

WATERIDGE POINTE

10421-10431 WATERIDGE CIRCLE | SORRENTO MESA, CALIFORNIA



- 20,120 sf office space for lease; divisible
- Sorrento Mesa's premier office campus
- Unparalleled views and superb freeway access
- Freestanding, Class A two-story office buildings constructed in 1998 and totaling 123,675 sf
- Recently completed capital improvements include lobby upgrades, market-ready work, landscaping and project signage
- Attractively-landscaped campus with identical buildings that feature dramatic two-story lobbies and elevator service
- Access to adjacent park
- Property features an exclusive private fitness center that offers tenants the chance to stay fit while at work



HOME



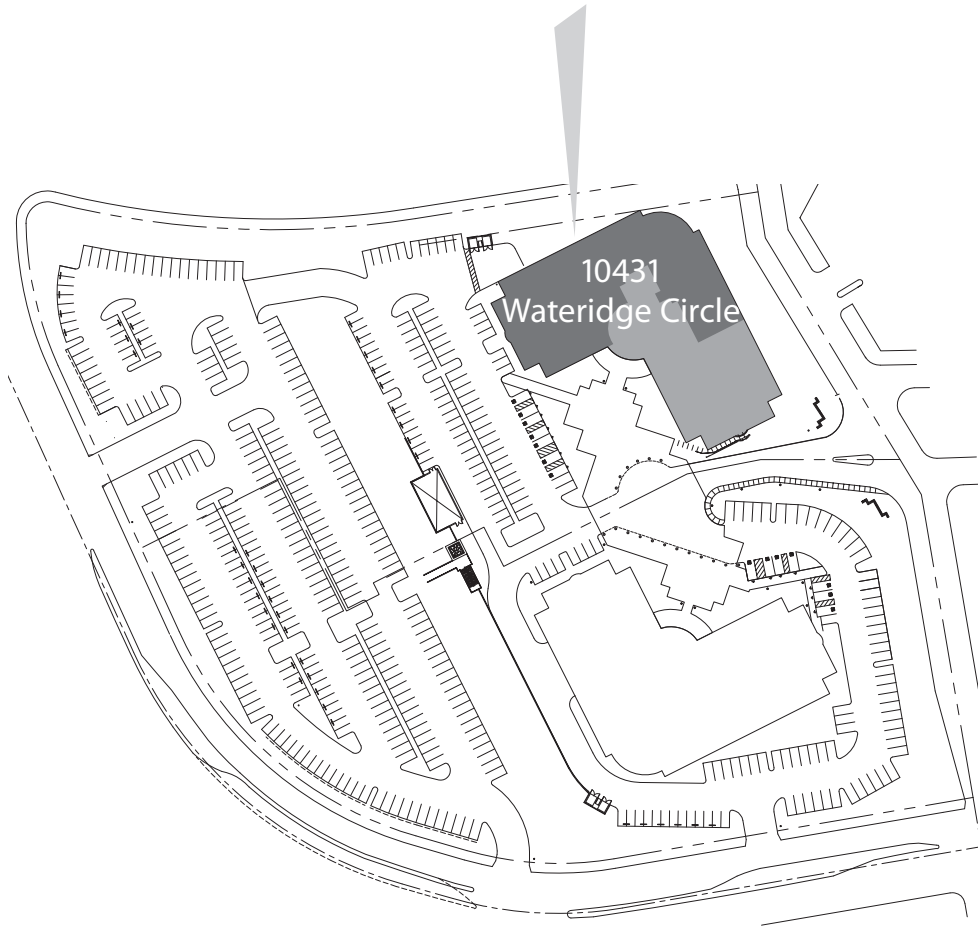
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Address (click below to view layout)	SF	Rate	Description/Features
	20,120	\$2.85+U FS	Second floor suite available with a beautiful view and featuring twenty (20) window offices, three (3) conference rooms, large reception area, break room, two (2) storage rooms, server room and two (2) large open office spaces.
	13,401	\$2.85+U FS	Suite 200 is divisible to 6,719 & 13,401 SF. Click Suite button to left to view hypothetical floor plan.



