



ALEXANDRIA **TECH CENTER**

HIGHLY AMENITIZED CLASS A OFFICE AND LIFE
SCIENCE CAMPUS IN THE DYNAMIC SORRENTO
MESA SUBMARKET



**READY...
SET...
TECH**

Alexandria Tech Center is an amenity-rich campus environment with Tech Office and Life Science opportunities to fit your needs.

Located in the highly desirable location of West Sorrento Mesa, ARE Tech Center offers exceptional ingress & egress to I-805 (0.8 miles). Unparalleled on-site campus amenities with a multitude of options to satisfy all parties. Be a part of something bigger.

ALEXANDRIA TECH CENTER

630,000 SF Existing Campus



FIBER OPTICS AVAILABLE
with free wifi in
amenity spaces



EXPANSION POTENTIAL
with up to 868,000 SF of
future planned development



WALKABLE & AMENITY-RICH
campus
experience



ABUNDANCE OF ON-SITE AMENITIES:
Fully staffed fitness center,
grab-n-go cafe, food hall,
restaurant/brewery and
recreation areas



BREATH THE FRESH AIR
with plenty of green
space including event
lawns, lounge seating
with firepits & an on-site
Koi pond



EXISTING CAMPUS SITE PLAN

ALEXANDRIA TECH CENTER

630,000 SF Existing Campus

EXISTING CAMPUS SITE PLAN



COURTNEY'S GRAB & GO

VOLLEYBALL COURT

BASKETBALL COURT

SPORTS FIELD

YOGA/SPIN STUDIO

PARK COMMONS FOOD HALL

EVENT LAWN

FITNESS CENTER OPERATED BY EXOS

KARL STRAUSS BREWERY & RESTAURANT

CONFERENCE CENTER

**WORK.
PLAY.
INNOVATE.**

FUTURE CAMPUS SITE PLAN

- EXISTING
- PLANNED
- AMENITY

PARKING AMENITIES
Food delivered to car, wash/detail, oil change, tire inflation, gas and other fluid refills, chipped glass/window repair, EV charging concierge, dry cleaning delivery to car, etc.

FITNESS CENTER
ALEX CLUB
Tenant lounge, social, F&B, learning kitchen, clubhouse

KARL STRAUSS BREWERY & RESTAURANT

PARK COMMONS FOOD HALL

CONFERENCE CENTER

Building E
Under Construction

ARE-EAST
Active, wellness, daycare, Scripps clinic

"GROOM" CONCEPT
Barber + nail salon

GO TO ARCADE
Dry cleaning, Amazon drop-off, concierge, transit center, quick pick-up cafe

