



A  BioMed Realty property

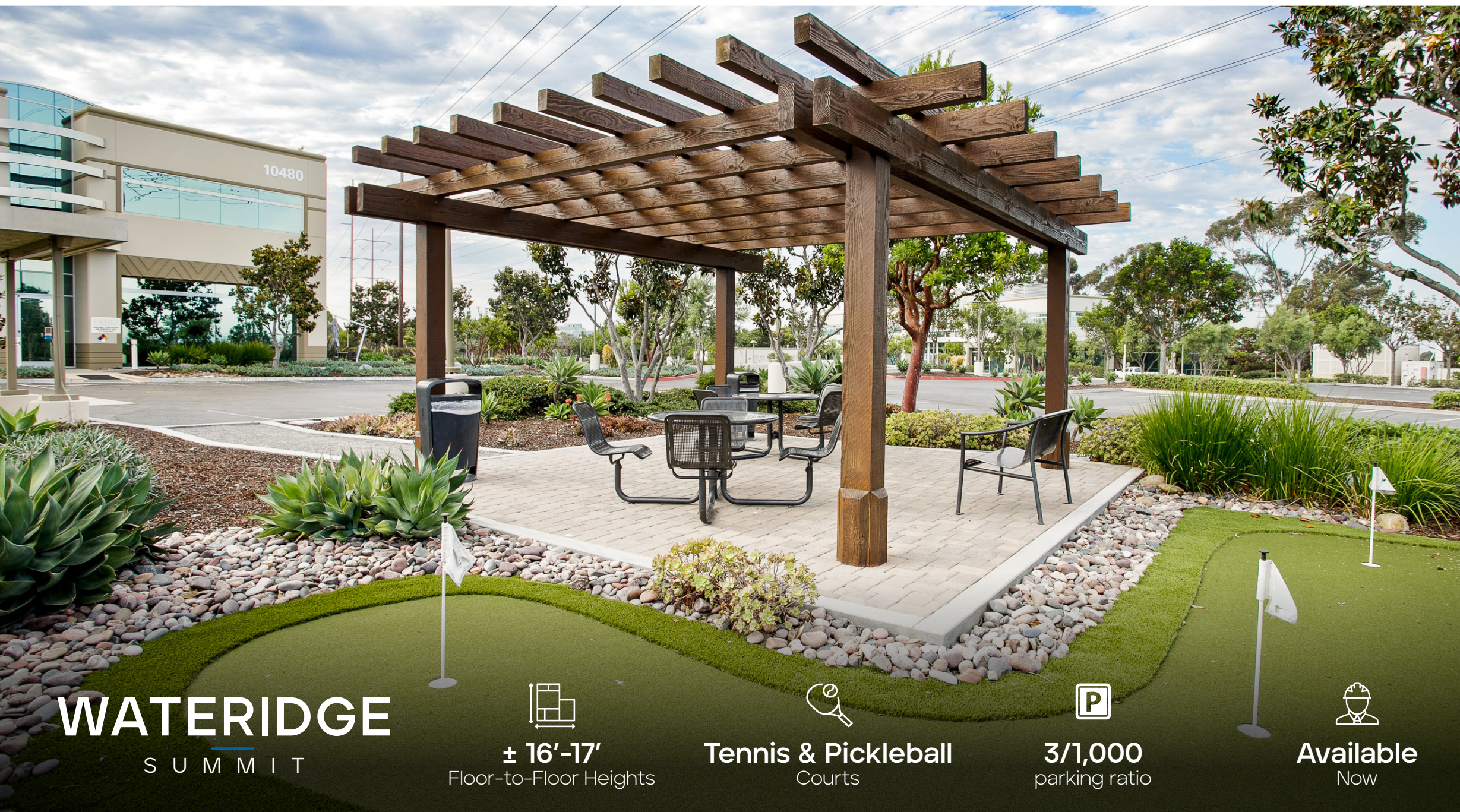
Jones Lang LaSalle Brokerage, Inc. RE license #01856260

