



ALEXANDRIA

BUILDING THE FOUNDATION FOR CURES

One Alexandria North
for the UCPG

March 8, 2022

Torrey Pines

The premiere life science R&D location in San Diego



UC San Diego

ONE ALEXANDRIA NORTH

Today



ONE ALEXANDRIA NORTH

Today

N. TORREY PINES ROAD

ONE ALEXANDRIA NORTH

Proposed development



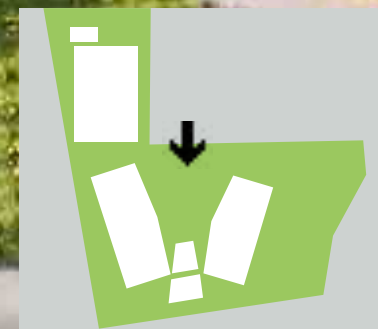
Master plan

- 11.4-acre site
- 3.8 acres of landscape
- Demolition of existing buildings

256,500 SF
total development
(per current entitlements)

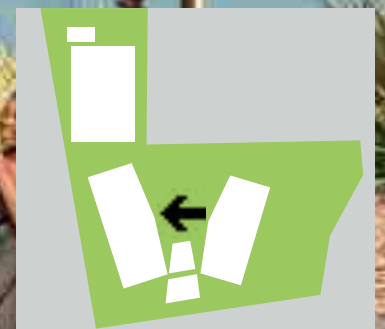
- PROPOSED BUILDINGS
- EXISTING BUILDINGS
- PROPOSED AMENITIES BUILDINGS
- NEW SUPPORTING INFRASTRUCTURE





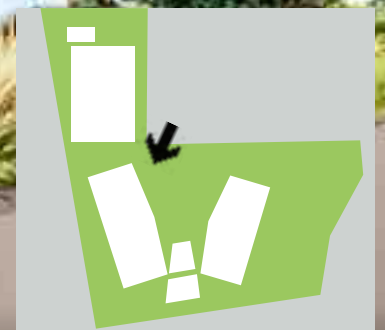




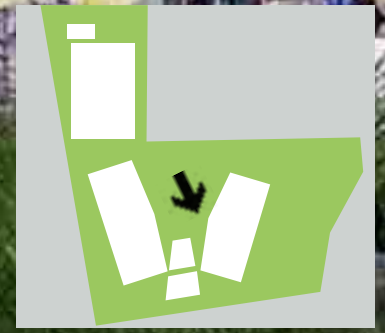


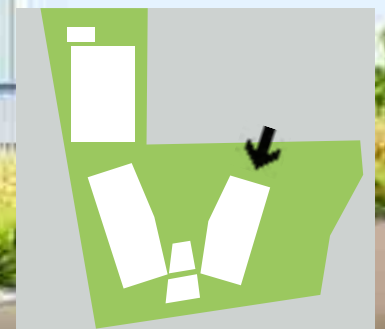


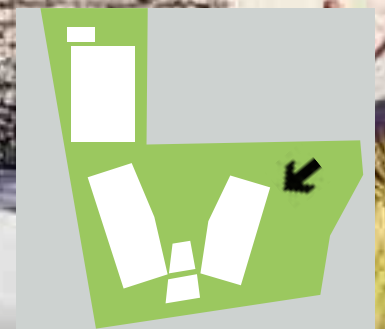












IN PARTNERSHIP
WITH

NATIVE WEST
NURSERY

4000 W. 10TH AVE. SUITE 100
DENVER, CO 80202



Pinus torreyana - Torrey Pine



Platanus racemosa -
California Sycamore



Bahiaopsis laciniata -
San Diego Sunflower



Rhus integrifolia -
Lemonade Berry



Ribes viburnifolium -
Evergreen Currant



Salvia clevelandii -
Cleveland-Sage



Muhlenbergia Yigens -
Deergrass



Quercus agrifolia - Coast Live Oak



*Heteromeles
arbutifolia* - Toyon



Eriogonum fasciculatum -
Flat-top Buckwheat



Ceanothus leucodermis -
White Stem Wild Lilac

Construction timeline

AUGUST 2022
Entitlements
Secured

AUGUST 2022
Demolition &
Grading

APRIL 2023
Vertical
Construction

FEBRUARY 2024
Shell & Site
TCO

APRIL 2024
TI TCO



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