated interior lab and office space



Office Space



Lab



Break Area



AVAILABILITY				
BUILDING	SUITE	SF	LAB OFFICE	AVAILABILITY
10431 WATERIDGE CIRCLE	SUITE 100	15,177 SF	100% OFFICE	NOW
10431 WATERIDGE CIRCLE	SUITE 150	15,075 SF	50% 50%	NOW
10431 WATERIDGE CIRCLE	SUITE 200	34,002 SF	35% 65%	NOW

10431 WATERIDGE CIRCLE

FIRST FLOOR | UP TO 30,252 SF | AS-BUILT | AVAILABLE NOW

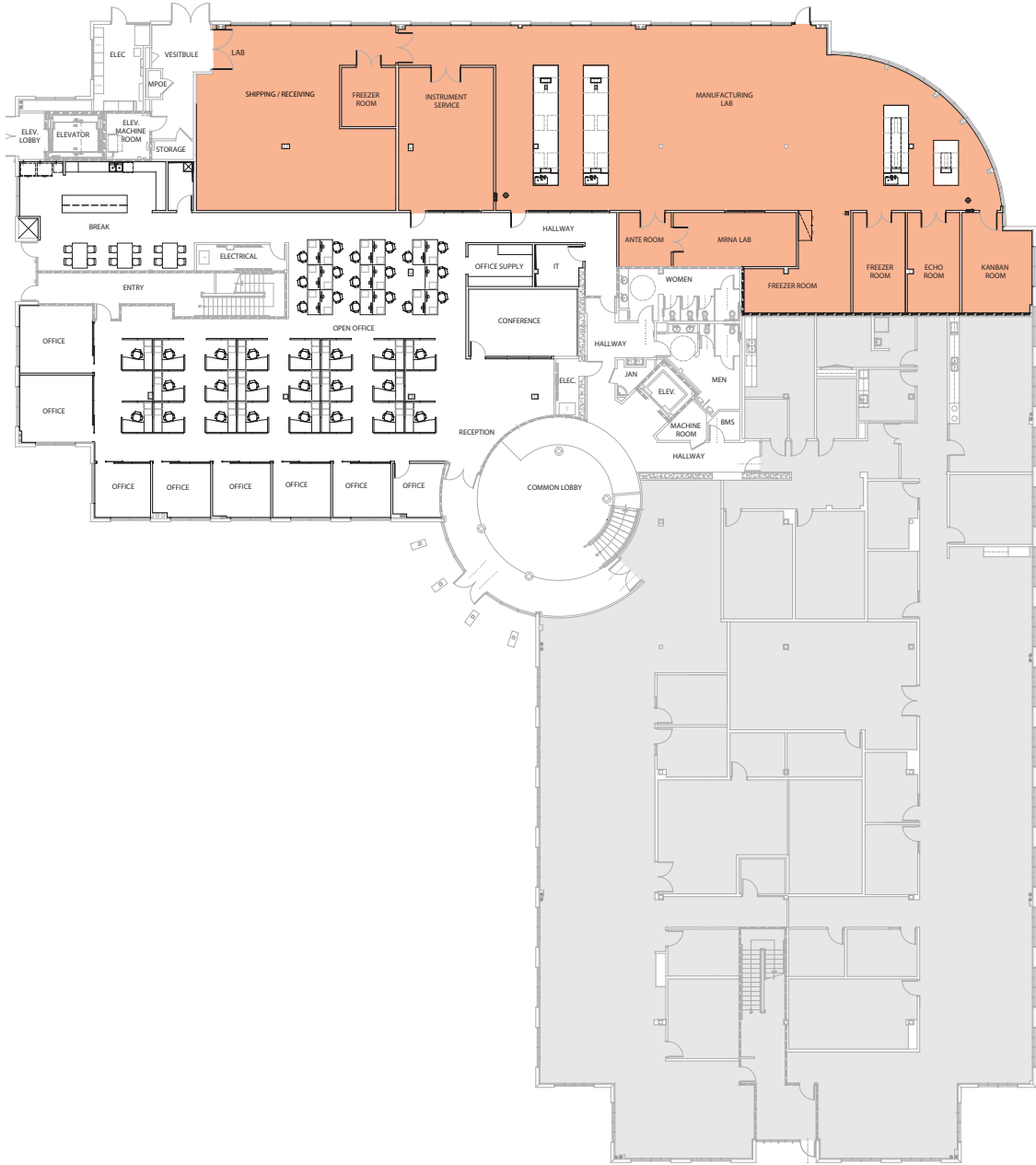
Lab: 10 benches, 5 lab support rooms, cold room, freezer room, glass wash, dark room
Office: 97 workstations, 19 private offices, 3 conference rooms, board room, break area.