WATERIDGE

S U M M I T

±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



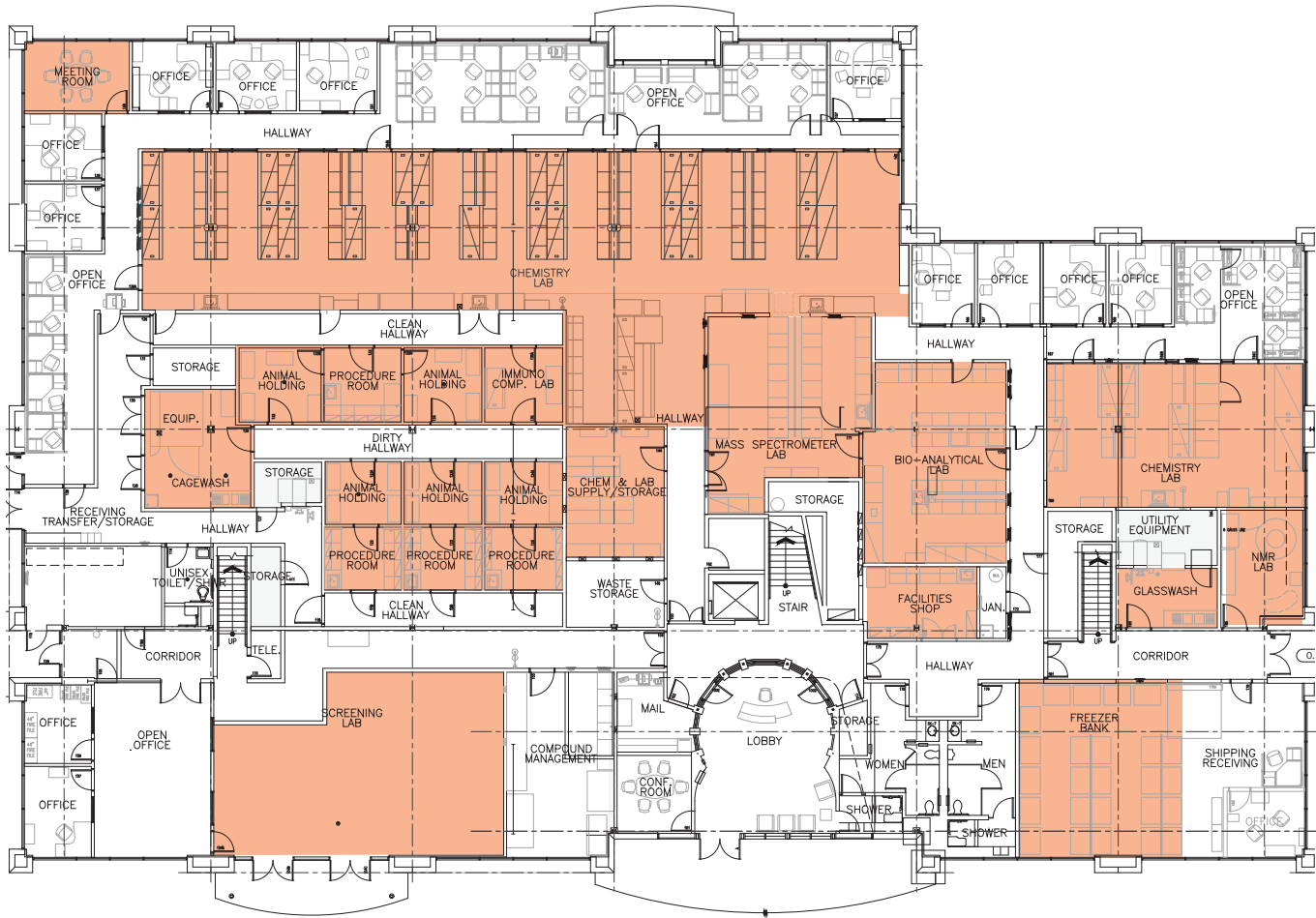
AVAILABILITY				
BUILDING	SUITE	SF	LAB OFFICE	AVAILABILITY
10420 WATERIDGE CIRCLE	FULL BUILDING	41,142 SF	60% 35%	NOW
10480 WATERIDGE CIRCLE	FULL BUILDING	31,207 SF	50% 50%	NOW
10520 WATERIDGE CIRCLE	FULL BUILDING	30,542 SF	94% 6%	NOW



