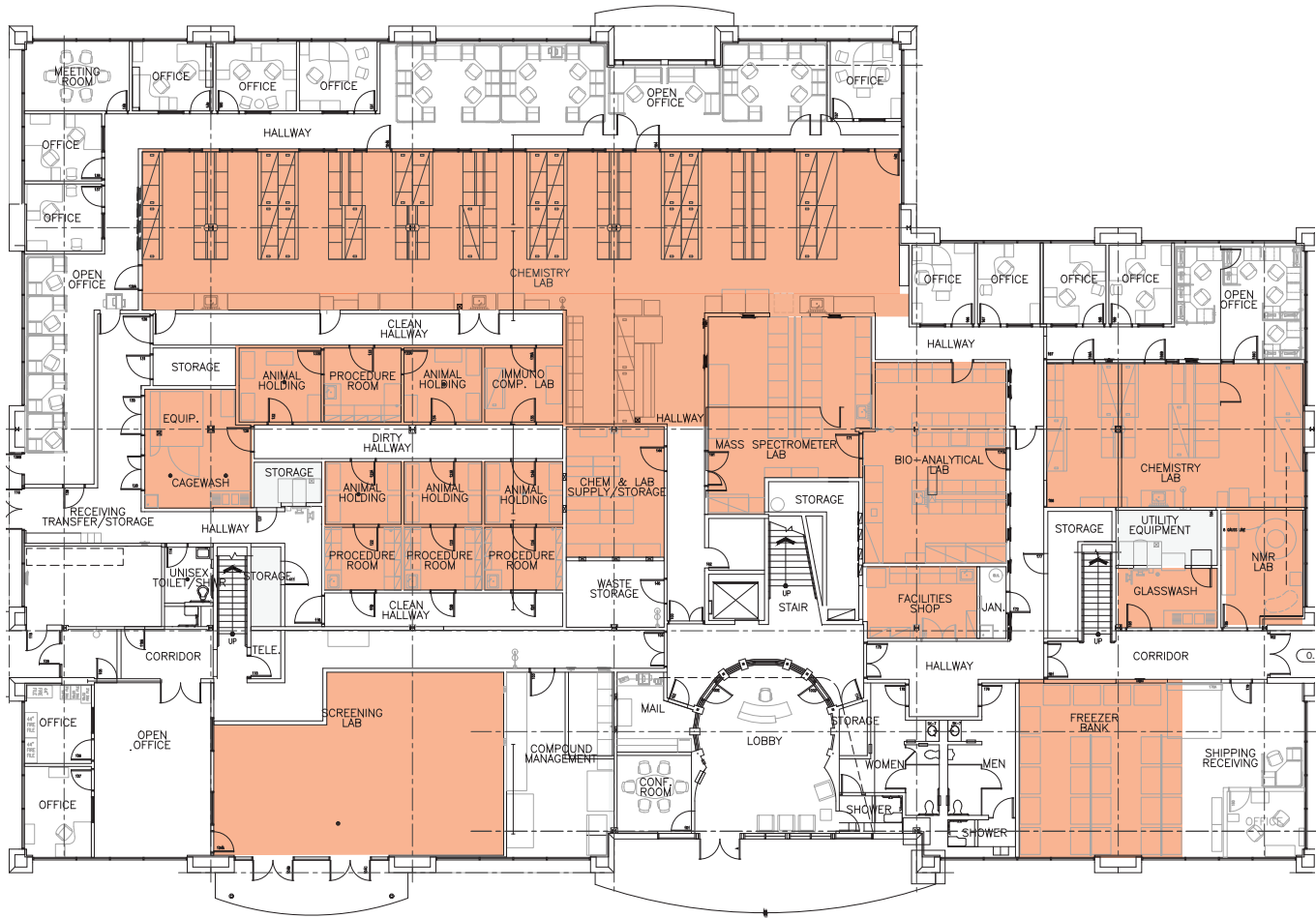


10420 WATERIDGE CIRCLE

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

