



A  BioMed Realty property

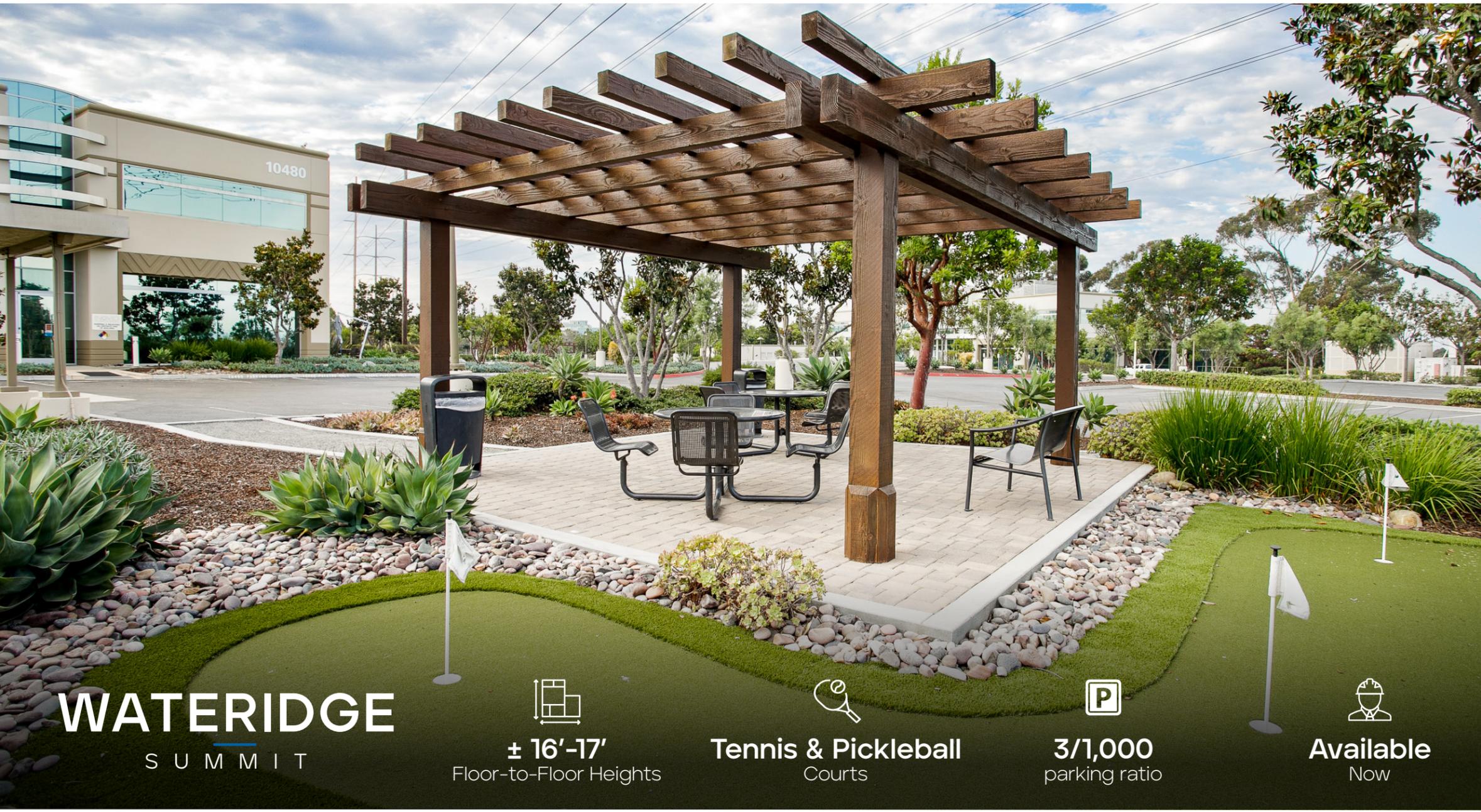
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# WATERIDGE

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 SUMMIT

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	46,142 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

**10480**  
WATERIDGE CIRCLE

**10420**  
WATERIDGE CIRCLE

**10520**  
WATERIDGE CIRCLE



## 10420 WATERIDGE CIRCLE

AS-BUILT

Entire Building: 46,142 SF

1st Floor: 23,071 SF

60% Lab | 35% Office | 5% Warehouse | **AVAILABLE NOW**

Lab: Chemistry lab, 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: 46,142 SF

