



ALEXANDRIA®

BUILDING THE FOUNDATION FOR CURES

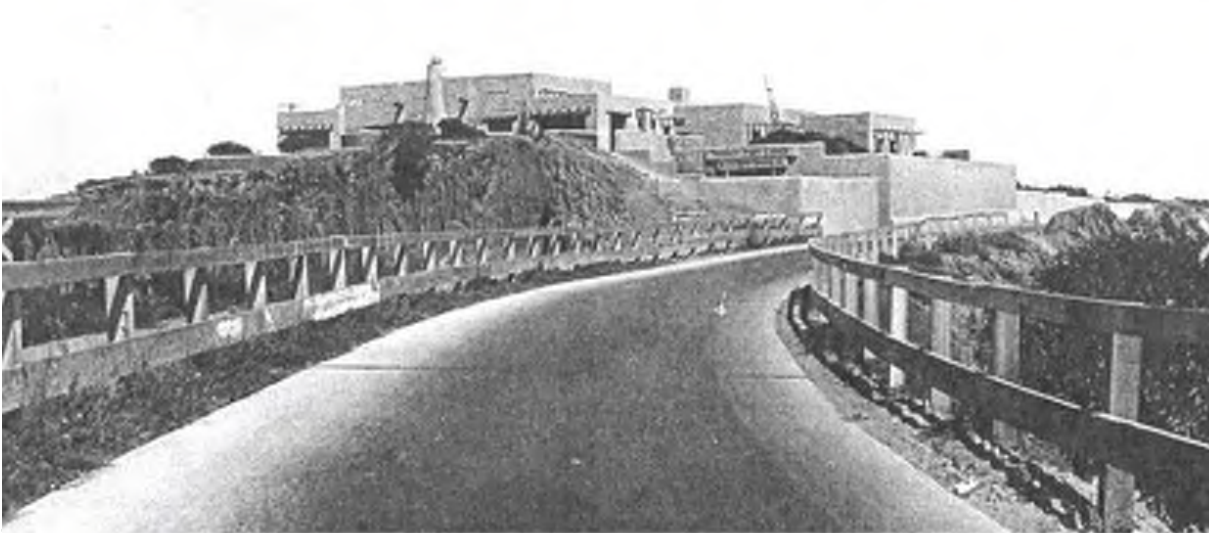
One Alexandria Square
For the UC Planning Group

