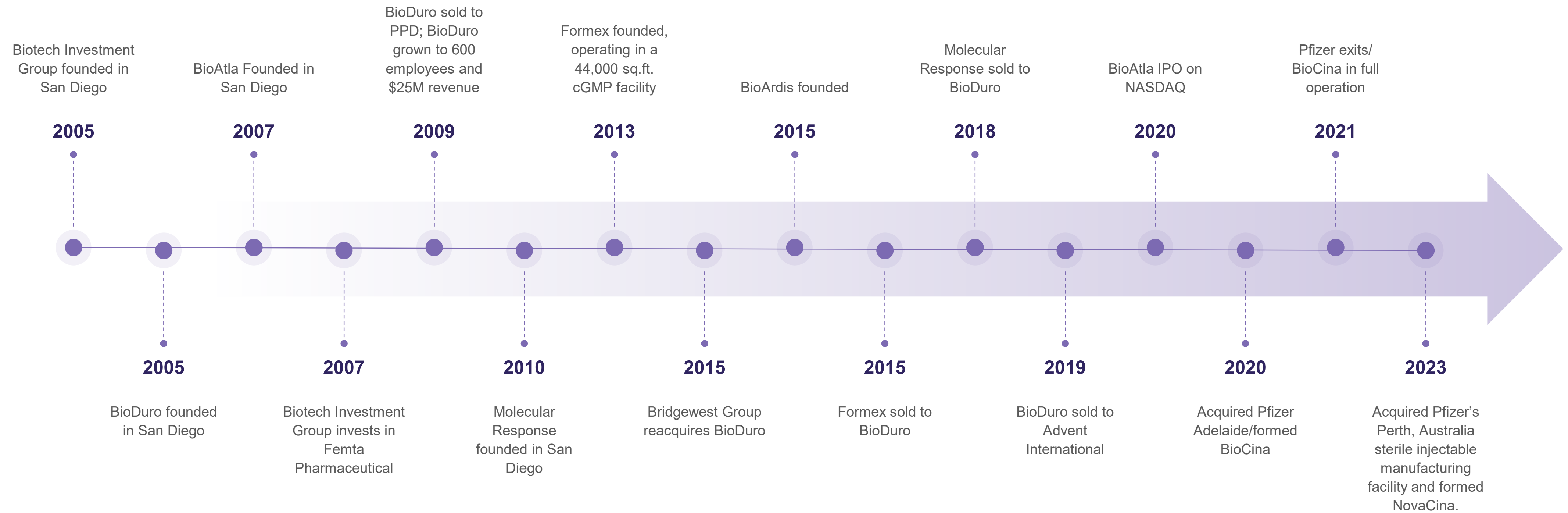


BRIDGEWEST
— GROUP

11011 TORREYANA





BUILDING FOR THE BIO·TECH FUTURE

BRIDGEWEST MILESTONES & SUCCESS



BRIDGEWEST SNAPSHOT











<p>Acquisition</p>  <p>Acquired Pfizer CDMO facility, AUS</p> 	<p>Acquisition</p>  <p>Acquired Pfizer Injectable manufacturing plant, AUS</p> 	<p>Partial Exit</p>  <p>Advent acquires majority stake in BioDuro</p> 	<p>Partnership</p>  <p>Licensing Agreement to develop FGFR4 Kinase Inhibitor</p> 	 <p>Qualcomm acquires 100% of Rapid Bridge</p> 
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 <p>\$1 Billion+ IPO</p> <p>2021 Founded by Bridgewest Group. Fully exited shortly after IPO</p>	 <p>2019 Advent acquires majority stake in BioDuro</p>  <p>25x return</p>	 <p>2015 PPD acquires BioDuro. 13X return Bridgewest Group later reacquires</p> 	 <p>2015 Crown Biosciences acquires certain assets of Molecular Response</p> 
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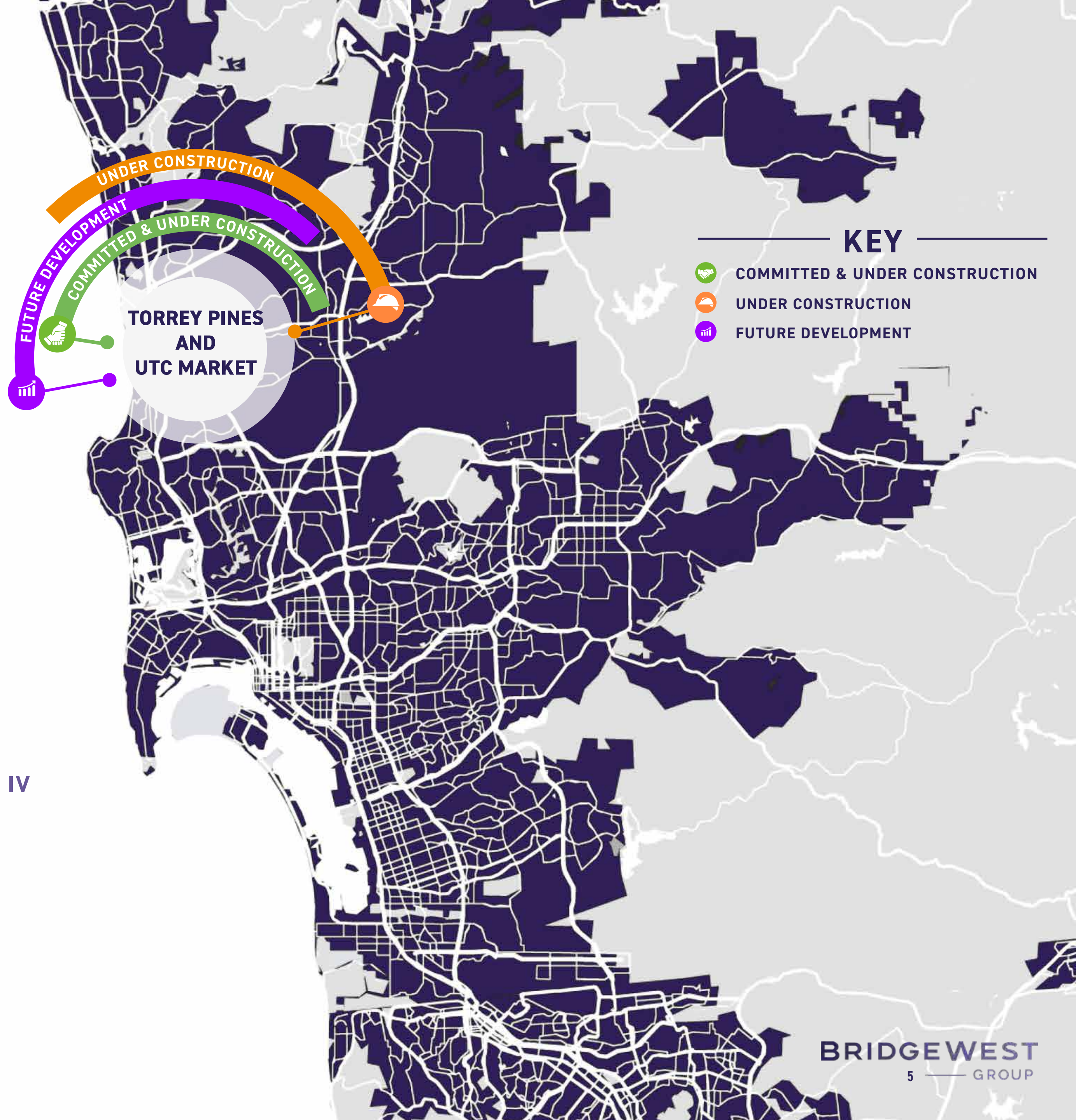
11011 TORREYANA



