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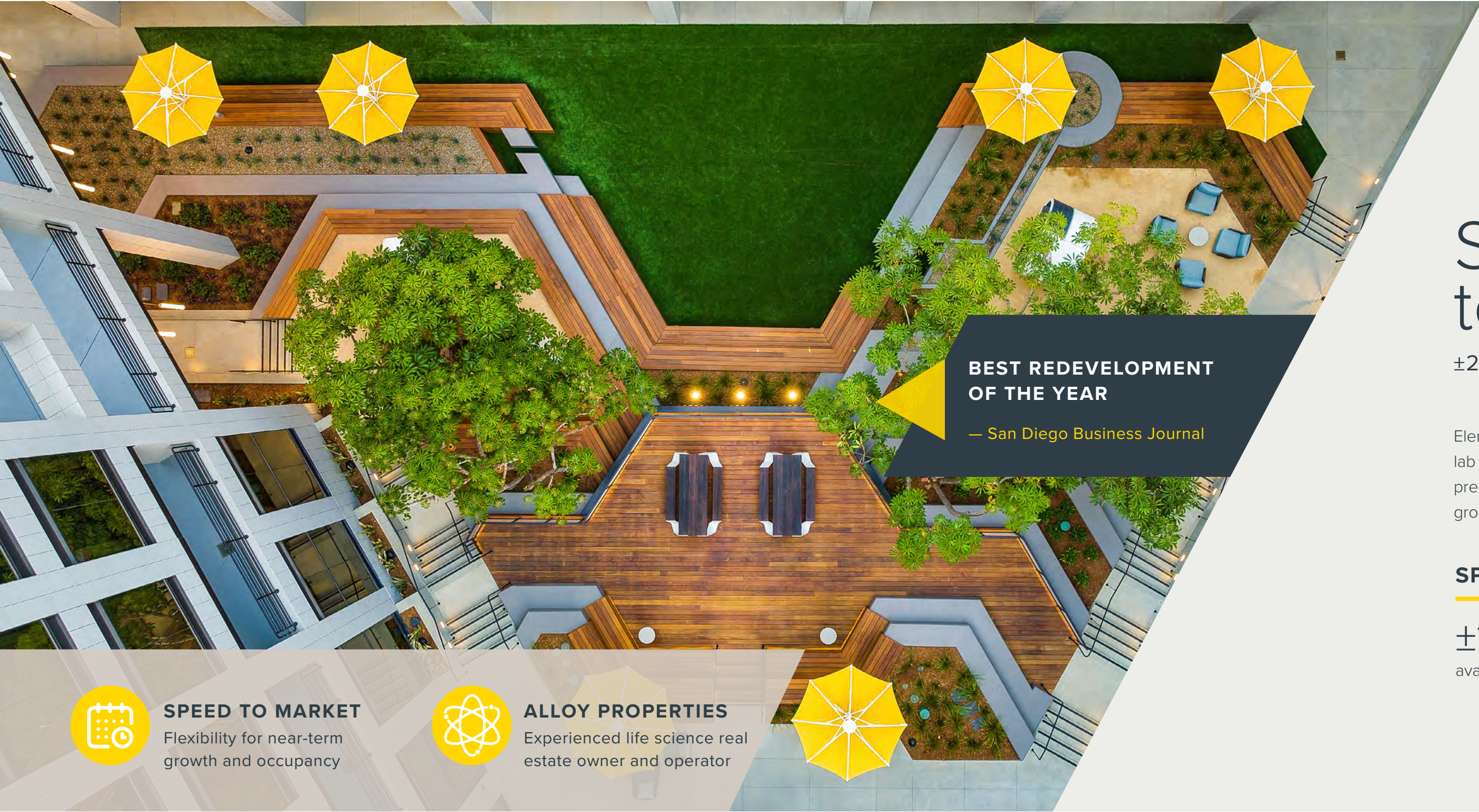
**ELEMENTS**  
BY ALLOY PROPERTIES

±9,000 - 189,000 SF  
**SPEC LAB SPACE AVAILABLE NOW**

10201-10241 Wateridge Circle

**ELEMENTS**

BY ALLOY PROPERTIES



**BEST REDEVELOPMENT  
OF THE YEAR**

— San Diego Business Journal

# Space for ideas to advance

±290,000 SF life science campus plus ±170,000 SF build-to-suit opportunity

Elements, a ±290,000-square-foot lab conversion just completed construction, offering move-in ready spec lab space available now. The project is strategically situated in western Sorrento Mesa amongst San Diego's preeminent life science and tech companies, providing an excellent opportunity to grow within San Diego's groundbreaking life science community.