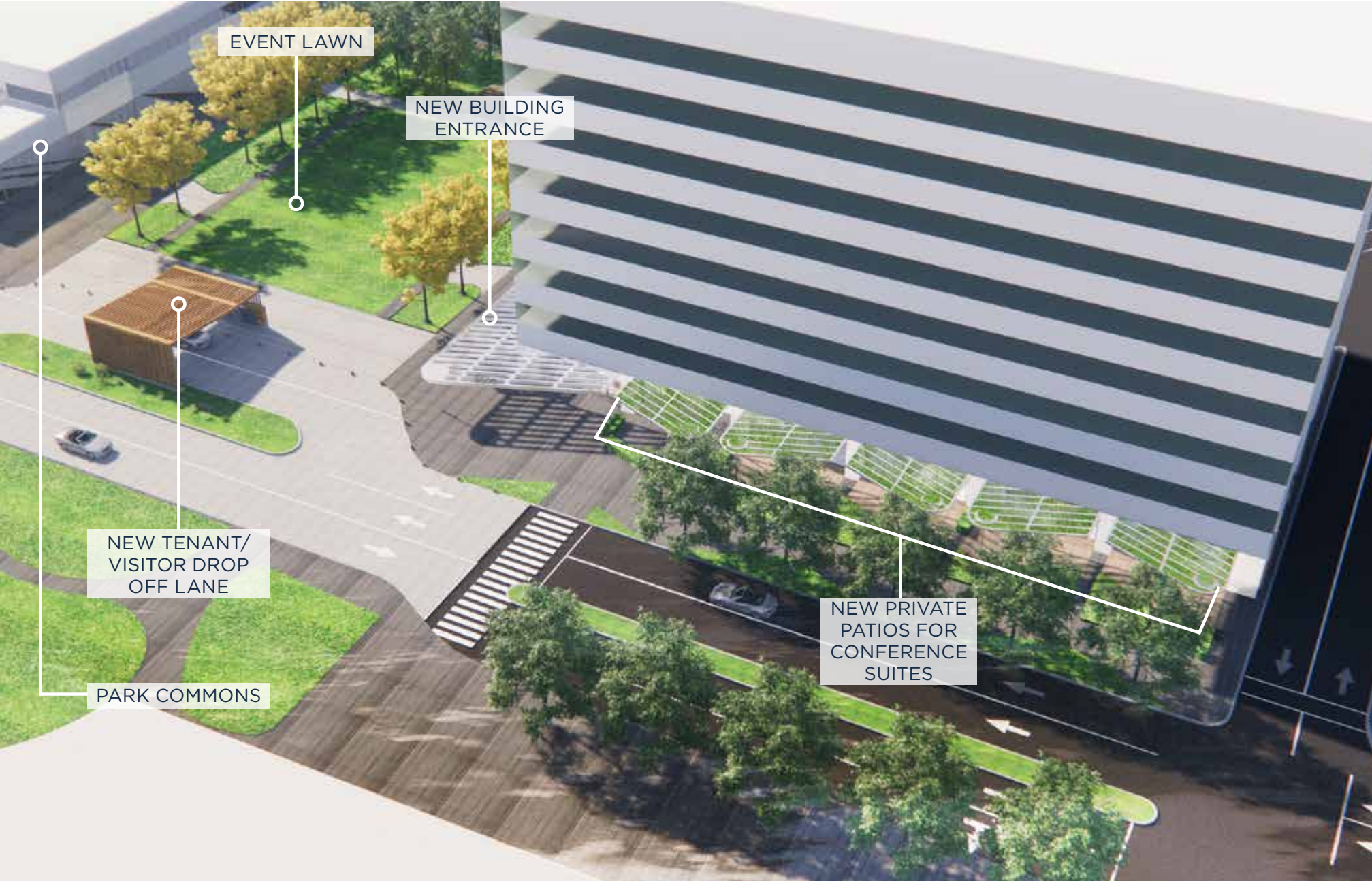
ALEXANDRIA BODEGA
Grocer

PROPOSED

EXISTING



Future Visitor Drop Off Experience // Planned



Conferencing Center // Coming July 2021



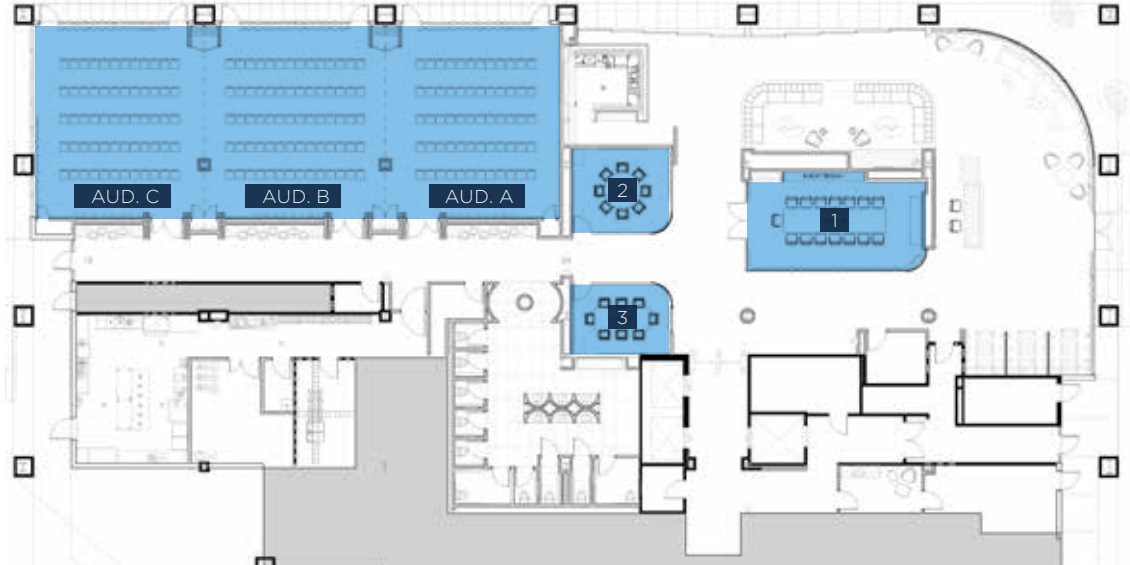
*The above renderings are preliminary in nature and the Landlord reserves the right to modify the renderings / plans at its sole discretion.

Potential Conference Room Configurations// Coming July 2021

AUDITORIUM

Auditorium Configuration	Seat Count
A	60
B	70
C	60
Total	190

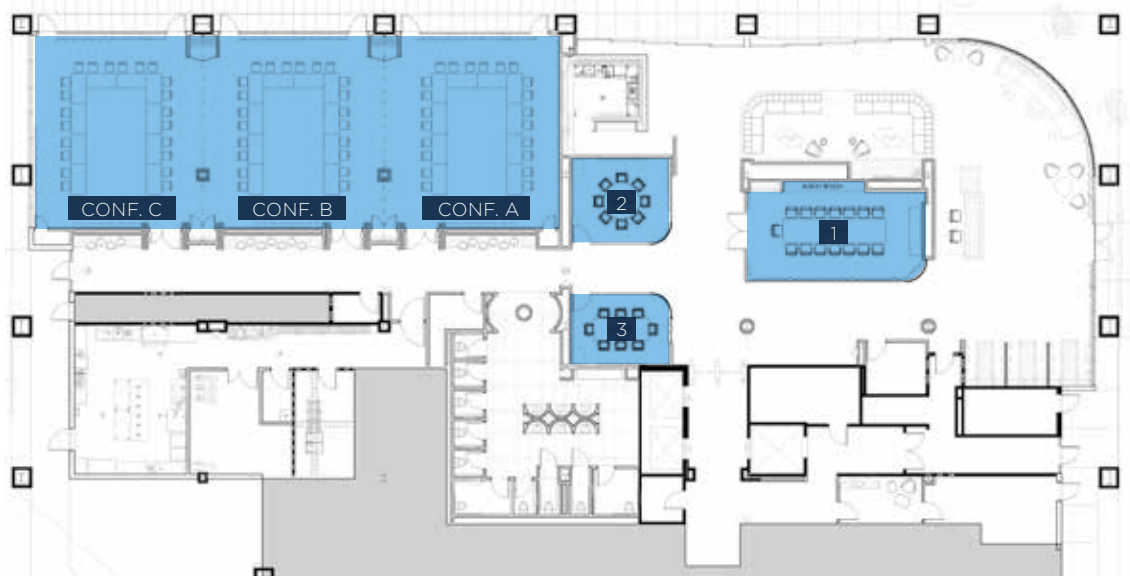
Conference Rooms	Seat Count
1	21
2	8
3	8
Total	37



