

10201-10241 Wateridge Circle | San Diego



**ELEMENTS**  
BY ALLOY PROPERTIES

**SPEC LAB SPACE DELIVERING Q1 2023**

20,000 - 150,000 SF available now | plus  $\pm$ 170,000 SF build-to-suit opportunity

Jones Lang LaSalle Brokerage, Inc., Real estate license #01856260





**±280,000 SF**  
3-building life science campus



**SPEED TO MARKET**  
Flexibility for near-term  
growth and occupancy



**ALLOY PROPERTIES**  
Experienced life science real  
estate owner and operator



# Space for ideas to advance

**±280,000 SF life science campus**  
plus **±170,000 SF build-to-suit opportunity**

Elements, a ±280,000-square-foot lab conversion delivering in 2023 is strategically situated in western Sorrento Mesa amongst San Diego's preeminent life science and tech companies. This project provides an excellent opportunity to grow within San Diego's groundbreaking life science community.

## SPECS

**±150k SF**  
available Q1 2023

**±20k**  
s.f. floorplates

**2.5/1,000**  
parking ratio

**±13'-18'**  
floor to floor height

**design**  
by McFarlane  
Architects

TENANT NETWORK



ALLOY  
PROPERTIES

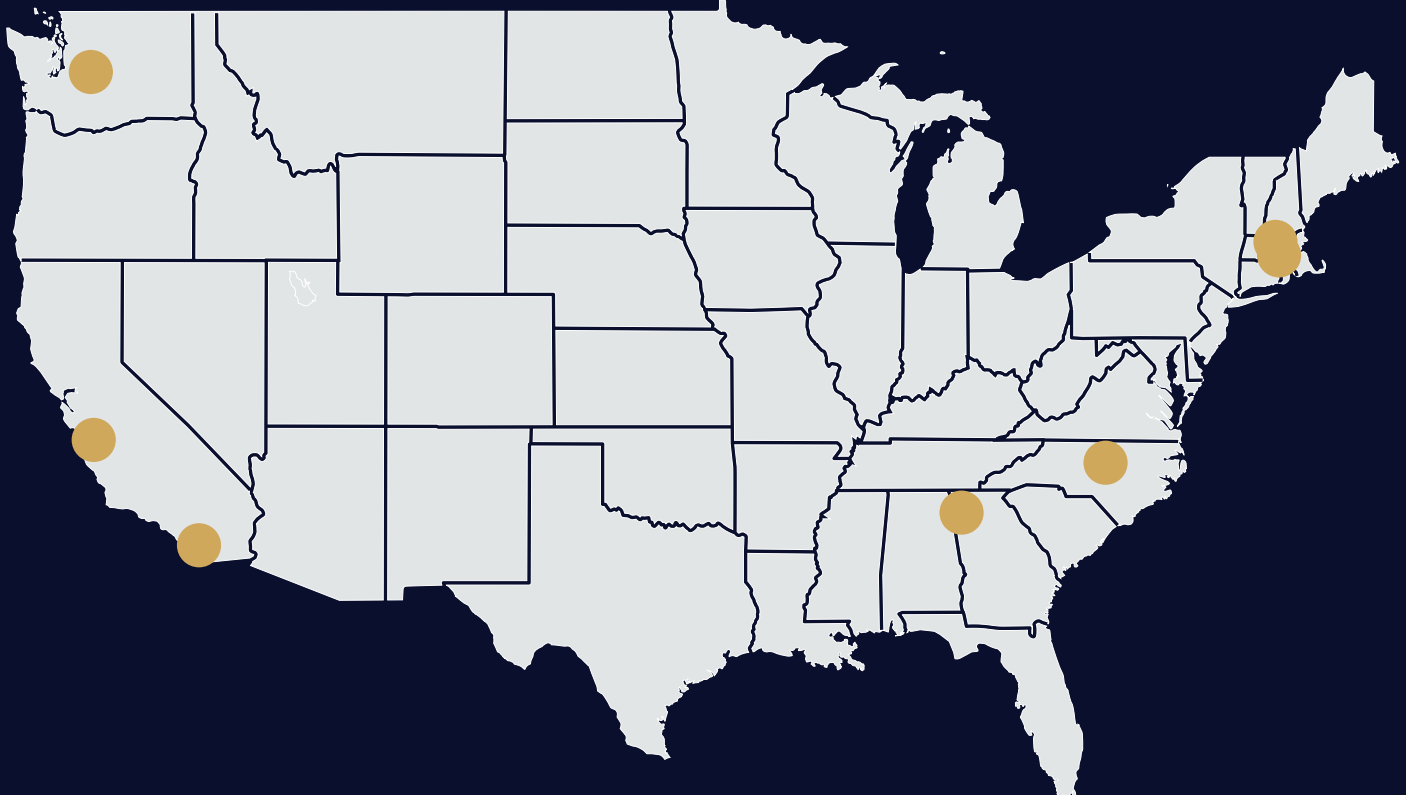


TPG PORTFOLIO  
COMPANY NETWORK



Alloy Properties is a national life science platform formed by TPG Real Estate Partners that focuses on investing in life sciences and innovation campuses. The platform focuses on acquiring office and R&D campuses for conversion into cutting-edge environments for life science, biotech, and innovation users. Today, Alloy owns and operates ~3 million SF in all major US life science markets, including Boston, San Francisco, San Diego, Raleigh-Durham, and Seattle and has successfully leased Class “A” lab space ranging from biology to biomanufacturing use and everything in between, building a robust tenant network of early-stage to multi-billion dollar life science companies.

As part of the TPG ecosystem, Alloy Properties is able to leverage the unique insights of TPG’s healthcare team, which is among the largest and most experienced healthcare investment platforms globally, investing over \$21 billion in the sector to date. The Alloy team works collaboratively with TPG Healthcare to integrate tenants into a vast network of the industry’s top executives and venture capital firms. In addition, the TPG ecosystem provides companies access to Alloy’s Scientific Advisory Board, comprised of seasoned healthcare investors with over 60 years of combined experience growing life science companies.



