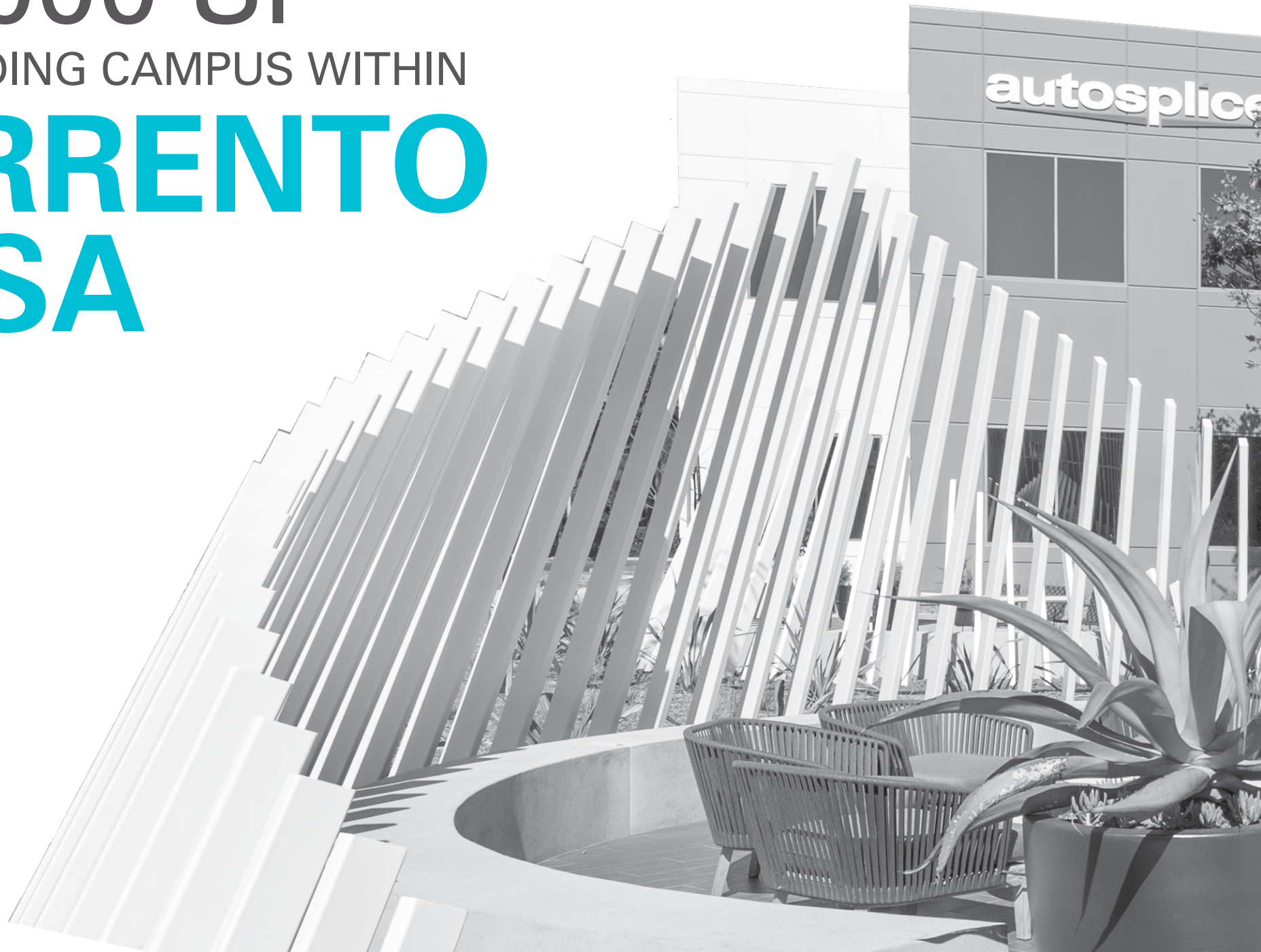




# WATERIDGE

10421-10431 WATERIDGE CIRCLE

124,000 SF  
TWO BUILDING CAMPUS WITHIN  
**SORRENTO  
MESA**





BioMed Realty

# LIFE SCIENCE REAL ESTATE

BioMed Realty is the leading provider of real estate solutions to the life science community with a proven track record in bringing unmatched expertise to the full range of in-house real estate services – facilities management, construction, leasing, development, acquisition, and financing.