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

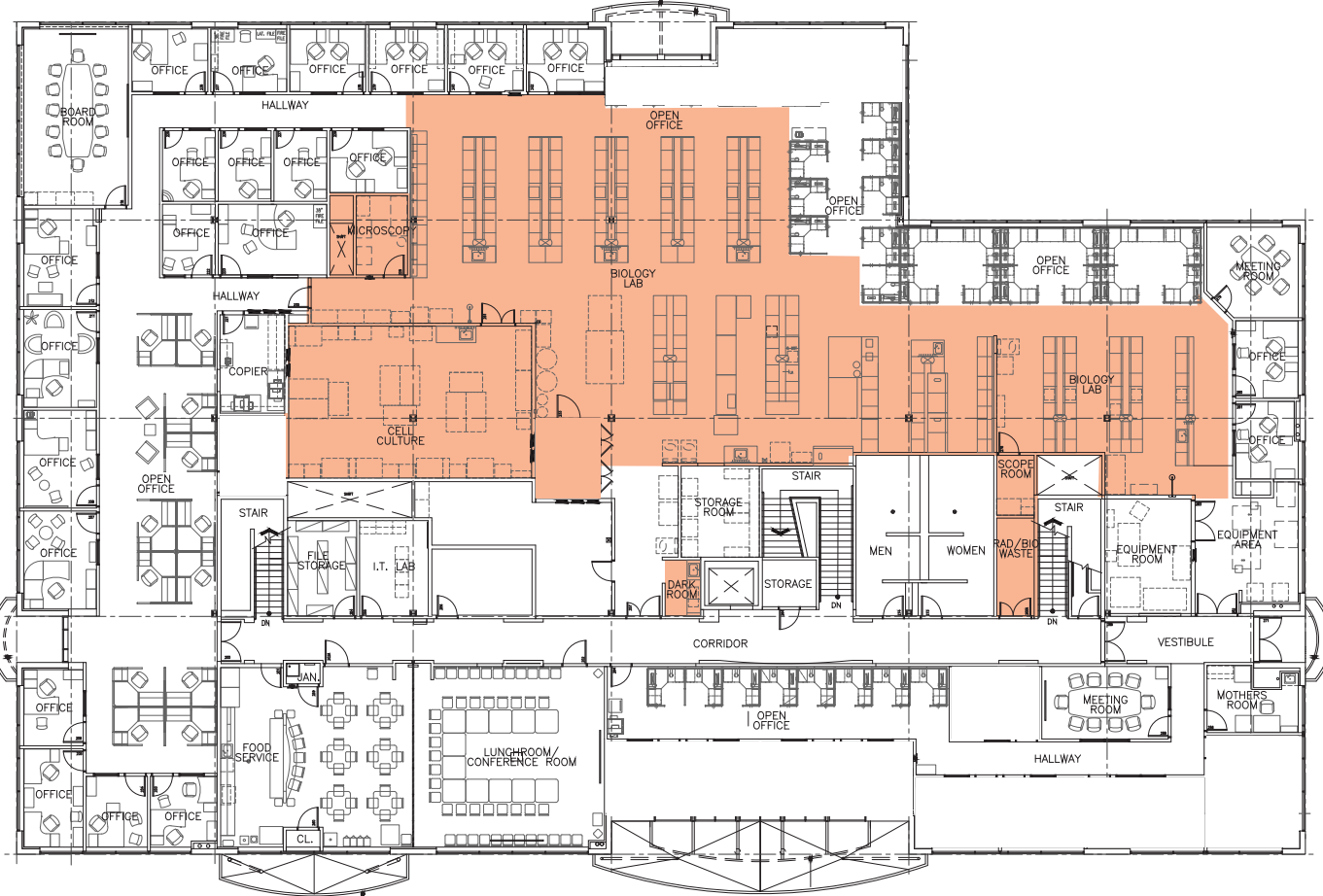


LEGEND
LAB
OFFICE

10420 WATERIDGE CIRCLE

AS-BUILT
Entire Building: 41,142 SF
2nd Floor: 20,571 SF
30% Lab | 70% 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**

