

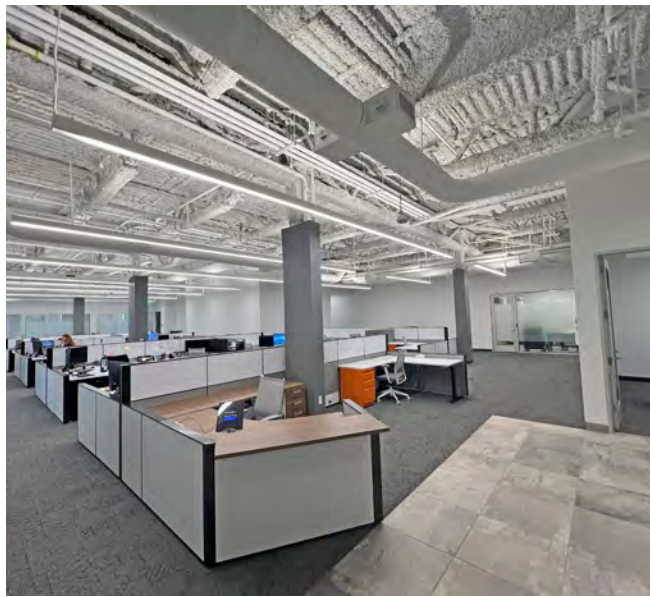
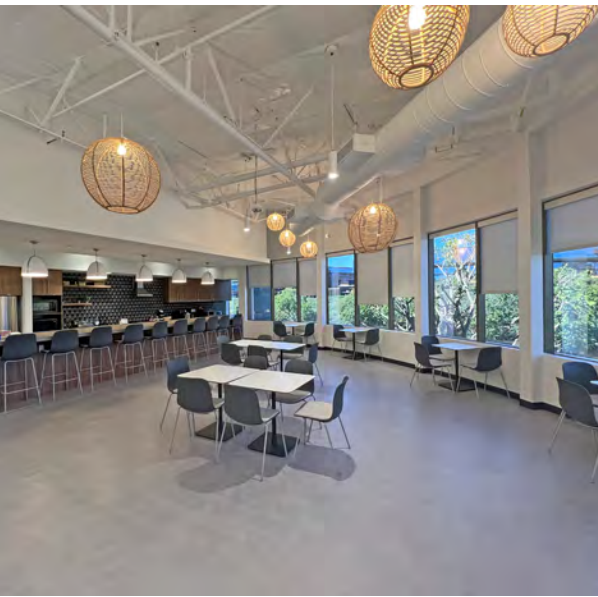
*For Sublease*

---

±15,075 SF TO 66,223 SF  
CLASS A LAB/OFFICE  
SPACE

*10421-10431 Wateridge Circle  
Sorrento Mesa*





*Wateridge consists of two Class A buildings within a beautifully landscaped campus environment. Premises are divisible to 15,075 SF, 17,146 SF and/or 34,002 SF.*

YEAR BUILT	1998
YEAR RENOVATED	2018
TOTAL PROJECT SIZE	±127,000 SF
LEASE TYPE	NNN
LEASE TERM	Negotiable (thru Aug. 2032)
PARKING	Surface w/ adjacent street parking
PARKING RATIO	3/1,000 SF
ELEVATORS	Yes

*± 66,223*  
TOTAL AVAILABLE SF

*\$5.45*  
ASKING RATE PER SF  
FF&E INCLUDED



# WATERIDGE

*Wateridge is centrally located in San Diego's premier life science neighborhood of Sorrento Mesa. The property has excellent visibility and easy access to the I-805, I-5 and SR 56.*





QUICK ACCESS TO  
MAJOR FREEWAYS



MODERN AND  
INVITING LOBBIES  
FOR TENANTS AND  
VISITORS



WELCOMING AND  
RESTORATIVE  
OUTDOOR SPACE



CAMPUS  
IMPROVEMENTS  
RECENTLY  
COMPLETED



*With re-imagined outdoor building amenities,  
Wateridge allows tenants and their visitors to  
enjoy San Diego's perfect weather*

