



WATERIDGE PAVILION

10525 VISTA SORRENTO PARKWAY, SAN DIEGO, CA

OFFICE SPACE AVAILABLE FOR LEASE

CBRE Healthpeak® | DOC
LISTED
NYSE



PROPERTY DETAILS



Asking Rate \$2.50 SF + Electric



Building Size: ±65,000 SF



3 Stories



Renovated 2018



Close Proximity to I-5 & I-805 Freeways



Showers + Lockers on Site



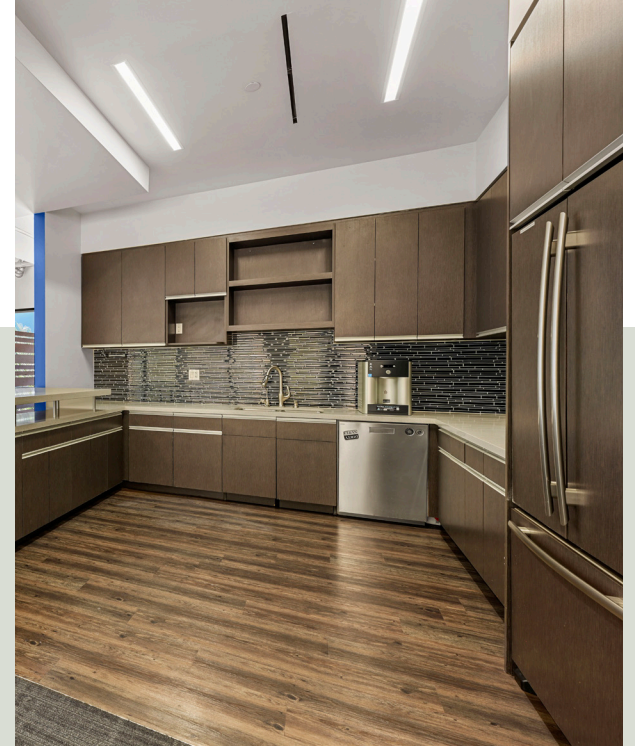
Recent Upgrades to Atrium Courtyard and Common Areas



4/1,000 RSF + Subterranean Parking Available



AVAILABILITY



SUITE	SIZE	AVAILABLE	RATE
100	±6,163 SF	Immediately	\$2.50 PSF + Electric
105	±2,008 SF	Immediately	\$2.50 PSF + Electric
110	±5,752 SF	Immediately	\$2.50 PSF + Electric
210	±2,833 SF	30 Days	\$2.50 PSF + Electric
215	±3,467 SF	Immediately	\$2.50 PSF + Electric
220	±3,406 SF	1/1/2026	\$2.50 PSF + Electric
300	±6,295 SF	Immediately	\$2.50 PSF + Electric
310	±4,653 SF	Immediately	\$2.50 PSF + Electric
350	±10,948 SF	Immediately	\$2.50 PSF + Electric