## SPECS

±189k RSF

available now

±20k

s.f. floorplates

2.5/1,000

parking ratio

±13'-18'

floor to floor height



### SPEED TO MARKET

Flexibility for near-term growth and occupancy



### ALLOY PROPERTIES

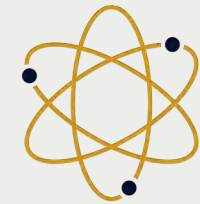
Experienced life science real estate owner and operator



SPEC SUITES  
10201 WATERIDGE CIRCLE



## TENANT NETWORK



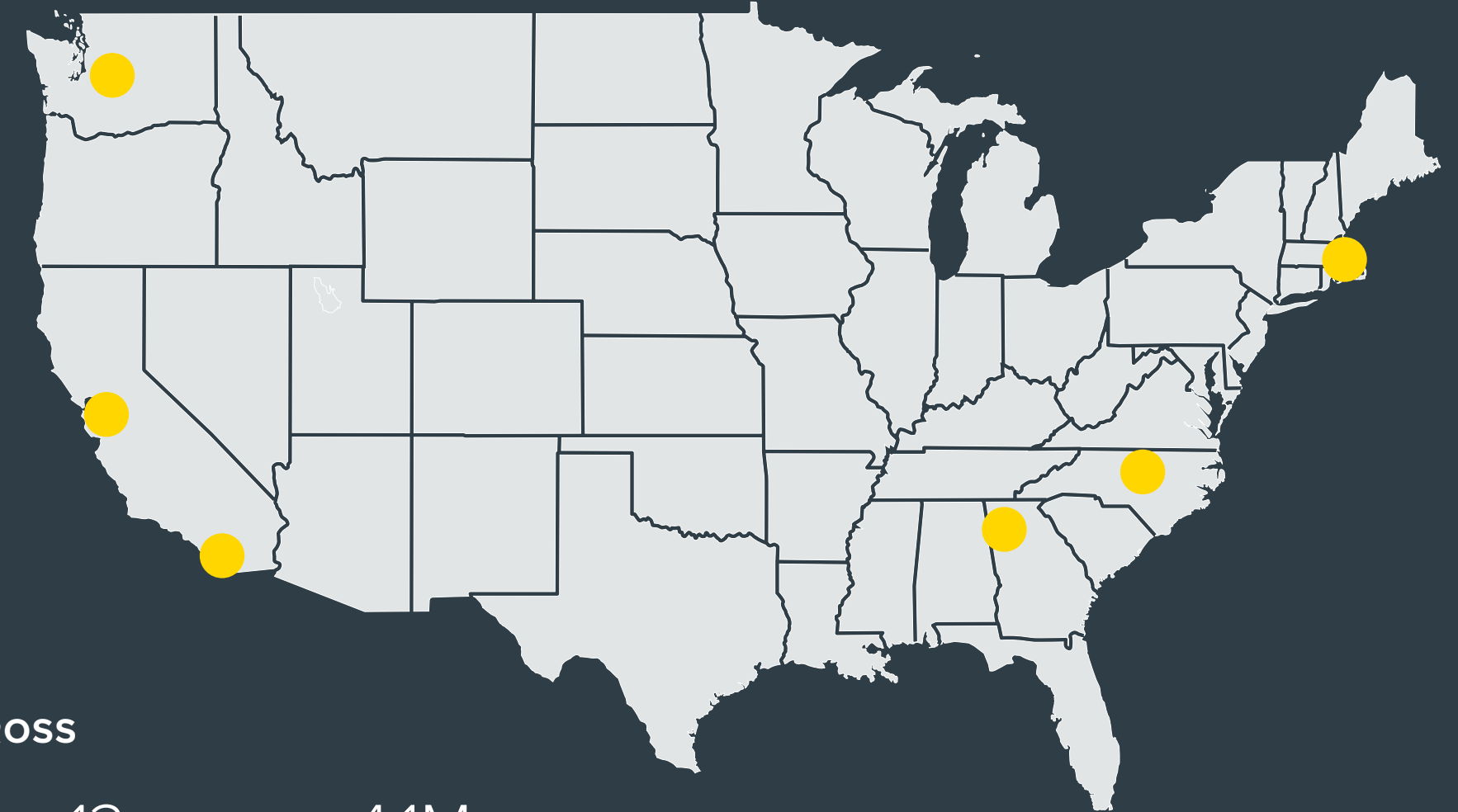
ALLOY  
PROPERTIES



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 has experience across 4.1 million SF in 6 major US life science markets, including Boston, San Francisco, San Diego, Raleigh-Durham, Seattle, and Atlanta 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.

