



A  BioMed Realty property

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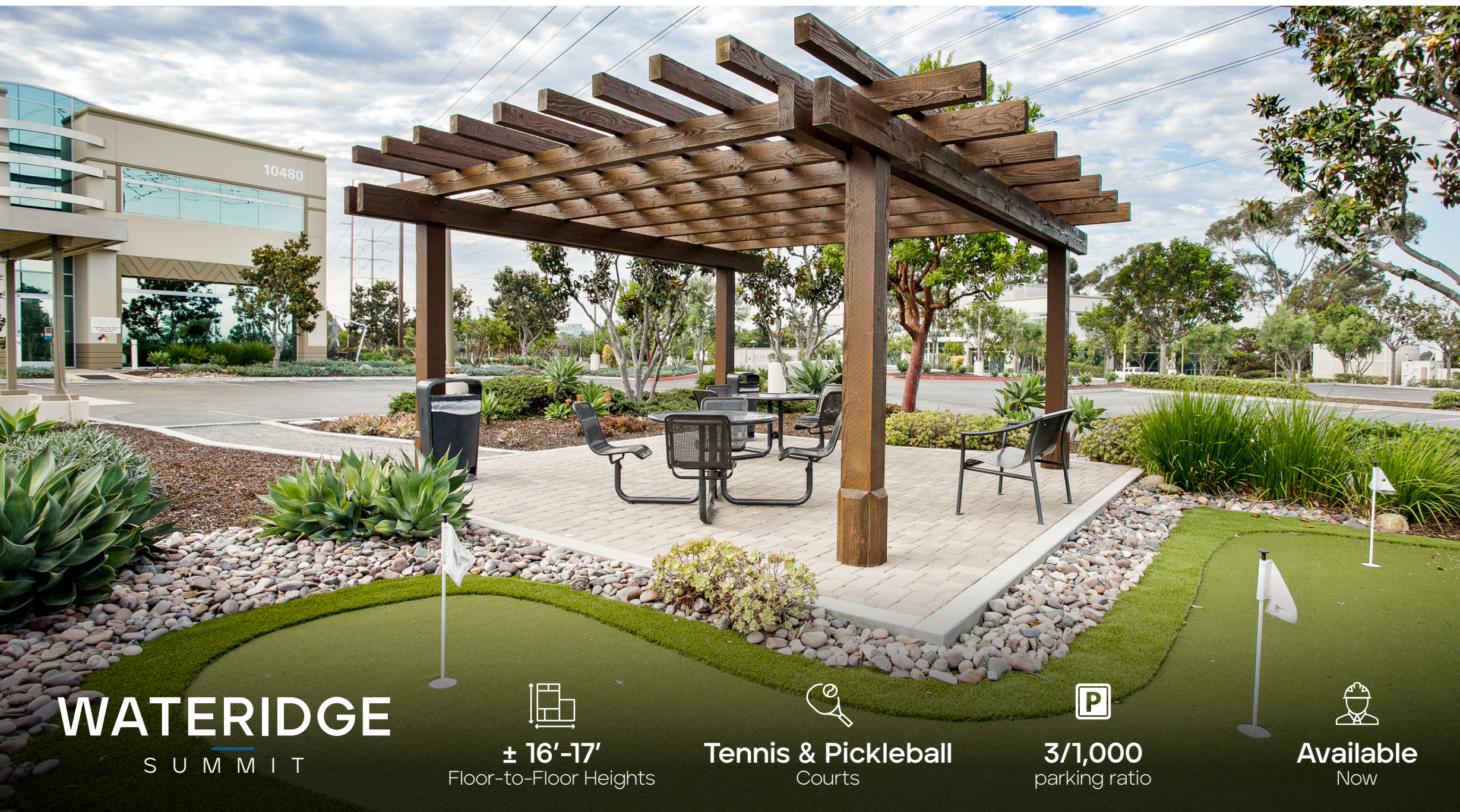
**WATERIDGE**  
SUMMIT



**±108,000 SF**  
LIFE SCIENCE CAMPUS IN  
**SORRENTO MESA**








# WATERIDGE

S U M M I T

  
± 16'-17'  
Floor-to-Floor Heights

  
Tennis & Pickleball  
Courts

  
3/1,000  
parking ratio

  
Available  
Now

## SPECS

### 10420 Wateridge Circle:

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 Circle:

