



ALEXANDRIA®

BUILDING THE FUTURE OF LIFE SCIENCE INNOVATION

One Alexandria Square
for the UCPG

May 9, 2023

ONE ALEXANDRIA SQUARE

Master plan



CALLAN RD

TORREYANA RD

SCIENCE PARK RD

NORTH TORREY PINES

ONE ALEXANDRIA SQUARE

OAS 7 today



ONE ALEXANDRIA SQUARE

OAS 7 site plan

5.95 acre site

3.50 acres of landscape

Demolition of existing buildings

119,200 SF

Total Development
(per current entitlements)



ONE ALEXANDRIA SQUARE

Sustainability

C&S LEED Gold

Fitwell Ready

**Preconditions for
Well Certified**



ONE ALEXANDRIA SQUARE

OAS 7

**VIEW FROM TORREYANA ROAD
LOOKING NORTH**

10995

ONE ALEXANDRIA SQUARE

OAS 7

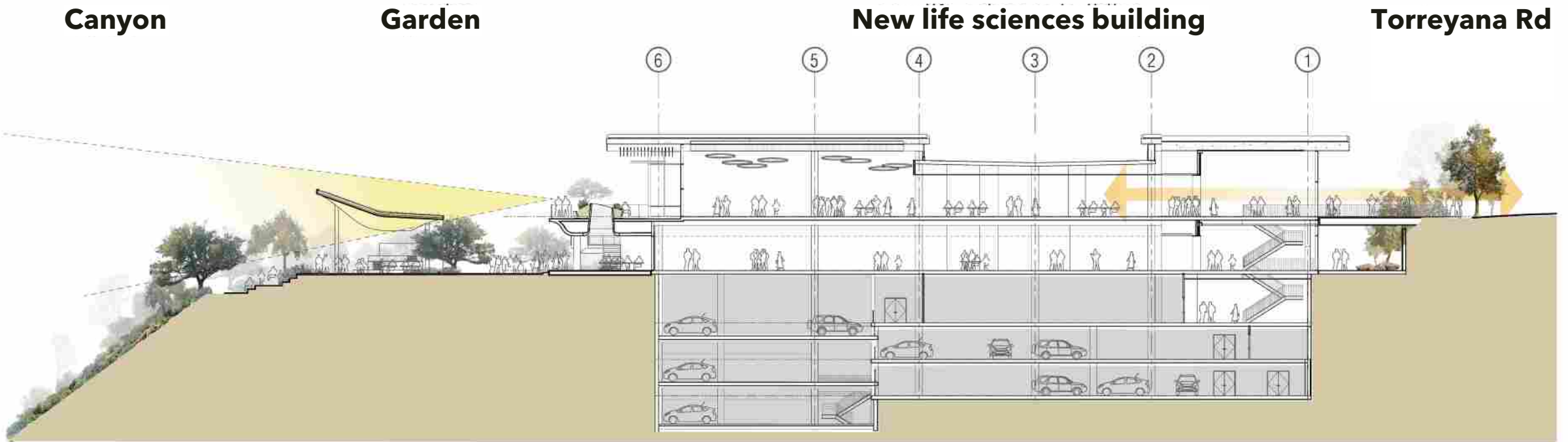
**2-STORY LOBBY WITH
BRIDGE CONNECTOR AT STREET**

