

# GENESIS

{ The root of innovation }

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Premier Small Spec Lab and Office Suites  
+/- 86,000 RSF

12250 El Camino Real  
San Diego, California

Jones Lang LaSalle Brokerage, Inc. RE license #01856260

# ENVIRONMENTS THAT GO BEYOND

traditional lab space

## BUILDING HIGHLIGHTS

- GENESIS Turn-key Suites ( $\pm 4,500$  RSF) with office and lab furniture included
- GENESIS Spec Suites ( $\pm 11,000$  RSF)
- Collaborative project for growing life science companies
- Minutes from Del Mar Highlands and One Paseo
- Immediate access to I-5 and SR-56
- New robust MEP systems built to laboratory standards
- New service elevator
- New backup generator
- EV Charging Stations
- Centered, open courtyard with lounge furniture and free Wi-Fi



Premier Turn-key  
Lab Suites



Future Proof, Flexible  
Lab Environments



Premier Coastal  
Location with Access  
to Amenities



2.5/1,000  
Parking Ratio

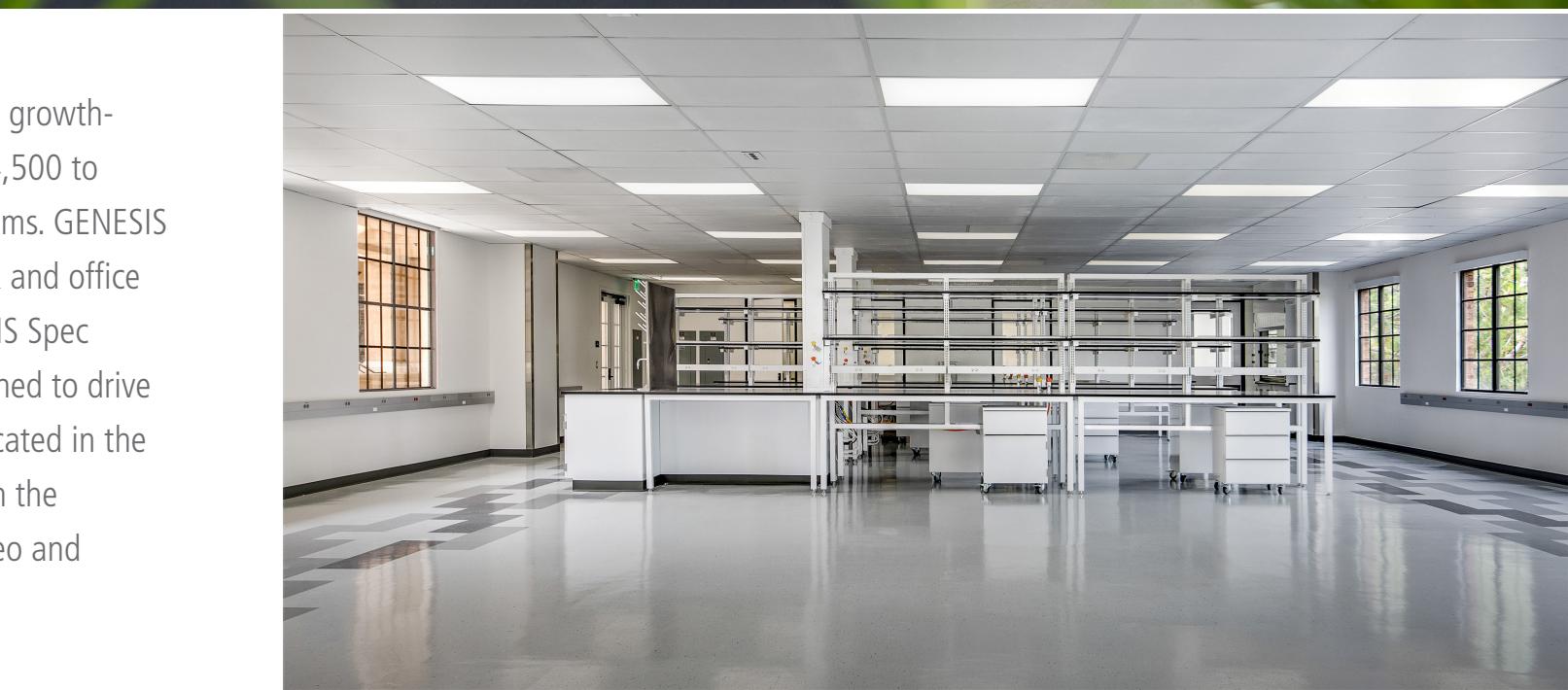




# TURN-KEY LAB SPACE BEYOND COMPARE AT GENESIS – Del Mar



GENESIS-Del Mar delivers the ultimate speed-to-market opportunity for growth-minded life sciences companies. The  $\pm 86,000$  SF building provides  $+\/-4,500$  to  $+\/-11,000$  rentable square foot lab suites offering two build out programs. GENESIS Turn-Key suites are fully built-out and furnished with modular casework and office furniture so that companies can begin their science on day one. GENESIS Spec suites are contemporary, highly-engineered, turn-key laboratories designed to drive innovation and simplify the process of leasing complex lab facilities. Located in the burgeoning submarket of Del Mar Heights, it is ideally situated between the I-5/SR-56 interchange and the many shops and restaurants of One Paseo and Del Mar Highlands.

