

# 85001 Fallbrook Ave.

WEST HILLS, CA



**IMPACT** BIO

**SUBLEASE**

**CBRE**

# 26,229 SF Move-in Ready Wet Lab Sublease Opportunity

Centrally located in West Hills at 8501 Fallbrook Ave., this sublease offers a 26,229 SF move-in ready life sciences GMP facility with wet lab (R&D, QC, PD), clean rooms, warehouse and expansion space. The space is conveniently located at a multi-building office campus with outdoor meeting spaces, basketball and pickleball courts, fitness center with locker rooms and showers, and more.



## Space Overview



Building Size:  
**26,229 SF**



Asking Rate:  
**Reach Out for Information**



Sublease Term:  
**Through February 28, 2028**



Available:  
**Immediately**



Parking:  
**5:1,000 parking ratio (131 parking passes)**



Power:  
**Dedicated E-Power Personal to Sublessor**

# Office Space Features



Lobby and  
Kitchen



32 Cubicles Equipped with  
Adjustable Height Desks and  
14 cubicles in open lab space



3 Private Offices Each with  
Adjustable Height Desks



3 Huddle  
Rooms



1 Conference  
Room



1 Executive Administrative  
Assistant Office Space



1 Executive  
Huddle Room



2 Phone  
Booths







# Laboratory Area Highlights

Wet lab with supporting cubicles (14) equipped with adjustable height desks

Biological Safety Cabinets (24)

2°-8°C Refrigerators (17)

-20°C Freezers (11)

-80°C Freezers (7)

CO2 Incubators (28)

Industrial Diesel Generator Set (275kW) (1)

Uninterrupted Power Supply (UPS) Area (1) with 16 Battery Units Interconnected With Power Modules and Serve the Manufacturing Suites and Laboratories



## Floor Plan

# Lyell West Hills

### GMP Layout Details

- ISO-7
- ISO-8
- CNC
- NC



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For More  
Information,  
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