

LIFE SCIENCE - PLUG AND PLAY

FLEXIBLE CONFIGURATION WITH READY-TO-GO INFRASTRUCTURE

1280 RANCHO CONEJO THOUSAND OAKS, CA 91320



SIZE: 12,760 SF (DIVISIBLE)
CONFIGURATION: APPROXIMATELY 65% LAB / 35% OFFICE + WAREHOUSE
SUBLEASE TERM: JANUARY 2032



PROPERTY HIGHLIGHTS



12,760 SF full suite

Brand new furniture and lab benching systems

Ideal R&D lab with duplicate/mirrored lab spaces allowing faster processes

Divisible to either 6,292 SF or 6,458 SF

Two fume hoods existing with space to add more

Building backup generator



FLOOR PLAN

Suite 1
6,292 RSF

Suite 2
6,458 RSF



Available Common Area Space



Exceptional flex opportunity for Life Science companies seeking an immediate, premium right-sized environment

Strategically located adjacent to Amgen's 3.7 million SF worldwide headquarters

Positioned in the heart of Conejo Valley's thriving biotechnology corridor (Los Angeles' #1 Lab Market)

Engineering designed to highest technical specifications for maximum adaptability

Property underwent major renovations in 2021 featuring state-of-the-art improvements

Upgraded compressed air systems and expanded collaboration spaces

LOCATION OVERVIEW



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