Recognizing the need for controlled environments, state-of-the-art facilities and creative flexibility, BioMed Realty acquires and develops a world-class portfolio that supports tomorrow's innovations. Across the core markets of the industry, BioMed Realty's 12 million square foot portfolio supports a deep and varied roster of life science organizations, from early-stage companies to research institutions to global pharmaceutical companies.

## **BioMed Realty services are:**

**Tenant Driven** Advancing research by creating highly functional labs directly with the life science community.

**Research Driven** BioMed Realty offers flexible lease structures throughout its 2.8 million square foot San Diego portfolio creating opportunities for long-term growth.



# WATERIDGE

10421-10431 WATERIDGE CIRCLE



**± 10'**

Finished Ceiling  
Heights



**± 13K**

Suite sizes



**6/1,000**

with adjacent street  
parking



**2020**

Campus improvements  
currently in progress

# 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 4/1,000 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.



10431 Exterior



Lobby



10421 Exterior



# 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



# WATERIDGE

10421-10431 WATERIDGE CIRCLE





# LAB

Flexible and efficient lab design

Customizable to tenants need

Compressed air, vacuum and DI water

Shipping and receiving locations for each building

Backup power



Equipment



Lab Support



Lab Support

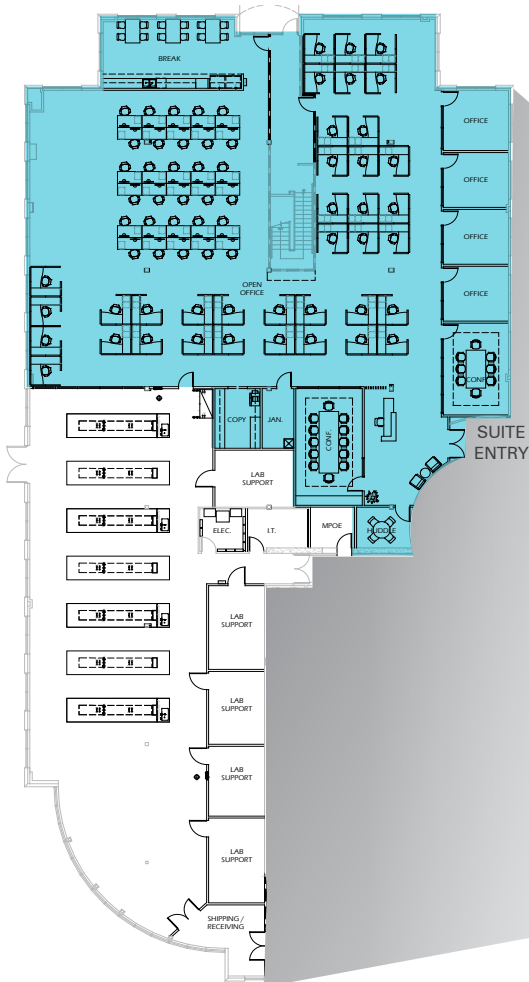
# 10421 WATERIDGE CIRCLE, 1ST FLOOR

New spec. suites curenly under construction with August 2020 delivery date.