BIO-TECH MARKET NOW

-  **THE ENCLAVE**
500,000 SF
-  **TOWNE CENTRE VIEW SCIENCE PARK**
998,000 SF
-  **9514 TOWNE CENTRE DRIVE**
70,000 SF
100% PRE-LEASED
-  **UCSD SCIENTIFIC**
850,000 SF
-  **THE AVENTINE**
890,000 SF
-  **EMBASSY SUITES**
775,000 SF
-  **LA JOLLA COMMONS III**
212,851 SF
-  **COSTA VERDE**
400,000 SF
-  **THE COLLECTION AT UTC**
750,000 SF
-  **CAMPUS POINTE IV - XI**
605,000 SF
575,000 SF ENCUMBERED UNTIL 2026
180,000 SF UNDER CONSTRUCTION
100% PRE-LEASED

-  **ONE ALEXANDRIA NORTH**
309,000 SF
100% PRE-LEASED
-  **CALLAN RIDGE**
185,000 SF
100% PRE-LEASED
-  **ONE ALEXANDRIA SQUARE**
330,000 SF
100% PRE-LEASED
-  **ONE ALEXANDRIA SQUARE IV**
120,000 SF



UTC MARKET

TORREY PINES

BIO-TECH MARKET NOW



CALLAN RIDGE
3020 & 3030 CALLAN RD.

185,000 SQ FT

STATUS: UNDER CONSTRUCTION
100% Pre-leased

CORE & SHELL DELIVERY: 2H 2023

FLOOR PLATES: 21,000 - 40,000 SF

PARKING: 2.7/1,000 RSF
Building adjacent structure & surface lot

SITE SIZE: 5.03 ACRES



ONE ALEXANDRIA N
11255 & 11355 N TORREY PINES

309,094 SQ FT

STATUS: UNDER CONSTRUCTION
100% Pre-leased

CORE & SHELL DELIVERY: 1H 2024

FLOOR PLATES: 35,000 - 80,000 SF

PARKING: 2.5/1,000 RSF
Structured & parking

SITE SIZE: 11.40 ACRES



ONE ALEXANDRIA SQ
SCIENCE PARK RD.