SUITE 150 | 15,075 SF
50% LAB | 50% OFFICE

Lab: 4 benches, 3 freezer rooms, MRNA lab
Office: 41 workstations, 8 private offices, conference room, break area

SUITE 100 | 15,177 SF
100% OFFICE

Office: 9 private offices, production area, multiple conference/huddle rooms, open office bullpen, break area



SUITE 150

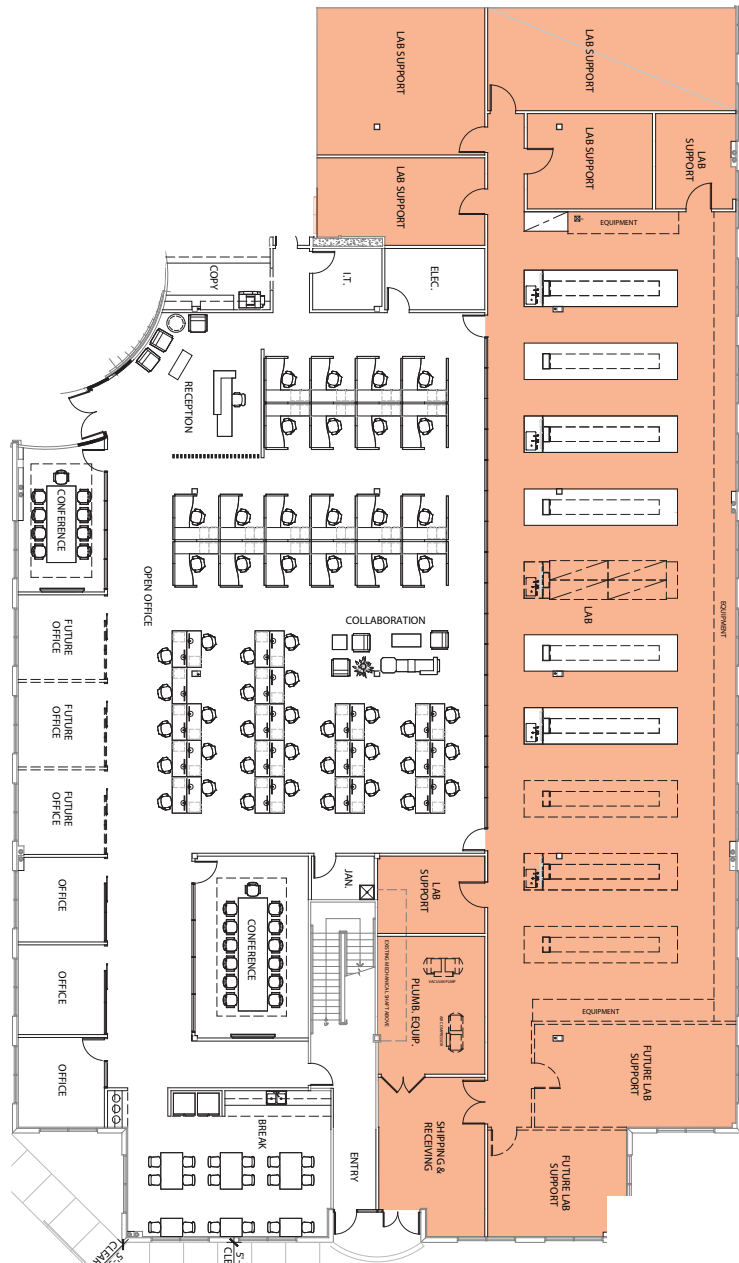
SUITE 100

LAB AREA
OFFICE AREA

10431 WATERIDGE CIRCLE

SUITE 100 | 15,177 SF | CONCEPTUAL FLOOR PLAN
51% LAB | 49% OFFICE | **AVAILABLE NOW**

Lab: 10 benches, 6 lab support rooms, shipping/receiving area
Office: 6 private office, 20 cubicles, 31 workstations, 2 conference rooms,copy room, break area