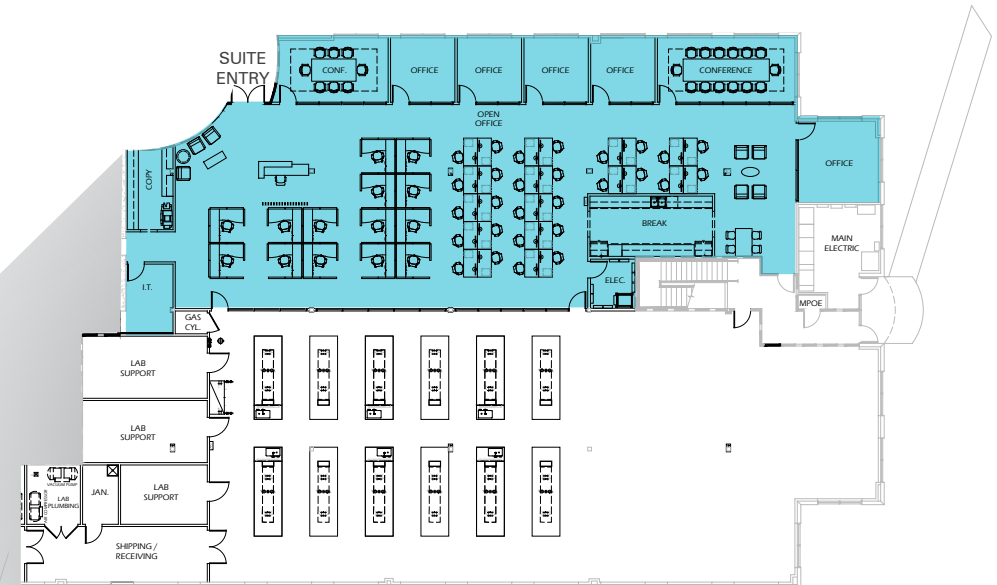
# WATERIDGE

10421-10431 WATERIDGE CIRCLE

SUITE 100 | 14,934 S.F.  
40/60 lab to office ratio



SUITE 120 | 13,756 S.F.  
60/40 lab to office ratio



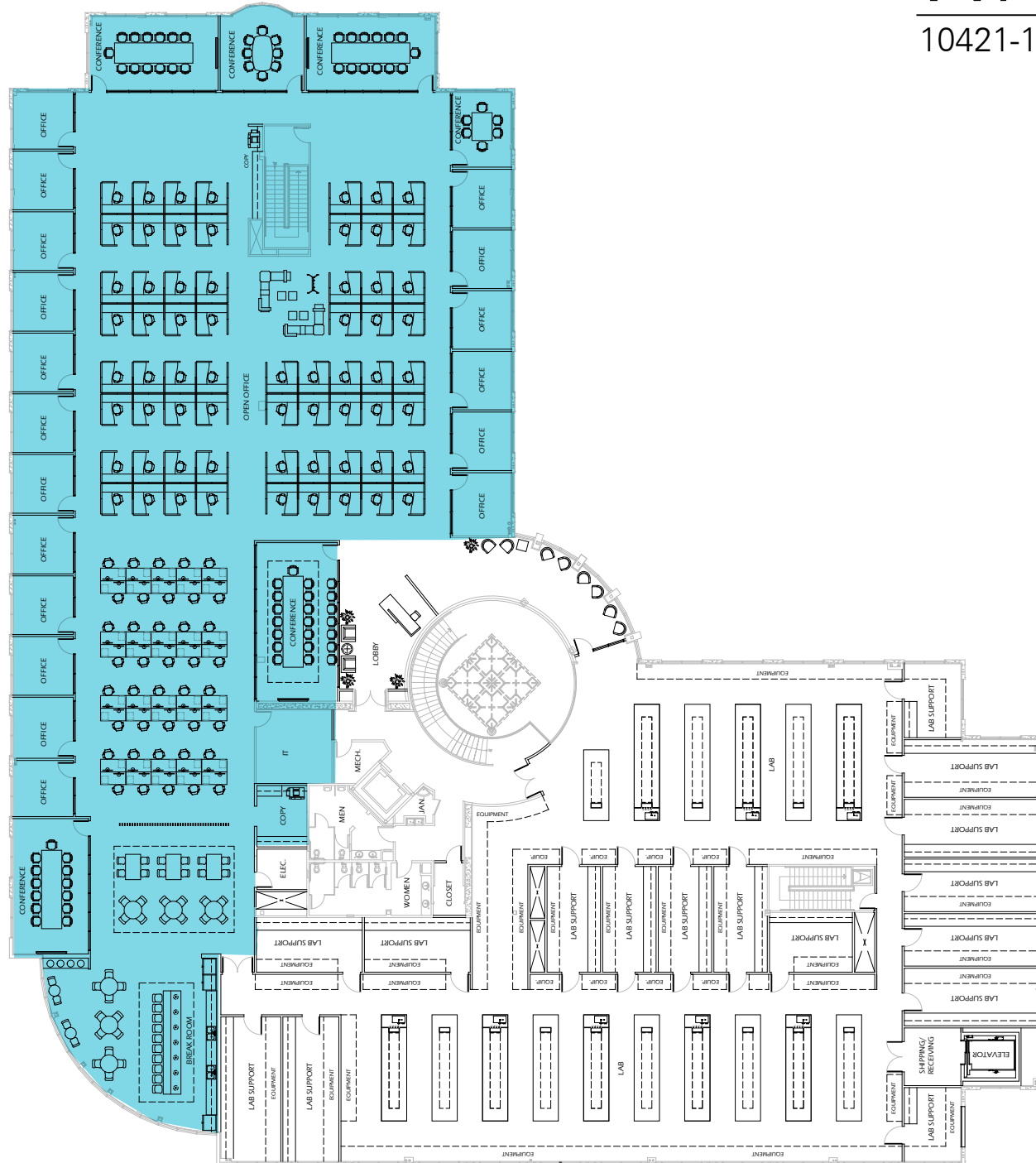
# 10431 WATERIDGE CIRCLE, 2ND FLOOR

# WATERIDGE

10421-10431 WATERIDGE CIRCLE

SUITE 200 | 34,002 SF  
45/55 lab to office ratio

\*Hypothetical Concept Plan



.....  
**TRANSIT**  
Coaster Rail Line



Wateridge is walking distance from numerous amenities, including 3 restaurants / cafés within 1 block radius. Take an easy 10 minute stroll to access Sorrento Court, a retail center featuring Starbucks, Jamba Juice and 10 other restaurants.

Tenants of Wateridge also have access to the Wateridge Association Park which includes tennis courts, sand volleyball, a par course and outdoor barbecue areas.



# THE AREA

- 1 Sorrento Plaza
  - Croutons Restaurant
  - Subway
  - Rubio's Fresh Mexican Grill
  - Sher Punjab Indian
  - Skewers
  - Opera Café and Patisserie
- 2 Sorrento Court
  - Starbucks Coffee
  - Quiznos
  - Jamba Juice
  - Banks
  - Dry Cleaner
  - Car Wash and Gas Station