421,274 SQ FT

STATUS: UNDER CONSTRUCTION
100% Pre-leased

CORE & SHELL DELIVERY: 2H 2024

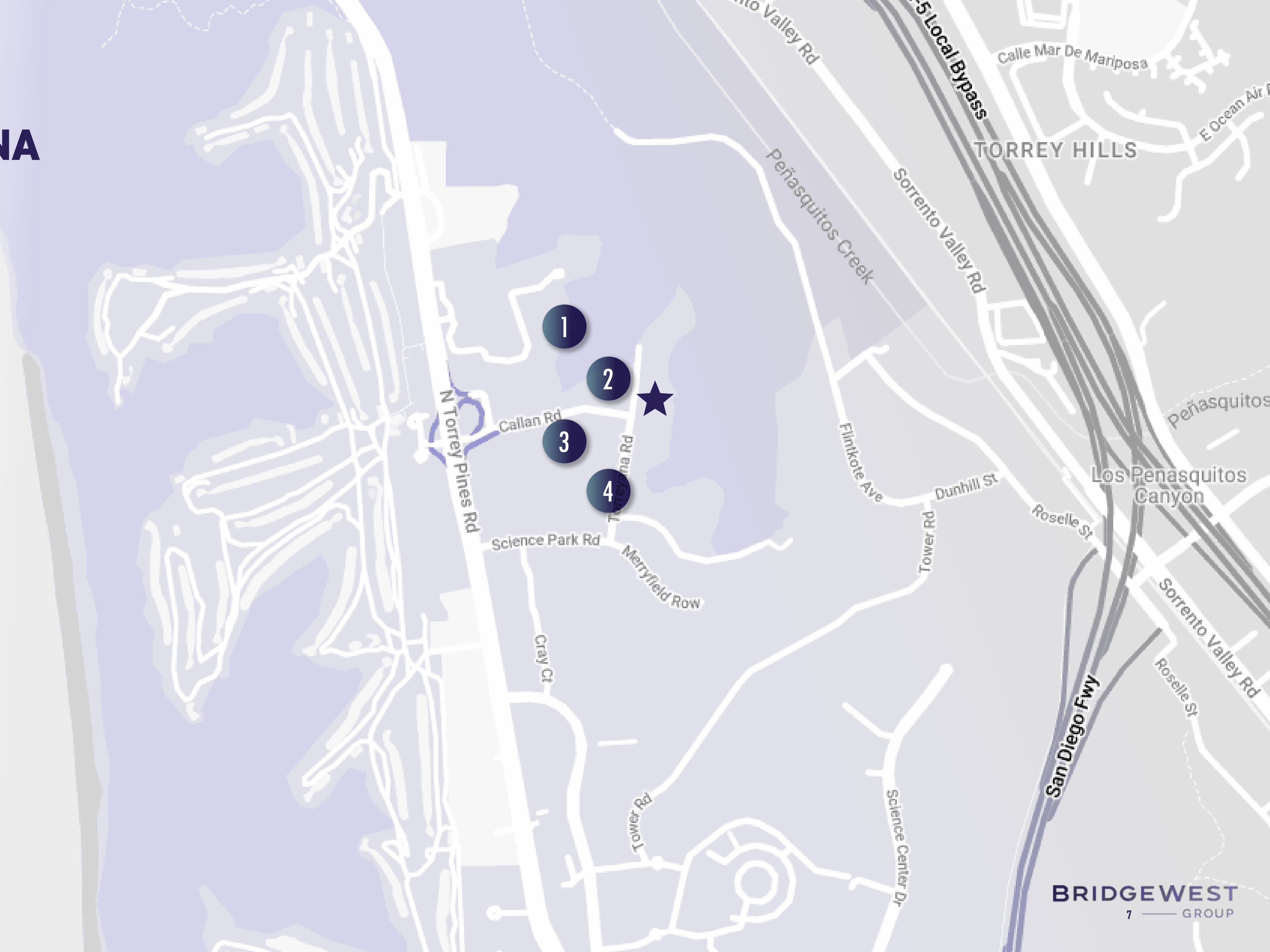
FLOOR PLATES: 50,000 - 60,000 SF

PARKING: 2.5/1,000 RSF
Majority subterranean parking

SITE SIZE: 12 ACRES

11011 TORREYANA IN THE MARKET

- 1** ONE ALEXANDRIA NORTH
309,000 SF
100% PRE-LEASED
- 2** CALLAN RIDGE
185,000 SF
100% PRE-LEASED
- 3** ONE ALEXANDRIA SQUARE
330,000 SF
100% PRE-LEASED
- 4** ONE ALEXANDRIA SQUARE IV
120,000 SF
ENCUMBERED UNTIL 2024
- ★ **11011 TORREYANA ROAD**
203,096 SF



GUIDING PRINCIPLES

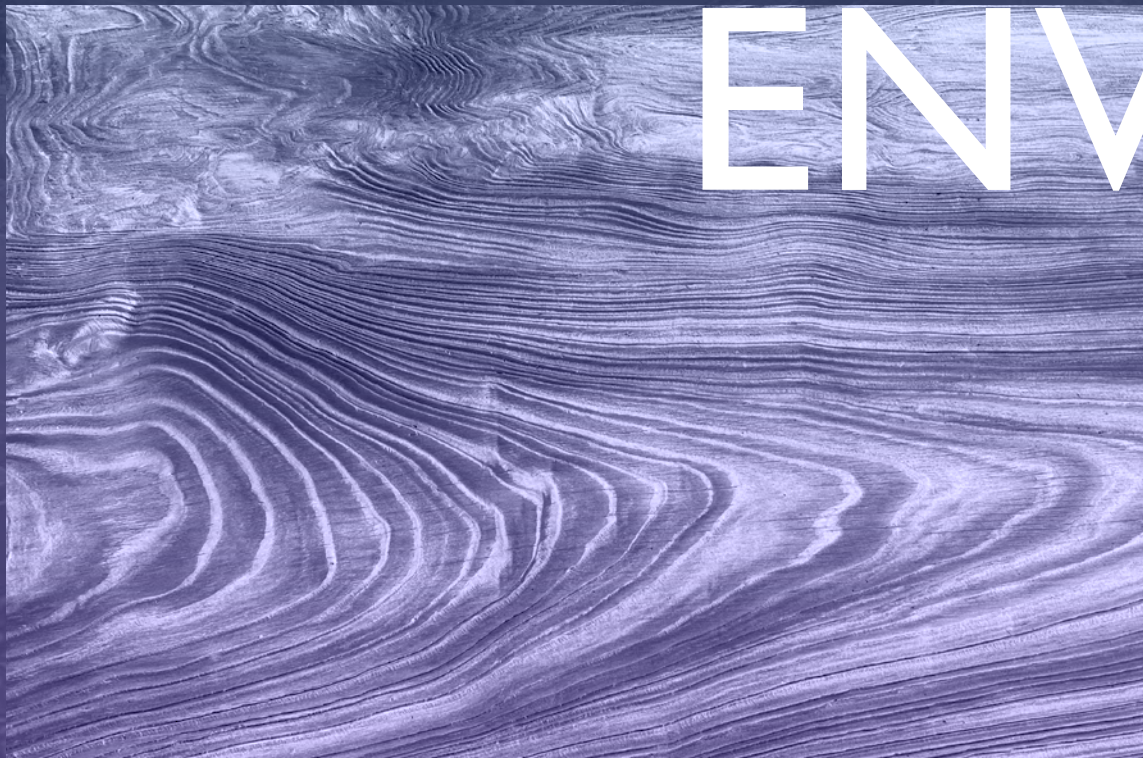
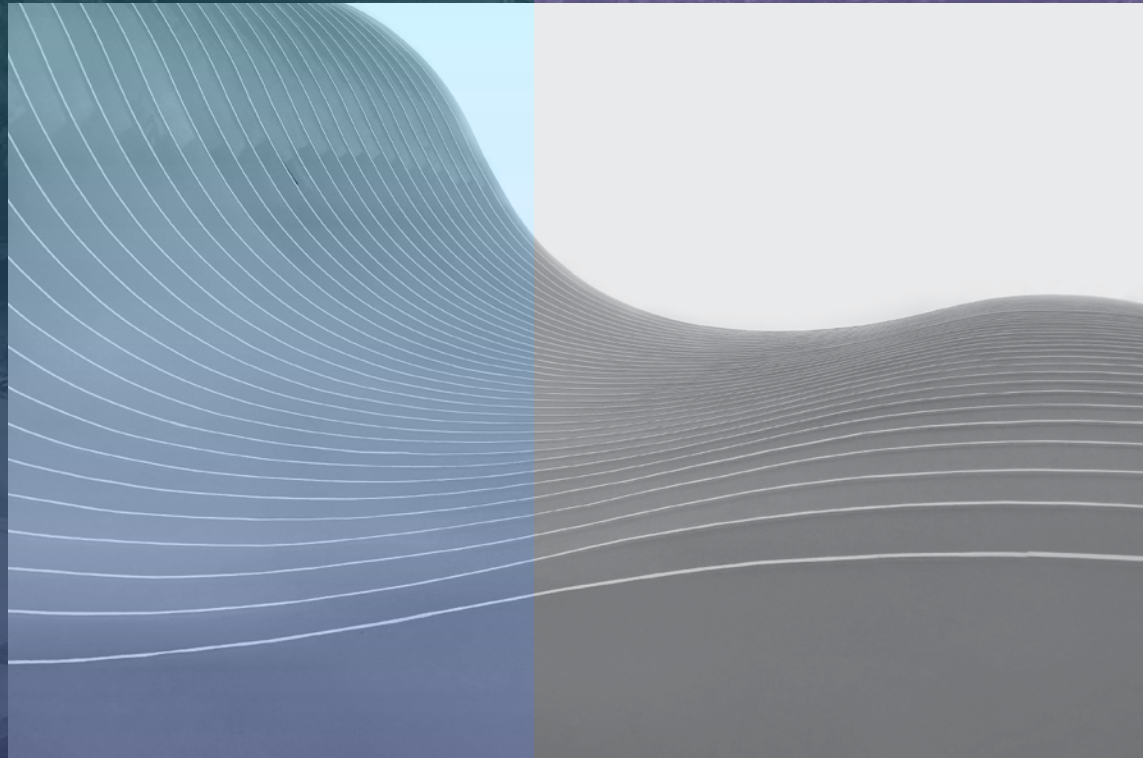