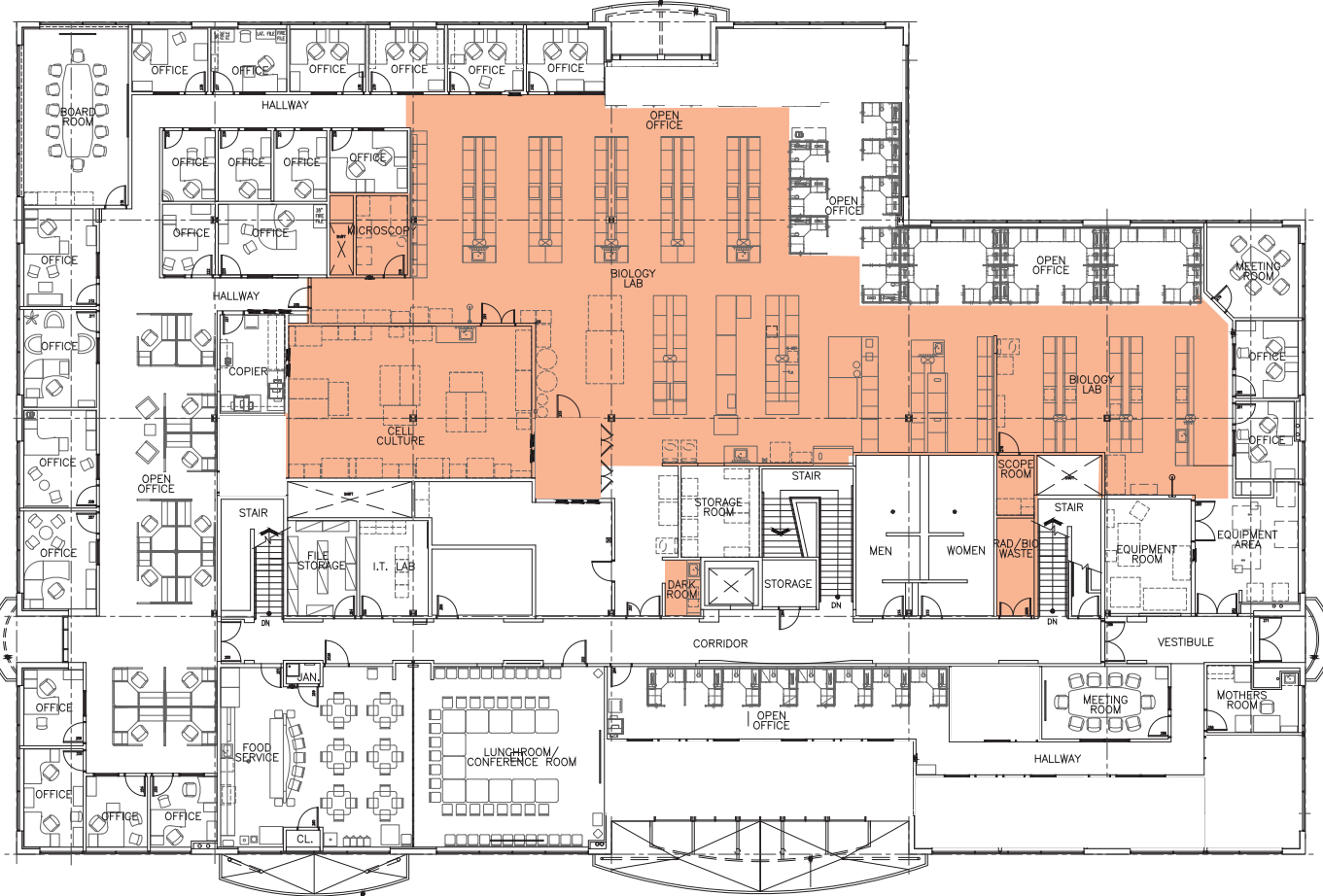


LEGEND  
LAB  
OFFICE

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