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 Circle:

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





AVAILABILITY				
BUILDING	SUITE	SF	LAB   OFFICE	AVAILABILITY
10420 WATERIDGE CIRCLE	FULL BUILDING	41,142 SF	60%   35%	NOW
10480 WATERIDGE CIRCLE	FULL BUILDING	31,207 SF	50%   50%	NOW
10520 WATERIDGE CIRCLE	FULL BUILDING	30,542 SF	94%   6%	NOW

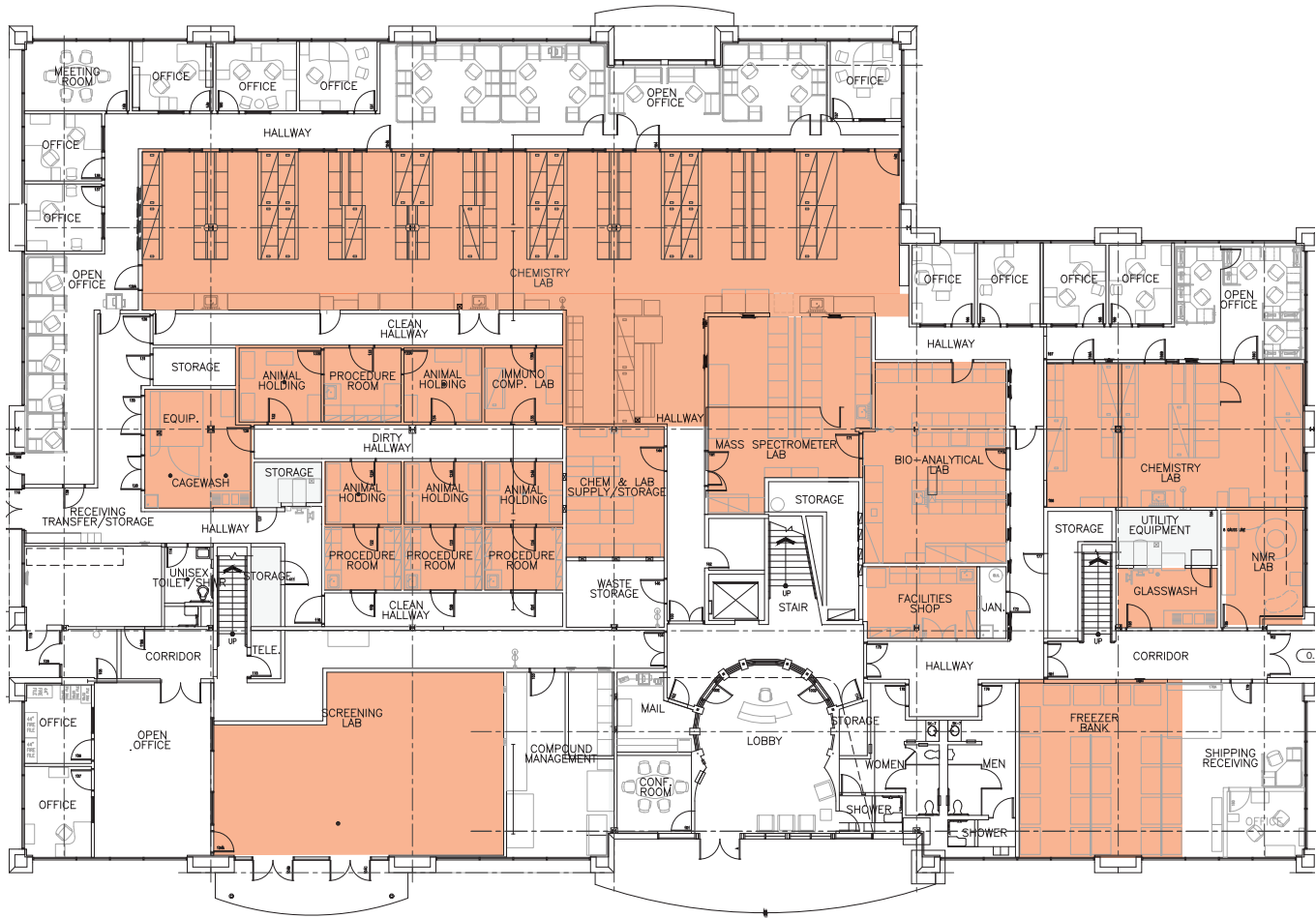




10420 WATERIDGE CIRCLE

AS-BUILT  
Entire Building: 41,142 SF  
1st Floor: 20,571 SF  
60% Lab | 35% Office | 5% Warehouse | **AVAILABLE NOW**