DESIGN

Land conservancy
and non-disruptive
aesthetic

COMMUNITY

Vitalization
through solutions
consistent with the
community caliber



ENVIRONMENT

Address inefficiencies,
improve user
experience and
environmental impact



11011 TORREYANA NOW

1 8,000 SF total underutilized courtyard patio lacking sunlight missing an opportunity for approximately 8,000 SF office/lab space.

2 South-facing patio with views of the neighboring building mechanical components. The view below the patio is underutilized black top, a mechanical room and exterior chemical storage.

3 Elevated parking garage negatively impacts curb appeal. Space is better suited for lab/office and landscaping.

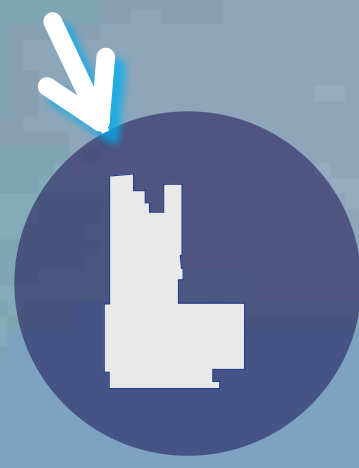
4 Currently a basketball court set up on underutilized black top.

11011 TORREYANA PROPOSED



COMMUNITY

- 1 Torreyana
- 2 BD Biosciences Pharmingen
- 3 Farmer & the Seahorse Restaurant
- 4 Foundation Medicine
- 5 BioAtla
- 6 MTS Bus Stop