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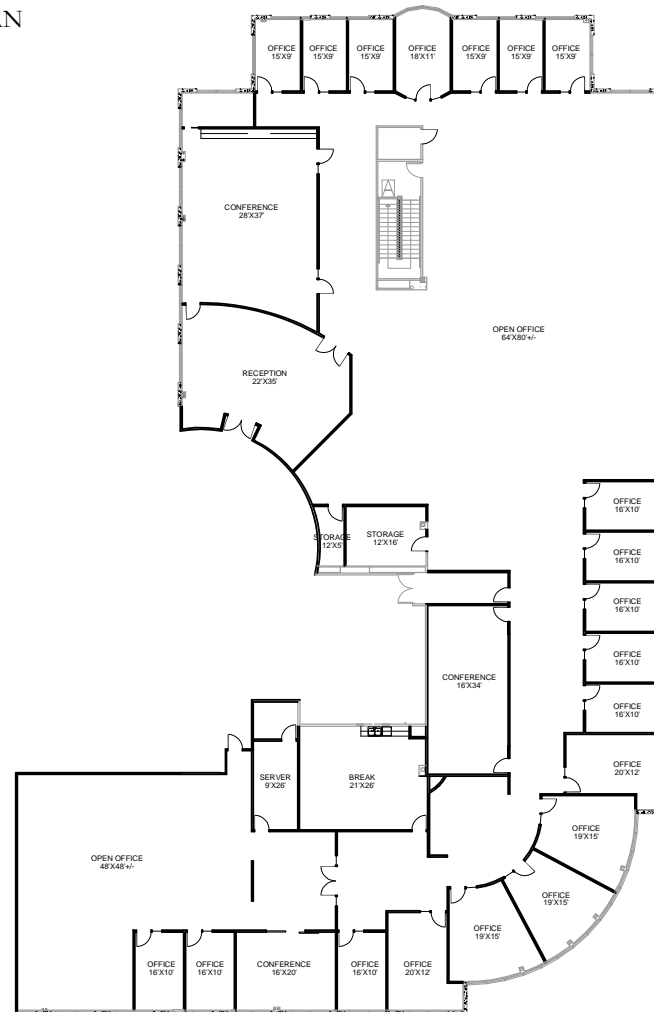
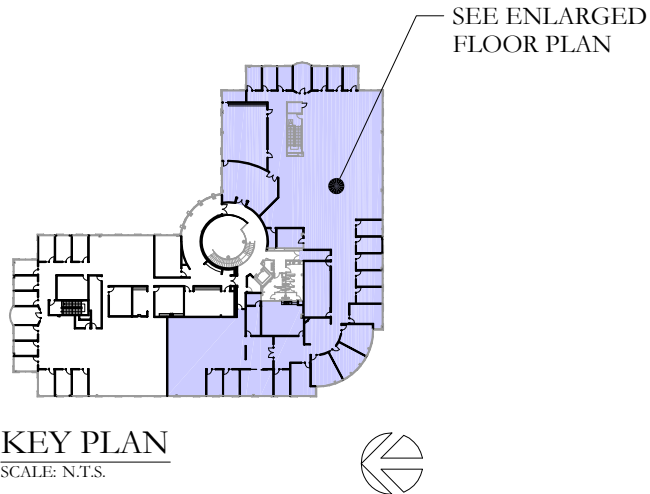
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10431 Wateridge Circle, Suite 200 | 20,120 SF