Lab: Chemistry lab, vivarium, shipping/receiving area, glasswash, mass spec lab  
Office: 12 private offices, 2 meeting rooms, 25 workstations, entrance lobby

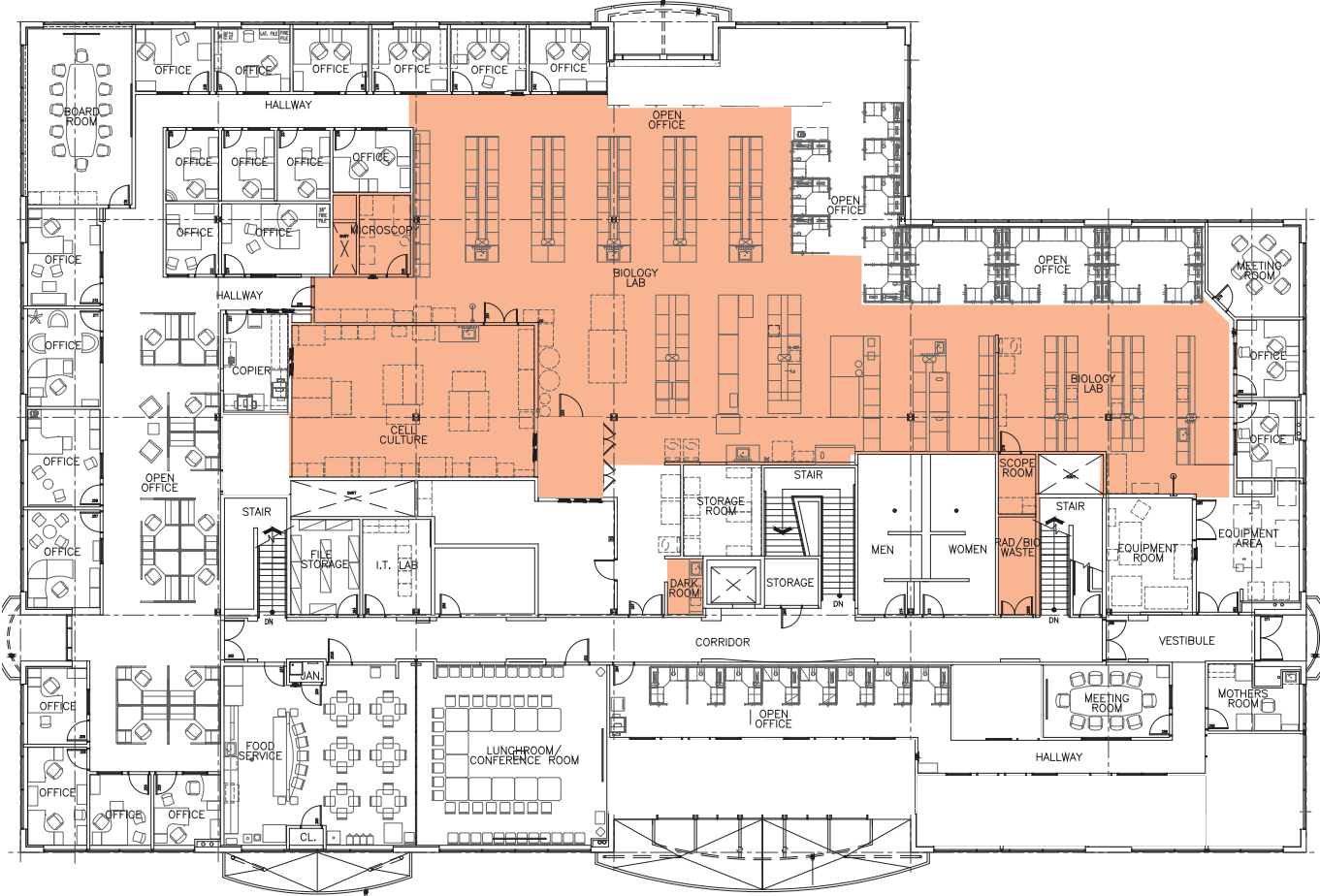


LEGEND  
LAB  
OFFICE

10420 WATERIDGE CIRCLE

AS-BUILT  
Entire Building: 41,142 SF  
2nd Floor: 20,571 SF  
40% Lab | 60% Office | **AVAILABLE NOW**