June 8, 2021

TORREY PINES

History

1920's



1940's



1950's



1960's

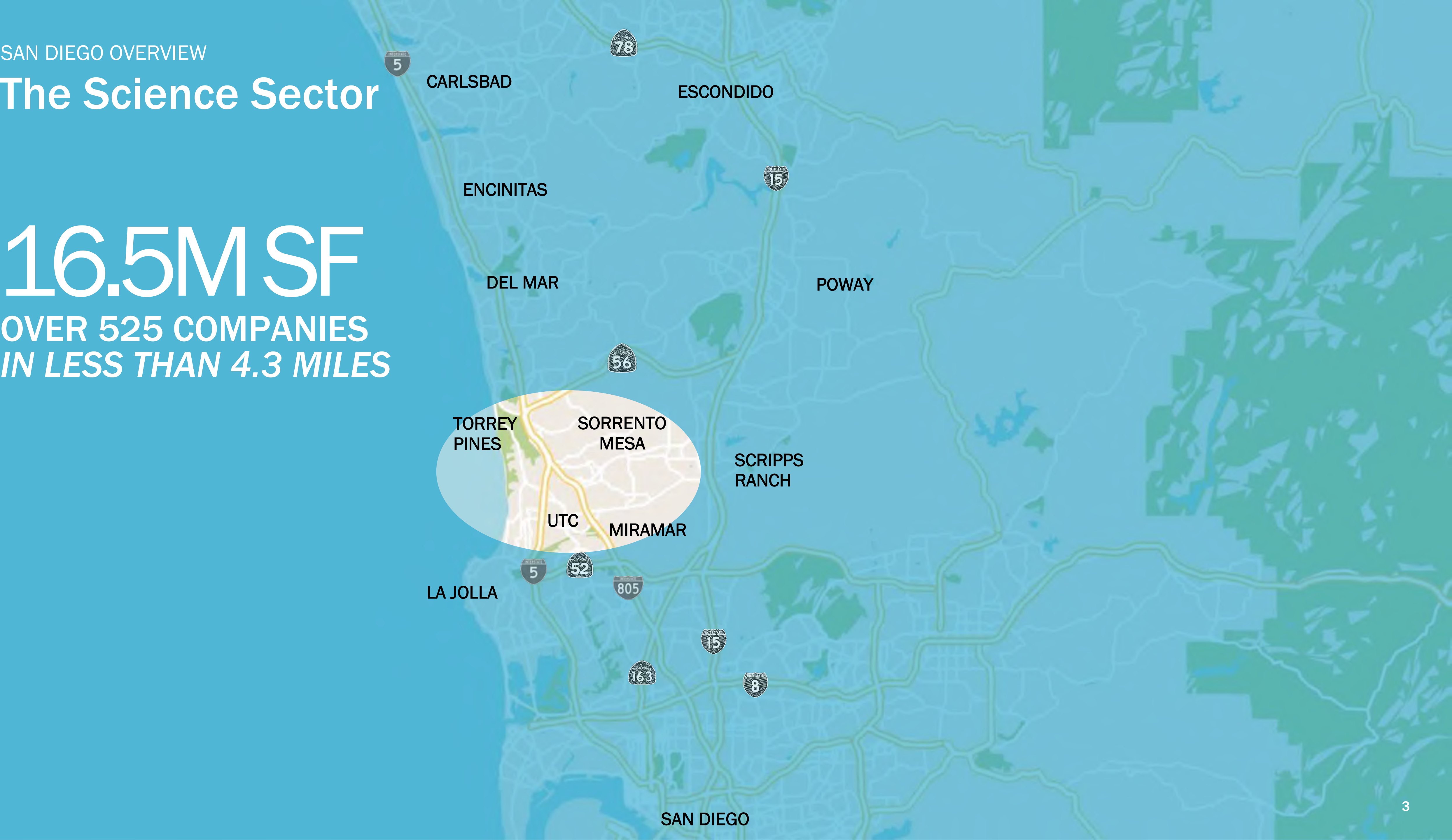


1990's



The Science Sector

16.5M SF
OVER 525 COMPANIES
IN LESS THAN 4.3 MILES



SAN DIEGO OVERVIEW

The Science Sector

16.5M SF

OVER 525 COMPANIES

TORREY PINES

Genomics Institute of the Novartis Research Foundation

J. Craig Venter Institute

Salk Institute

Sanford Burnham Prebys

Sanford Consortium for Regenerative Medicine

The Scripps Research Institute

UC San Diego

Janssen

Pfizer

Roche

Sanofi

Vertex

Agilent

Bluestar Genomics

BP

Encodia

Guardant Health

LabCorp

OPEX

SEER

Singular Genomics

Synthetic Genomics

Biolinq

Surgalign

Abide

Arcturus

Astellas

BASF

BD

Fate

Gossamer Bio

Halozyme

Inhibrx

Mirati

Nantkwest

Turning Point

Zentalis

8five8

ActivX

Aspen

Avelas

Avidity

Bioatla

Blacksmith

Boundless

Denovo

Bioharma

Erasca

Escient

Forge

Janux

Locana

Nerio

Neuropore

Nitto Denko

Nantkwest

Olix

OncoStat

Organogenesis

Pipeline Therapeutics

Shanghai Pharma

Tega

- Research Institutions
- Large Biotech
- Large Pharma
- Diagnostics and Research Tools
- Select Med Tech and Med Device
- Select Biotech

