



\$4.00/SF
for prime
Torrey Pines
sublease
space

ONE ALEXANDRIA SQUARE

10955 Alexandria Way, Suite 100, San Diego, CA 92121

80,168 SF of lab and office space
available for sublease (divisible)

40% lab
60% office

REIMAGINING TORREY PINES' SCIENTIFIC LANDSCAPE



ONE ALEXANDRIA SQUARE EMERGES AS A BEACON OF INNOVATION

This transformative campus infuses the area with over 80,000 square feet of cutting-edge lab and office space, complemented by an array of premier amenities—all within reach of San Diego's thriving biotech ecosystem.

Experience the future of life sciences:



Flexible space adapting to your evolving needs, from 30,000 to 80,168 SF



Versatile sublease terms offering agility in a fast-paced industry

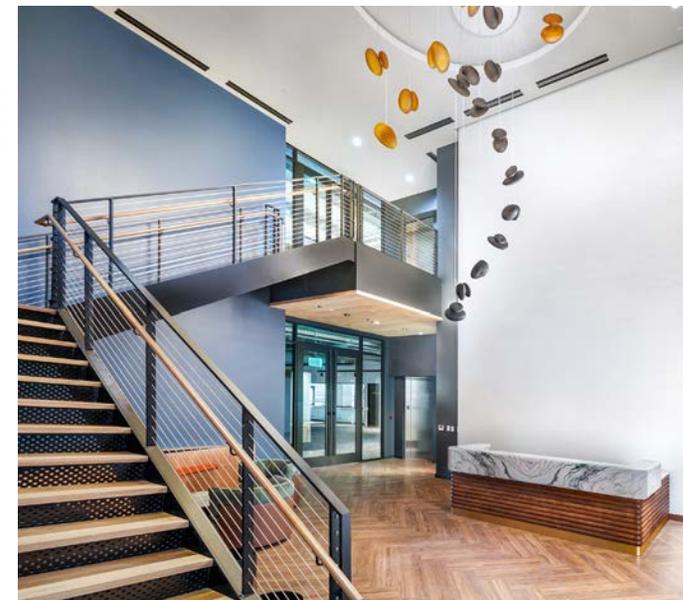


State-of-the-art infrastructure supporting both biology and chemistry uses

BUILDING SPECS

- **RSF Total Building:** 80,168
First Floor RSF: 40,000
- **Floor-to-Ceiling Height:** 15'
- **Floor Live Loads:** 125 lbs. psf
- **Lab Utilities:** Compressed Air, Vacuum, N₂, DI & CO₂, Backup Power, Fume Hoods: 16 (Fourteen 8' and two 6')
- **Lab Benches:**
Entire Building: 30
First Floor: 16
- **Lab Support Rooms:**
Entire Building: 23
First Floor: 14
- **# of Private Offices:**
Entire Building: 41
First Floor: 16
- **# of Workstations:**
Entire Building: Capacity for 240 (*potential)
First Floor: Capacity for 86 (*potential)
- **# of Conference Rooms:**
Entire Building: 16
First Floor: 6

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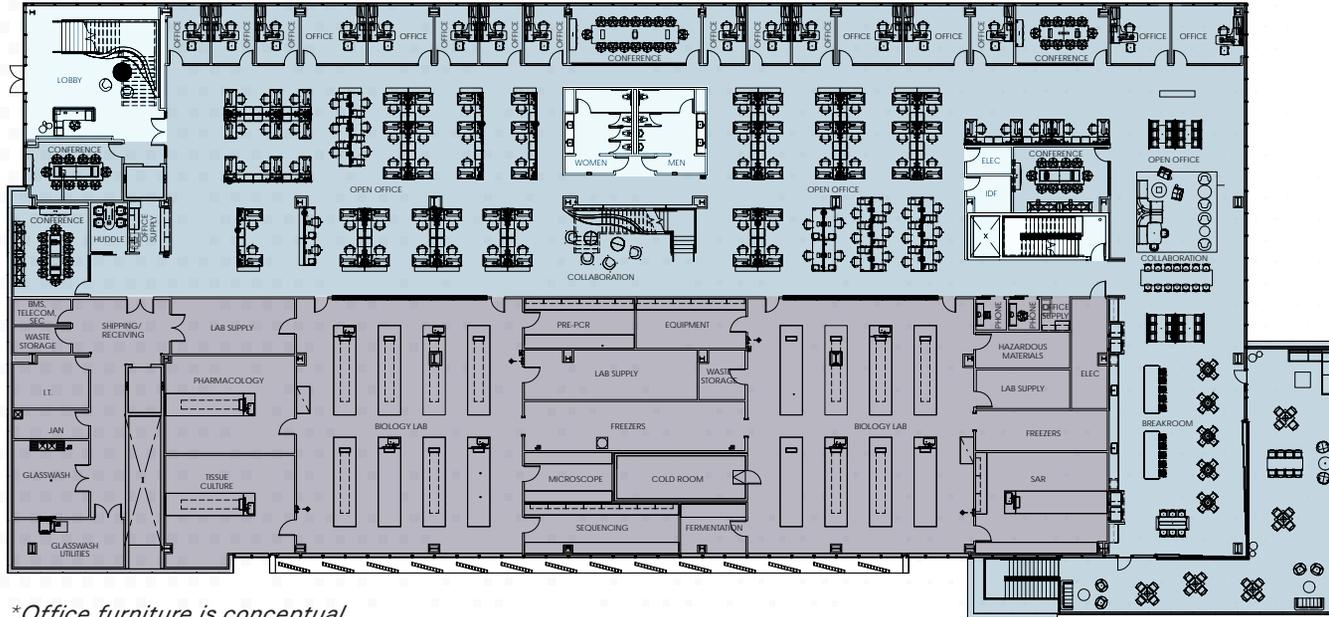