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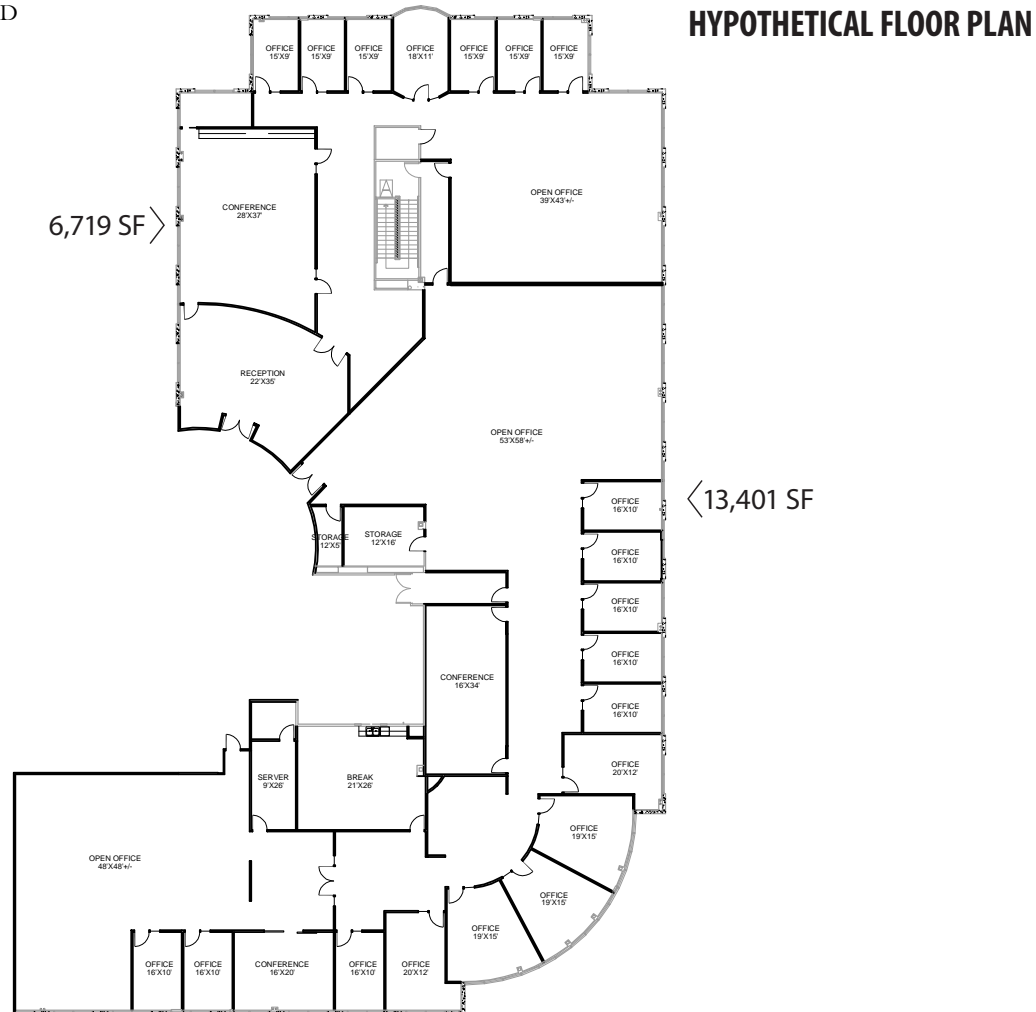
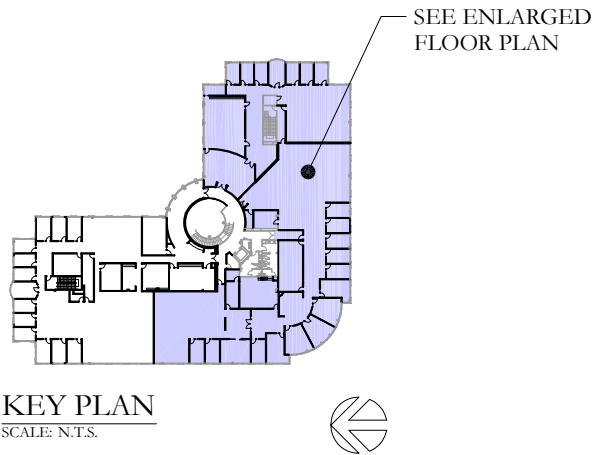


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10431 Wateridge Circle, Suite 200

6,719 - 13,401 SF



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FEATURES & LOCATION

Excellent Location

Wateridge Pointe is located within the master-planned Wateridge Business Park and is the ideal address for companies seeking the highest profile location, unparalleled views and superb freeway access. Located in Sorrento Mesa, San Diego's technology hub, Wateridge Pointe is located off of the main thoroughfare, Lusk Boulevard, just north of Mira Mesa Boulevard. The site is approximately 20 minutes north of downtown San Diego and San Diego's international airport, Lindbergh Field.

Building & Area Amenities

- Wateridge Business Park tenants enjoy access to the park adjacent to Legacy Wateridge. This area features a private six-acre park including a large grass playing field, two tennis courts, four sand volleyball courts, picnic benches, barbeques and a jogging trail with a par course. This exclusive amenity is available rent-free to all Wateridge Pointe tenants and is ideal for office events and for fostering mental and physical health among employees.
- San Diego's finest shopping centers, restaurants, hotels and recreational opportunities, including beautiful white sand beaches, golf courses, theaters and art galleries, are within close proximity to Wateridge Pointe.
- A variety of residential developments, ranging from exclusive neighborhoods to moderately priced family communities, are only minutes away.



Ideal Work Environment

Wateridge Pointe, set on approximately 9.45 acres, is located in Wateridge Business Park, San Diego's first and largest master-planned corporate community. Bold and imaginative planning has helped Wateridge Business Park emerge as a model for

successful mixed-use business centers.

Wateridge Business Park and the surrounding business community offer an impressive list of industry leaders, including Qualcomm, Samsung, TD Ameritrade, AT&T, Sony and Motorola. The area is also home to several world-renowned educational, research and medical institutions including UC San Diego, Scripps Clinic and Research Foundation and The Salk Institute.

Flexible Design

Wateridge Pointe consists of two, two-story buildings totalling 123,675 sf. This flexible layout and campus-like setting is ideal for technology companies and corporate office users. Everything a successful business demands can be found at Wateridge Pointe.