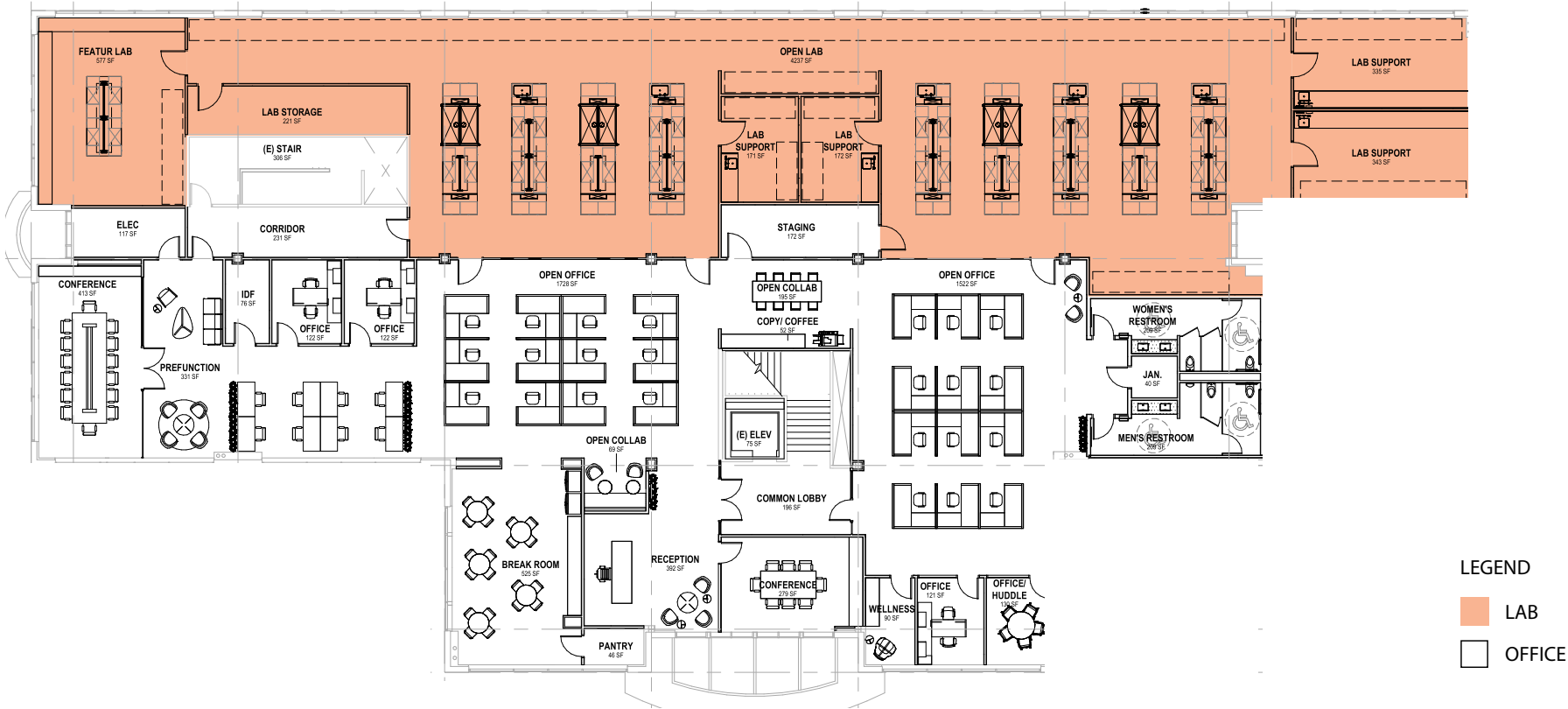
Lab: 40 lab seat, 16 benches, 4 lab support rooms, shipping/receiving area
Office: 21 workstations, 3 private offices, 1 conference room, en-suite restrooms, break area, wellness room