SORRENTO VALLEY

Emergent

Inovio

Merck

Biotox Sciences

Omniome

Precision Toxicology

Rosewell

GlySens

Nuvasive

Tandem Diabetes

Rakuten

Arrowhead Pharma

Drawbridge health

Emergent Biosolutions

Eurofins

Metacrine

Plexium

Roswell Biotech

Sorrento Therapeutics

Velos Bio

Xeris Pharma

SORRENTO MESA

Abbott

Cue

Decipher

Element Bio

Hologic

Invivoscribe

Omniome

SGI DNA

Thermo Fisher

Quidel

Anaptys Bio

Abzena

ADARx

Athway Genomics

Biocet

Cibus

Crinetics

Cytori

eFFECTOR

Emergent Bio

Inception

Invivoscribe

Inovio Pharma

Kumquat

Metacrine

NeiMorh

Rayze Bio

SGI DNA

Vividion

Tanvex

Dexcom

Seqster

UTC

Emergent

Firmenich

Heron Therapeutics

Poseida

Bristol Myers Squibb

Eli Lilly

Novartis

Takeda

Interpreta (Centene)

Biolabs

Bionano Genomics

Biota

Biothernostics

Cradle Genomics

Epic Sciences

Helix

Illumina

Molecular Assenblies

Palamedrix

ThermoFisher

Truvian

Autobahn

Adarx

ACEA

Avexis

Autobahn

Expansion

Onchilles

Poseida

Novoron

Rayze Bio

Regulus

SAMMUMED

United Therapeutics