FIRST FLOOR PLAN

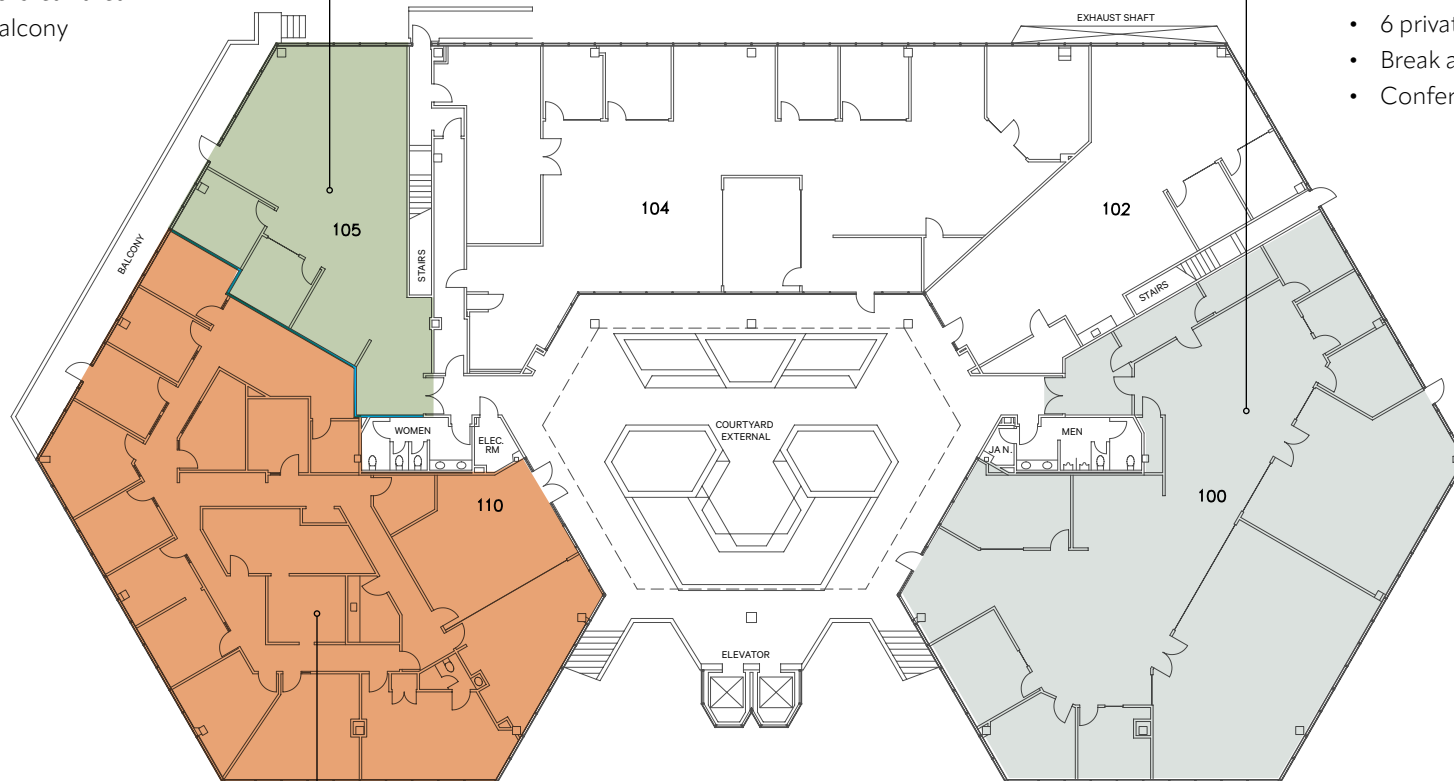


SUITE 105: ±2,008 SF

- Modern finishes
- Conference room
- 1 Private office
- Open area & break area
- Access to balcony

SUITE 100: ±6,163 SF

- Existing lab build-out with benching in place
- 6 private offices
- Break area
- Conference room



SUITE 110: ±5,752 SF

- Dense office build-out
- Break room
- Internal restroom
- Access to balcony



SECOND FLOOR PLAN

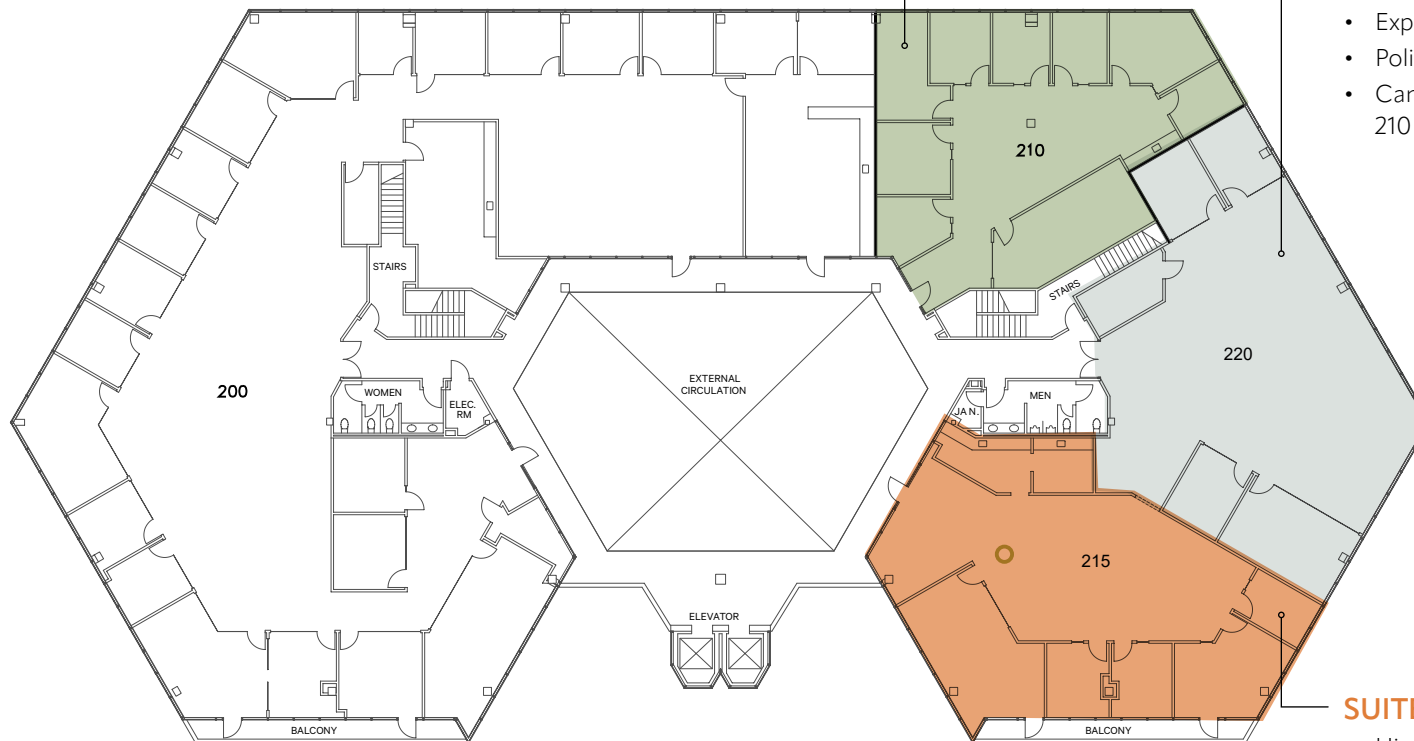


SUITE 210: ±2,834 SF

- 7 private offices
- Storage room & IT / print room
- Break room
- 1 conference room