## TPG PORTFOLIO NETWORK



### EXPOSURE ACROSS

6  
major life science markets

13  
campuses in the U.S

4.1M  
s.f. of life science & innovation assets



**INDOOR/OUTDOOR**  
renovated fitness center



**OUTDOOR**  
collaboration areas  
just complete



**INNOVATIVE FOOD  
& COFFEE**  
options on-site

## LIFE SCIENCE NEIGHBORS



**ELEMENTS**  
BY ALLOY PROPERTIES

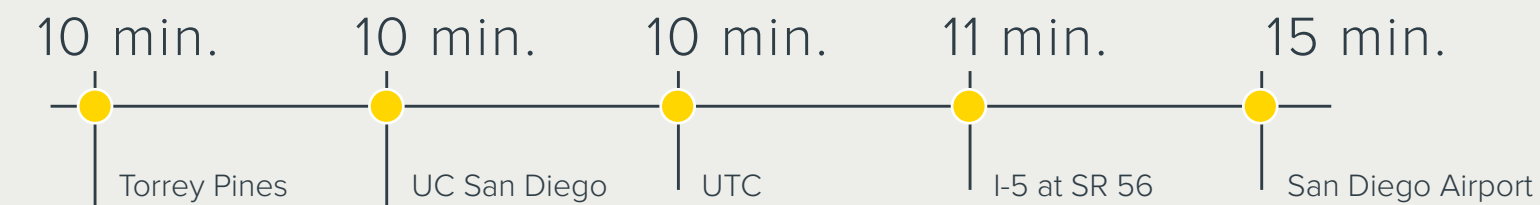
1. Ajinomoto
2. Crinetics Pharmaceuticals
3. Tandem Diabetes
4. Omniome
5. Trilink Biotechnologies
6. NuVasive
7. Decipher Biosciences
8. Thermo Fisher Scientific
9. Element Biosciences
10. BD
11. Inovio Pharmaceuticals
12. Sorrento Therapeutics
13. Eurofins
14. Cue
15. Vividion Therapeutics
16. Hologic
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

