

A modern, multi-story building with a glass facade and a central staircase. The building is surrounded by palm trees and a clear blue sky. The glass reflects the sky and the surrounding environment. The central staircase is a prominent feature, leading up to the building's entrance. The overall design is contemporary and architectural.

WATERIDGE PAVILION

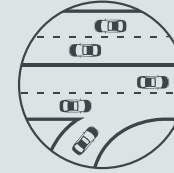


10525 Vista Sorrento Parkway
San Diego, California 92121

Property Features



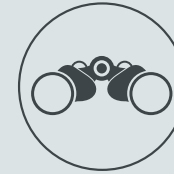
Wateridge Pavilion is a 62,156-square-foot office property located in the technology and innovation centric submarket of Sorrento Mesa. Recent improvements at the property include new restrooms and showers, resurfaced exterior hardscape, water feature upgrades, and landscaping enhancements. With its ample clear heights and floor to ceiling glass provide a desirable foundation for a creative office environment which is how the project and interior spaces are now configured.



Direct access to I-805, I-5, SR 56 & executive housing neighborhoods



Parking ratio of 4/1,000 SF
Subterranean executive parking of 1/1,000 SF



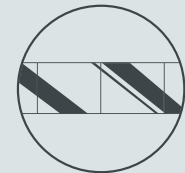
Corporate identity with high exposure to I-805



Use of the Wateridge Association sport court & amenities



Water feature landmark



Extensive glass line maximizes natural light



Recent Renovations



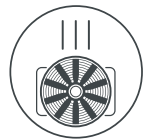
Drought tolerant landscaping



Common area & elevator upgrades



New bathrooms with on-site showers & lockers



HVAC EMS system upgrades



Security cameras



Complete courtyard renovation, common area & elevator upgrades

Availabilities

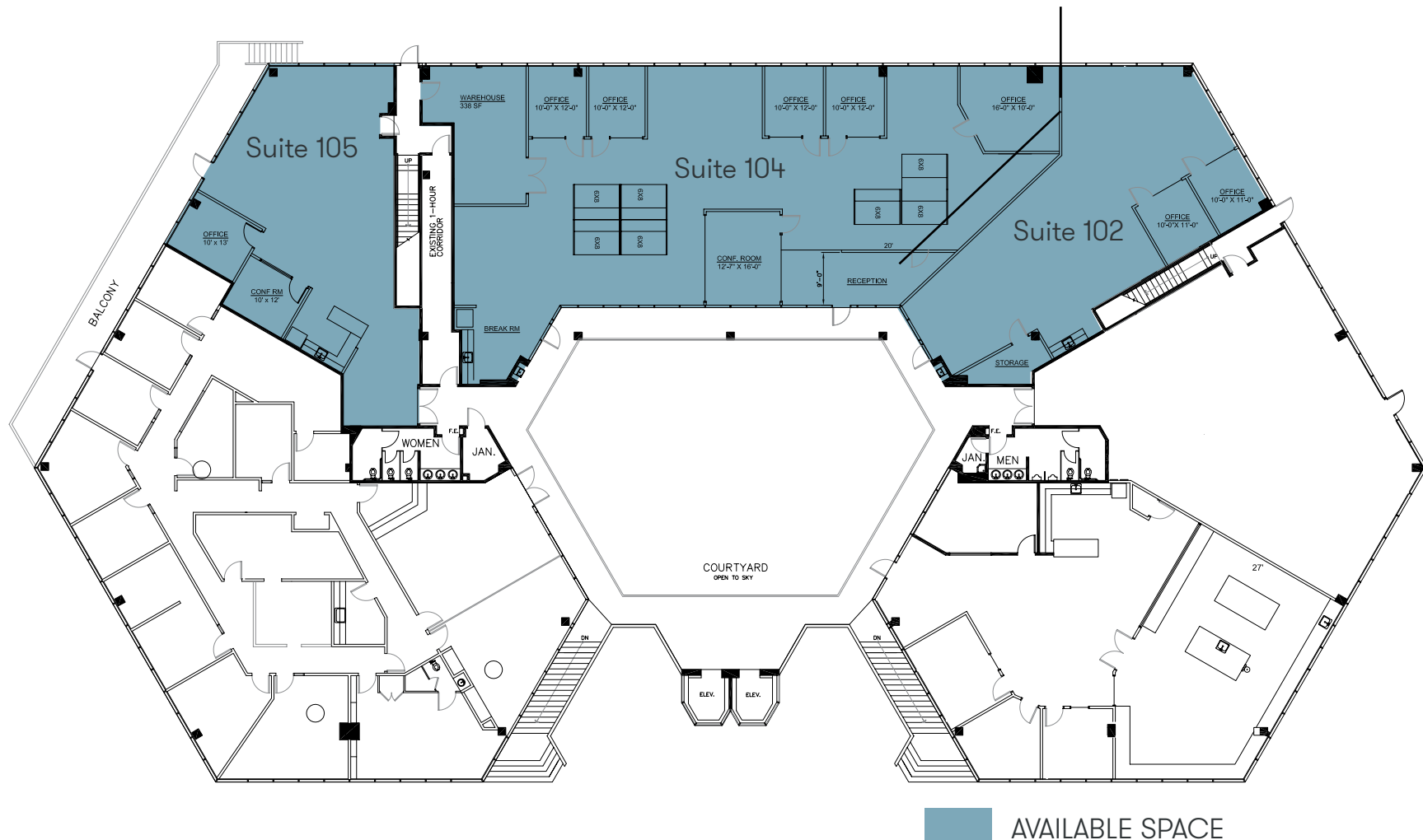
Suite 102 | 2,079 SF | Vacant | [CLICK HERE](#) - Virtual Tour

