

DESIGNED FOR LEADING INNOVATION

2495 Teller Road | Thousand Oaks, CA

- Premises: 16,978 RSF (divisible)

Optimal Workflow:

- Newly renovated lab with multiple clean rooms: 5,138 SF
- Existing Kilo Labs: 4,596 SF
- Office space: 5,701 SF
- Accessible shared warehouse for shipping/receiving, staging area

Rate: Negotiable

Term: Flexible term length thru October 2033

Available Now

PURPOSE BUILT LAB & GMP SPACE:
In the Heart of the hottest Biotech cluster of Thousand Oaks



FOR MORE INFORMATION:

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PURPOSE BUILT LAB SPACE FOR SUBLEASE

2495 TELLER ROAD

SUBLEASE HIGHLIGHTS

Address

2495 Teller Rd., Thousand Oaks

Rate

Negotiable

Approximate Size

4,596 SF – 16,978 SF

Remaining Term

Through October 2033

Possession

Immediate

Site Status

Build Out

Neighbors

Amgen, Omeat, 20Bloc, Takeda, Capsida, Atara Bio, A2 Bio, BerenTx, Latigo Bio, Charles River Labs, Dantari Pharma, Epic BNNT, Westlake Village Bio Partners, etc.

Comments

Building was originally purpose built by Amgen as their API/Small Molecules facility. Recently renovated by new manufacturing user the labs and clean rooms have been modernized for optimal workflow.



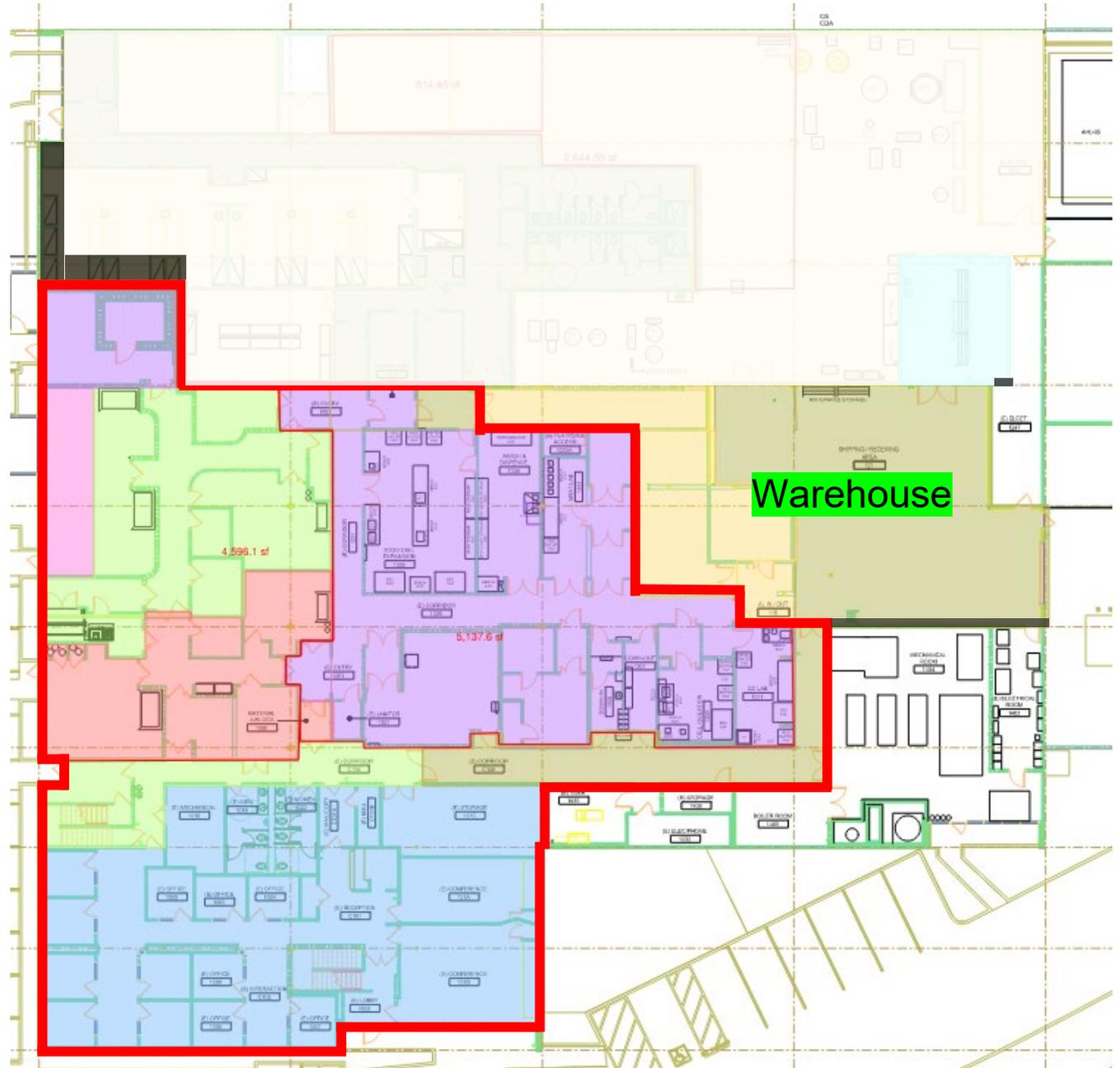
INTERSTITIAL INFRASTRUCTURE



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FLOOR PLAN

- Multiple Clean Rooms
- Kilo Labs
- Kilo Labs
- Offices



EXISTING GMP SPACE FOR SUBLEASE



PREPARED BY:

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