# 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.

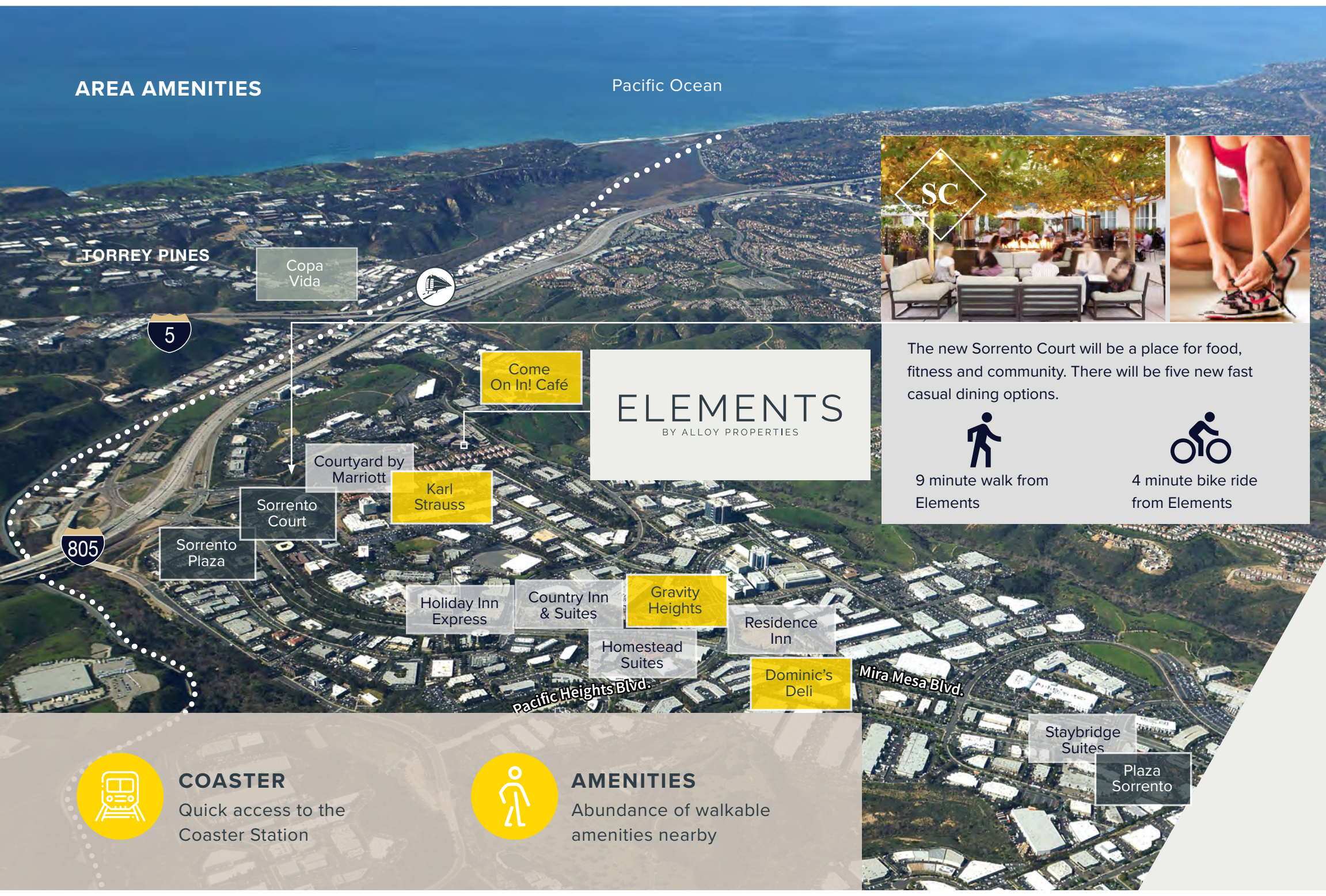
## DRIVE TIMES FROM ELEMENTS



## AREA AMENITIES

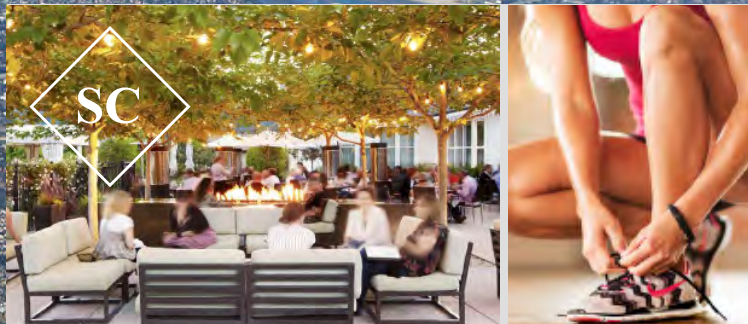
Pacific Ocean

### TORREY PINES



# ELEMENTS

BY ALLOY PROPERTIES



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

### 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



### COASTER

Quick access to the Coaster Station



### AMENITIES

Abundance of walkable amenities nearby

# 10201 Wateridge Circle

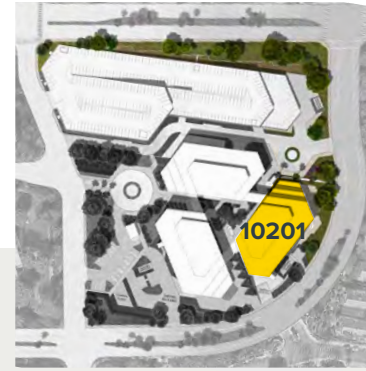