6  
major life science  
markets

7  
campuses  
in the U.S.

2.6M  
s.f. of life science &  
innovation assets







**INDOOR/OUTDOOR**  
renovated fitness center  
completed in 2021



**OUTDOOR**  
collaboration areas  
under renovation



**SHOWERS & LOCKERS**  
on-site

# Explore what's next

## Amenities & upcoming renovations

Elements combines contemporary work space and thoughtful amenities with outdoor connection and sweeping canyon views. Project amenities include:

- New fitness center with outdoor workout and yoga space completed in 2021
- Showers, lockers and sauna
- Outdoor collaboration areas under renovation
- Covered parking with EV charging
- Access to Wateridge Community Park and volleyball and tennis courts





# LIFE SCIENCE NEIGHBORS

Pacific Ocean

TORREY PINES

UCSD



6

5

4

7

11

27

12

SORRENTO MESA

9

20

21

22

23

3

2

1

10

10

29

28

14

13

Mira Mesa Boulevard

15

26

8

16

24

18

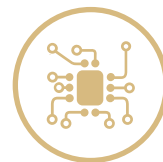
19

17

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



**#1 SUBMARKET**  
in VC funding through  
the first half of 2021



**LIFE SCIENCE**  
Projected to be 2nd  
largest biotech submarket in  
San Diego by 2022



**CENTRALITY**  
The convergence of life science  
and technology



# An ever-evolving research community

## STEM in the neighborhood

With abundant access to talent and highly acclaimed scientific institutions, Elements is truly located in the center of it all. A large concentration of STEM workers live and work in the central core markets that include Sorrento Mesa, Del Mar Heights and coastal communities.



## DRIVE TIMES FROM ELEMENTS



# AREA AMENITIES

Pacific Ocean

TORREY PINES

Copa Vida



Come On In! Café

Courtyard by Marriott

Karl Strauss

Sorrento Court

Sorrento Plaza



Holiday Inn Express

Country Inn & Suites

Gravity Heights

Residence Inn

Homestead Suites

Dominic's Deli

Pacific Heights Blvd.

Mira Mesa Blvd.

Staybridge Suites

Plaza Sorrento



The new Sorrento Court will be a place for food, fitness and community. There will be five new fast casual dining options.