Wugen

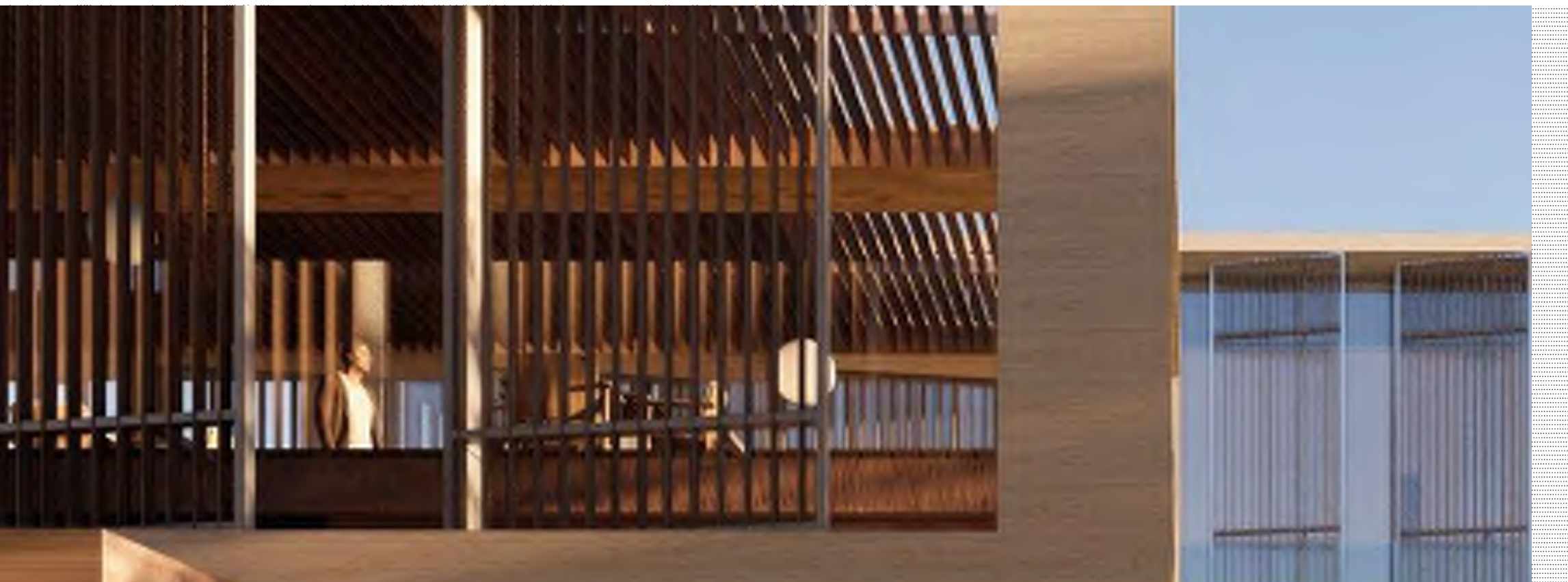
TORREY PINES

Today

*The premiere life science
R&D location in the region*



Guiding principles



Enduring
design



Respecting
the environment



Connecting
the community

ONE ALEXANDRIA SQUARE

Today



CALLAN ROAD

3010 SCIENCE PARK ROAD

SCIENCE PARK ROAD

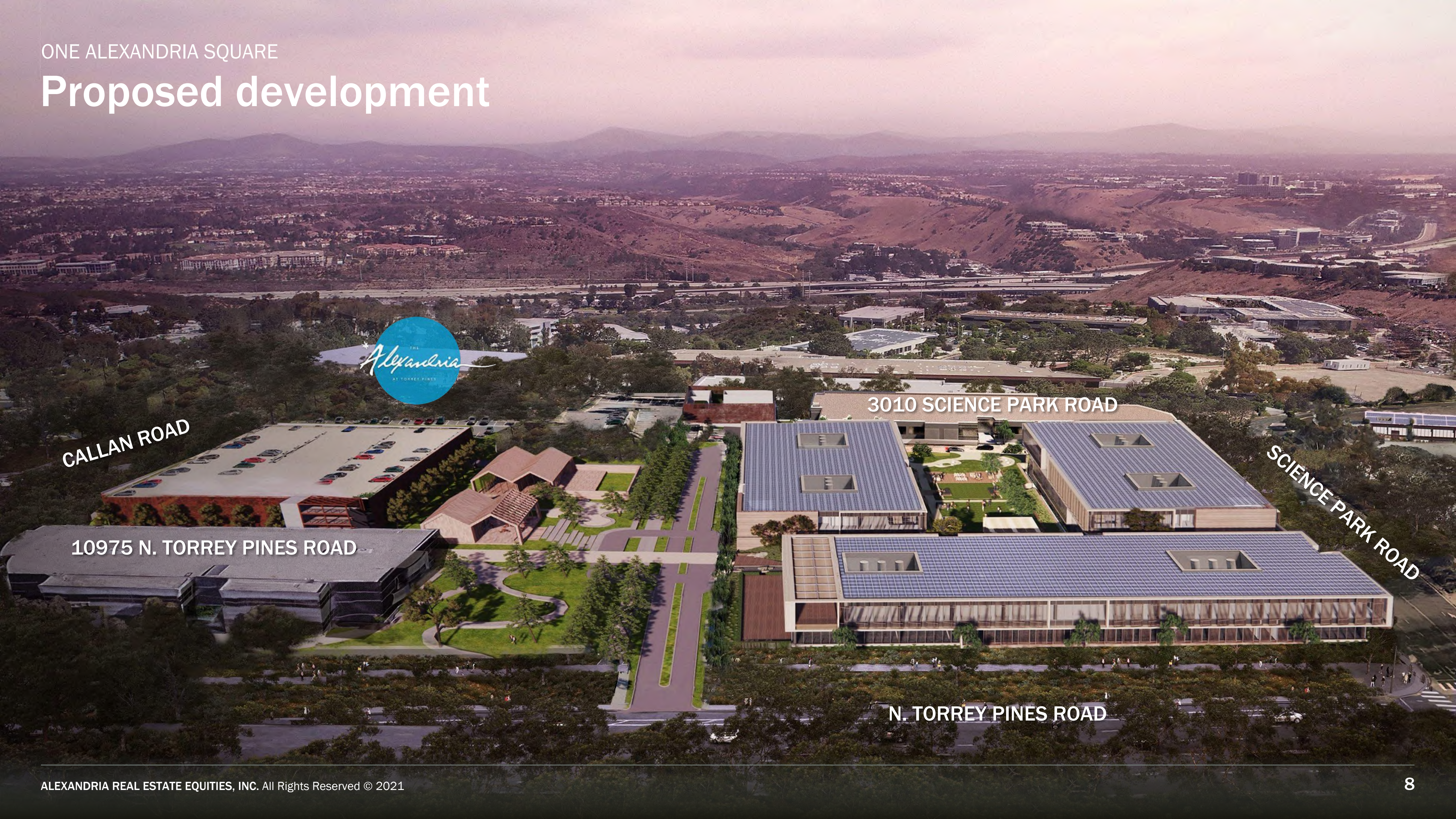
10931/10933 N. TORREY PINES ROAD

10975 N. TORREY PINES ROAD

N. TORREY PINES ROAD

ONE ALEXANDRIA SQUARE

Proposed development



CALLAN ROAD

10975 N. TORREY PINES ROAD

3010 SCIENCE PARK ROAD

SCIENCE PARK ROAD

N. TORREY PINES ROAD

ONE ALEXANDRIA SQUARE

Existing site looking North

N. TORREY PINES ROAD

10975 NTP

10931/10933 NTP

CALLAN ROAD

3010 SCIENCE PARK ROAD

SCIENCE PARK ROAD



ONE ALEXANDRIA SQUARE

Master plan

- 22.2-acre site
- 15% increase in permeable surfaces
- 9 acres of landscape
- Demolition of existing 10931 & 10933 NTP
- 229k SF of new construction

428,160 SF

total development
(per current entitlements)

- PROPOSED BUILDINGS
- EXISTING BUILDINGS
- PROPOSED AMENITIES BUILDINGS