Spec Lab space

Highly efficient, low load factor move in ready spec lab space



Floors 1-3  
Spec lab complete

Floors 4-5  
Shell space



Floor 5 | 9,848 RSF

Floor 4 | 22,045 RSF

Floor 3 | 19,560 RSF

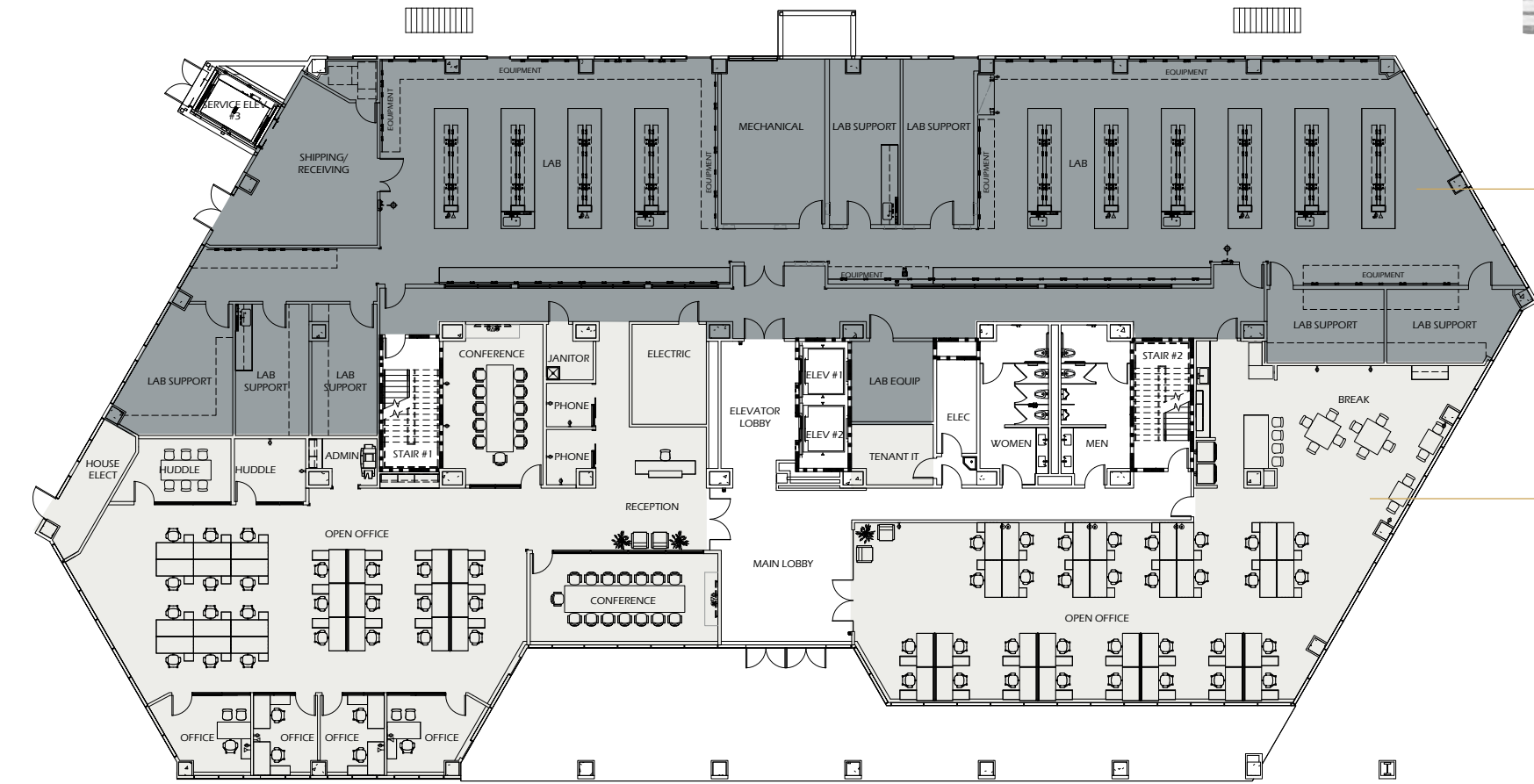
Floor 2 | 23,272 RSF

Floor 1 | 19,462 RSF

# 10201 Wateridge Circle

First Floor Spec Lab | 19,462 RSF Single Tenant

54% Lab | 46% Office



## LAB

- 7 Lab Support Rooms
- 10 Lab Benches
- 1 Private Shipping/Receiving
- (1) 6'0" fume hood