9 minute walk from Elements



4 minute bike ride from Elements



## COASTER

Quick access to the Coaster Station



## AMENITIES

Abundance of walkable amenities nearby



## ACCESS & VISIBILITY

Located in western Sorrento Mesa with close proximity to I-805



## RESTAURANTS

Lean and Green  
Gravity Heights  
Croutons Restaurant  
Subway  
Rubio's Fresh Mexican Grill  
Sher Punjab Indian  
Skewers  
Opera Café and Patisserie  
Quiznos  
Jamba Juice  
The Greek Cafe  
Chicks Natural  
Thai Chada  
Salad Farm  
Flame Broiler  
Sitar Indian Cuisine  
Delicacy Chinese  
Pascucci Italian  
Fiesta Mexican Grille  
Kabul House of Kabobs  
Pho Station Vietnamese  
Moose's BBQ and Philly  
Come On In! Café  
Nico's Taco Shop  
Submarina

The Grill and Market  
Hanaya Sushi  
Kings Garden Chinese  
Golden Bagel  
Subway  
Spices Thai Café

## COFFEE

Starbucks  
Copa Vida

## SHOPPING CENTER

Sorrento Court  
Sorrento Plaza  
Sorrento Mesa Crossroads  
Plaza Sorrento

## HOTELS

Courtyard by Marriott  
Residence Inn  
Holiday Inn Express  
Country Inn & Suites  
Homestead Suites  
Staybridge Suites