10480 WATERIDGE CIRCLE

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

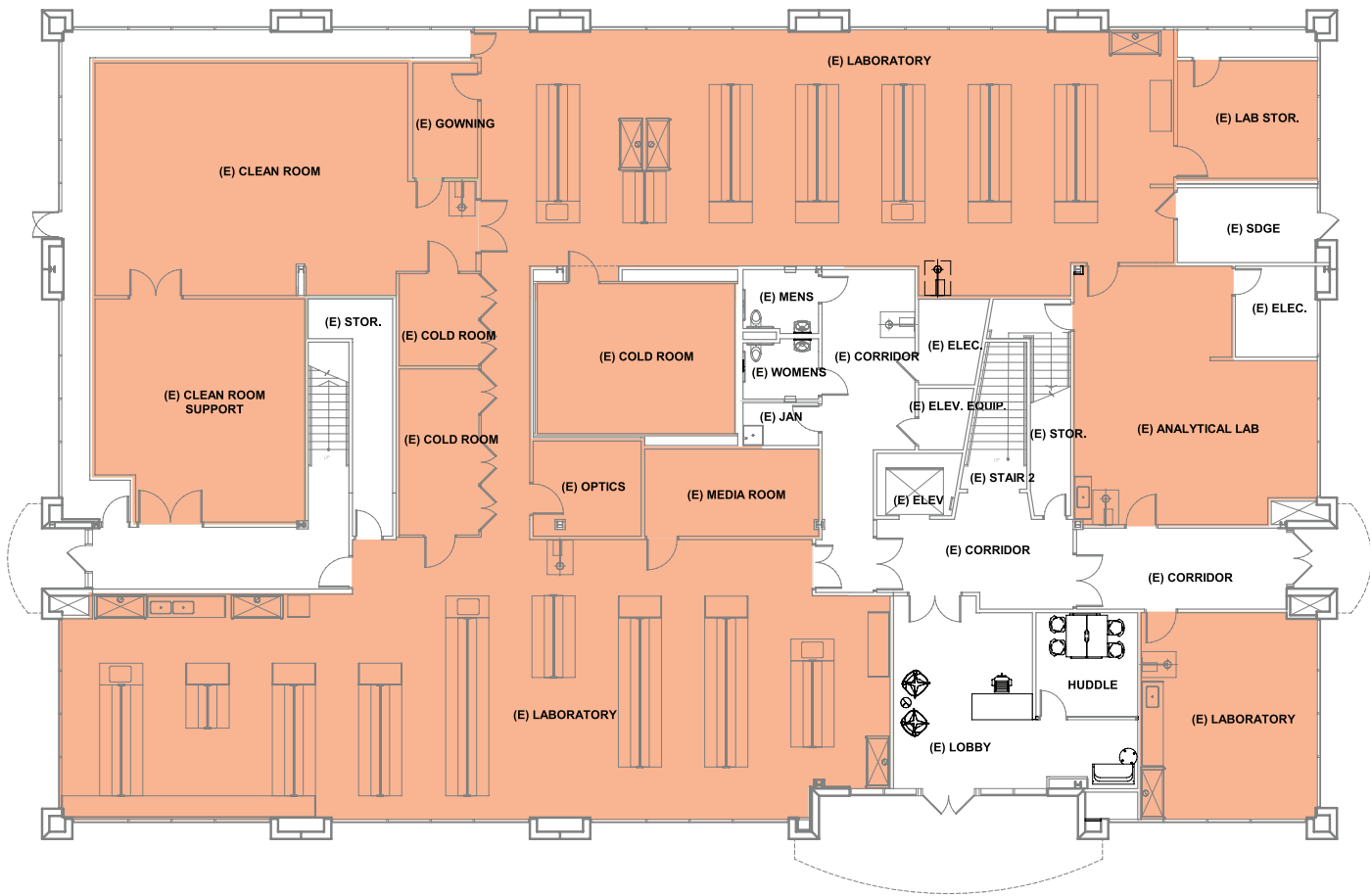
Lab: 32 lab seat, 9 benches, 4 lab support rooms, shipping/receiving area, lab storage, freight elevator
Office: 24 workstations, 3 private offices, 3 conference rooms, en-suite restrooms, break area, wellness room