CONFERENCE

Conference Configuration	Seat Count
A	22
B	22
C	22
Total	66

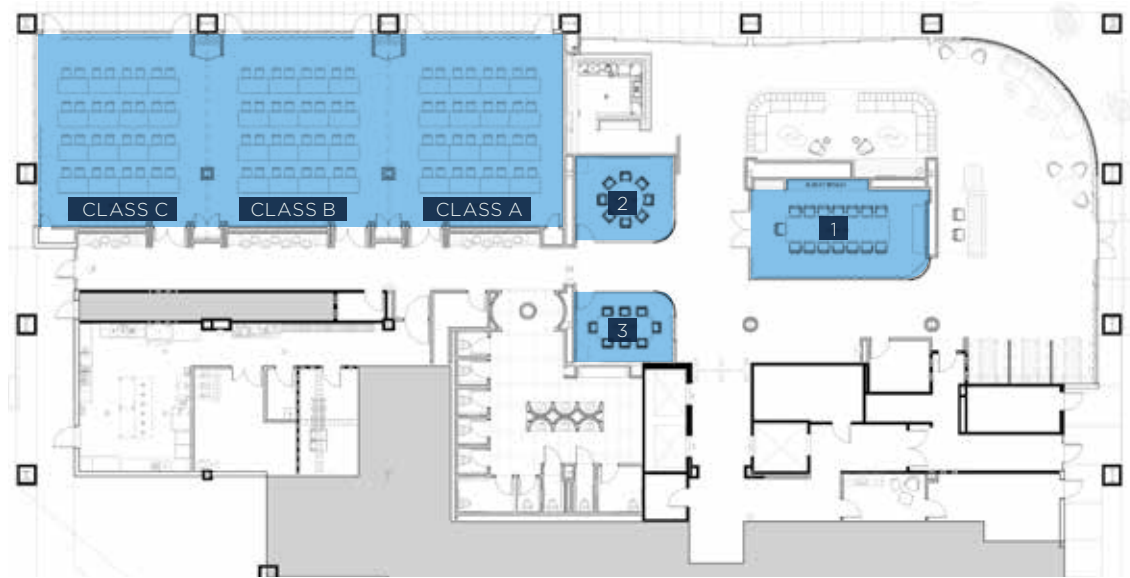
Conference Rooms	Seat Count
1	21
2	8
3	8
Total	37



CLASSROOM

Classroom Configuration	Seat Count
A	32
B	32
C	32
Total	96

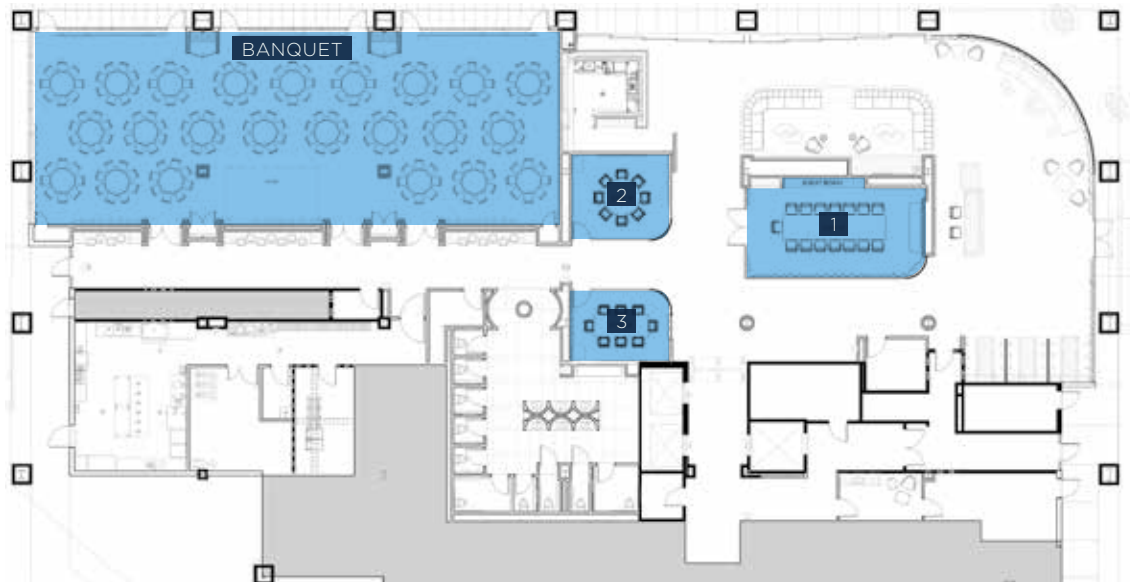
Conference Rooms	Seat Count
1	21
2	8
3	8
Total	37



BANQUET

Banquet Configuration	Seat Count
Banquet	184
Total	184

Conference Rooms	Seat Count
1	21
2	8
3	8
Total	37



ALEXANDRIA TECH CENTER



SUITE	SIZE	AVAILABILITY	LEASE RATE	DESCRIPTION
9605 SCRANTON ROAD				
300	21,988 SF	Immediately	\$4.25/SF + E	Full floor opportunity and contiguous with 4th floor for a total of 44,342 SF. Spec suite scheduled to deliver 2/1/22.
400	22,354 SF	Immediately	\$4.25/SF + E	Full floor opportunity and contiguous with 3rd floor for a total of 44,342 SF. Spec suite scheduled to deliver 2/1/22.
600	22,801 SF	TBD	\$4.25/SF + E	Full floor opportunity. Spec suite can be delivered 7/1/22.
750	7,706 SF (divisible to 3,500 SF)	Immediately	\$4.25/SF + E	Spec suite scheduled to deliver 3/1/2022.
810	17,210 SF	6/1/22	\$4.25/SF + E	Three contiguous suites with creative office spec suite improvements planned. Spec suite scheduled to deliver 6/1/2022.

SUITE	SIZE	AVAILABILITY	LEASE RATE	DESCRIPTION
9645 SCRANTON ROAD				
140/170	14,957 SF	5/1/22	\$3.60/SF NNN	Two contiguous suites. Tenants vacating by 5/1/22 and creative office spec suite improvements planned.

SUITE	SIZE	AVAILABILITY	LEASE RATE	DESCRIPTION
BUILDING C				
Entire Bldg	208,000 SF	Q4 2023	-	Planned five-story, ground-up state of the art life science facility. Facility will have ample natural light, exterior balconies/terraces, green space and Class AA aesthetic finishes. Large floor plates (approx. 38,000 SF). Can easily accommodate single or multi tenant usage with accessible and efficient shipping and receiving.