# 10421 WATERIDGE CIRCLE

## SUITE 200

17,146 SF

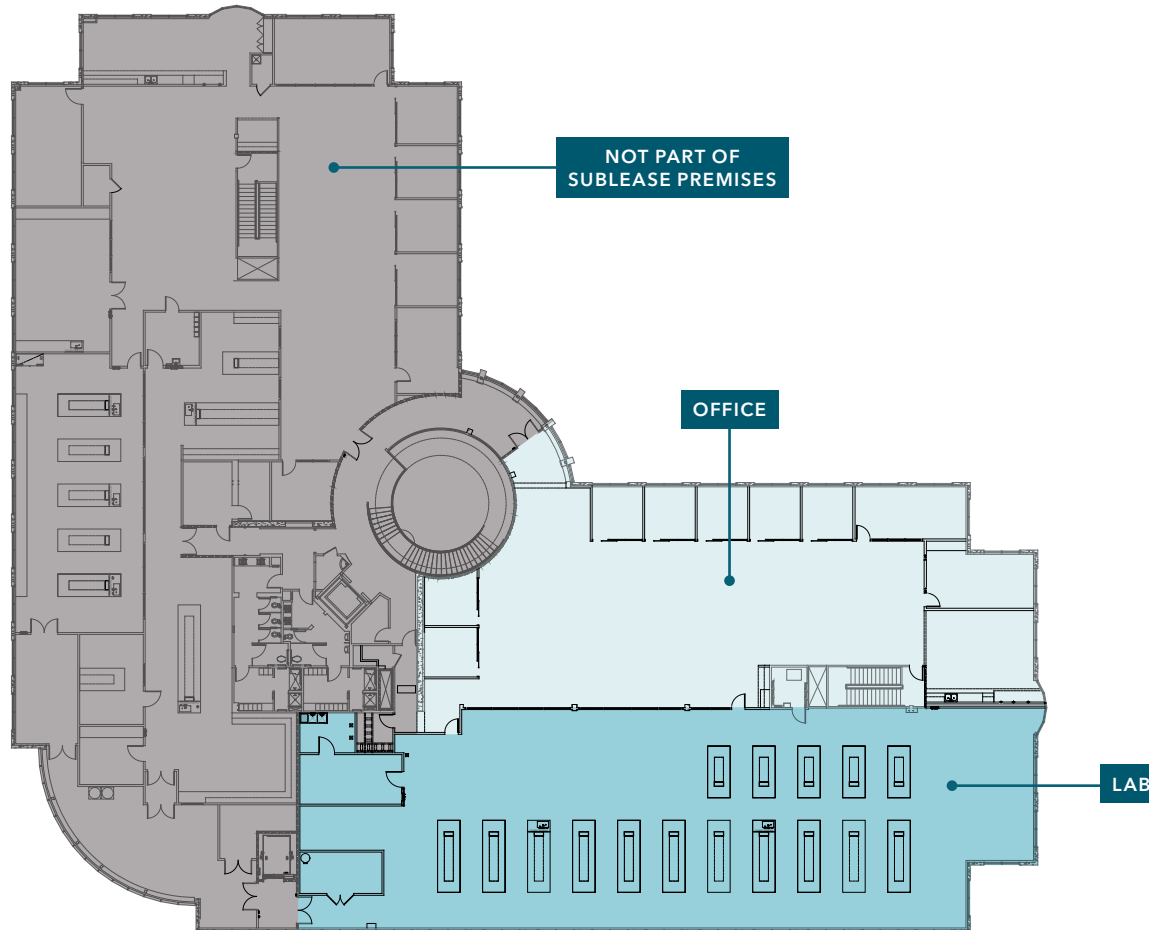
AVAILABLE

\$5.45

LEASE RATE/SF  
FF&E INCLUDED

NOW

AVAILABILITY DATE



Lab: (11) 12' full sized benches, (4) 6' half sized benches, 1 lab support room used for glass-wash, dedicated freezer/refrigerator vestibule, 20% open lab for build-out, lab access to core freight elevator and 1st floor shipping/receiving