## RESIDENTIAL

Surrounded by the affluent communities of Del Mar, Rancho Santa Fe and 4S Ranch



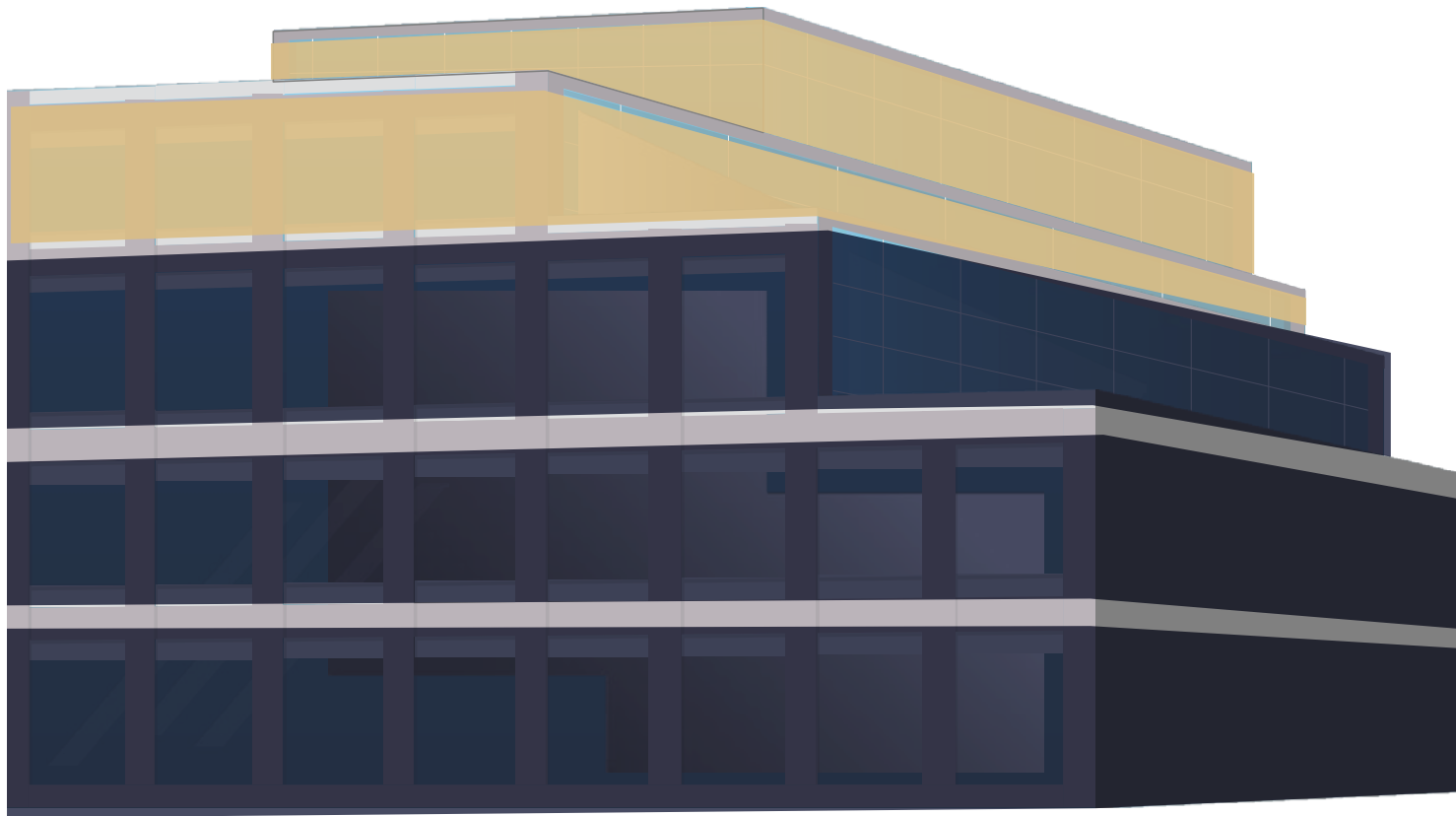
## DINING

Restaurant options from sit down dining to gourmet grab-and-go