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PROPERTY SPECS



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- Recently completed capital improvements include lobby upgrades, market-ready work, landscaping and project signage
- Attractively-landscaped campus with identical buildings that feature dramatic two-story lobbies and elevator service
- Zoned IP-2-1
- Core factor, 1st floor: 9.75
Core factor, 2nd floor: 11.46
- 10 foot floor-to-ceiling height
- 2000 Amps for the entire building
- 183-ton cooling tower for HVAC
- Otis 3,500 lb. passenger elevator
- TI fiber optic service provided by AT&T
- Surface parking ratio of 4.0/1,000 usf (492 spaces)
- Corporate neighbors include: Qualcomm, Samsung, RIM, Wells Fargo, TimeWarner, AT&T, Sony and Motorola
- Convenient access to executive and employee housing, retail and lifestyle amenities
- Located immediately east of the Golden Triangle and readily accessible from I-805, I-5 and the recently completed State Route 56, providing direct access to La Jolla, Del Mar, Carmel Valley and Rancho Santa Fe
- Property features an exclusive private fitness center with showers and lockers that offers tenants the chance to stay fit while at work



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MAP



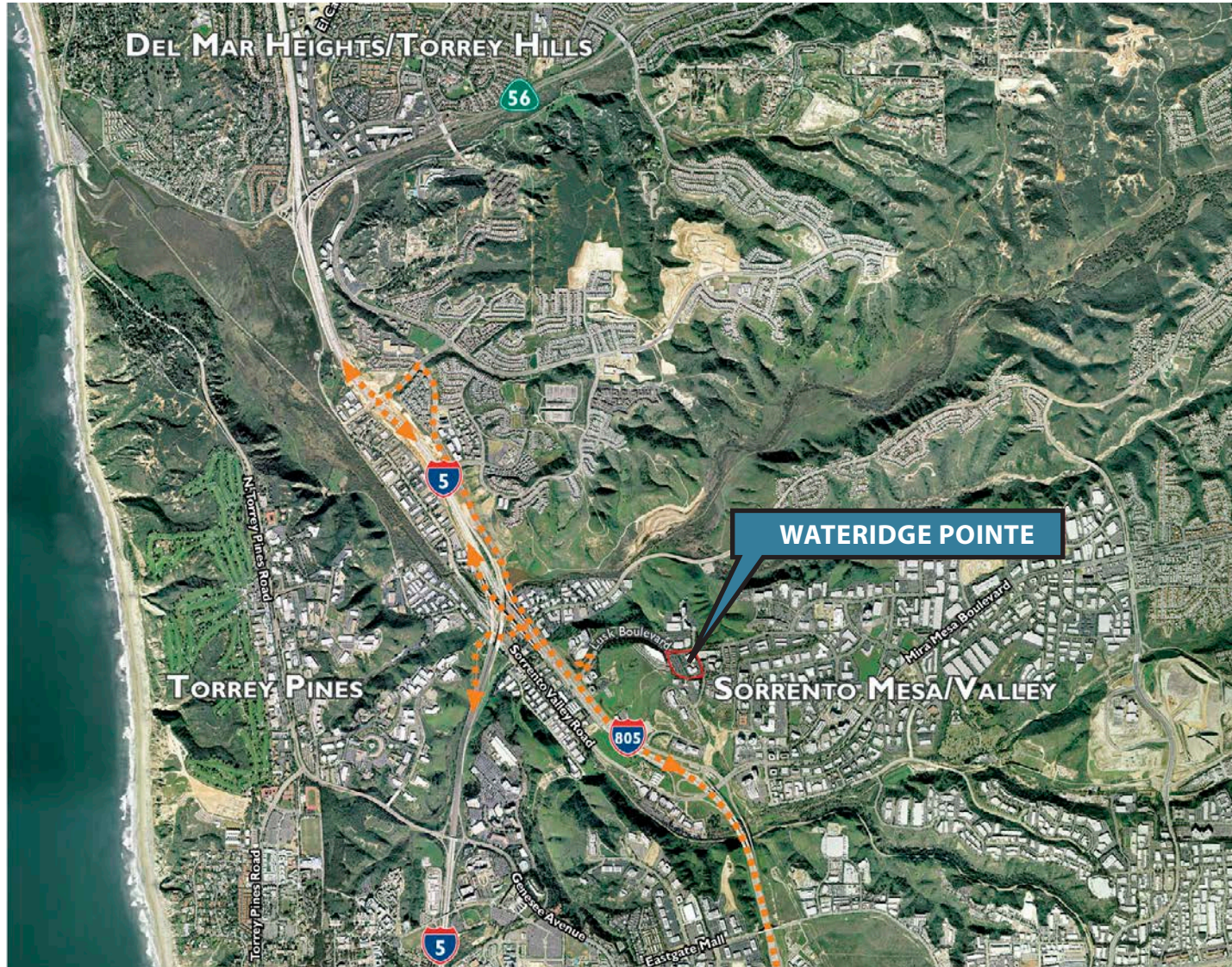
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