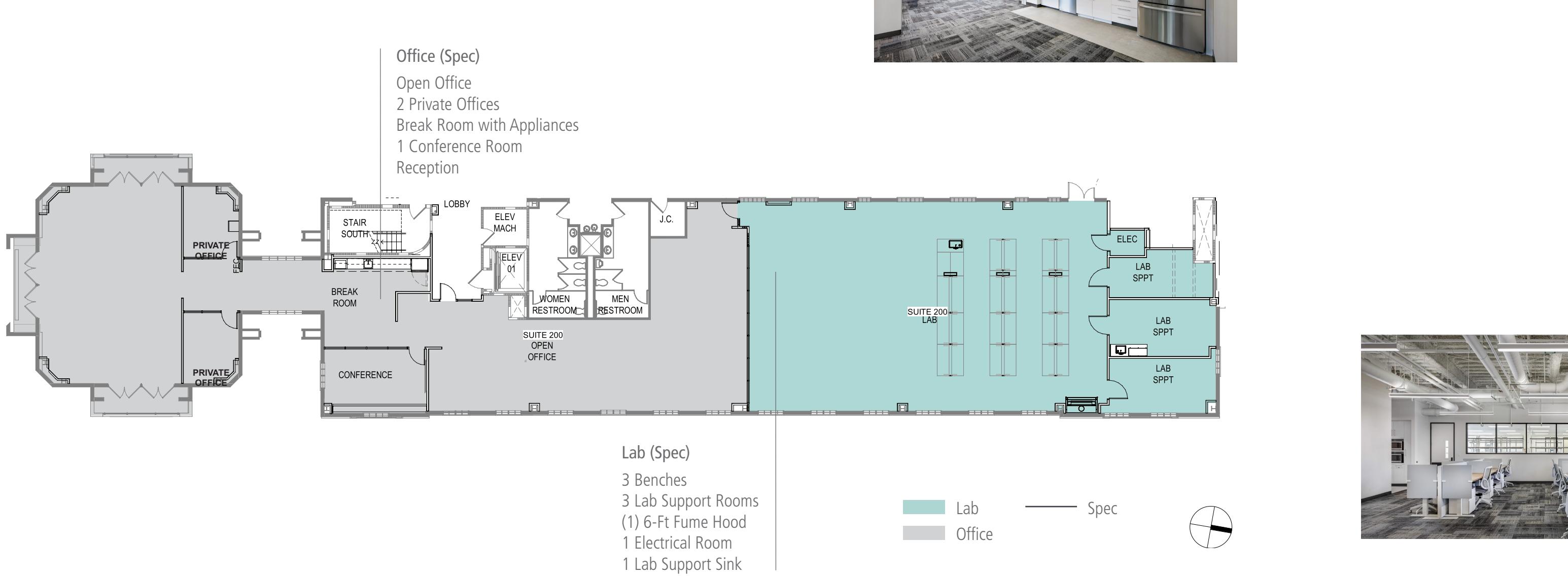


# 12250 EL CAMINO REAL

Second Floor Conceptual **SPEC** plan

## Suite 200

+/- 11,000 RSF | 45/55 Lab to Office Ratio