# 10201 Wateridge Circle

Spec Lab space delivering 2022



**Floor 3** | 19,367 RSF

**Floor 2** | 21,575 RSF

**Floor 1** | 19,273 RSF

## Floors 1-3

Spec lab space  
delivering 2022

## Floors 4-5

Potential expansion  
opportunity

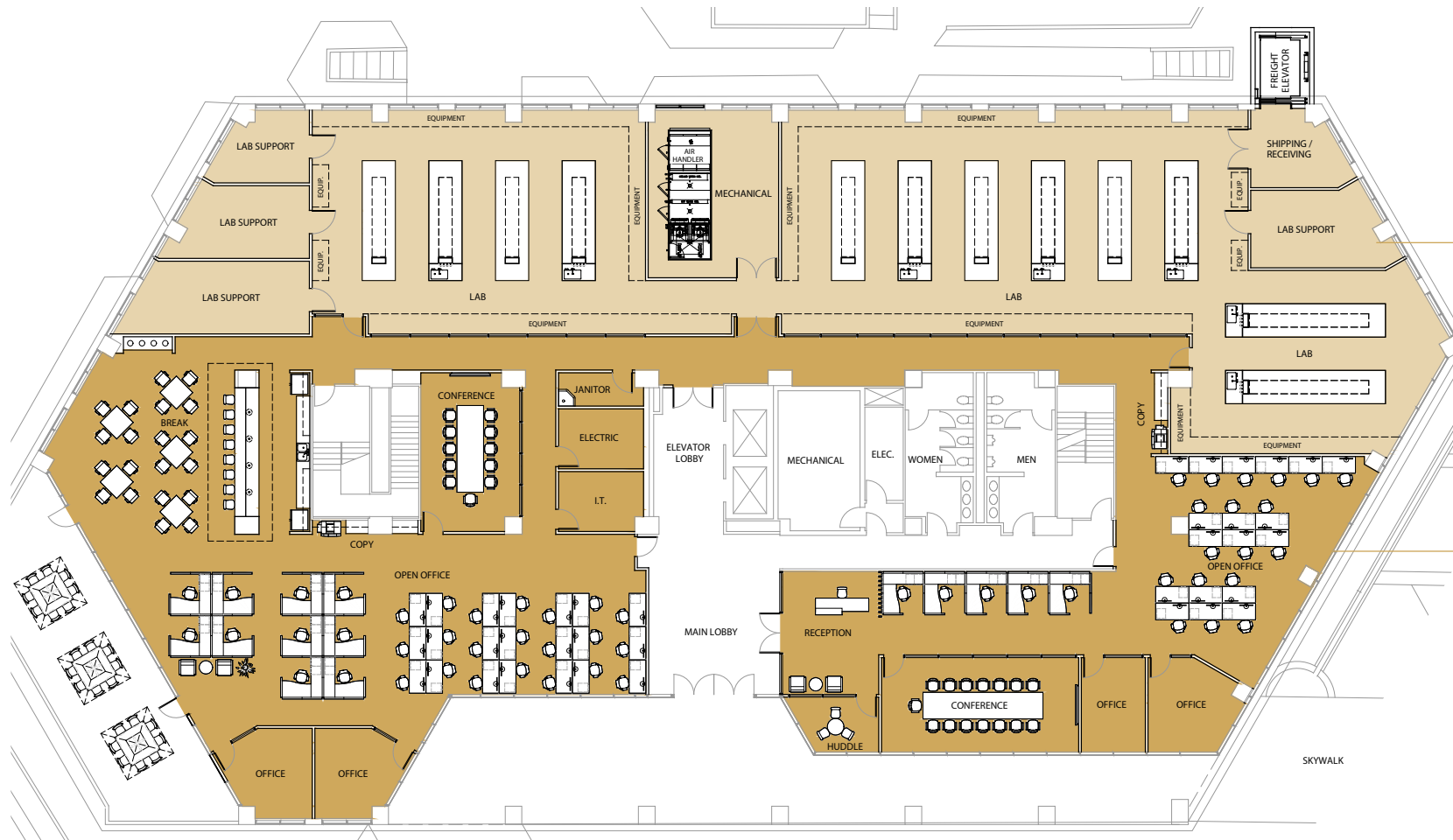




