



**\$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



■ **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, N<sub>2</sub>, DI & CO<sub>2</sub>,  
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:**

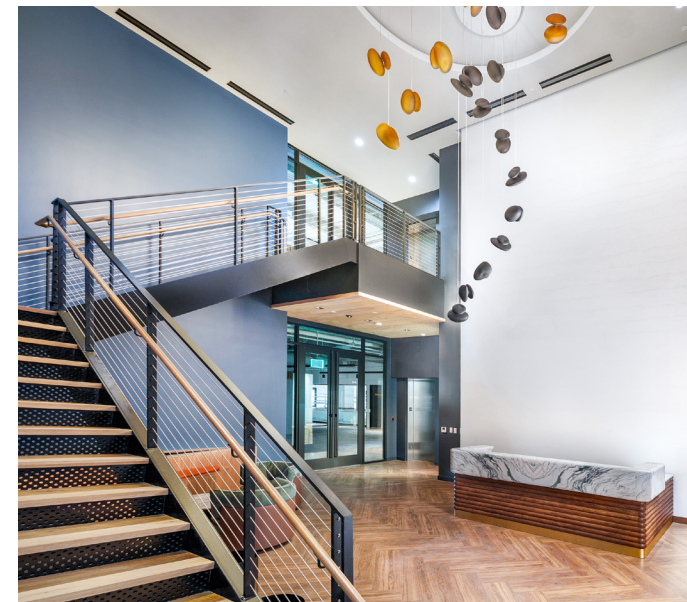
Entire Building: 16

First Floor: 6

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## ■ BUILDING SPECS





# THE CAMPUS





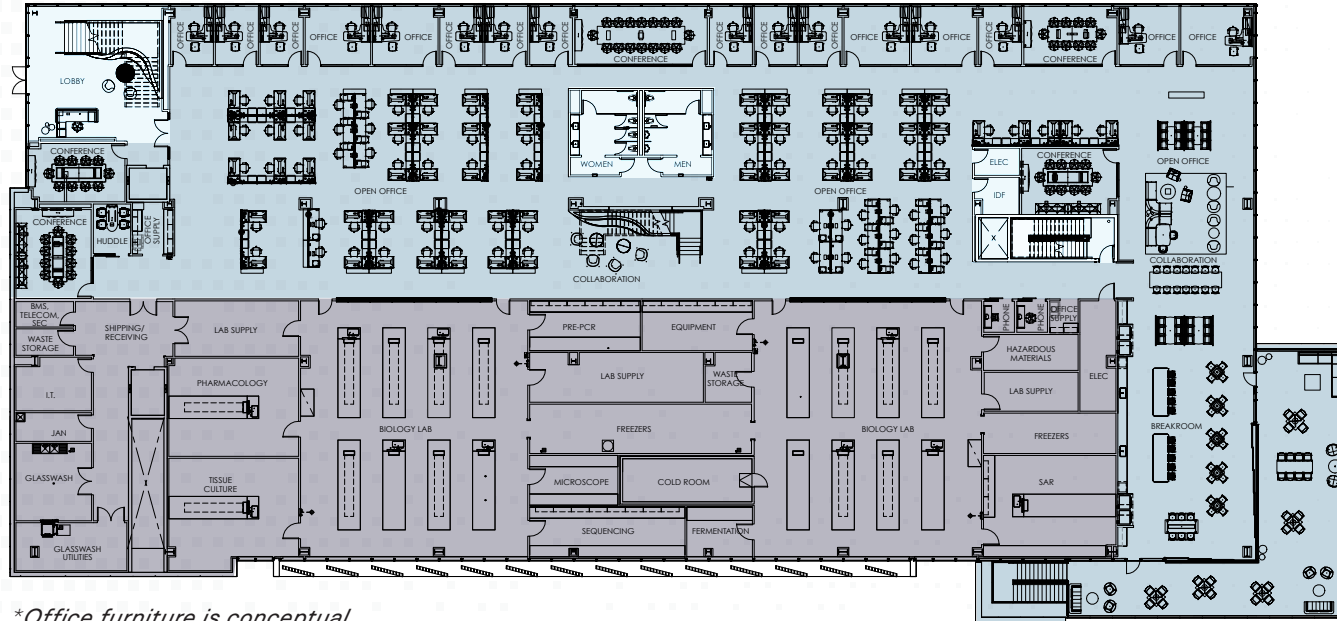
# 1<sup>ST</sup> FLOOR PLAN CONCEPTUAL\*