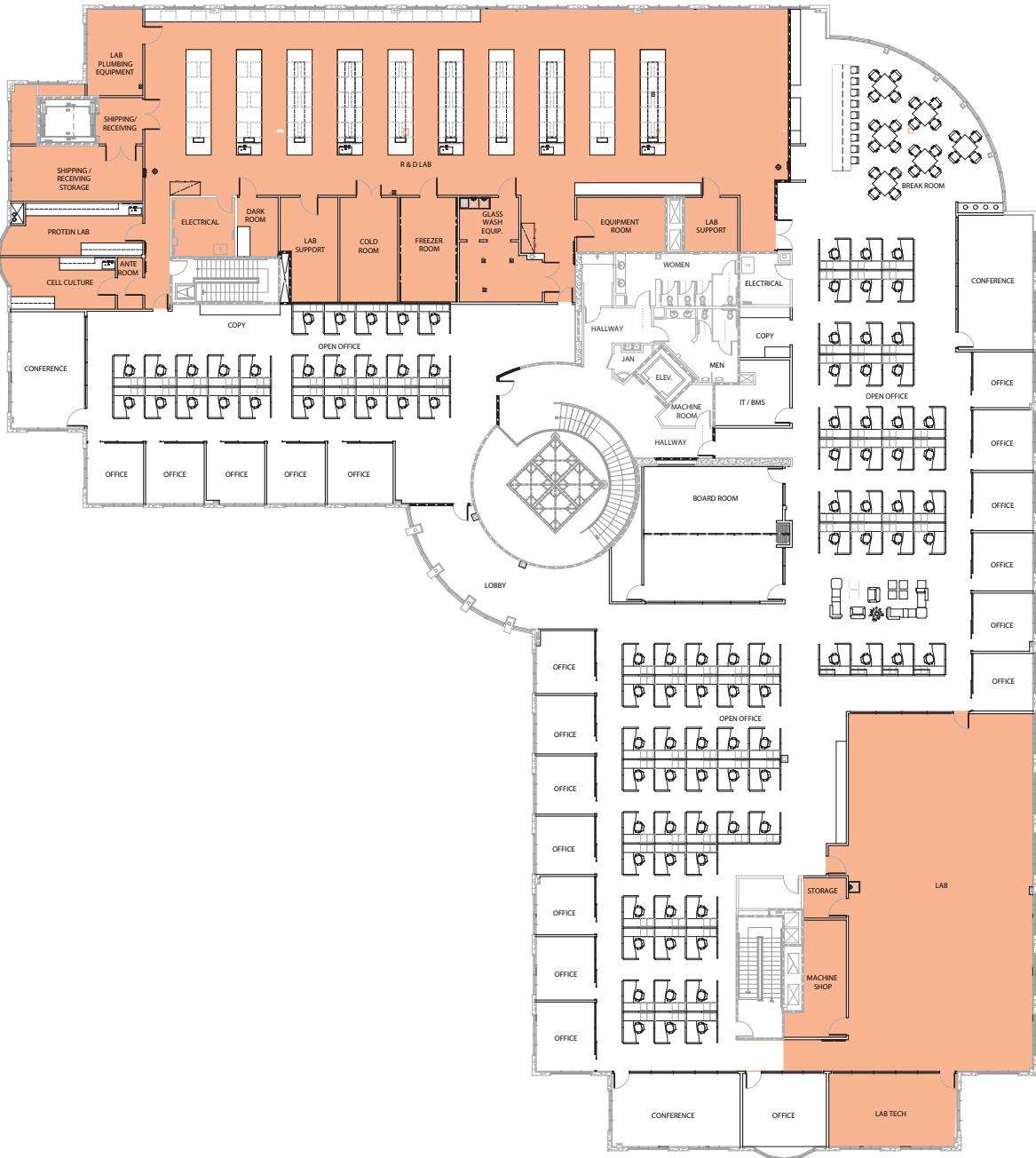


LAB AREA
OFFICE AREA

10431 WATERIDGE CIRCLE

SUITE 200 | 34,002 SF | AS-BUILT
35% LAB | 65% OFFICE | **AVAILABLE NOW**

Lab: 10 benches, 5 lab support rooms, cold room, freezer room, glass wash, dark room
Office: 97 workstations, 19 private offices, 3 conference rooms, board room, break area.