2nd Floor: 23,071 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



#### LEGEND

- LAB
- OFFICE

## 10480 WATERIDGE CIRCLE

### CONCEPTUAL PLAN

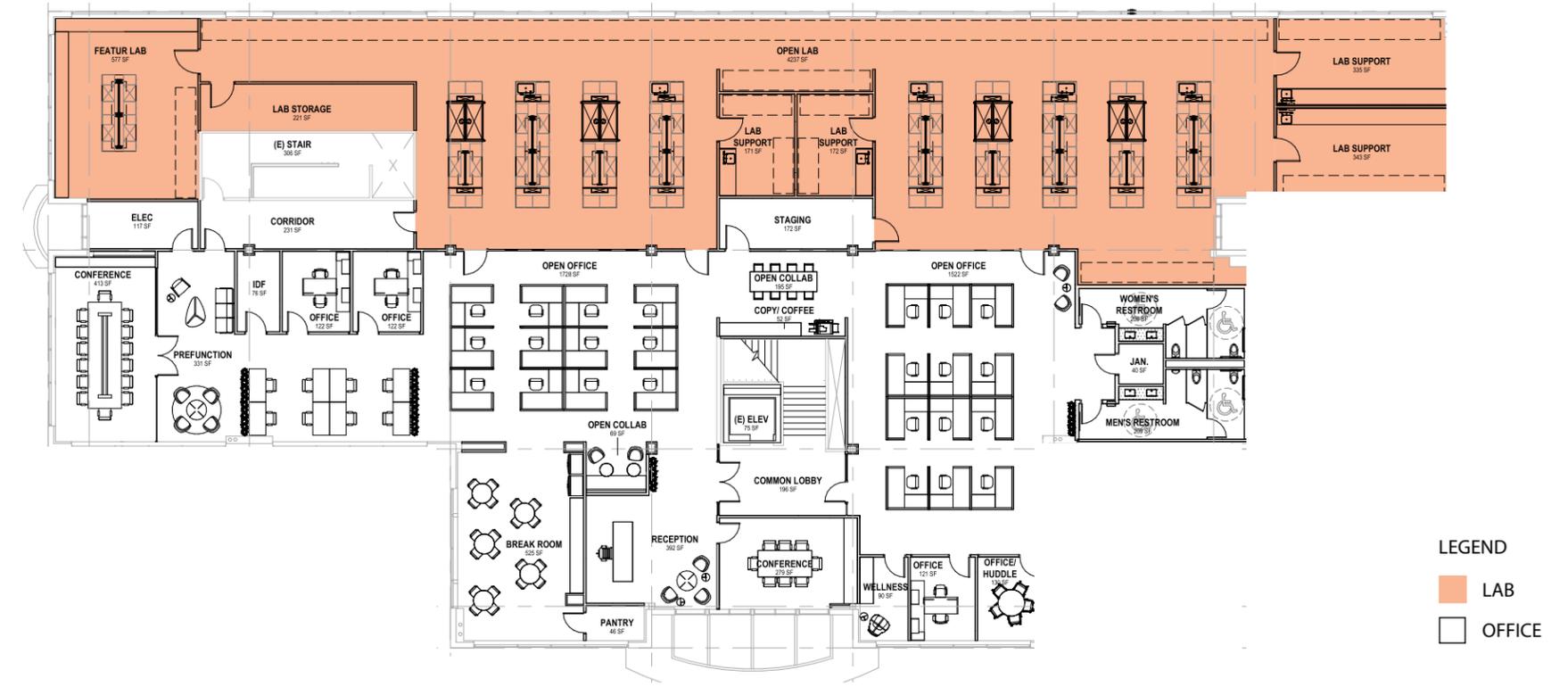
Entire Building: 31,207 SF

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



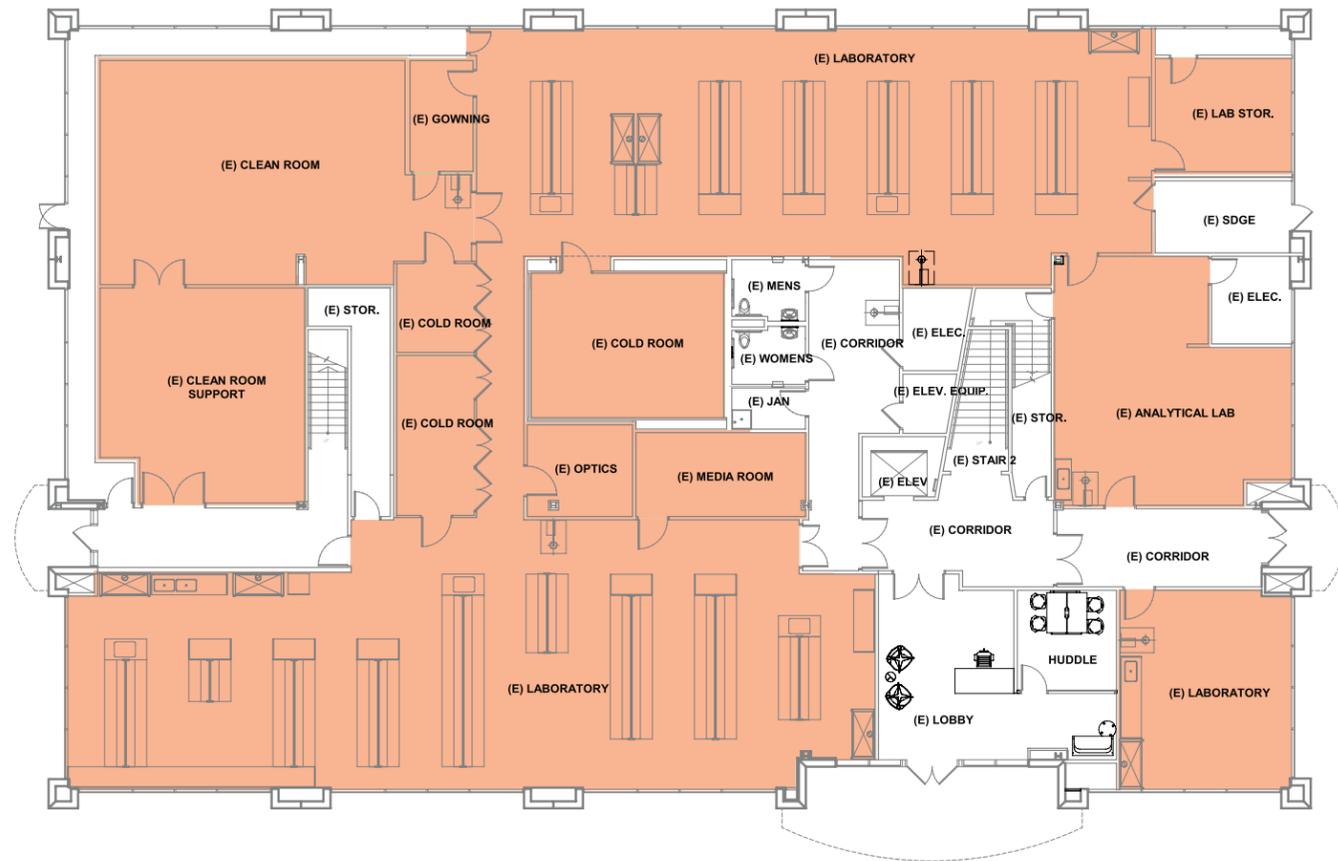
#### LEGEND

- LAB
- OFFICE

## 10520 WATERIDGE CIRCLE

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

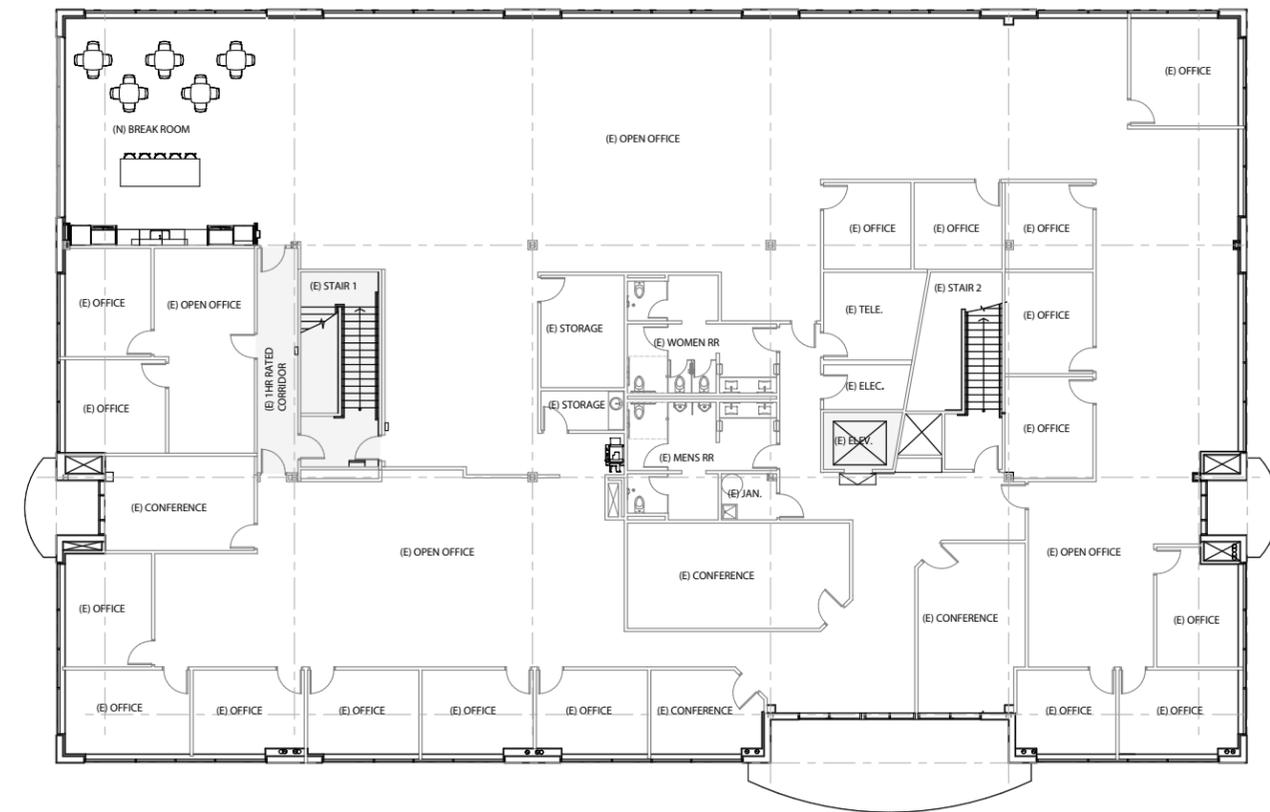
Lab: 4 lab support rooms, 2 general labs, 3 analytical labs, 3 cold rooms, 1 cleanroom, 6 fume hoods  
 Core: Entrance lobby, shipping/receiving, 2 single-stall restrooms, elevator, 2 staircases



## 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



# THE AREA

Pacific Ocean

TORREY PINES