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

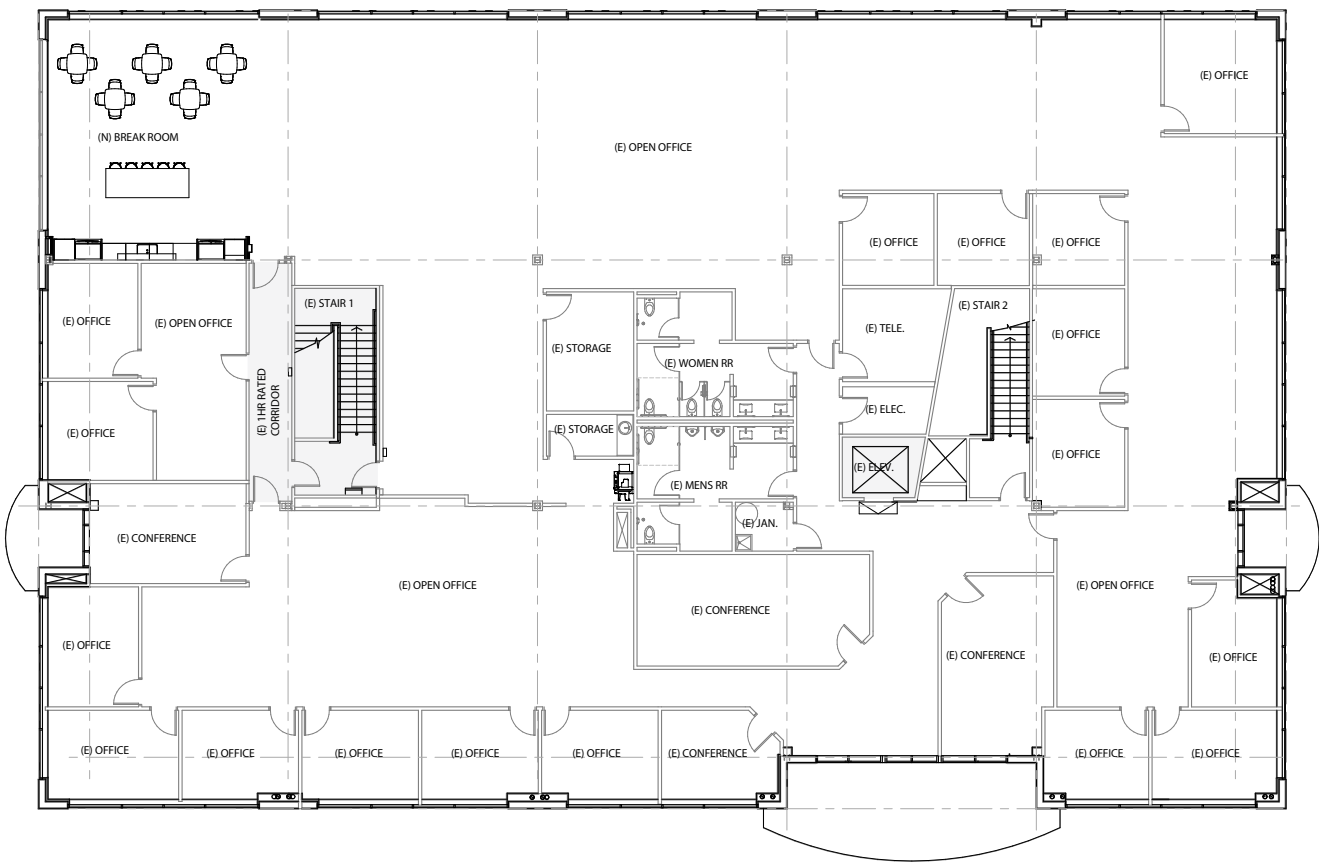
LAB

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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