PROPOSED RENDERING



PROPOSED SITE PLAN



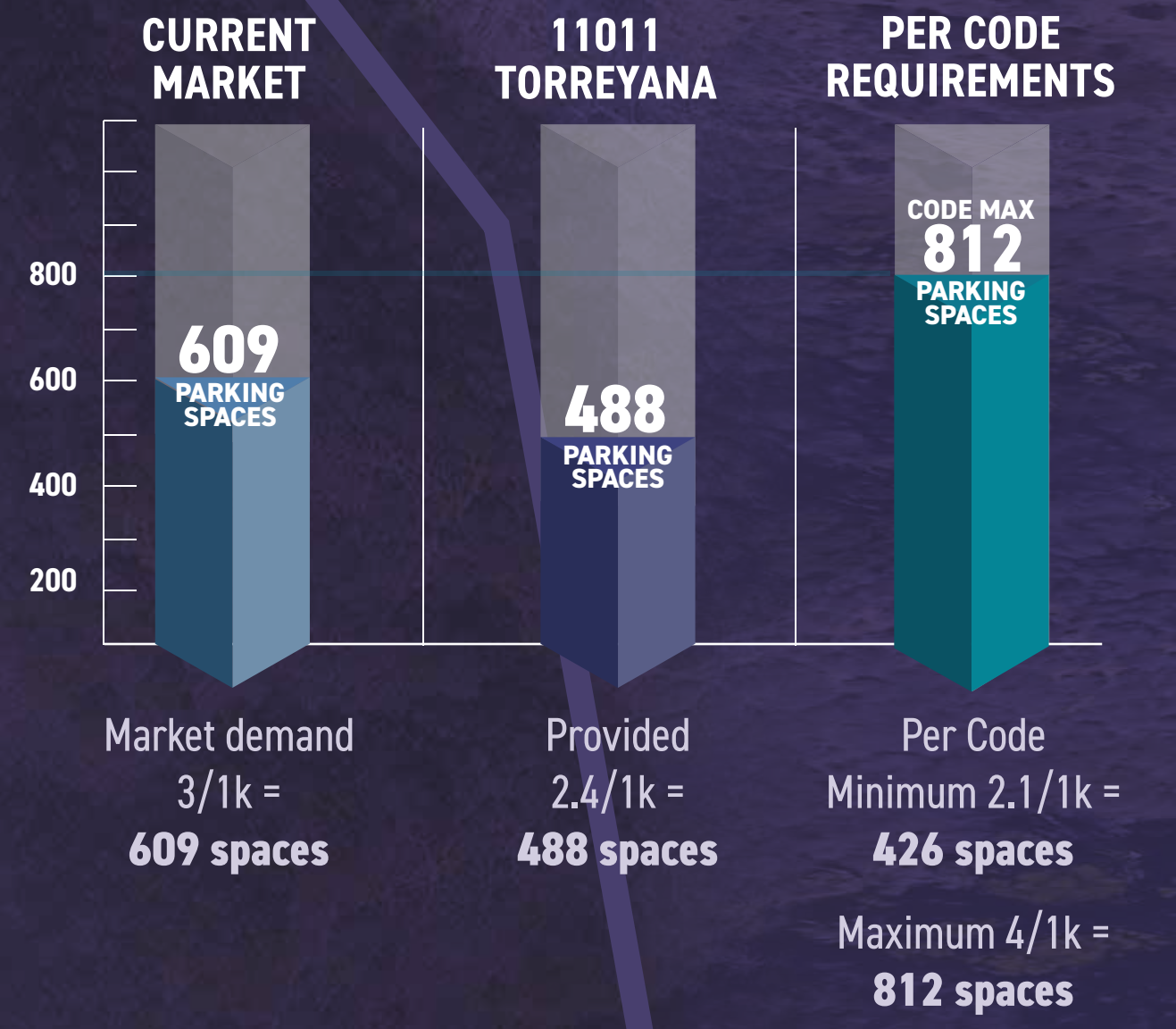
TORREYANA ROAD

11011 TORREYANA

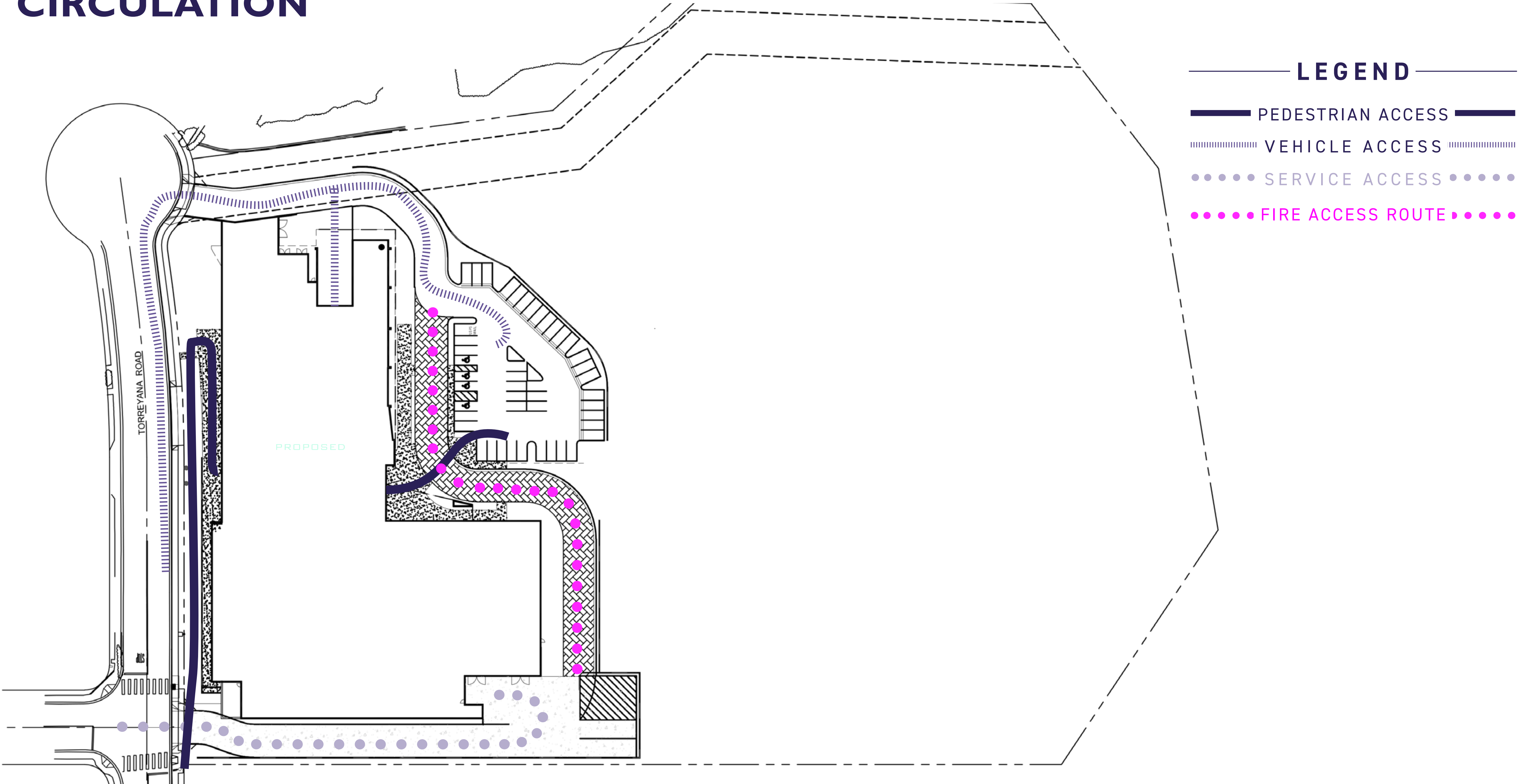
CALLAN ROAD

PROPERTY LINE

PARKING DATA



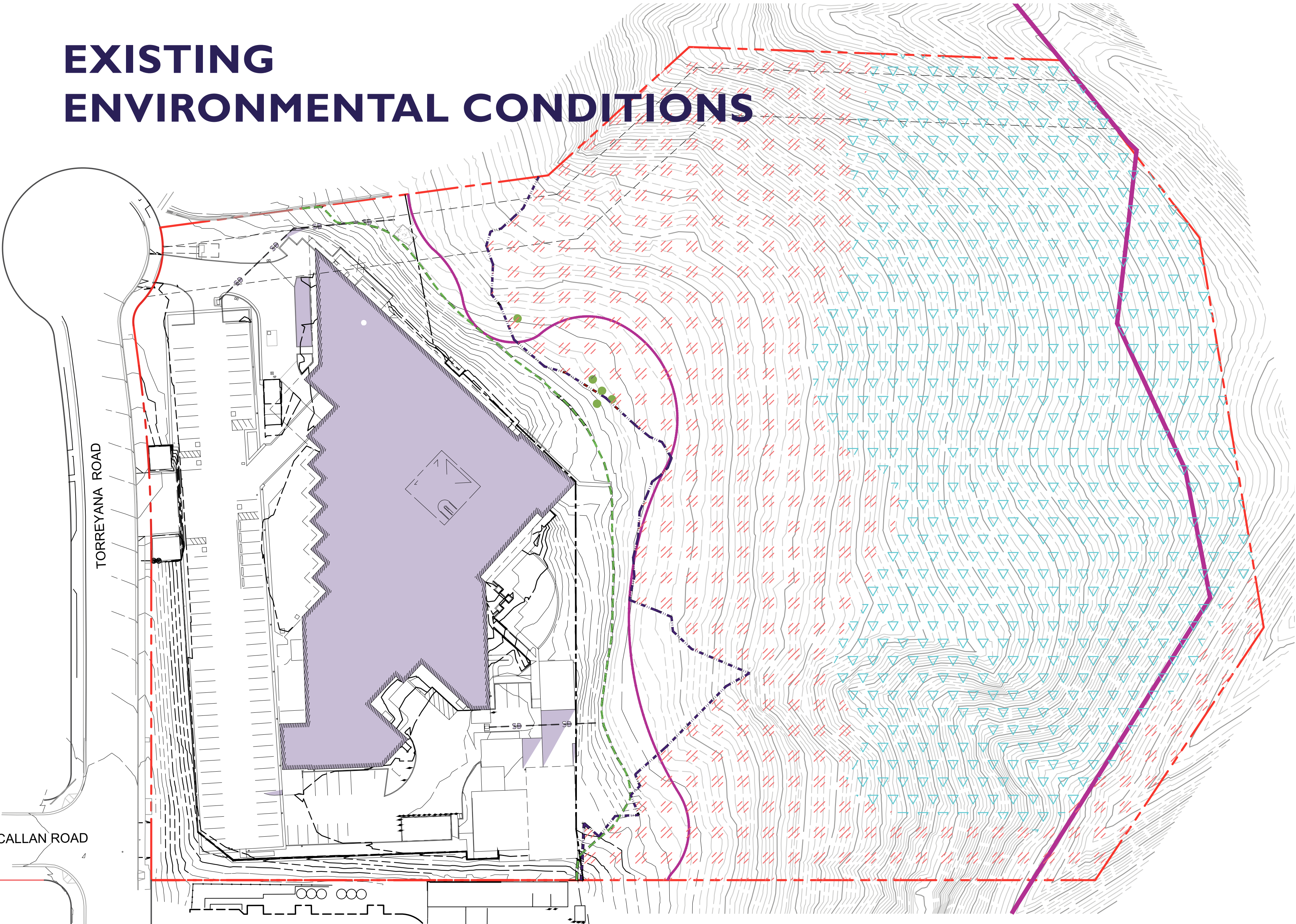
CIRCULATION



LEGEND

- PEDESTRIAN ACCESS
- VEHICLE ACCESS
- SERVICE ACCESS
- FIRE ACCESS ROUTE

EXISTING ENVIRONMENTAL CONDITIONS



LEGEND

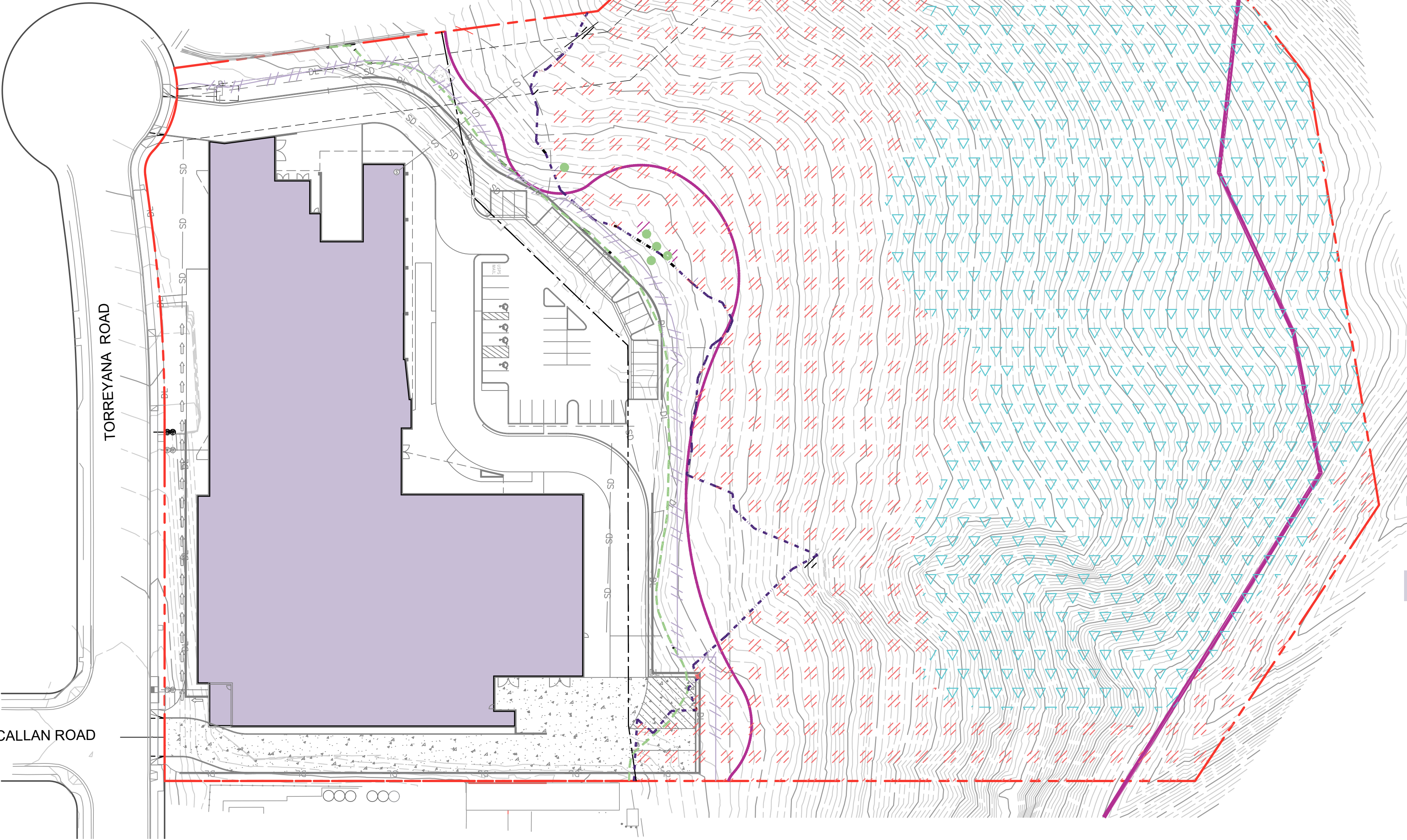
- NUTTALL SCRUB OAK TREE
- MULTI-HABITAT PLANNING AREA BOUNDARY
- GEOTECH FILL LIMITS
- EXISTING LIMITS OF DISTURBANCE
- PROPERTY LINE
- EXISTING OPEN SPACE
- ▽ COASTAL SAGE SCRUB
- // SOUTHERN MARITIME CHAPARRAL

EXISTING CONDITIONS DATA

TOTAL SITE AREA (AC)	10.24
GRADED AREA (AC)	2.94
% OF TOTAL SITE	29%
IMPERVIOUS AREA (SF)	101,253
PERVIOUS AREA (SF)	26,622

TORREYANA ROAD
CALLAN ROAD

PROPOSED ENVIRONMENTAL CONDITIONS



LEGEND

- NUTTALL SCRUB OAK TREE
- MULTI-HABITAT PLANNING AREA BOUNDARY
- GEOTECH FILL LIMITS
- LIMITS OF GRADING
- EXISTING LIMITS OF DISTURBANCE
- PROPERTY LINE
- EXISTING OPEN SPACE
- ▽▽▽▽▽ COASTAL SAGE SCRUB
- /// SOUTHERN MARITIME CHAPARRAL

PROPOSED CONDITIONS DATA

TOTAL SITE AREA (AC)	10.24
GRADED AREA (AC)	3.41
% OF TOTAL SITE	33%
IMPERVIOUS AREA (SF)	118,961
PERVIOUS AREA (SF)	29,526