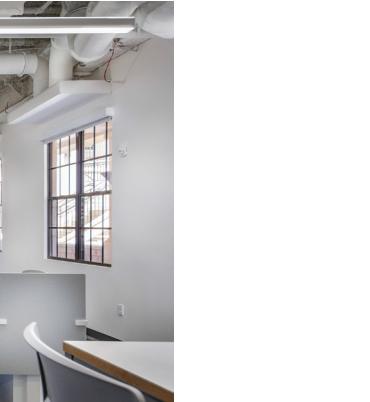
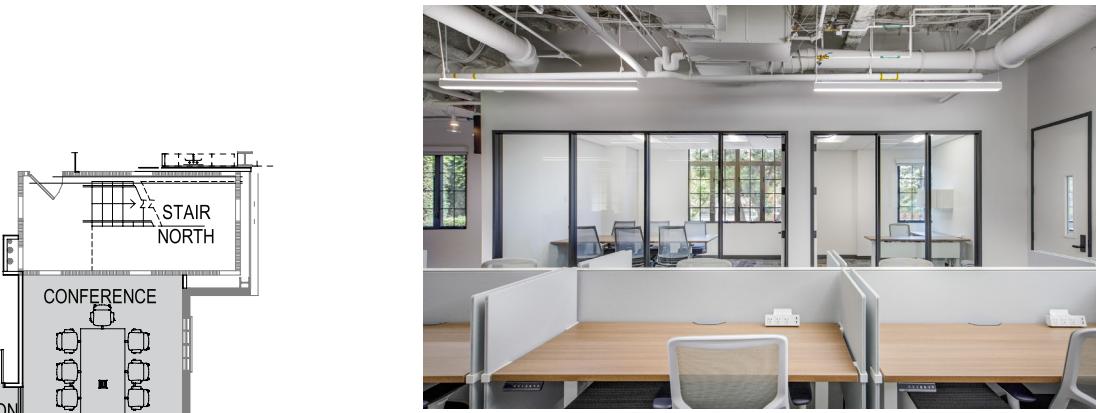
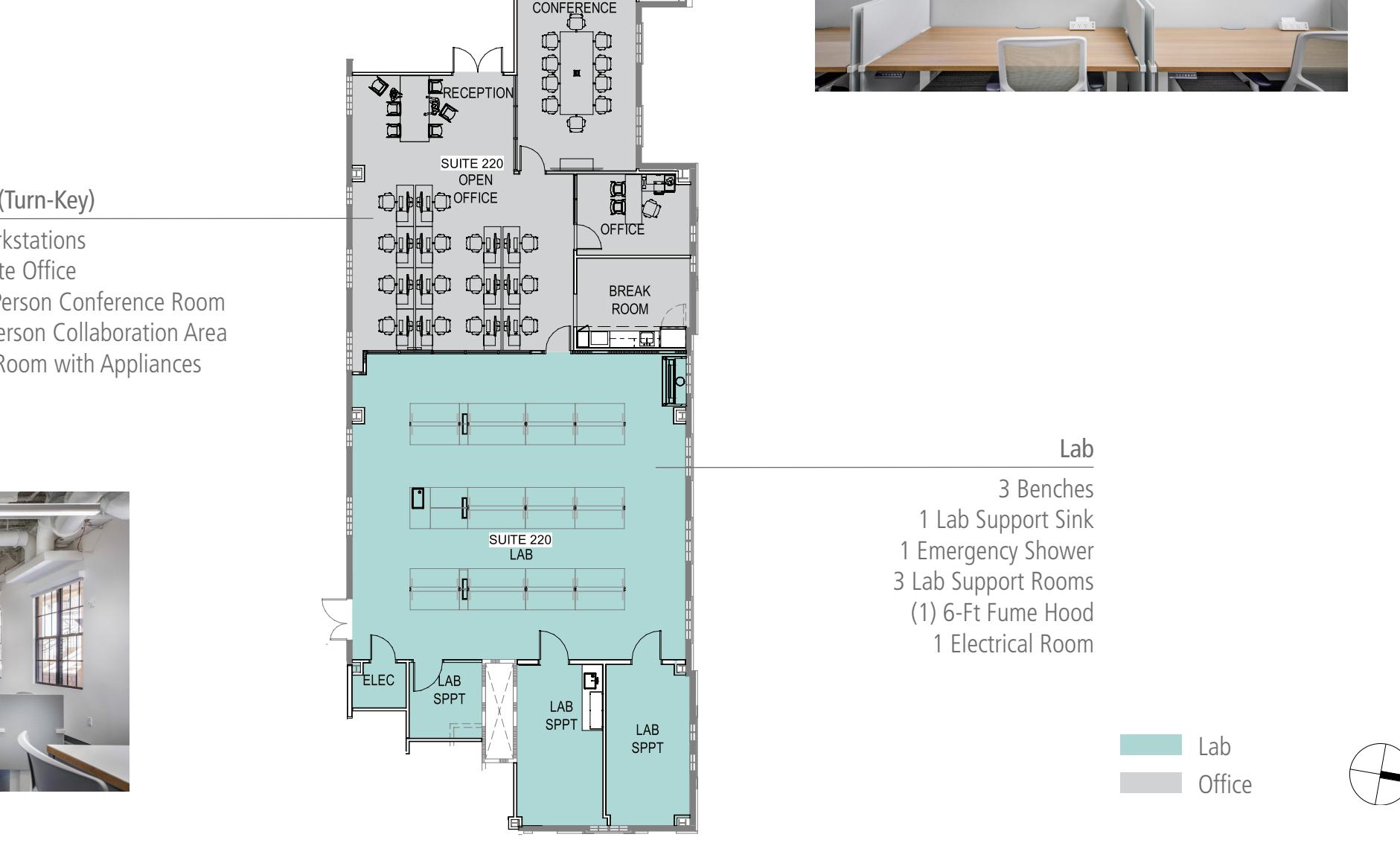