Suite 104 | 5,003 SF | Available w/ 30 days notice | [CLICK HERE](#) - Virtual Tour

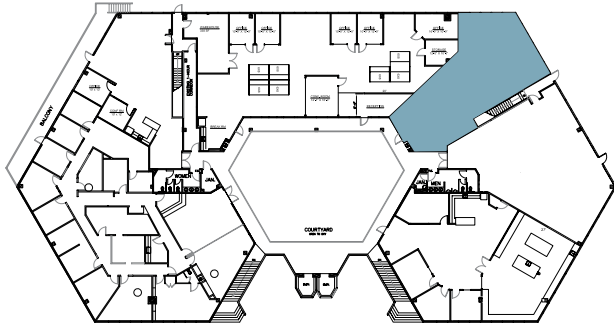
Suite 105 | 1,956 SF | Vacant | [CLICK HERE](#) - Virtual Tour

*Suites 102 & 104 are contiguous | 7,032 SF

All spaces are configured with exposed ceilings, polished concrete floors, floor to ceiling glass line, and large glass fronts on all the offices and conference rooms.

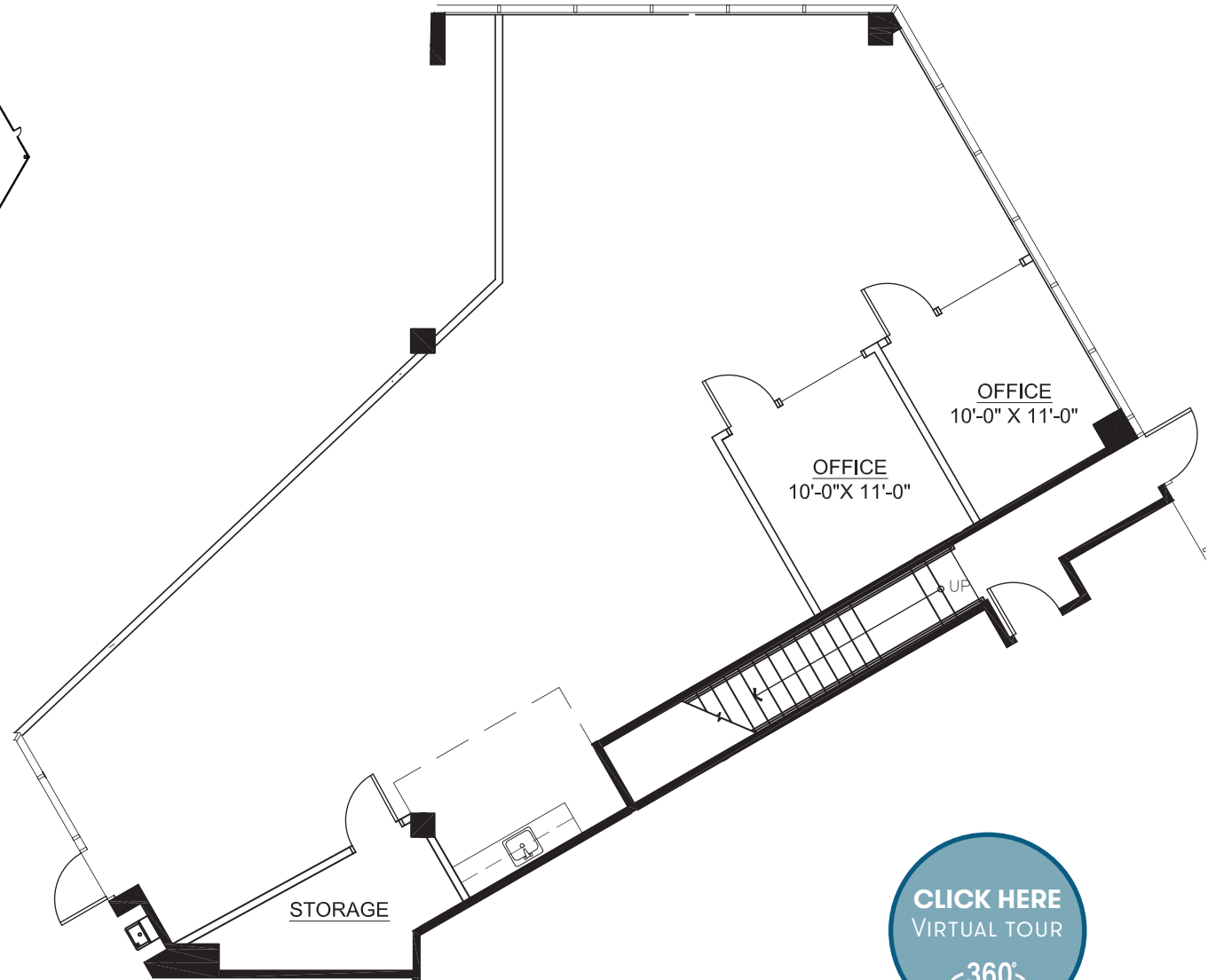


Suite 102 | 2,079 SF



Space Features

- 2 glass front offices
- Break room
- Storage space
- Exposed ceiling
- Polished concrete floors
- Floor to ceiling glass line
- Open office
- Furniture can be made available