## Office

16 private offices  
6 conference rooms  
86 workstations

## Lab

16 lab benches



\*Office furniture is conceptual





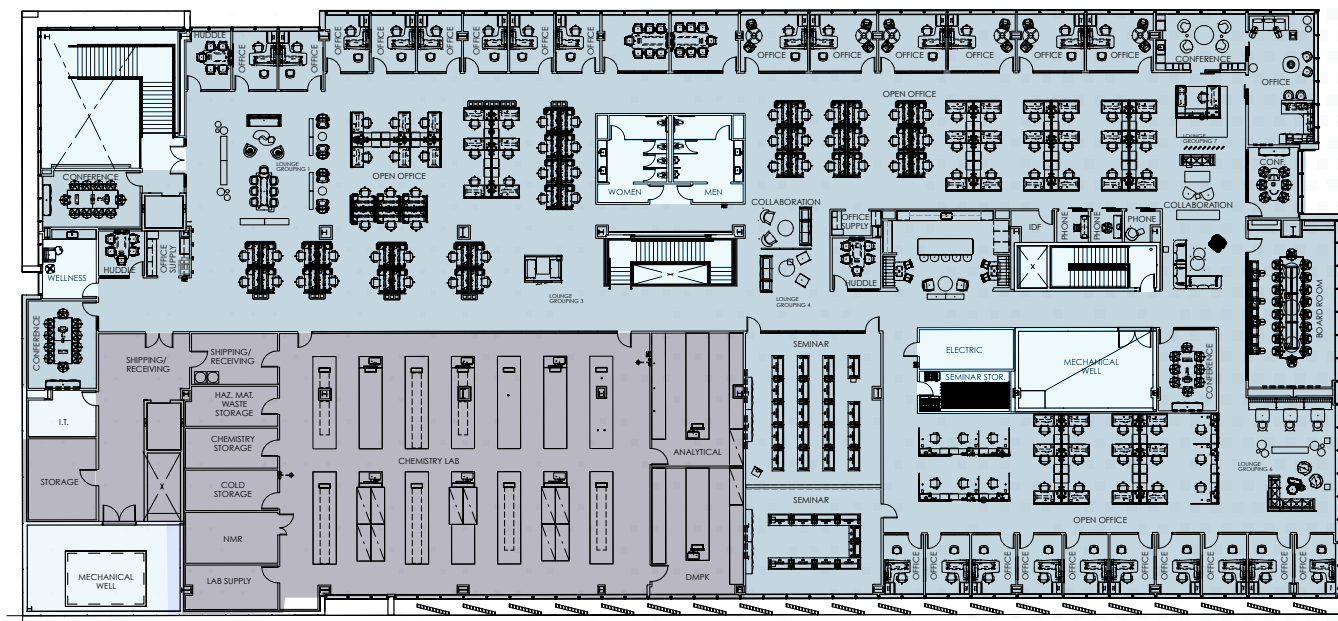
## 2<sup>ND</sup> FLOOR PLAN EXISTING

### 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



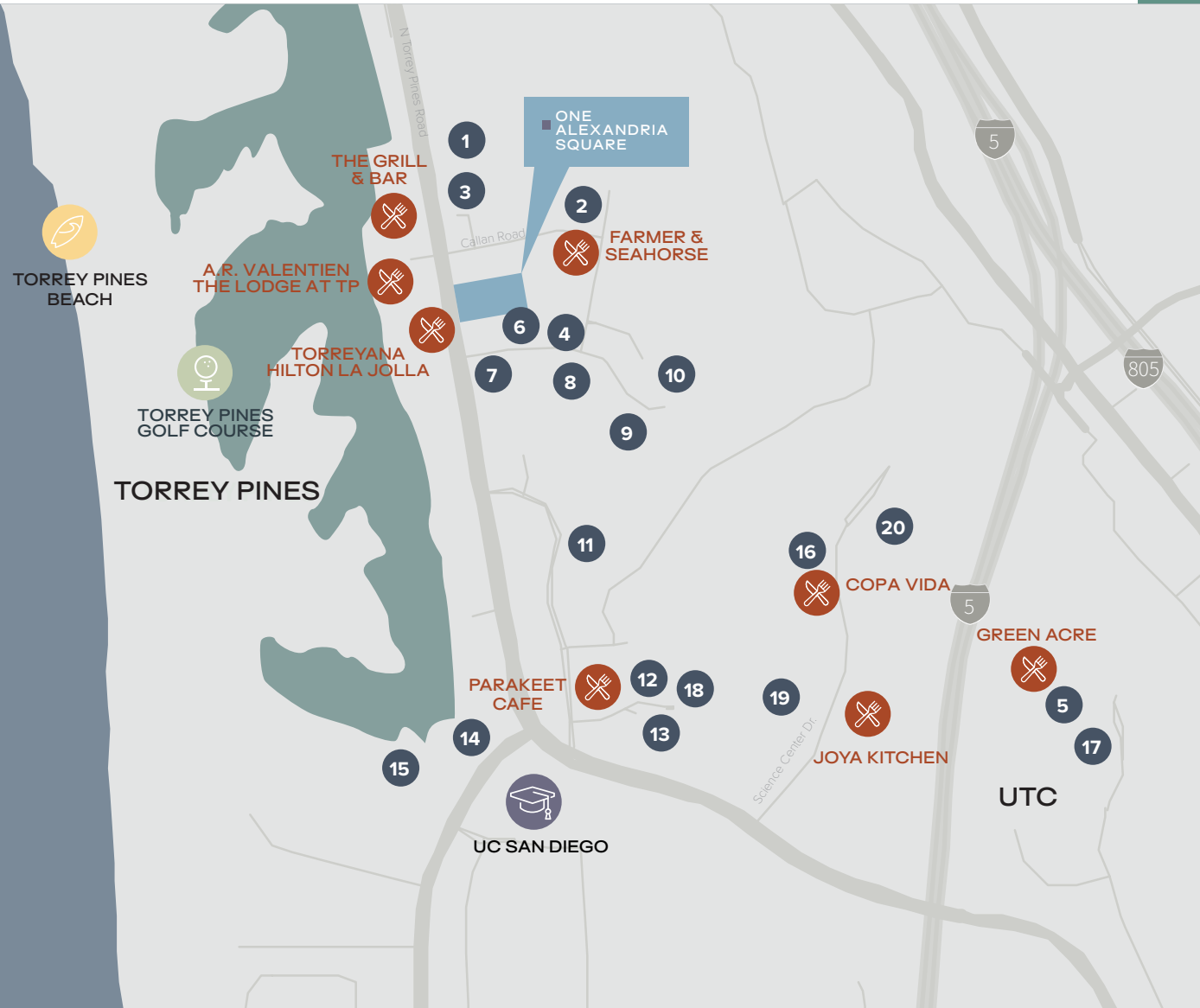
Building B5  
Exterior Patio





# LOCATION

## Life Sciences Community



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



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