BLDG	SIZE	AVAILABILITY	LEASE RATE	DESCRIPTION
PLANNED FUTURE DEVELOPMENTS				
Bldg A	230,000 SF	TBD	-	Large expansion capability between three future planned facilities. Can build as demand dictates.
Bldg B	224,000 SF	TBD	-	
Bldg D	206,000 SF	TBD	-	

ALEXANDRIA TECH CENTER



9605 SCRANTON ROAD



ALEXANDRIA TECH CENTER

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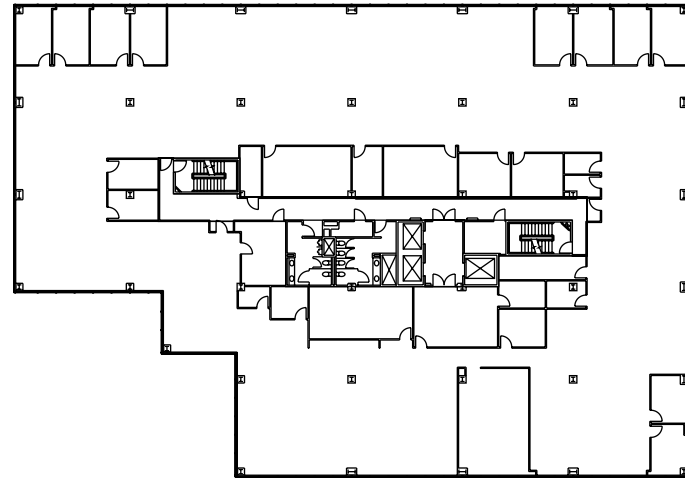
9605 SCRANTON ROAD

SUITE 300

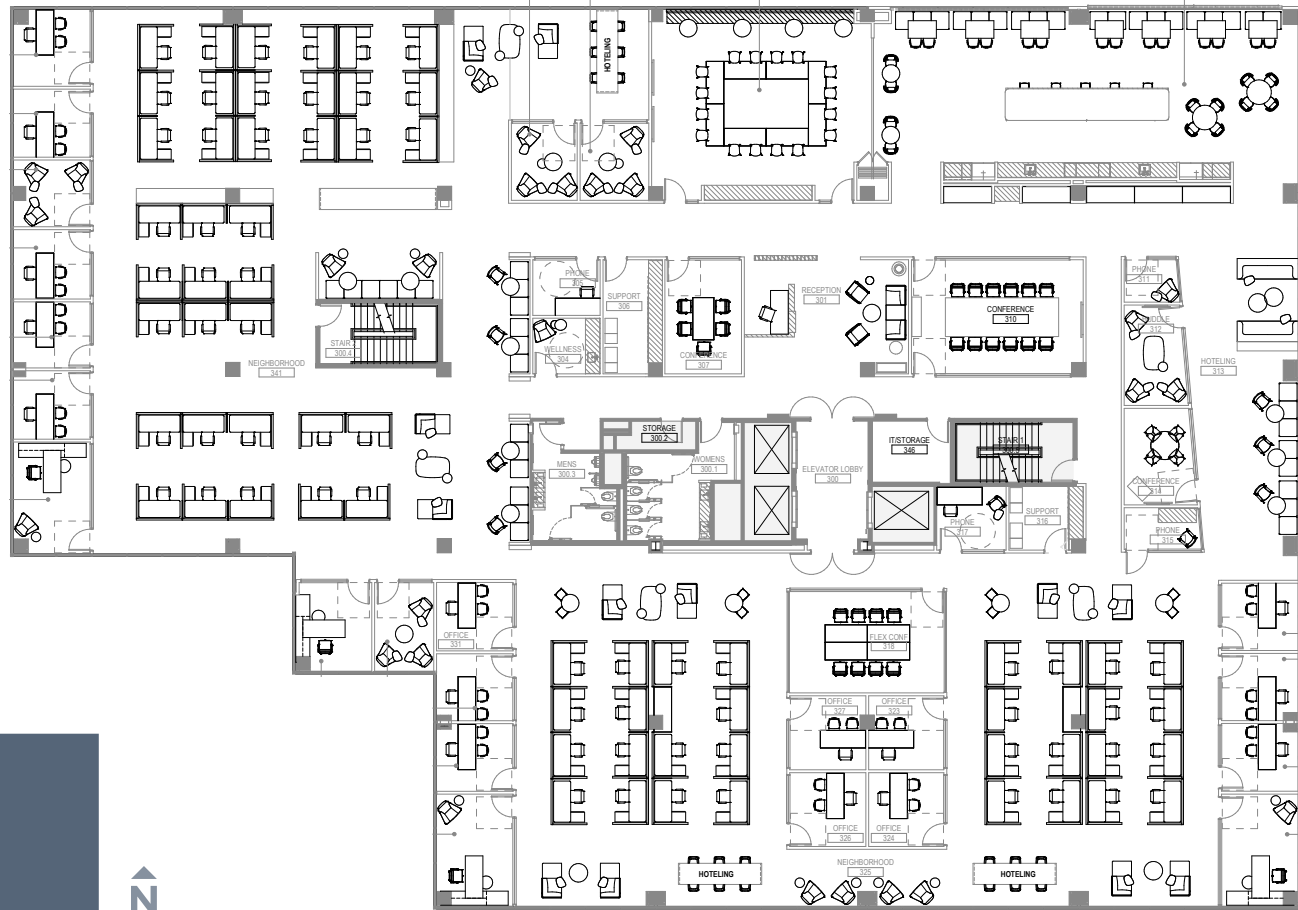
21,988 SF

Vacant

As-Built Plan



Future Spec Suite (estimated delivery 2/1/22)



Key Plan



PROGRAM

- 73 Workstations
- 19 Private Offices
- 1 Large Training/ All Hands
- 2 Large Conference
- 2 Small Conference
- 5 Huddle Rooms
- 4 Phone Rooms
- 1 Well Room

ALEXANDRIA TECH CENTER

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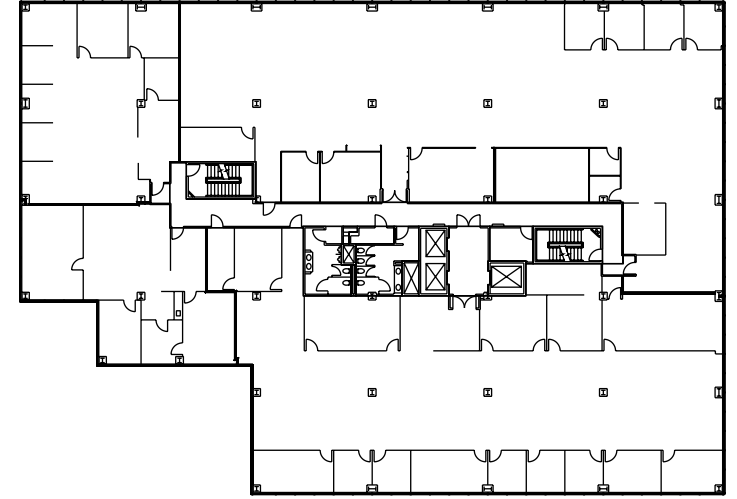
9605 SCRANTON ROAD