THE CAMPUS



1ST FLOOR PLAN CONCEPTUAL*

- Office**
16 private offices
6 conference rooms
86 workstations
- Lab**
16 lab benches



*Office furniture is conceptual



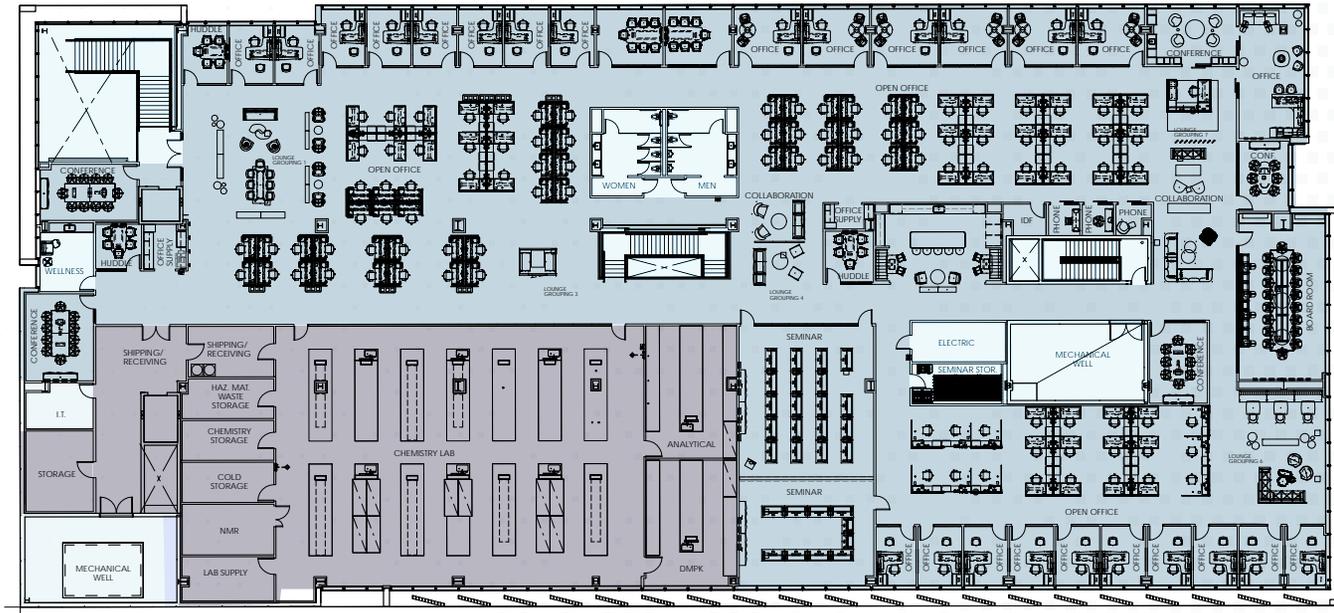
2ND FLOOR PLAN EXISTING

Office

- 25 private offices
- 10 conference rooms
- 2 seminar rooms
- 100 workstations

Lab

- 14 lab benches



CAMPUS COURTYARD



CAMPUS AMENITIES



The Pavillion



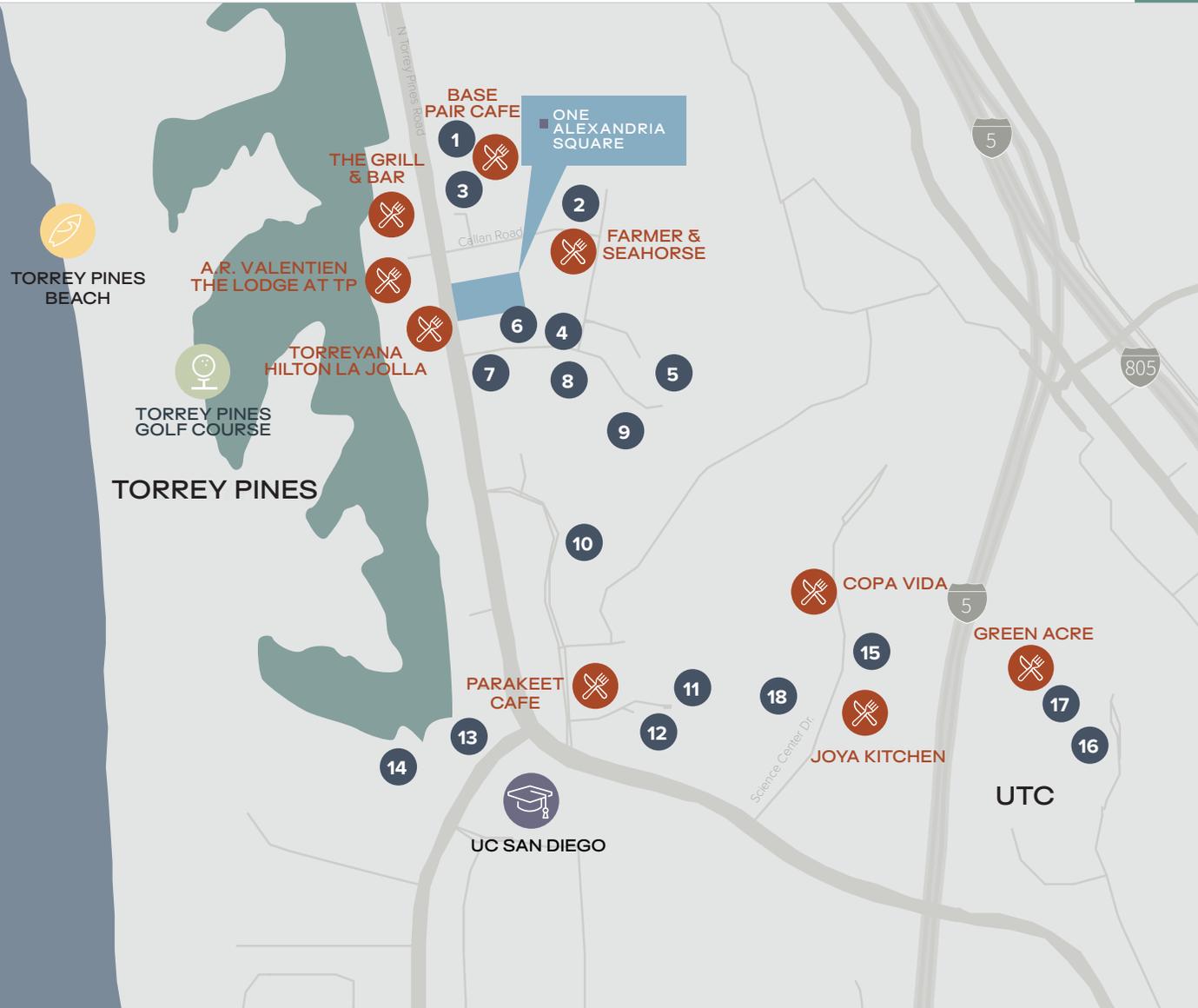
Grab and Go Eatery



Building B5 Exterior Patio



LOCATION



Life Sciences Community

1. Scripps Research
2. Foundation Medicine
3. Inhibrx
4. Merck
5. Johnson & Johnson
6. Singular Genomics
7. Sanford Burnham Prebys
8. Erasca
9. Vertex
10. Novartis
11. General Atomics
12. Labcorp
13. West Wireless Health
14. Salk Institute
15. Arcturus Therapeutics
16. Eli Lilly
17. Bristol Myers Squibb
18. Pacira

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