CALLAN ROAD

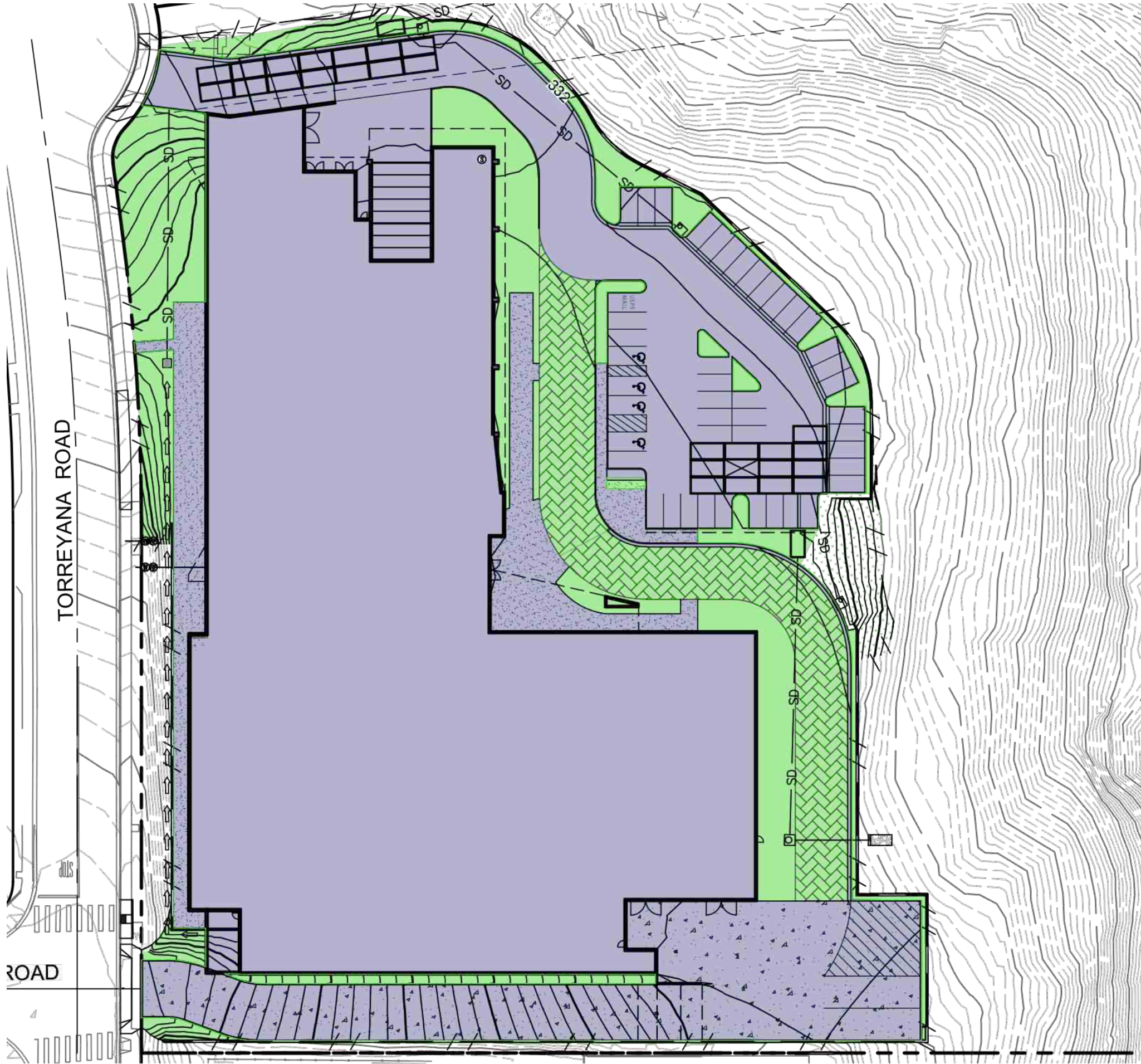
TORREYANA ROAD

PERVIOUS VS IMPERVIOUS



EXISTING

EXISTING CONDITIONS DATA	
TOTAL SITE AREA	446,055 ^{SF} 10.24 ^{AC}
PERVIOUS AREA	344,801^{SF}
IMPERVIOUS AREA	101,253^{SF}
% IMPERVIOUS	22.7%
BUILDING AREA	76,694 SF



PROPOSED

PROPOSED CONDITIONS DATA	
TOTAL SITE AREA	446,055 ^{SF} 10.24 ^{AC}
PERVIOUS AREA	327,093^{SF}
IMPERVIOUS AREA	118,961^{SF}
% IMPERVIOUS	26.7%
BUILDING AREA	203,096 SF

LANDSCAPE



RECOMMENDATIONS BY



NATIVE WEST
NURSERY
EST. 2003

LANDSCAPE PLANTING PLAN



CONCEPT PLANTING SCHEDULE

-  TIPU TREE
-  STRAWBERRY TREE
-  MEXICAN SYCAMORE
-  TORREY PINE
-  EXISTING TORREY PINES



NATIVE WEST
NURSERY

RECOMMENDATIONS

- **CARPENTERIA CALIFORNICA** 'ELIZABETH' 5G - *Abutilon palmeri* as a possible sub.
- **RIBES SPECIOSUM 5G** - *Ribes viburnifolium* or *Ribes sanguineum* could work as subs.
- **PENNISETUM ALOEPECUROIDES 1G** - *Muhlenbergia* or *Sporobolus airoides* could work as a sub.
- **PENSTEMON EATONII 1G** -
- **PENSTEMON SPECTABILIS 1G** -