SUITE 220: ±3,406 SF

- 3-4 private offices
- Large open area
- Private outdoor balcony
- 1-2 conference rooms
- Reception & IT / storage room
- Exposed ceiling
- Polished concrete floors
- Can be contiguous with suites 210 and 215



SUITE 215: ±3,467 SF

- High-end finishes
- 4 offices & large open area
- Break area
- 1 conference room
- Exposed ceiling
- Storage / data room



THIRD FLOOR PLAN

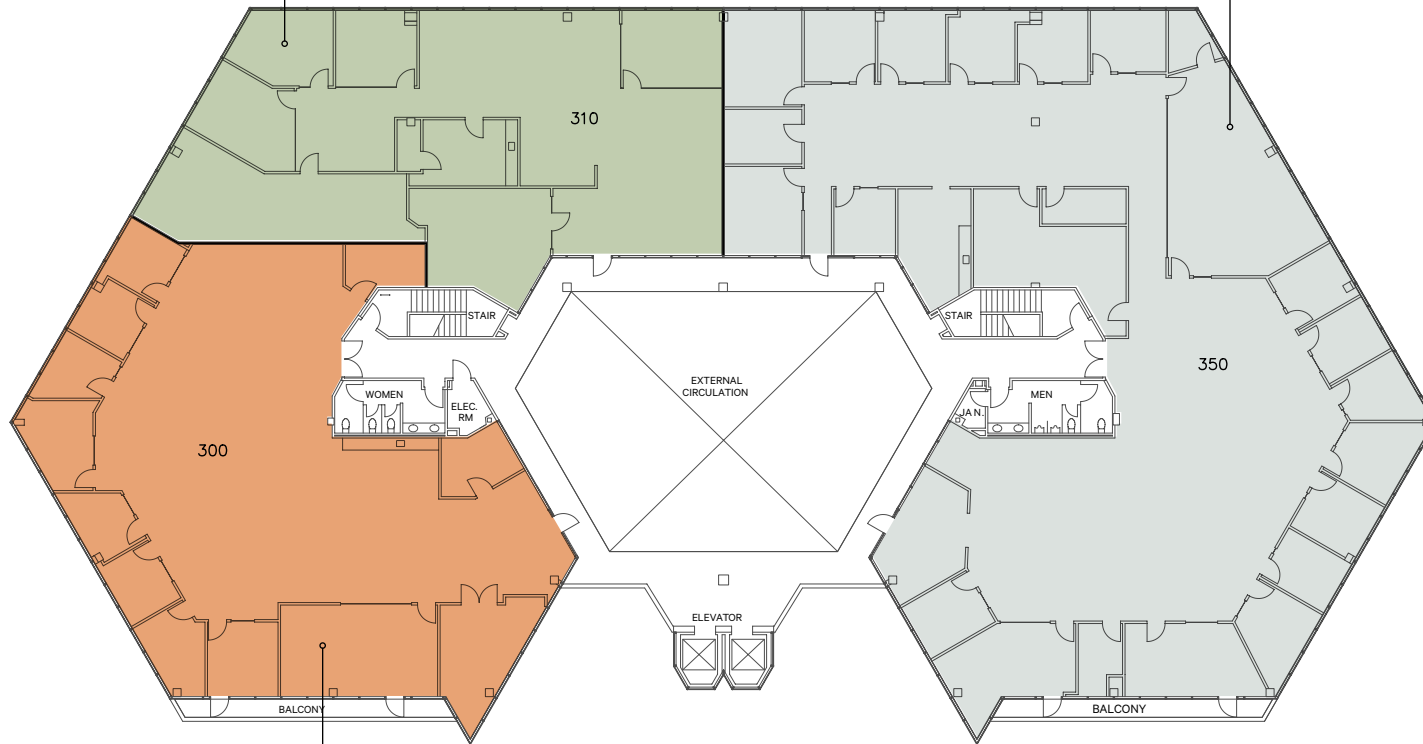


SUITE 310: ±4,653 SF

- High-end finishes
- Reception area
- 1 Conference Room
- 4 Private Offices
- Break area

SUITE 350: ±10,948 SF

- Dense office build-out
- Storage / data room



SUITE 300: ±6,295 SF

- 2nd generation suite
- Dense office build-out
- Open office area
- Break area
- Storage room



PROPERTY PHOTOS





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