SUITE 400

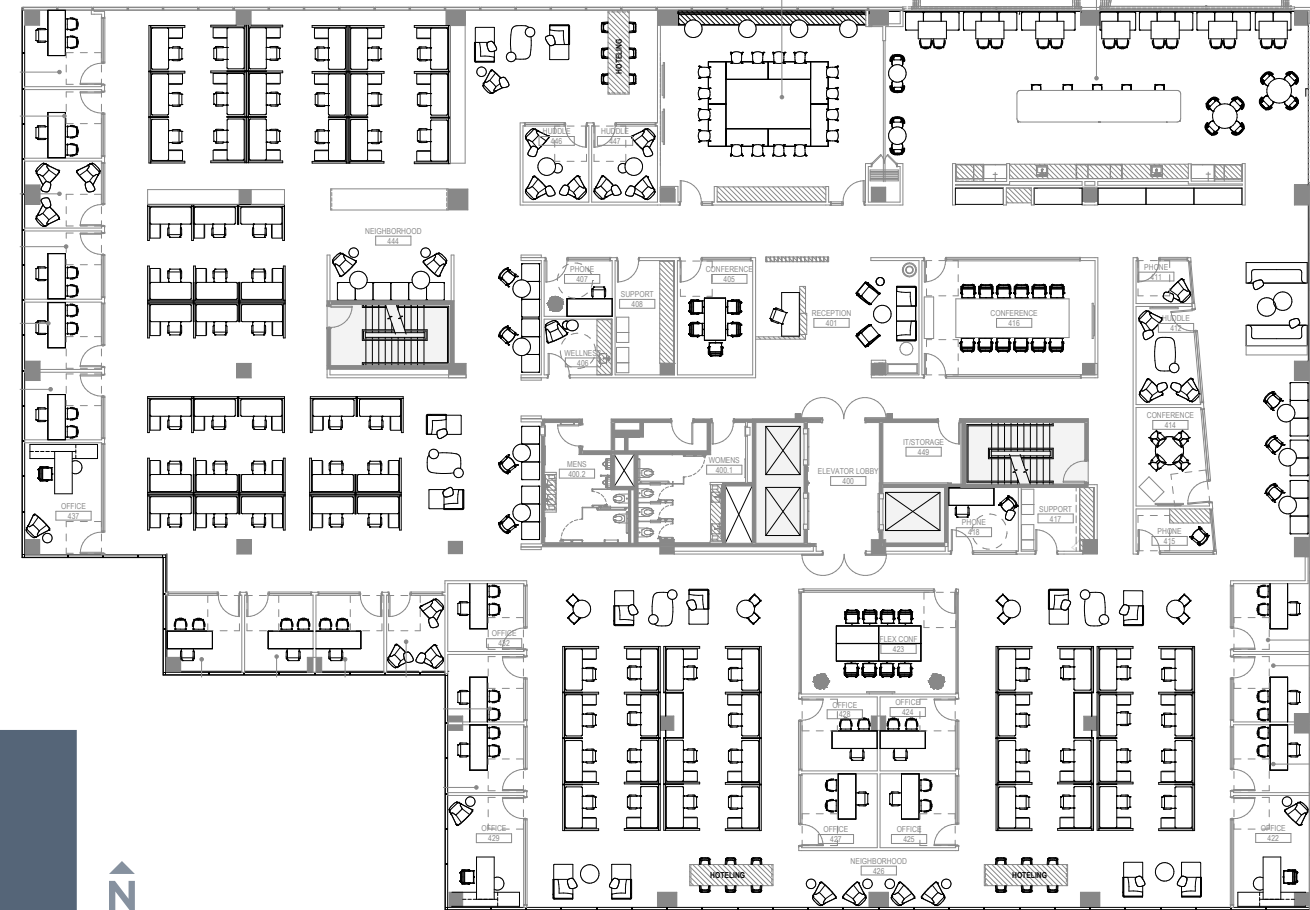
22,354 SF

Vacant

As-Built Plan



Future Spec Suite (estimated delivery 2/1/22)



Key Plan



PROGRAM

- 72 Workstations
- 21 Private Offices
- 1 Large Training/ All Hands
- 2 Large Conference
- 1 Small Conference
- 5 Huddle Rooms
- 4 Phone Rooms
- 1 Well Room

ALEXANDRIA TECH CENTER



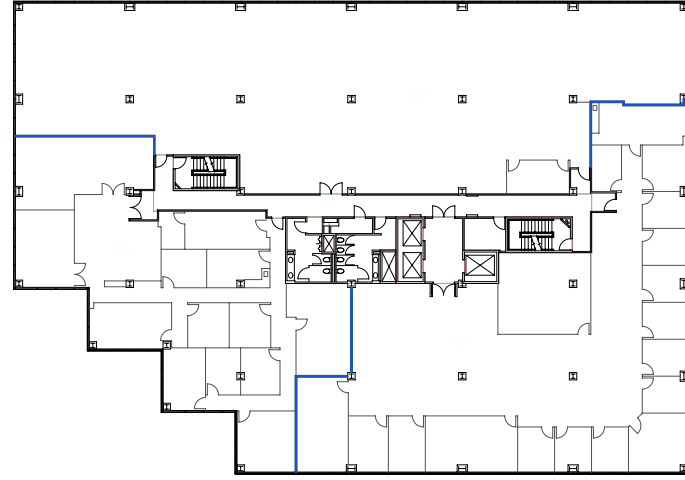
9605 SCRANTON ROAD

SUITE 600

22,801 SF

Vacant

As-Built Plan



Hypothetical Plan (can be delivered by 7/1/22)



Key Plan



PROGRAM

- 72 Workstations
- 20 Private Offices
- 1 Large Training/ All Hands
- 2 Large Conference
- 3 Medium Conference
- 2 Closed Collaboration
- 6 Huddle Rooms
- 5 Phone Rooms
- 1 Well Room