## OFFICE

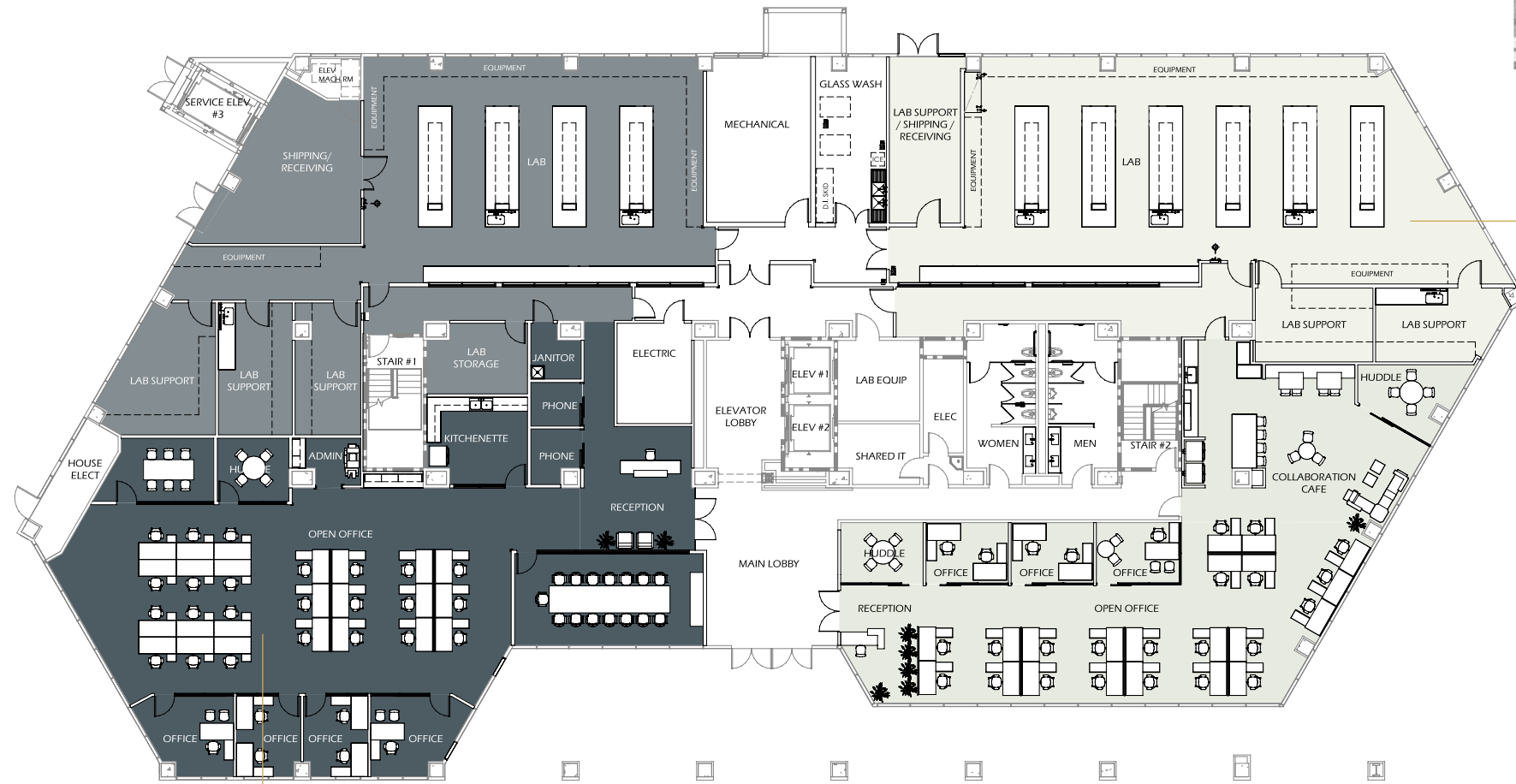
- 4 Private Offices
- 48 Workstations
- 2 Conference Rooms
- 1 Break Area
- 2 Huddle Rooms
- 2 Phone Rooms
- 2 Copy Areas
- Reception