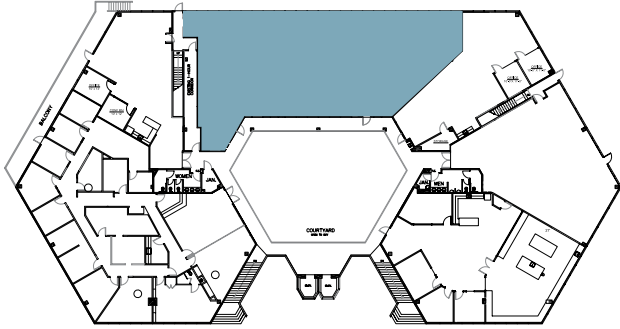


Suite 102 | 2,079 SF

INTERIOR PHOTOS

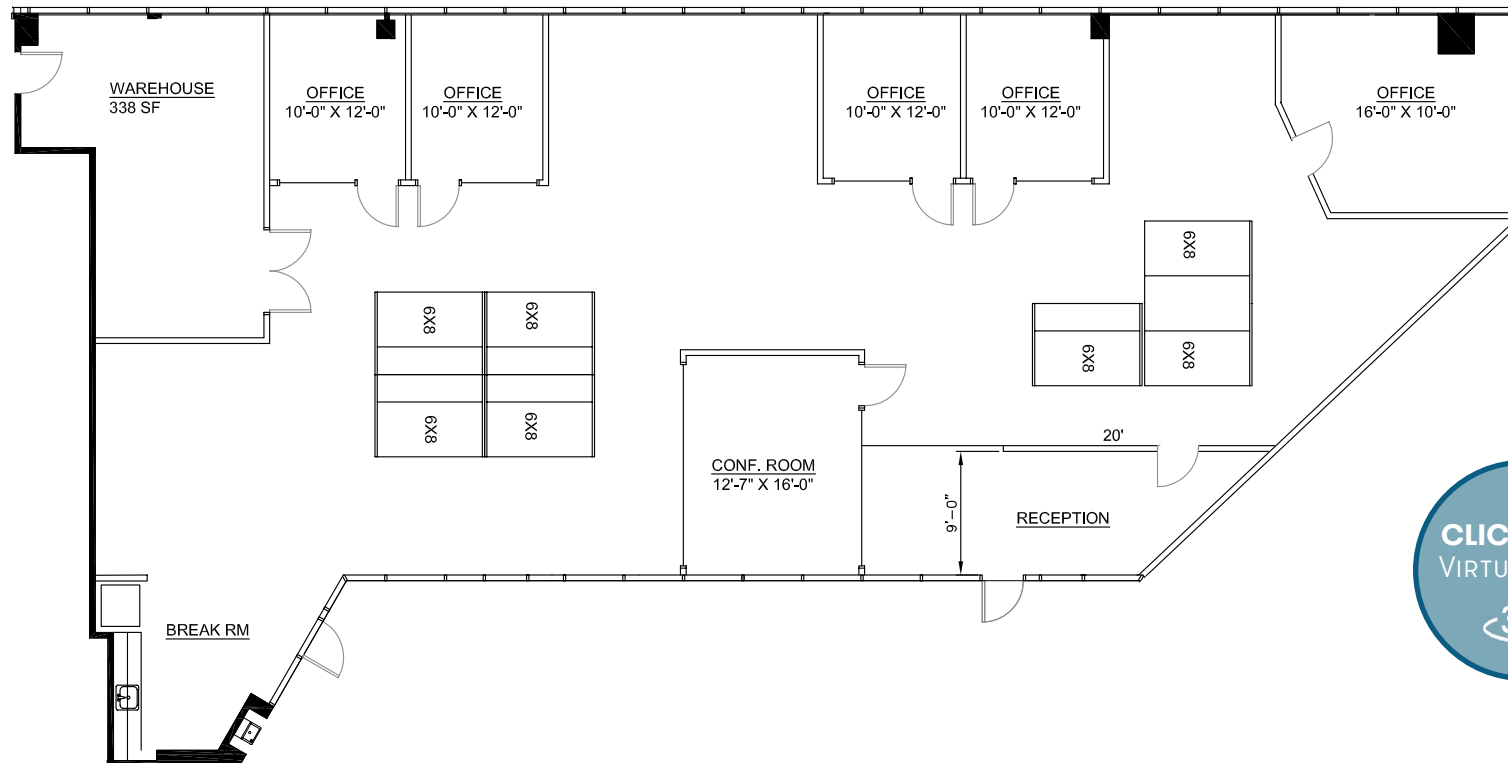


Suite 104 | 5,003 SF



Space Features

- Exposed ceiling
- Polished concrete floors
- Floor to ceiling glass line
- 5 glass front offices
- 1 glass front conference room
- Open break area
- Small warehouse / storage
- Open office