Office: 7 private offices, (38) 6'x6' workstations, 2 LG conference rooms, 58 total seats

# 10431 WATERIDGE CIRCLE

## SUITE 150

15,075 SF

AVAILABLE

\$5.45

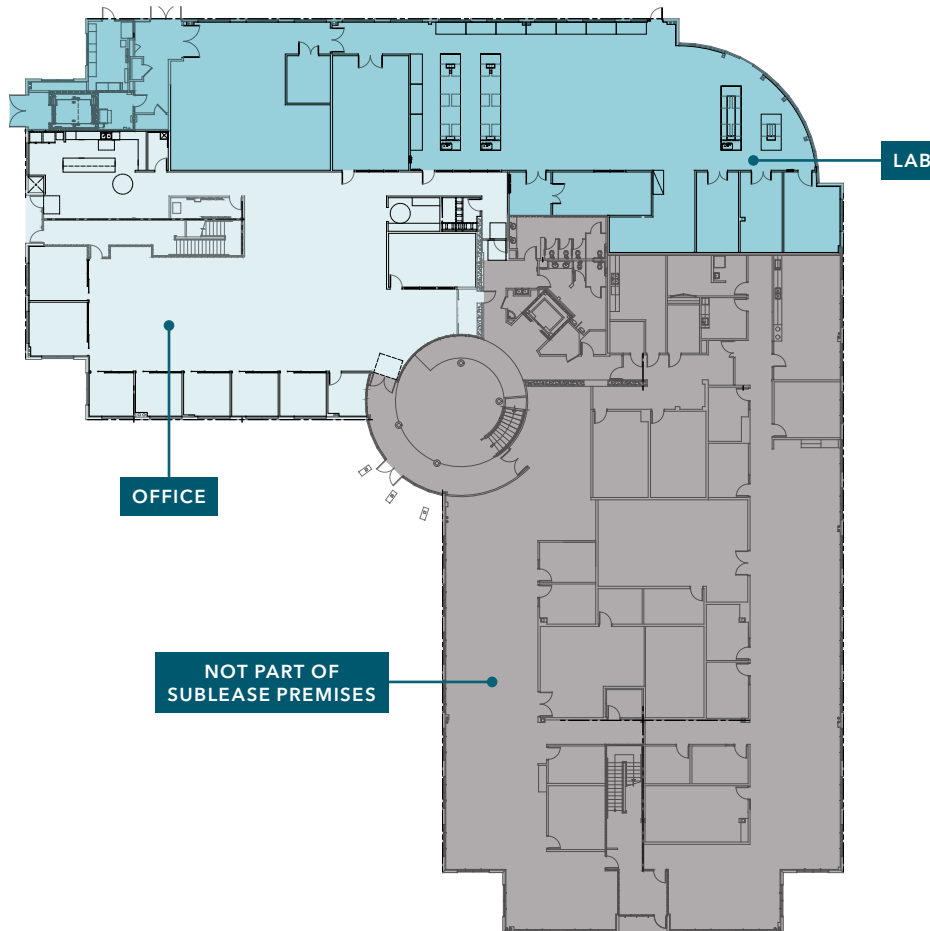
LEASE RATE/SF  
FF&E INCLUDED

NOW

AVAILABILITY DATE

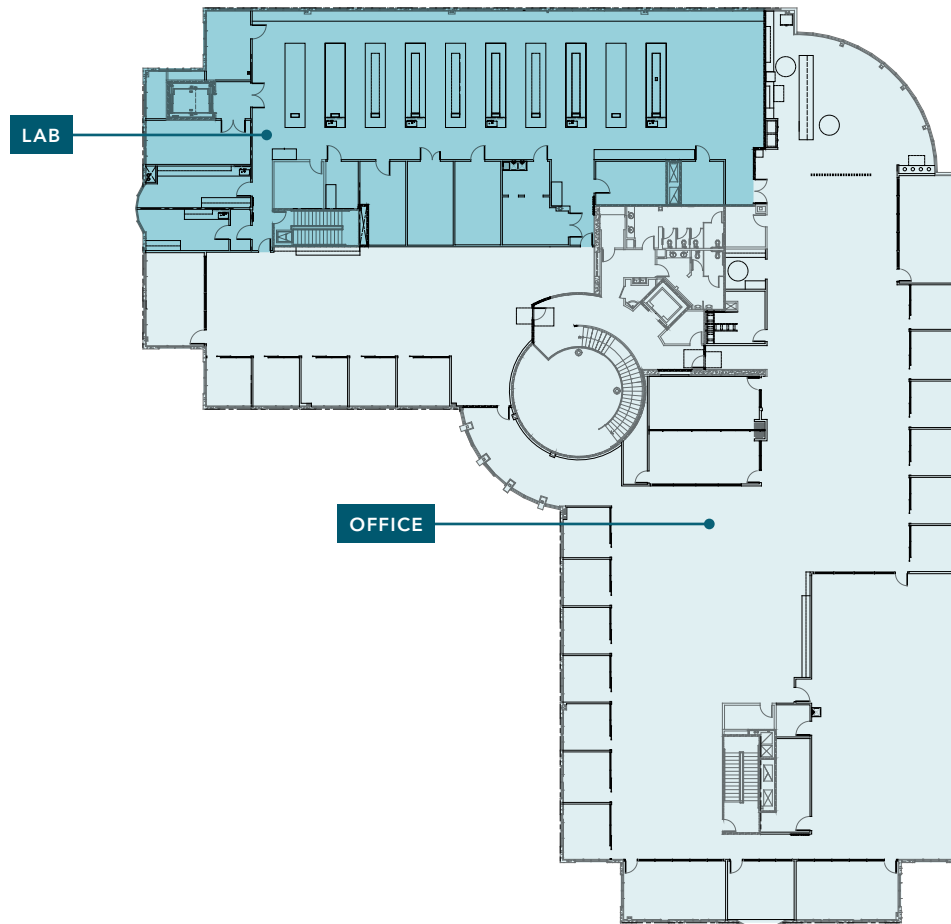
Lab: Dedicated shipping/receiving, storage, freezer/refrigerator room, open mechanical/assembly lab, 4 lab support rooms, vestibule

Office: 6 private offices, (24) 6'x6' workstations, 18 hotel spaces, 1 LG conference room, 1 medium huddle room, 1 document storage room, 46 total seats



# 10431 WATERIDGE CIRCLE

## SUITE 200



34,002 SF

AVAILABLE

\$5.45

LEASE RATE/SF  
FF&E INCLUDED

NOW

AVAILABILITY DATE

Lab: 9 full-sized benches, dedicated tissue culture room, dedicated mRNA sequencing room, dedicated dark room for microscopy, private lab access to freight elevator and 1st floor shipping/receiving, 9 lab support rooms

Office: 18 private offices, (105) 6'x6' workstations, 2 LG conference rooms, 1 medium huddle room, 1 board room = 2 LG conference rooms, 238 total seats

# CENTRAL LOCATION

## Walking distance from several amenities

Easy access to I-5, I-805 and 56 freeway

## On MTS bus loop providing direct access

Close proximity to UCSD campus/UTC area

Located in the San Diego County Life Science hub of Sorrento Mesa

15 MI  
SAN DIEGO AIRPORT

23 MI  
CARLSBAD

**4 MI**  
TORREY PINES

*7 MI*  
SCRIPPS RANCH



WATERIDGE

---