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



LEGEND  
LAB  
OFFICE



10480 WATERIDGE CIRCLE

CONCEPTUAL PLAN  
Entire Building: 31,207 SF  
1st Floor: 15,604 SF  
50% Lab | 50% Office | **AVAILABLE NOW**

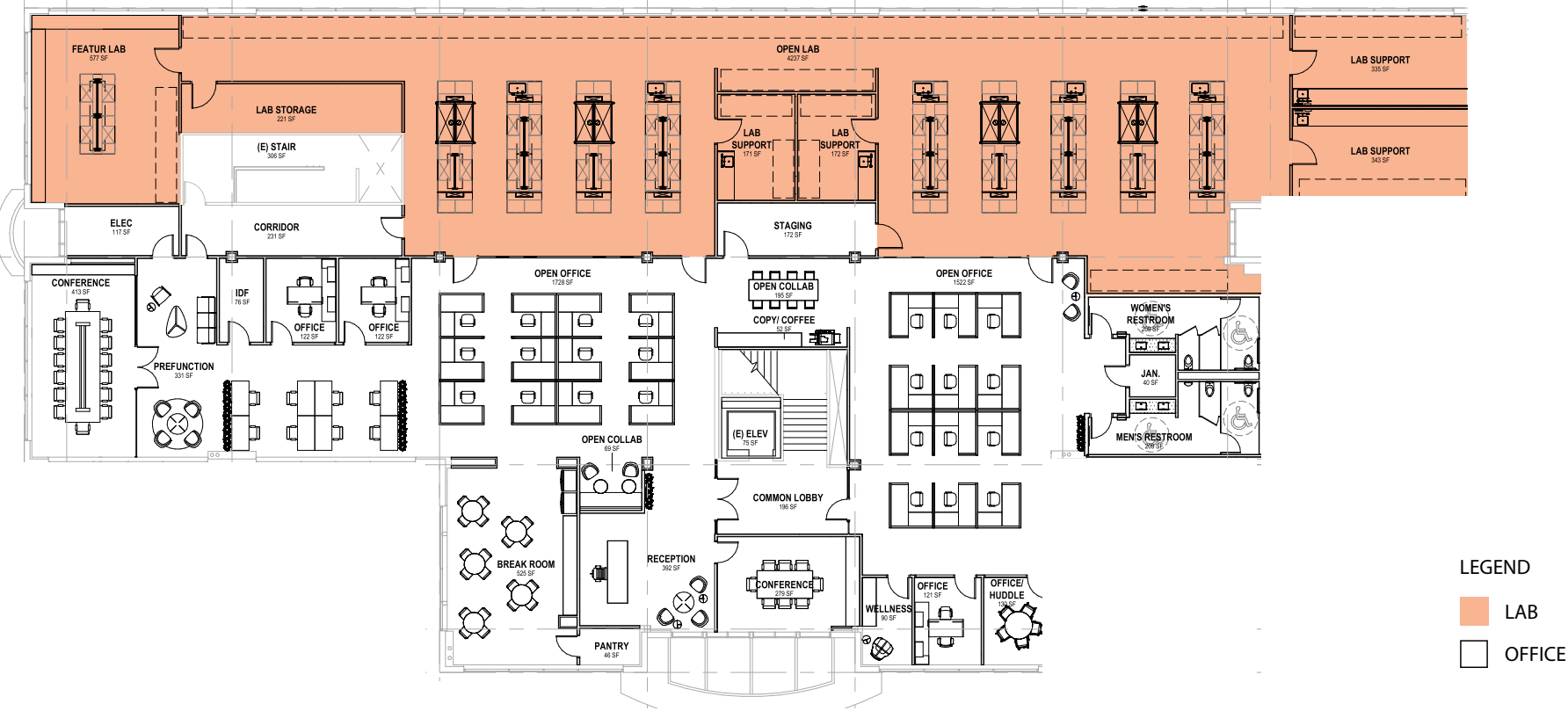
Lab: 40 lab seat, 16 benches, 4 lab support rooms, shipping/receiving area  
Office: 21 workstations, 3 private offices, 1 conference room, en-suite restrooms, break area, wellness room