ALEXANDRIA TECH CENTER



9605 SCRANTON ROAD

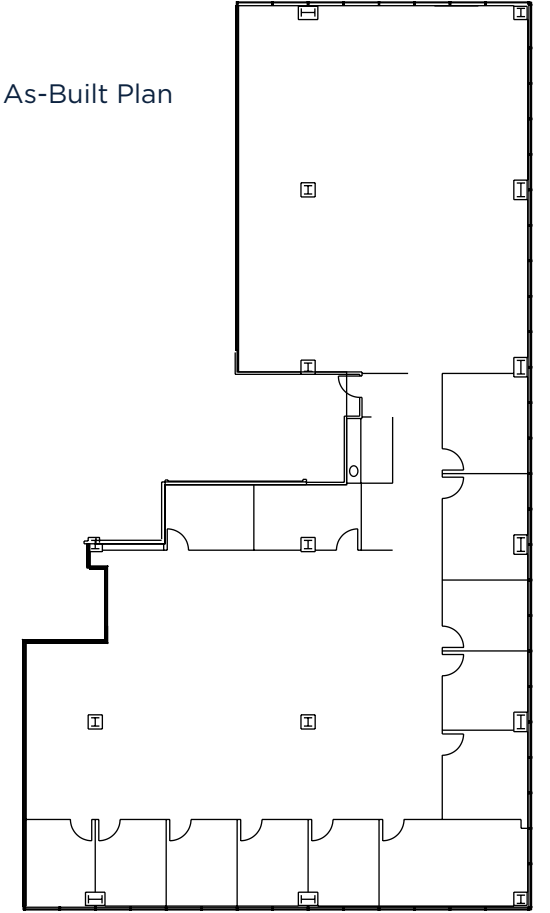
SUITE 750

7,706 SF

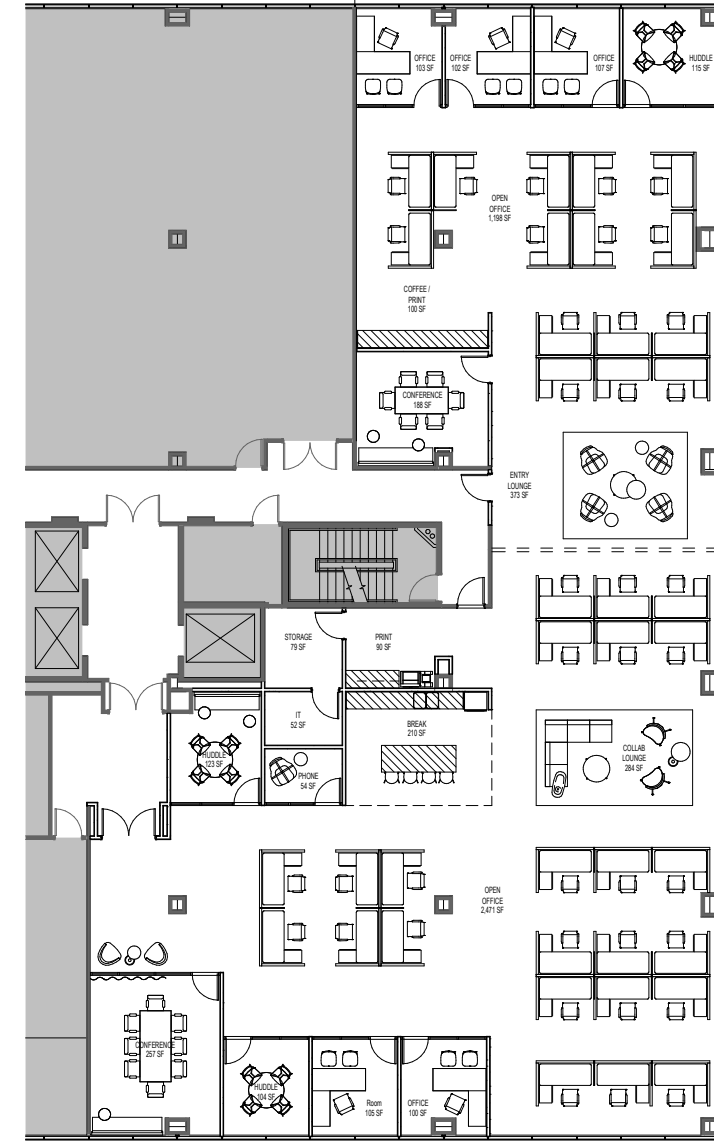
(potentially divisible)

Vacant

As-Built Plan



Future Spec Suite
(estimated delivery 3/1/22)



Key Plan



PROGRAM

- 39 Workstations
- 5 Private Offices
- 2 Medium Conference
- 3 Huddle Rooms
- 1 Phone Room