ONE ALEXANDRIA SQUARE

OAS 7

BUILDING LOBBY

OAS 7



CROSS SECTION

ONE ALEXANDRIA SQUARE

OAS 7



EAST VIEW DECK FROM GARDEN

OAS 7

01.01.2024

Entitlements
Secured

04.01.2024

Permit
Secured

06.01.2024

Mobilize
on site

06.01.2026

Construction
Completed

**VIEW FROM TORREYANA ROAD
LOOKING NORTH**

Planting

IN PARTNERSHIP WITH **NATIVE WEST NURSERY**
100% CALIFORNIA GROWN PLANTS



Pinus torreyana - Torrey Pine



Platanus racemosa - California Sycamore



Bahiopsis laciniata - San Diego Sunflower



Rhus integrifolia - Lemonade Berry



Salvia clevelandii - Cleveland Sage



Muhlenbergia rigens - Deergrass



Ribes viburnifolium - Evergreen Currant



Quercus agrifolia - Coast Live Oak



Heteromeles arbutifolia - Toyon

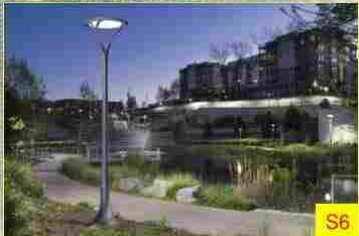
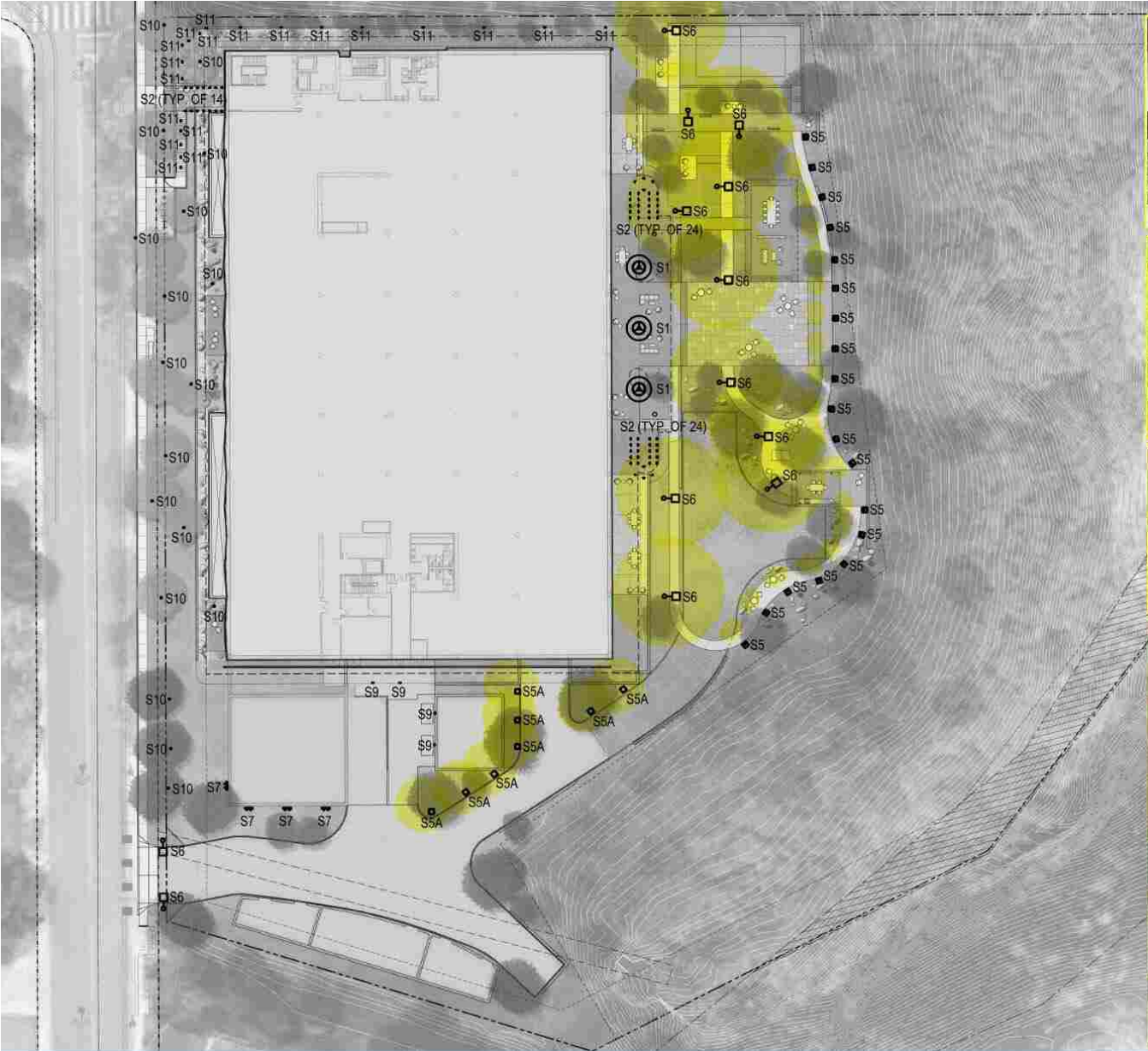