10480 WATERIDGE CIRCLE

CONCEPTUAL PLAN  
Entire Building: 31,207 SF  
2nd Floor: 15,603 SF  
50% Lab | 50% Office | **AVAILABLE NOW**

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

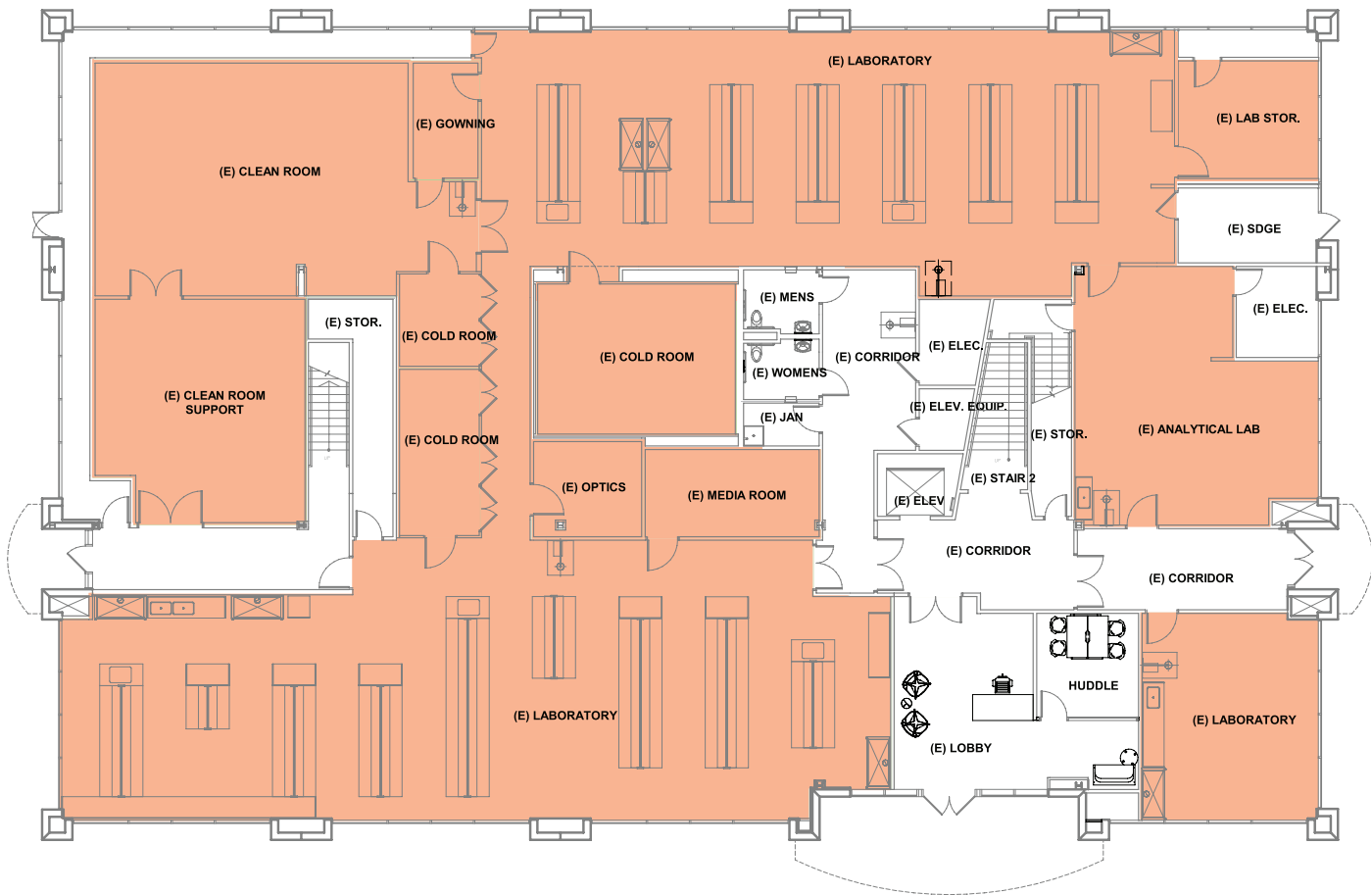




10520 WATERIDGE CIRCLE

Entire Building: 30,542 SF  
1st Floor: 15,271 SF  
94% Lab | 6% Office | **AVAILABLE NOW**