ALEXANDRIA TECH CENTER

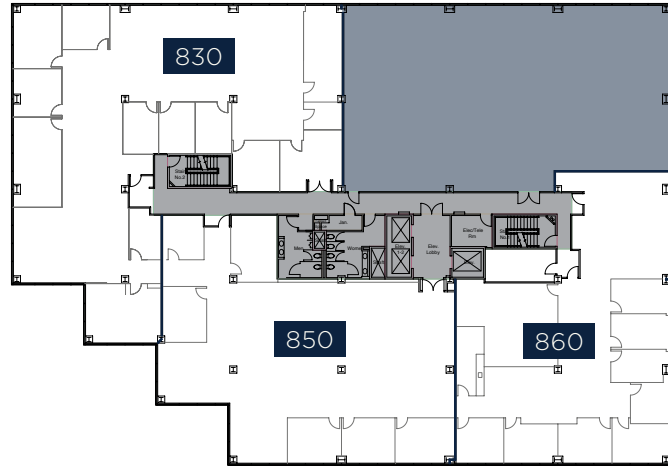


9605 SCRANTON ROAD

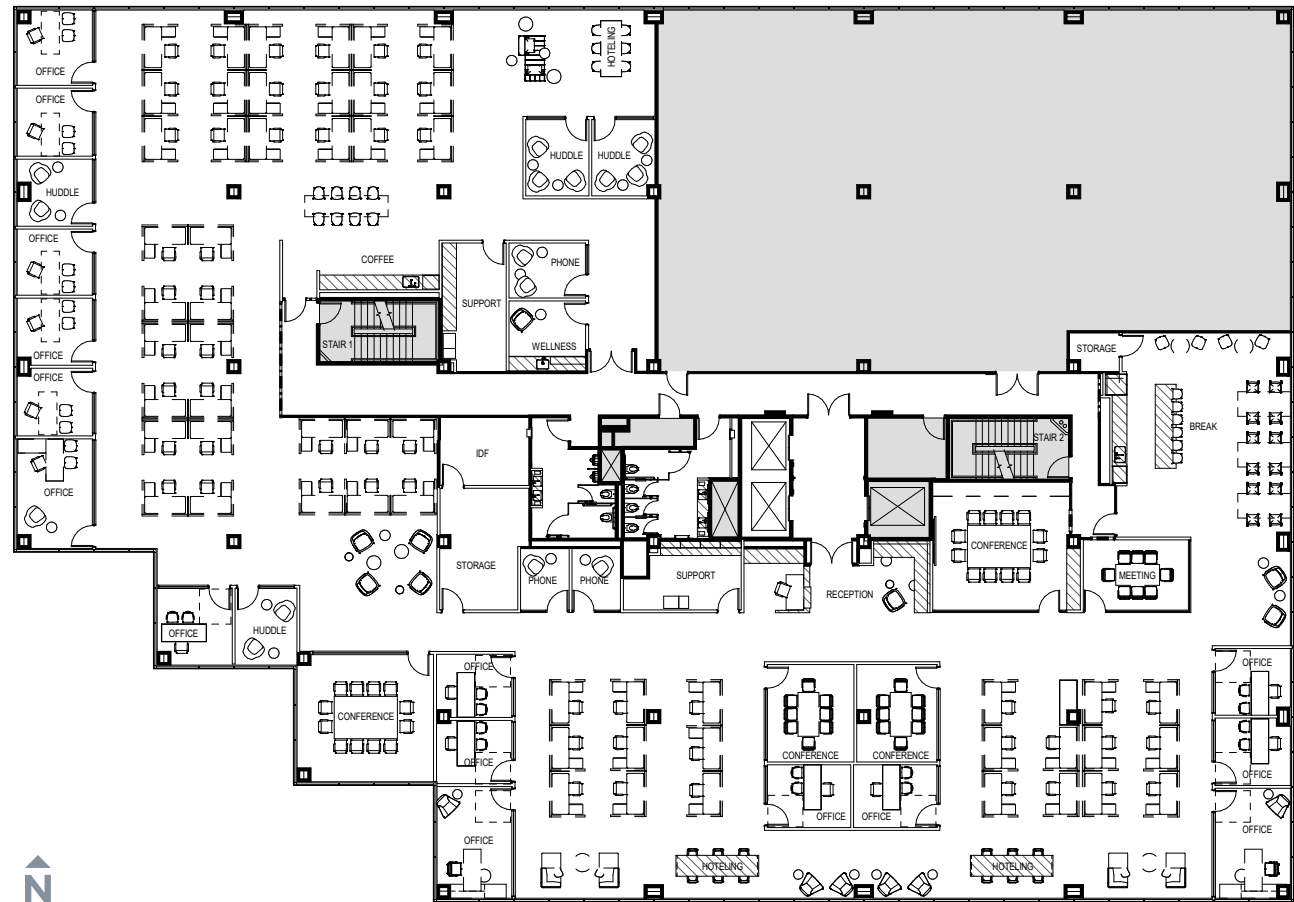
SUITE 810
17,210 SF

As-Built Plan

SUITE	OCCUPANT	SF	AVAILABLE
830	Leased	5,962	6/1/22
850	Leased	4,472	6/1/22
860	Vacant	4,917	



Hypothetical Plan



Key Plan



PROGRAM

- 56 Workstations
- 15 Private Offices
- 2 Large Conference
- 3 Medium Conference
- 4 Huddle Rooms
- 3 Phone Rooms
- 1 Well Room



ALEXANDRIA TECH CENTER



9645 SCRANTON ROAD



ALEXANDRIA TECH CENTER

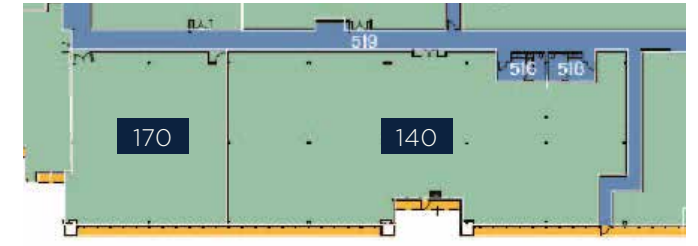


9645 SCRANTON ROAD

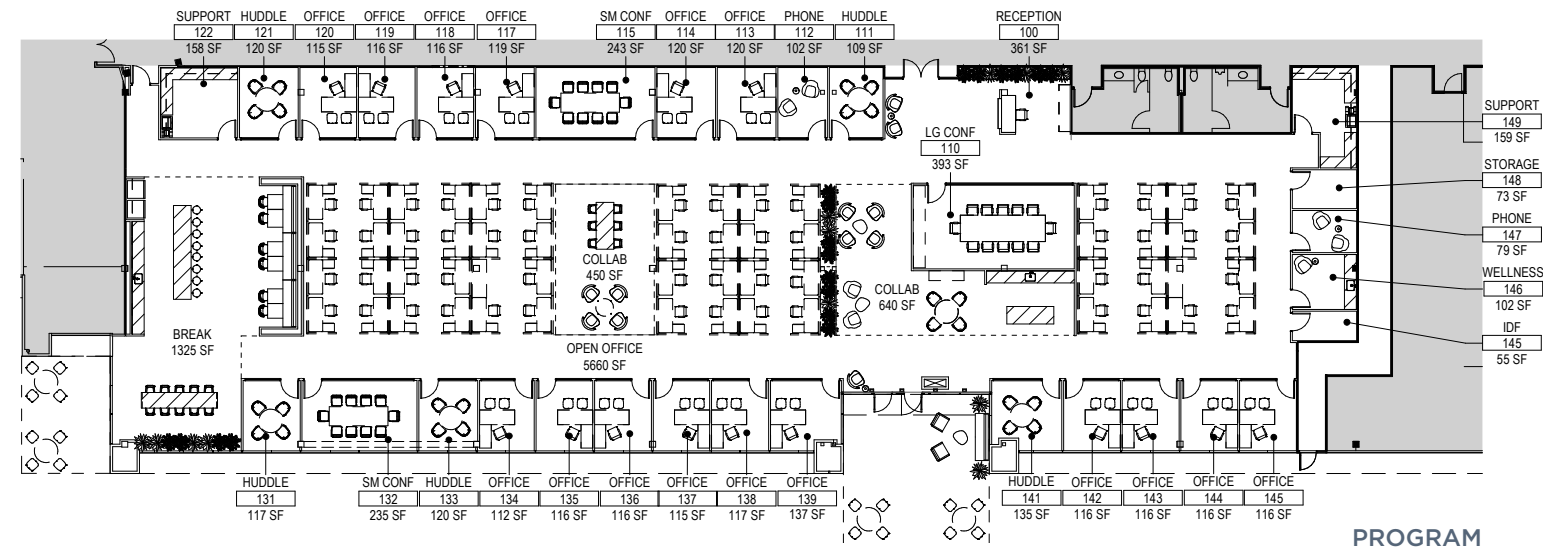
SUITE 140/170
14,957 SF
Available 5/1/22