**WATERIDGE**  
SUMMIT

## LIFE SCIENCES NEIGHBORS

- |                              |                      |
|------------------------------|----------------------|
| 1. Ajinomoto                 | 16. Hologic          |
| 2. Crinetics Pharmaceuticals | 17. Abzena           |
| 3. Tandem Diabetes           | 18. Abbott           |
| 4. Omniome                   | 19. Quidel           |
| 5. Trillink Biotechnologies  | 20. Lung Bio         |
| 6. NuVasive                  | 21. Altos Labs       |
| 7. Decipher Biosciences      | 22. Quantum-Si       |
| 8. Thermo Fisher Scientific  | 23. Neomorph         |
| 9. Element Biosciences       | 24. SGI-DNA          |
| 10. BD                       | 25. Integra          |
| 11. Inovio Pharmaceuticals   | 26. Mesa Biotech     |
| 12. Sorrento Therapeutics    | 27. Genalyte         |
| 13. Eurofins                 | 28. Genopis Inc.     |
| 14. Cue                      | 29. Tanvex BioPharma |
| 15. Vividion Therapeutics    |                      |

## AMENITIES

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



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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.



# WATERIDGE

S U M M I T



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Exclusive leasing agents:

Chad Urie  
tel +1 858 410 1187  
chad.urie@jll.com  
RE license #01261962

Grant Schoneman  
tel +1 858 410 1252  
grant.schoneman@jll.com  
RE license #01516695

Michelle Westoby  
tel +1 858 410 1190  
michelle.westoby@jll.com  
RE license #01377091