- NEW SUPPORTING INFRASTRUCTURE



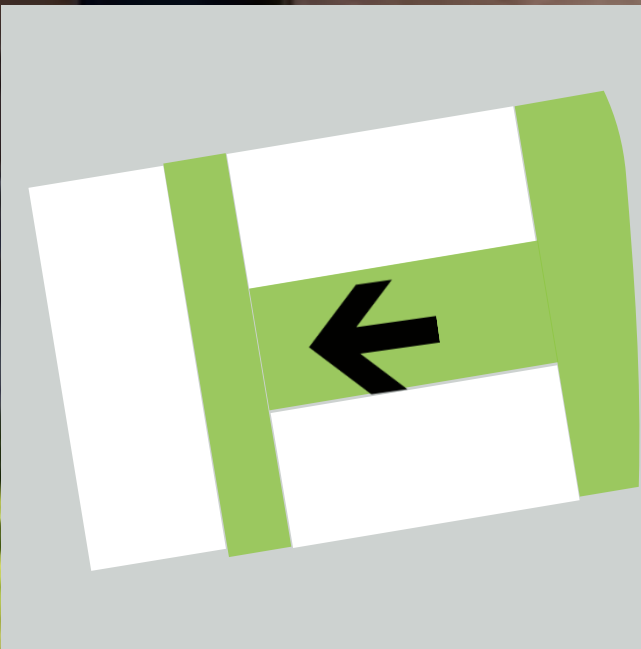
ONE ALEXANDRIA SQUARE

Circulation

- PROPOSED BUILDINGS
- EXISTING BUILDINGS
- PROPOSED AMENITIES BUILDINGS
- NEW SUPPORTING INFRASTRUCTURE















RESPECTING THE SITE

Existing open space

1.5 acres

Existing open space to be preserved

- Removal of invasive plants
- Restoration and preservation of Southern Maritime Chaparral



Detail of open space



IN PARTNERSHIP
WITH

NATIVE WEST
NURSERY
EST. 2003
FORMERLY RECON NATIVE PLANTS



Pinus torreyana - Torrey Pine



Platanus racemosa - California Sycamore



Bahiopsis laciniata - San Diego Sunflower



Rhus integrifolia - Lemonade Berry



Ribes viburnifolium - Evergreen Currant



Salvia clevelandii - Cleveland Sage



Muhlenbergia rigens - Deergrass



Quercus agrifolia - Coast Live Oak



Heteromeles arbutifolia - Toyon



Eriogonum fasciculatum - Flat top Buckwheat



Ceanothus leucodermis - White Stem Wild Lilac

Construction timeline





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