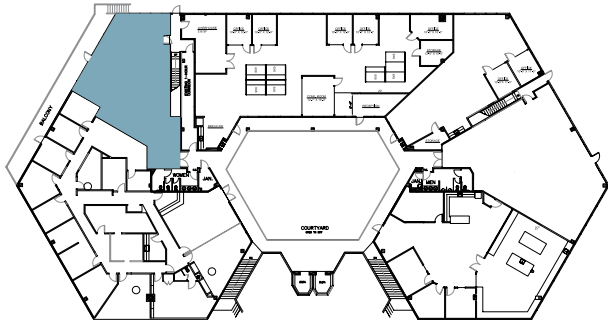


Suite 104 | 5,003 SF

INTERIOR PHOTOS

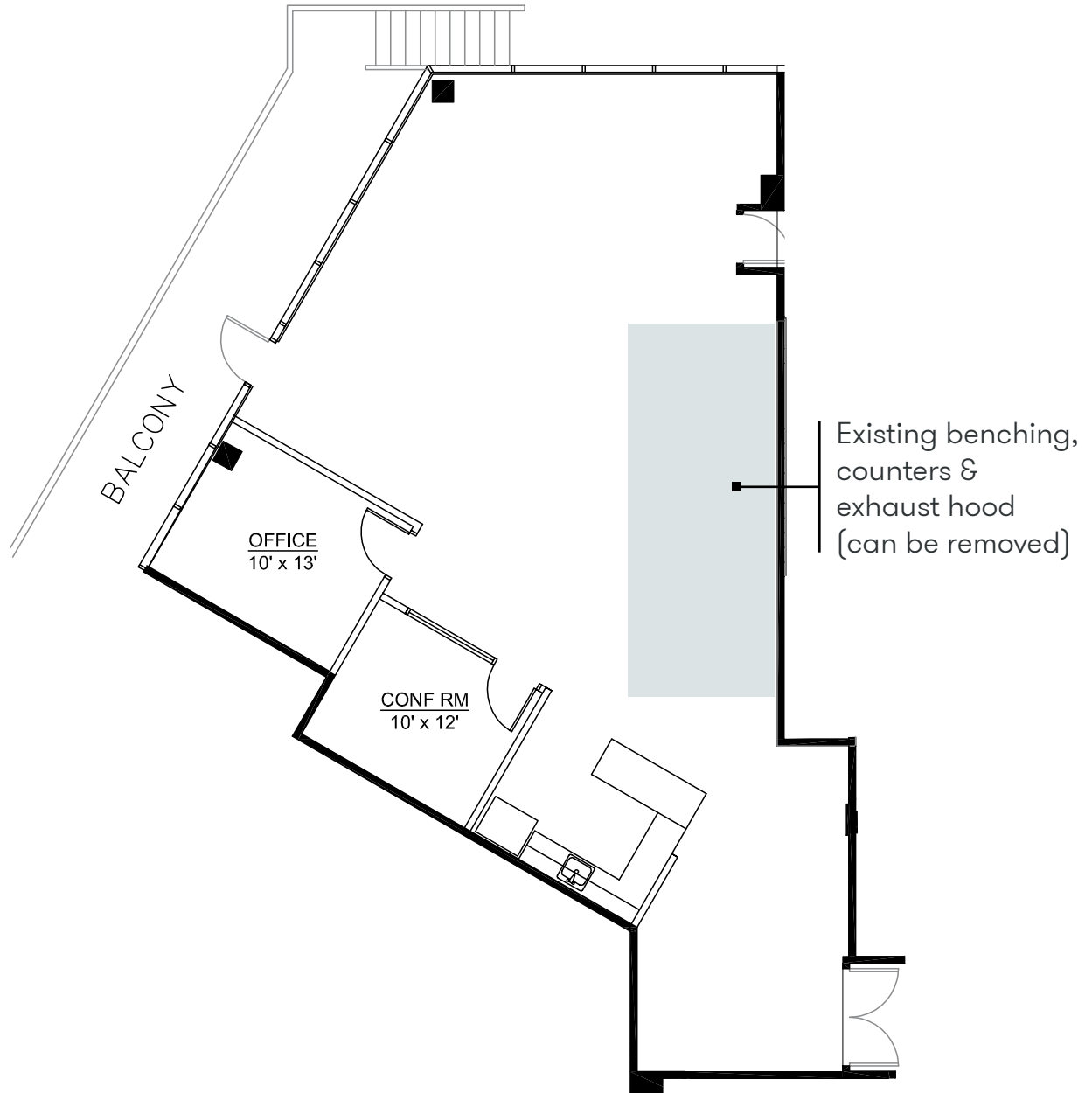


Suite 105 | 1,956 SF



Space Features

- Exposed ceiling
- Polished concrete floors
- Floor to ceiling glass line
- 1 glass front conference room
- 1 glass front office
- Open break area
- Open bar / break area