Eriogonum fasciculatum - Flat-top Buckwheat



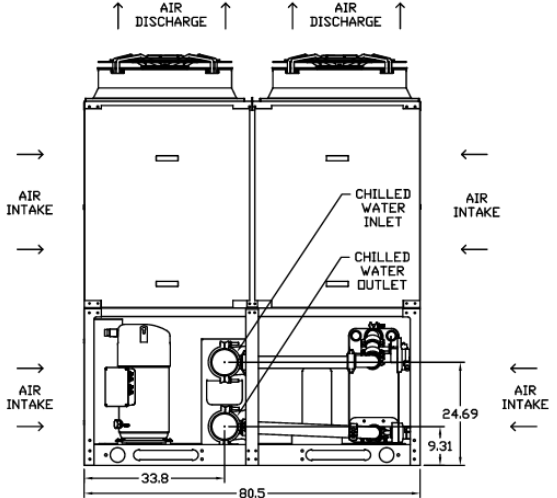


Ceanothus leucodermis - White Stem Wild Lilac

Exterior Lighting



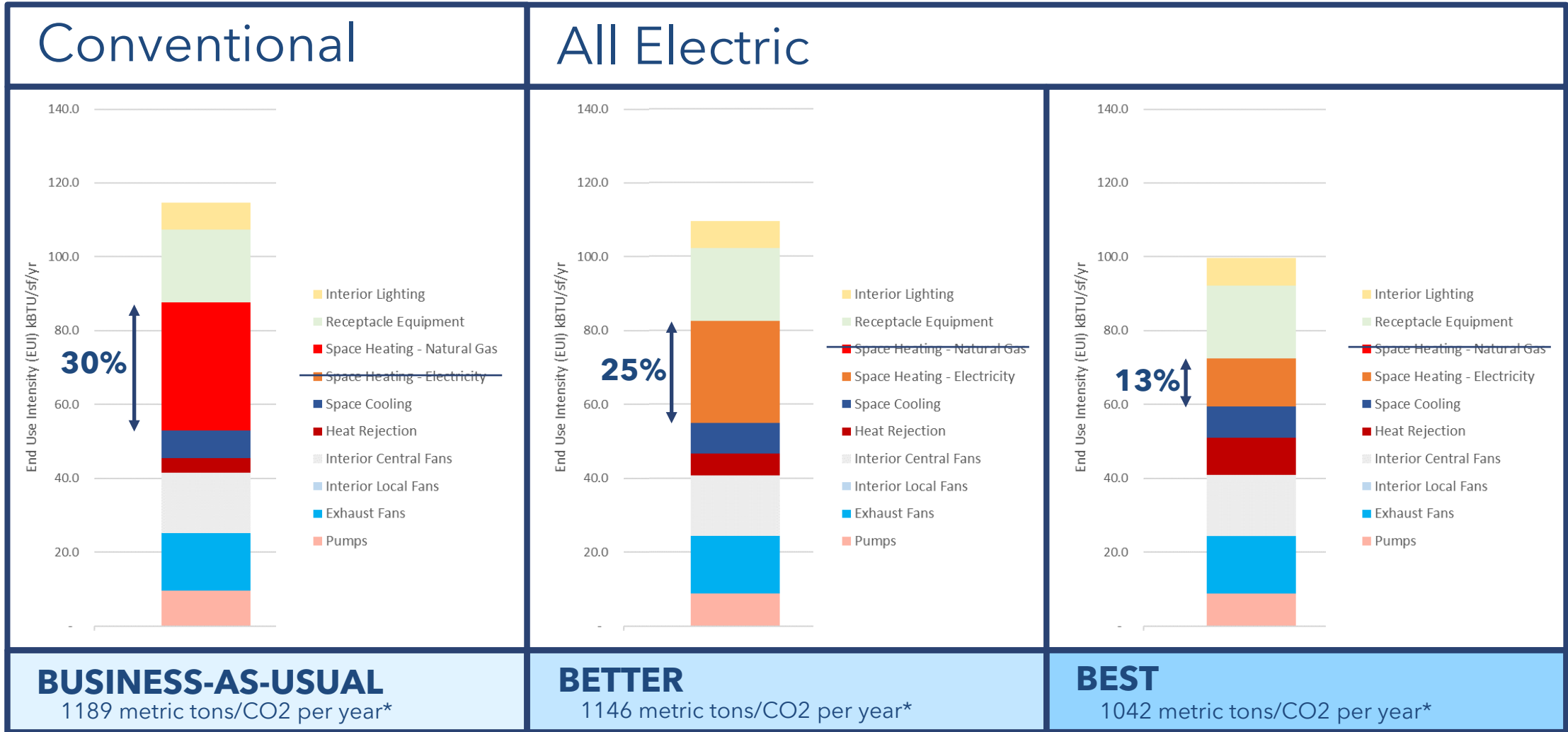
EUI Comparison

Conventional	All Electric													
 <p data-bbox="173 925 542 1011">Heating - Gas Boiler Cooling - Chiller</p> <table data-bbox="173 1039 792 1110"> <tr> <td>Heating Efficiency*</td> <td>96%</td> </tr> <tr> <td>Footprint</td> <td>~1,000 SF</td> </tr> </table>	Heating Efficiency*	96%	Footprint	~1,000 SF	 <p data-bbox="904 925 1337 1011">Heating - Electric Boiler Cooling - Chiller</p> <table data-bbox="904 1039 1523 1110"> <tr> <td>Heating Efficiency*</td> <td>100%</td> </tr> <tr> <td>Footprint</td> <td>~1,000 SF</td> </tr> </table>	Heating Efficiency*	100%	Footprint	~1,000 SF	 <p data-bbox="1635 932 2262 1018">Heating - ASHP Cooling - Chiller w/ Heat Recovery</p> <table data-bbox="1635 1046 2262 1118"> <tr> <td>Heating Efficiency/COP**</td> <td>2.56 or 256 %</td> </tr> <tr> <td>Footprint</td> <td>~3,600 SF</td> </tr> </table>	Heating Efficiency/COP**	2.56 or 256 %	Footprint	~3,600 SF
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BUSINESS-AS-USUAL	BETTER													

*Thermal Efficiency refers to how effectively a boiler converts fuel into useful heat.

**COP - Coefficient of performance is the ratio of the heat output over the electrical energy consumed.

EUI Comparison



*The energy consumption includes only operational energy. Energy or carbon emissions associated with manufacturing of MEP equipment and source energy are excluded.



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THANK YOU

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