As-Built Plan

SUITE	OCCUPANT	SF	AVAILABLE
140	Leased	10,476	5/1/22
170	Leased	4,579	5/1/21



Hypothetical Plan



- PROGRAM**
- 56 Workstations
 - 16 Private Offices
 - 1 Large Conference
 - 2 Small Conference
 - 5 Huddle Rooms
 - 2 Phone Rooms
 - 1 Well Room

Key Plan



ALEXANDRIA TECH CENTER



BUILDING C

TOTAL RSF: 208,000 SF

TIMING: 4Q 2023

OF FLOORS: 5

AVERAGE FLOOR PLATE: 38,000 SF

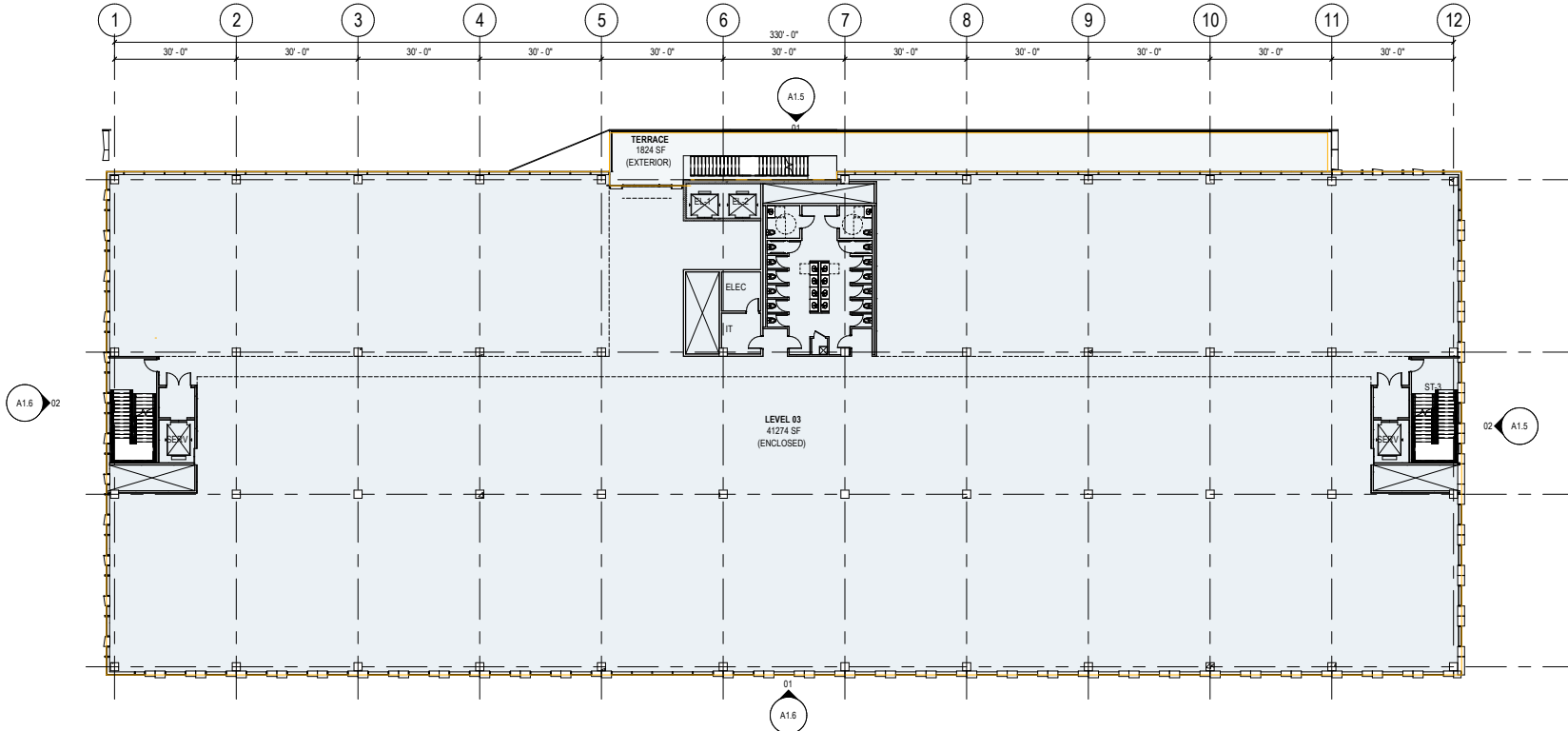


ALEXANDRIA TECH CENTER

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BUILDING C

TYPICAL FLOOR PLATE (E.G. FLOOR 3)
+/- 38,000 SF





About Alexandria



WE BUILD THE FUTURE OF LIFE CHANGING INNOVATION.

Founded on the belief that design advances knowledge and fosters collaboration, Alexandria Real Estate Equities has focused on supporting scientific progress and revolutionary breakthrough discoveries.

We are uniquely focused on developing world-class, collaborative science and technology campuses for the most innovative companies.

illumina



Lilly



AMGEN

NOVARTIS

Biogen



ALEXANDRIA TECH CENTER

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