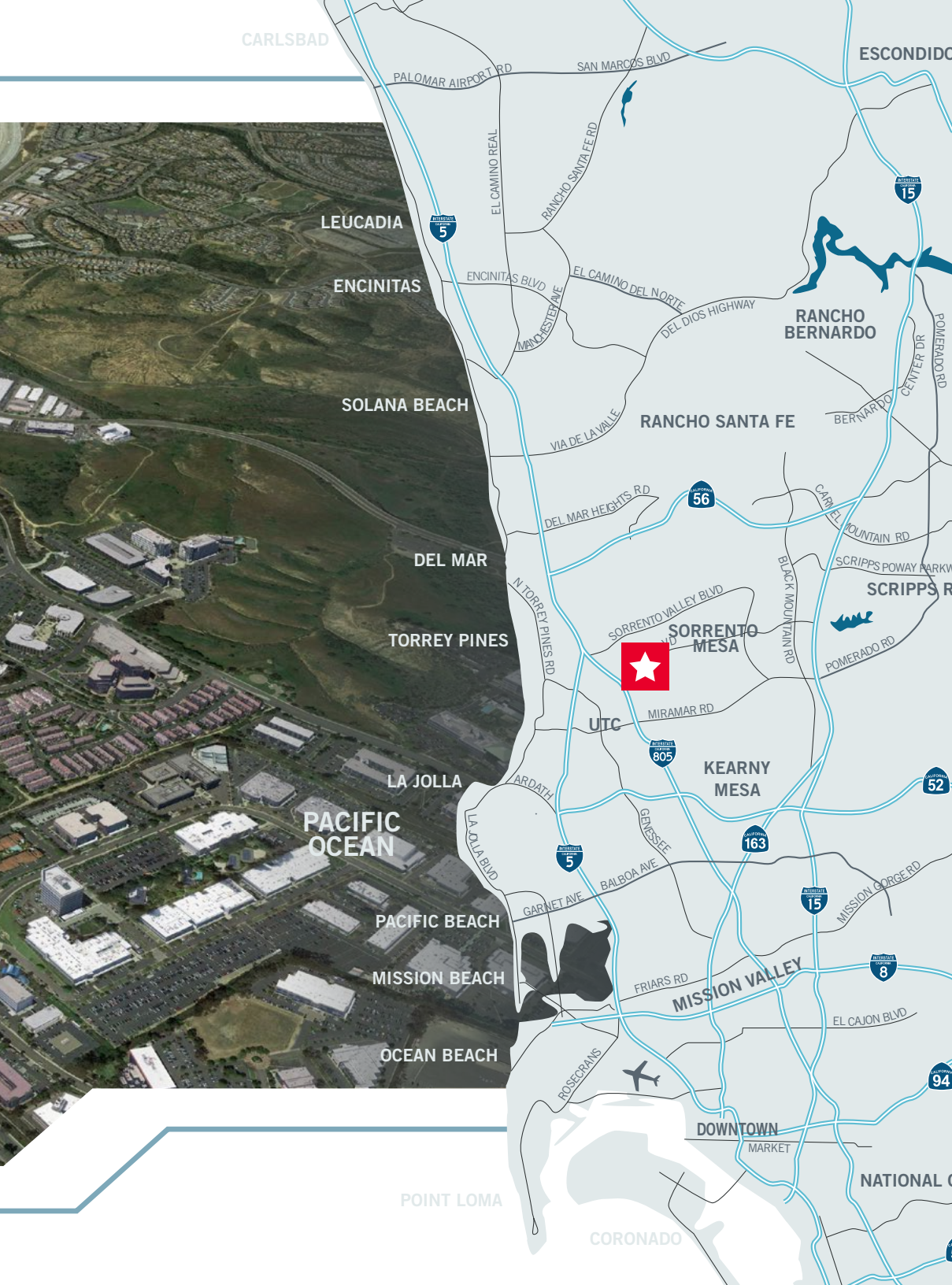


Suite 105 | 1,956 SF

INTERIOR PHOTOS



Location



Sorrento Mesa is known as a center for high tech, biotech and scientific research, aided by its close proximity to the University of California, San Diego.

WATERIDGE PAVILION



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