  - Dentist
  - Optometrist
  - Precision Fitness
  - The Greek Cafe
  - McDonald's
  - Chicks Natural
  - Thai Chada
  - Salad Farm
  - Flame Broiler
  - Sitar Indian Cuisine
  - Delicacy Chinese
  - Pascucci Italian
  - Fiesta Mexican Grille
- 3 Courtyard by Marriott
  - Kabul House of Kabobs
  - Pho Station Vietnamese
  - Moose's BBQ and Philly
  - Cheesesteak
  - Orchids Nails & Spa
  - Sorrento Wine and Spirits
- 4 Karl Strauss
- 5 Chili's
- 6 Come on In! Deli
- 7 Holiday Inn Express
- 8 Country Inn & Suites
- 9 Hyatt House
  - Oasis Grill
- 10 Sorrento Mesa Crossroads
  - Nico's Taco Shop
  - Submarina
  - The Grill and Market
  - Hanaya Sushi
  - Sunrise Café
  - Kings Garden Chinese
  - Florist
  - Day Care
- 11 Homestead Suites
- 12 Residence Inn
- 13 Dominic's Deli
- 14 The Winesellar & Brasserie
- 15 Centerpark Café
- 16 Staybridge Suites
- 17 Plaza Sorrento
  - Burger King
  - Golden Bagel
  - Subway
  - Spices Thai Café
  - BevMo
  - Fresh & Easy
  - Shell gas station
  - Viper Car Wash
- 805 Segue Body Wraps



# WATERIDGE

10421-10431 WATERIDGE CIRCLE



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