# 10201 Wateridge Circle

Third Floor Spec Lab delivering 2022 | 19,367 RSF

44% Lab | 56% Office



## LAB

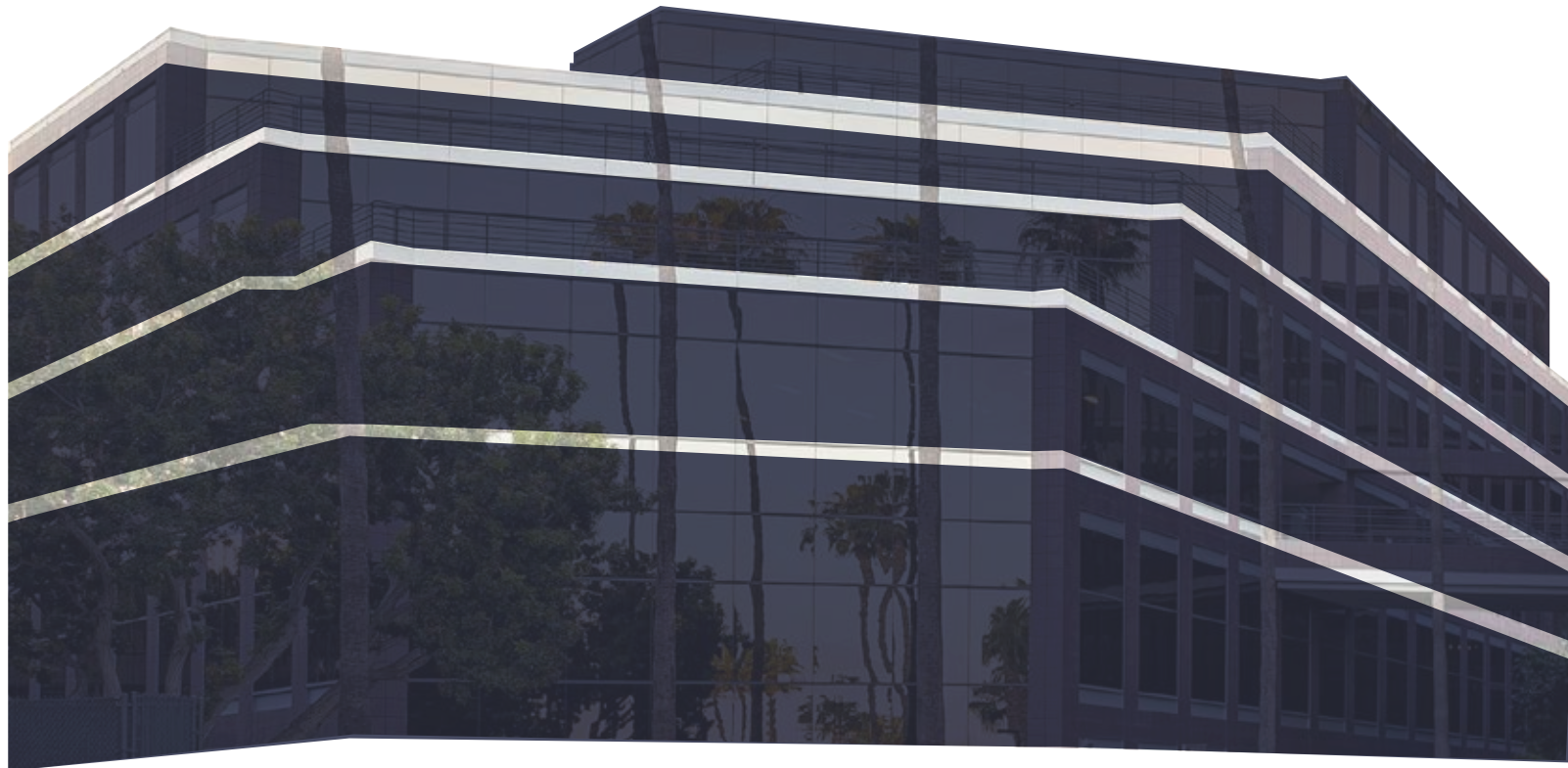
- 4 Lab Support Rooms
- 12 Lab Benches (\_ft.)
- \_ Fume Hoods
- 1 Shipping/Receiving