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



LEGEND

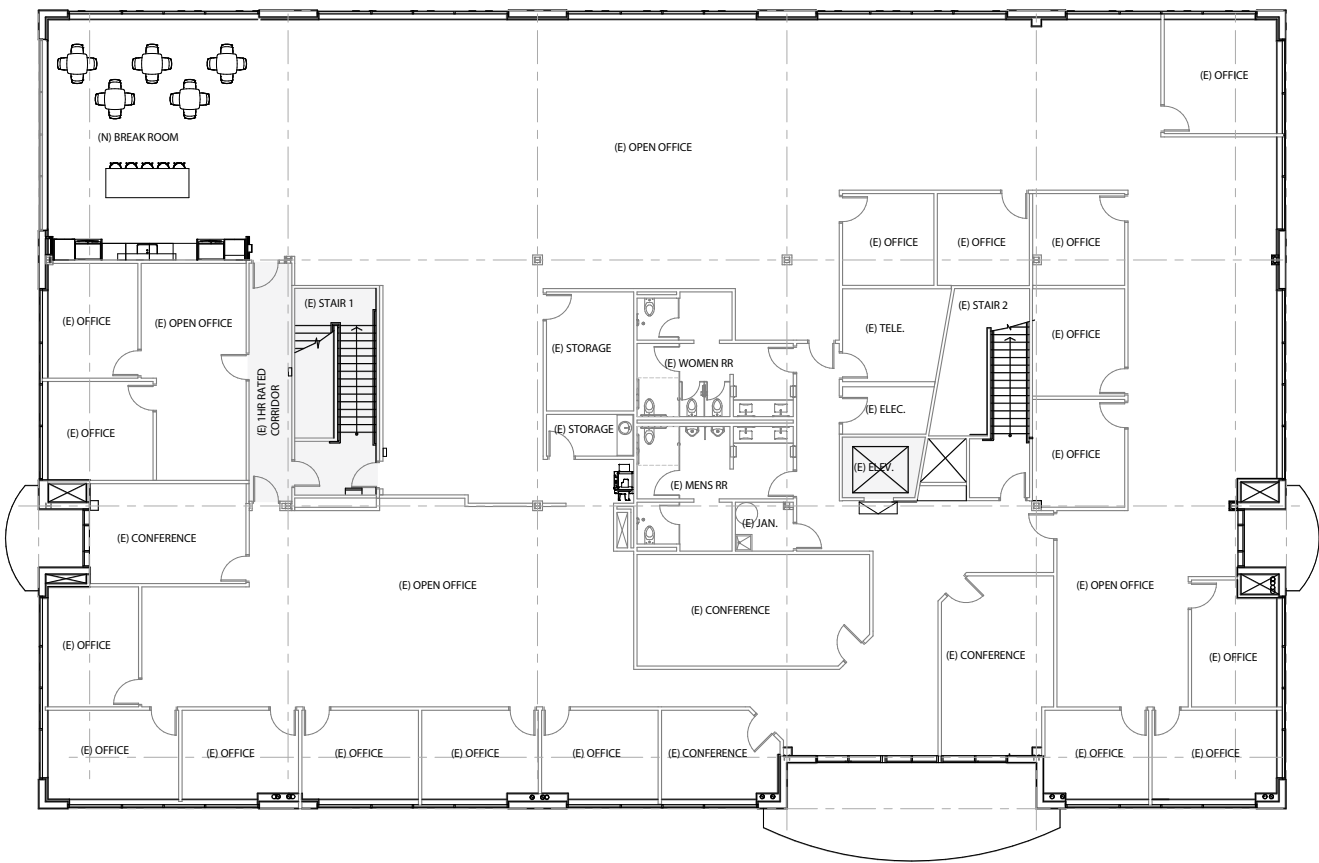
LAB

OFFICE

10520 WATERIDGE CIRCLE

Entire Building: 30,542 SF  
2nd Floor: 15,271 SF  
100% Office | **AVAILABLE NOW**

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



LEGEND

LAB

OFFICE









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





# WATERIDGE

## SUMMIT



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