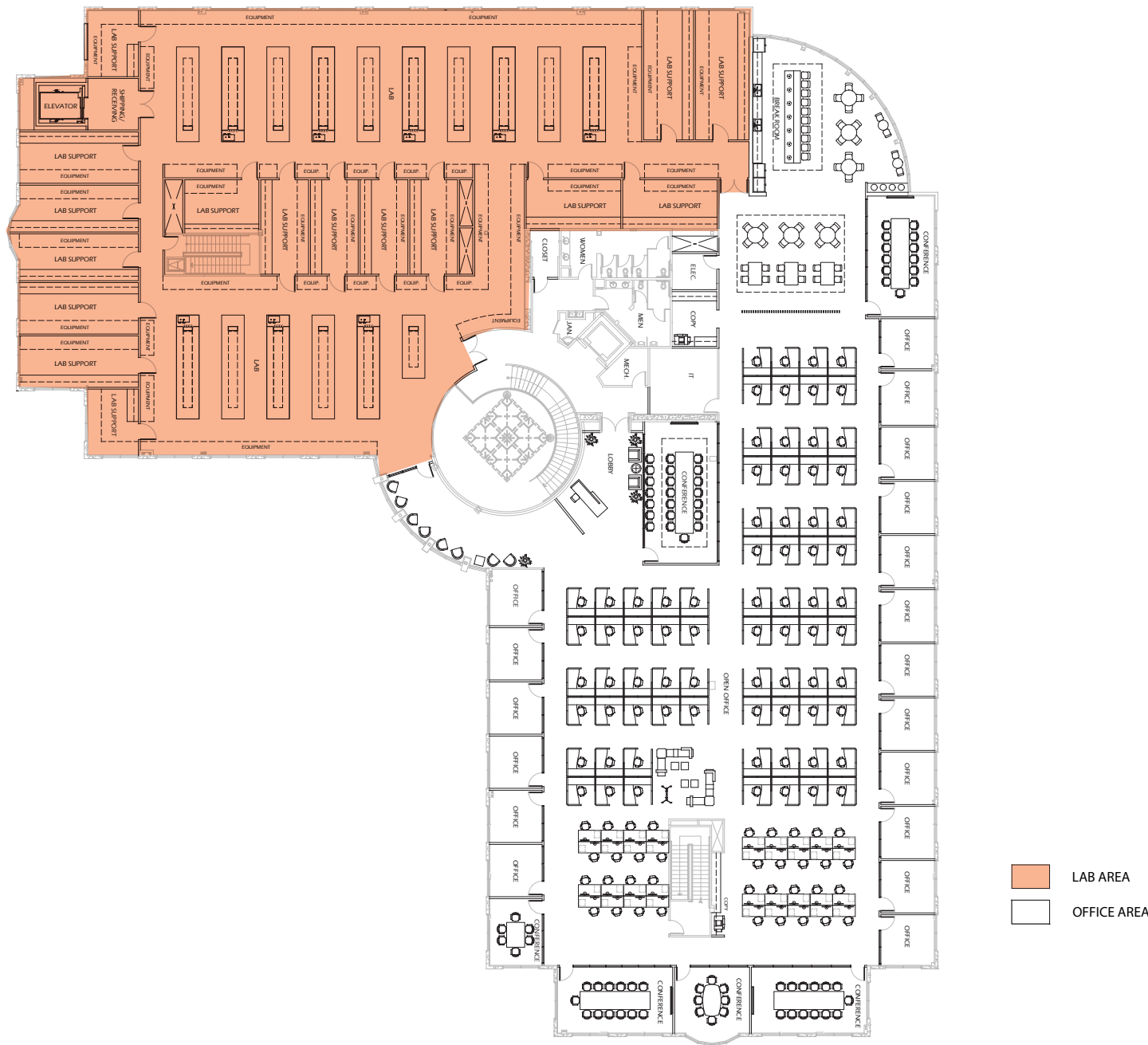


LAB AREA
OFFICE AREA

10431 WATERIDGE CIRCLE

SUITE 200 | 34,002 SF | CONCEPTUAL FLOOR PLAN
40% LAB | 60% OFFICE | **AVAILABLE NOW**

Lab: 16 lab benches, 16 lab support rooms, shipping/receiving area, freight elevator
Office: 110 workstations, 18 private offices, 6 conference rooms, entrance lobby, copy room, IT, break area





BioMed Realty is a leading provider of real estate solutions to the life science and technology industries.

BioMed Realty owns and operates high quality life science real estate in leading innovation markets, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, U.K. We're proud that our tenants continue to rapidly advance human health and the industry's breakthroughs. Over the past two decades, our tenant contributions to healthcare have improved the lives of millions of people worldwide.

We are fortunate to have Blackstone as a world-class sponsor, a strong believer of long-term life science market fundamentals driven by unprecedented scientific growth and breakthroughs. Since 2016, Blackstone and BioMed Realty have been actively investing in developing, modernizing, and expanding research facilities to support the life science and technology industries.

SAN DIEGO PROPERTIES:

TORREY PINES

1. 10255 Science Center Drive
2. 10240 Science Center Drive
3. University Science Center - East
4. University Science Center - West
5. The Research Park at Torrey Pines
6. Aura

SORRENTO VALLEY

7. Coast 9

UNIVERSITY TOWNE CENTRE

8. i3
9. Discover@UTC
10. Axiom
11. 9865 Towne Centre Drive
12. 9885 Towne Centre Drive
13. Towne Center View
14. APEX

UCSD

15. Center for Novel Therapeutics

SORRENTO MESA

16. Wateridge Circle
17. Wateridge Pointe
18. Moda Sorrento
19. Summers Ridge
20. 5717 Pacific Center



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