# 10201 Wateridge Circle

First Floor Spec Lab | Multi-tenant 8,919 SF and 10,543 SF Suites

54% Lab | 46% Office



## SUITE A

3 Lab Support Rooms  
4 Lab Benches  
1 Private Shipping/  
Receiving  
(1) 6'0" fume hood

4 Private Offices  
24 Workstations  
2 Conference Rooms  
Kitchenette  
Huddle Room

2 Phone Rooms  
Copy Area  
Reception

## SUITE B

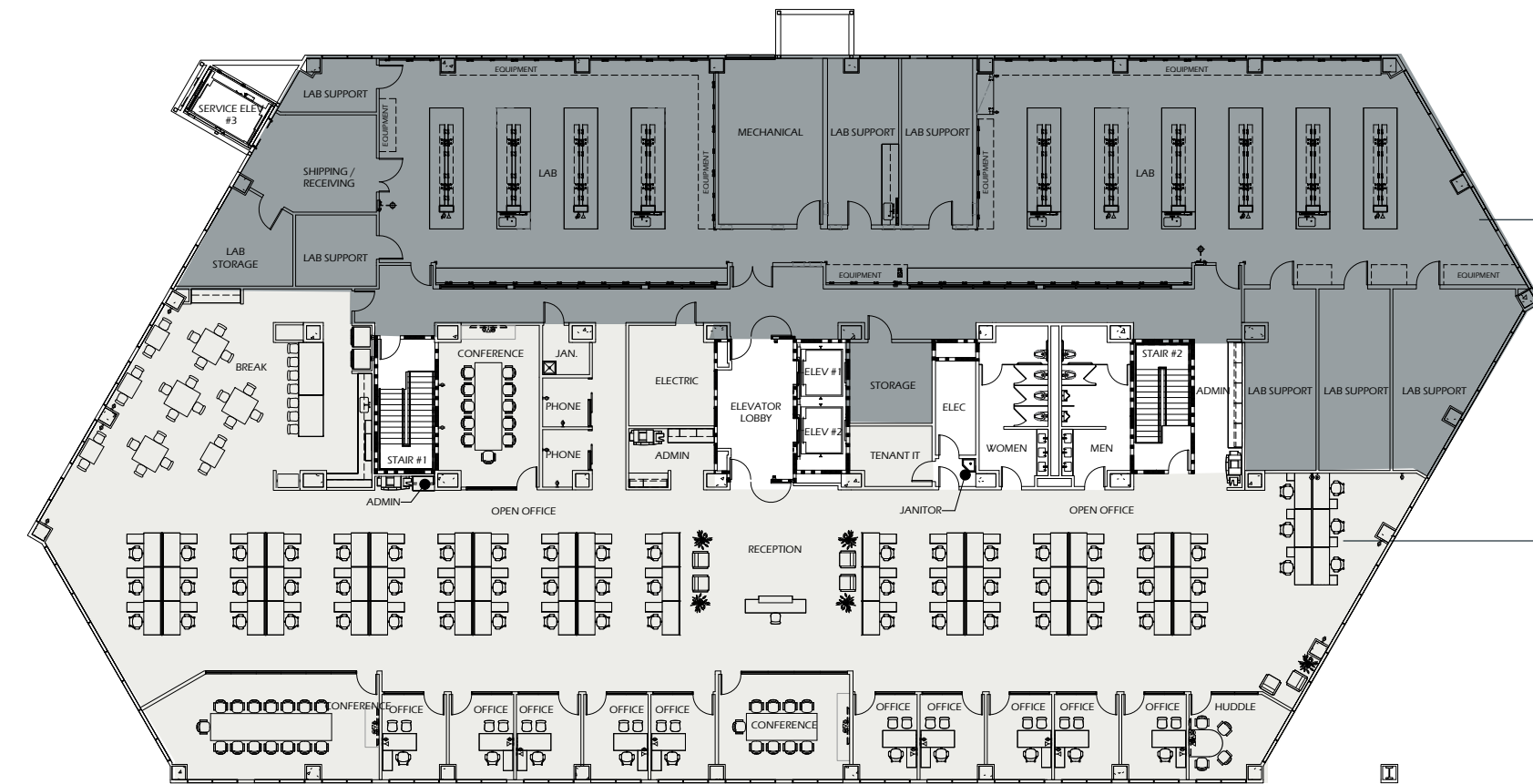
3 Lab Support Rooms  
6 Lab Benches  
(1) 6'0" fume hood

3 Private Offices  
21 Workstations  
Collaboration Cafe  
2 Huddle Rooms  
Copy Area  
Reception

# 10201 Wateridge Circle

Second Floor Spec Lab just complete | 23,272 RSF

44% Lab | 56% Office



## LAB

7 Lab Support Rooms  
10 Lab Benches  
1 Shipping/Receiving  
(1) 6'0" fume hood

## OFFICE

10 Private Offices  
60 Workstations  
3 Conference Rooms  
1 Break Area  
1 Huddle Room  
2 Phone Room  
2 Copy Areas  
Reception