## OFFICE

- 4 Private Offices
- 54 Workstations
- 2 Conference Rooms
- 1 Break Area
- 1 Huddle Room
- 1 Copy Area
- Reception

# 10241 Wateridge Circle

Full building available | 85,623 RSF



**Floor 5** | 7,594 RSF

**Floor 4** | 18,733 RSF

**Floor 3** | 20,023 RSF

**Floor 2** | 18,489 RSF

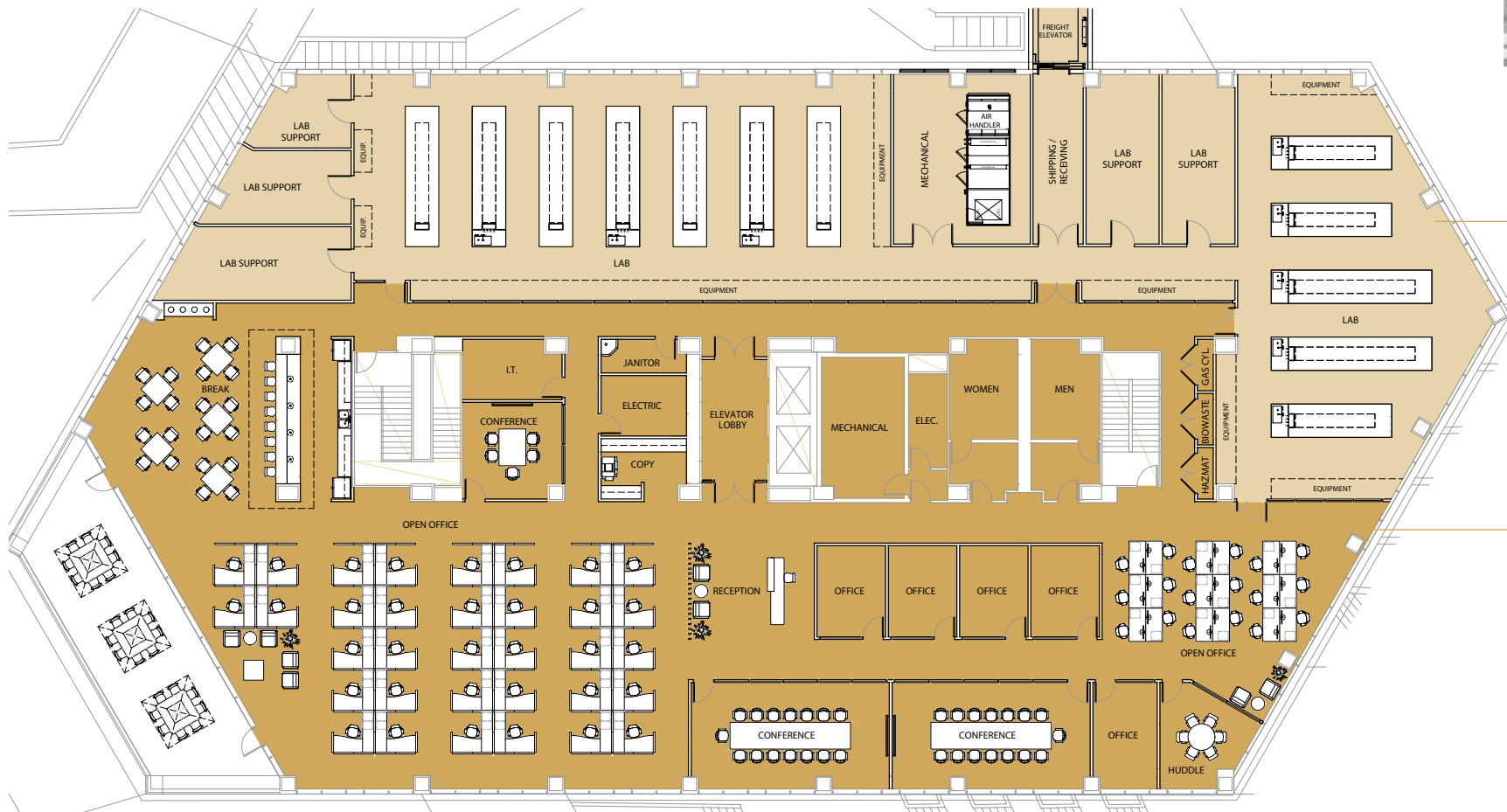
**Floor 1** | 20,784 RSF





# 10241 Wateridge Circle

Third Floor Hypothetical Plan | 20,023 RSF Available



## LAB

- 5 Lab Support Rooms
- 12 Lab Benches (\_ft.)
- \_ Fume Hoods
- 1 Shipping/Receiving

## OFFICE

- 5 Private Offices
- 52 Workstations
- 3 Conference Rooms
- 1 Break Area
- 1 Huddle Room
- 1 Copy Room
- Reception

# Expansion development opportunity

A campus that grows with your business

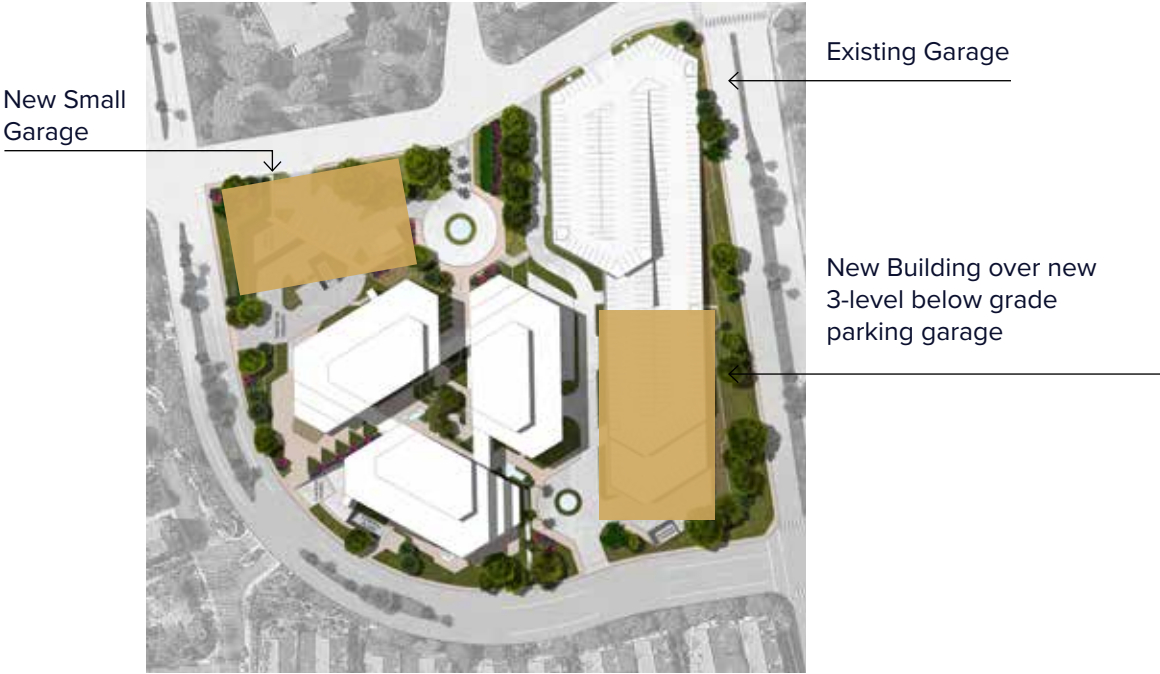
Elements by Alloy Properties sizeable 7.9 acre site results in a low current FAR of just 0.81, allowing the potential to construct an additional ±170,000 RSF and additional parking structure.

### Current Zoning Information

Zoning	IP-2-1 (Industrial Pakr) - City of San Diego
Floor area ratio	2.0 Max
Building height	No restrictions



**SITE PLAN - SCHEME A**



**SITE PLAN - SCHEME B**







ALLOY  
PROPERTIES





# ELEMENTS

BY ALLOY PROPERTIES



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\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.