SUSTAINABILITY



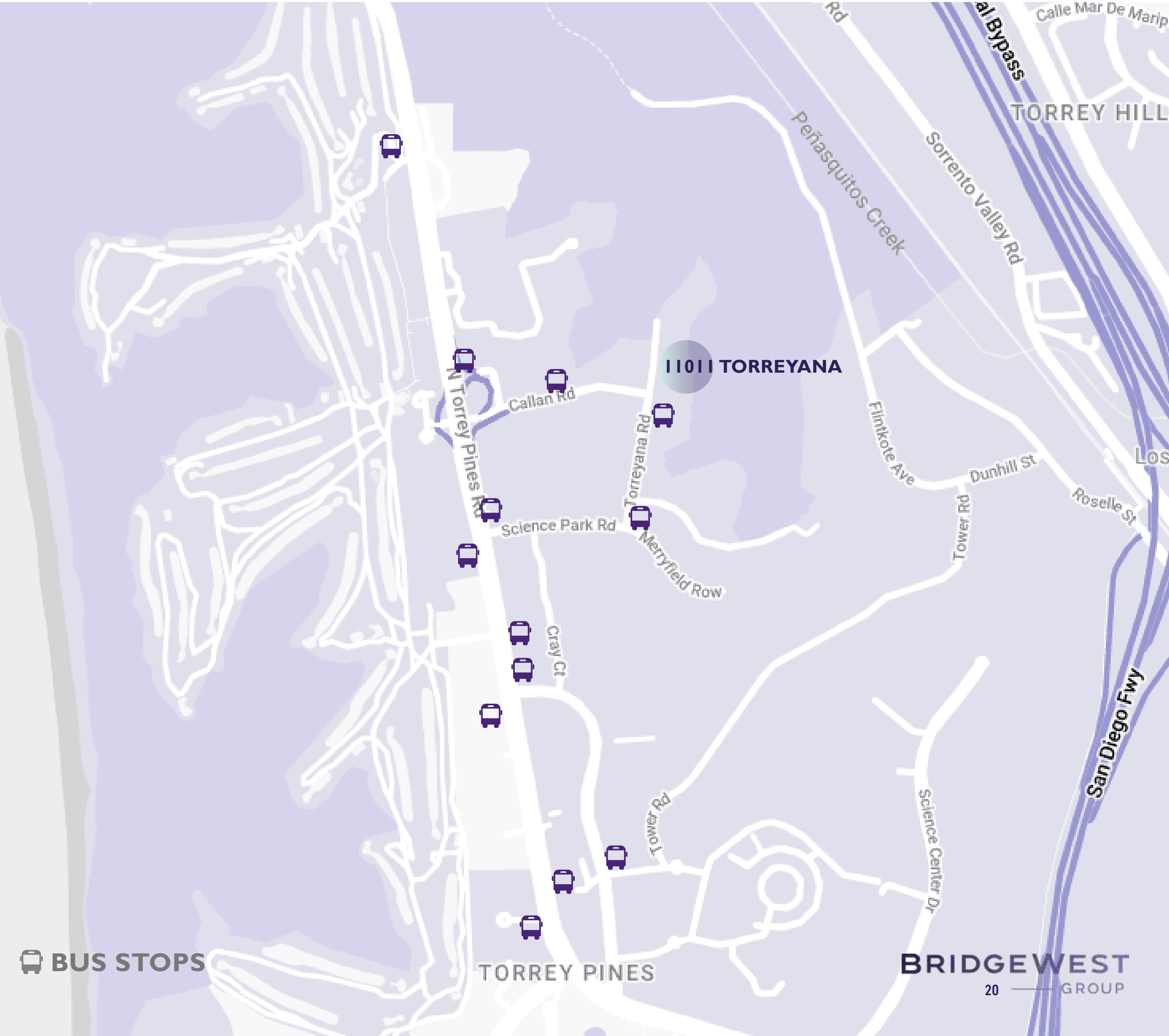
SOLAR WINDOW



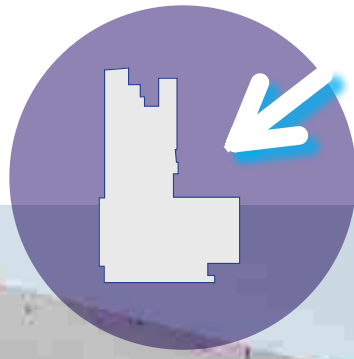
BIKE SHARE



WATER CONSERVANCY

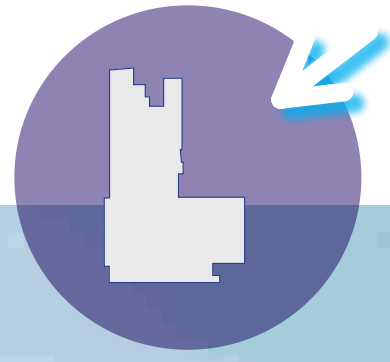


 BUS STOPS



PROPOSED RENDERING

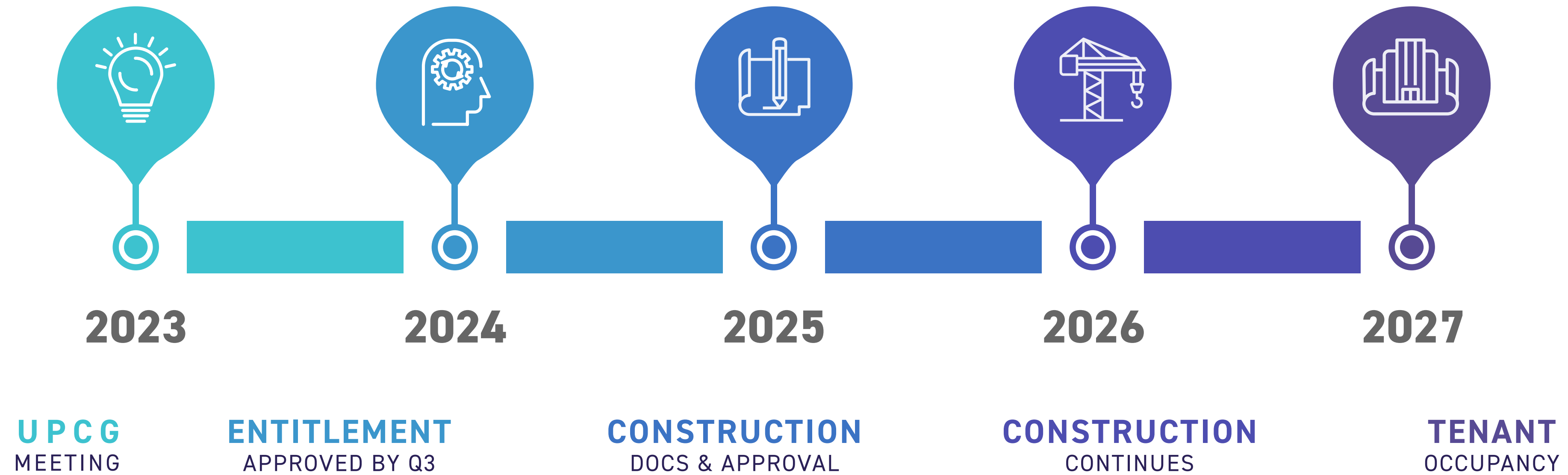




PROPOSED RENDERING



TIMELINE



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DISCUSSION