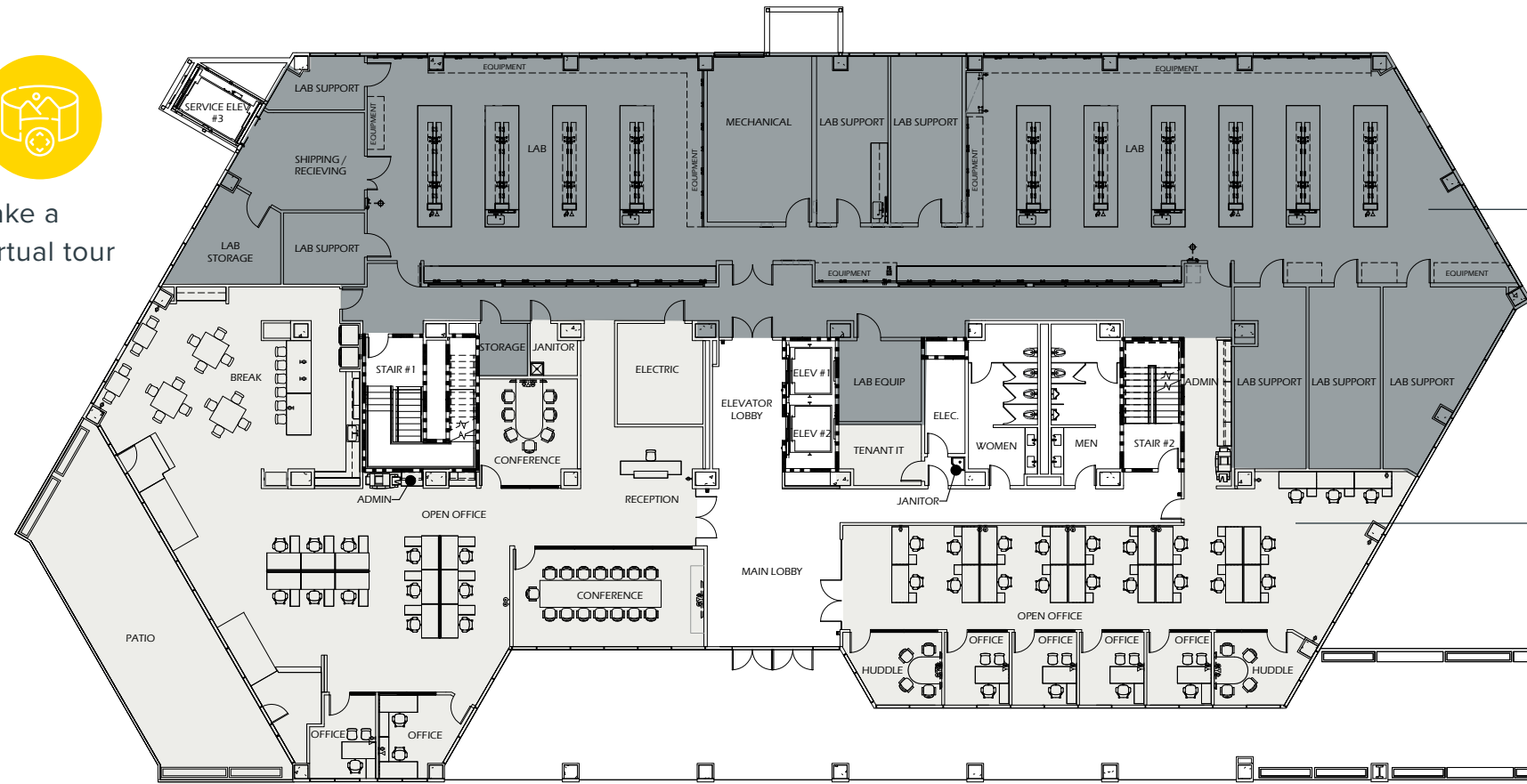
# 10201 Wateridge Circle

Third Floor Spec Lab just complete | 19,560 RSF

56% Lab | 44% Office



Take a virtual tour



## LAB

- 7 Lab Support Rooms
- 10 Lab Benches
- 1 Private Shipping/Receiving
- (1) 6'0" fume hood

## OFFICE

- 6 Private Offices
- 58 Workstations
- 2 Conference Rooms
- 1 Break Area
- 2 Huddle Rooms
- 2 Copy Areas
- Reception

# 10241 Wateridge Circle

Full building available | 95,228 RSF

Base building life science conversion complete; lab space will be designed to tenant specs



**Floor 5** | 9,488 RSF

**Floor 4** | 21,725 RSF

**Floor 3** | 19,560 RSF

**Floor 2** | 19,468 RSF

**Floor 1** | 22,066 RSF

# 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**

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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.





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**ELEMENTS**

BY ALLOY PROPERTIES