# 12250 EL CAMINO REAL

Second Floor **TURN-KEY** plan

## Suite 220

+/- 5,000 RSF | 60/40 Lab to Office Ratio



# 12250 EL CAMINO REAL

**GENESIS Spec Program** - Flexible design for easy modifications for your specific needs.

**GENESIS Turn-key Program** - Office and lab furniture included for immediate occupancy.

Suite 300 +/- 10,800 SF	Suite 320 +/- 5,100 SF	Suite 340 +/- 10,900 SF	Suite 360 +/- 4,900 SF	3rd Floor
Suite 200 +/- 11,000 SF	Suite 220 +/- 5,000 SF	Suite 240 +/- 11,200 SF	Suite 260 +/- 4,800 SF	2nd Floor
Suite 100 LEASED	Suite 120 LEASED	Suite 110 +/- 3,200 SF	Suite 140 LEASED	Suite 160 LEASED



OPEN COURTYARD AREA  
FOR COLLABORATION

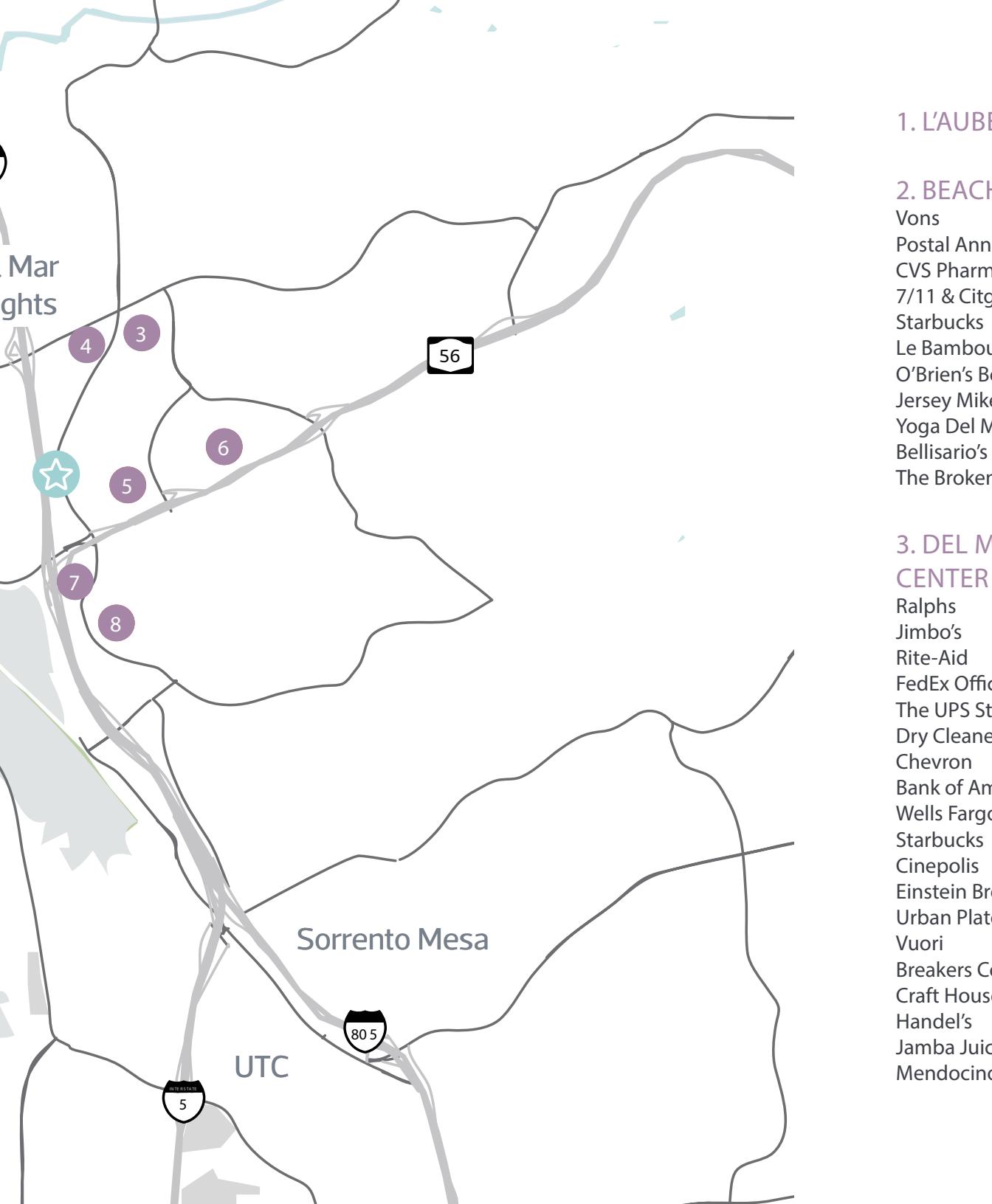
# COASTAL AMENITIES AT YOUR FINGERTIPS

**70+**  
DINING OPTIONS WITHIN  
1MILE

**6**  
MINUTES TO TORREY  
PINES STATE BEACH

**3**  
OUTDOOR RETAIL CENTERS  
WITHIN 1MILE

**7**  
MINUTES TO UC SAN DIEGO



## 1. L'AUBERGE DEL MAR

Phizl Coffee  
Rough Draft Brewing Company  
Sidecar Doughnuts & Coffee  
Urbana

## 2. BEACHSIDE DEL MAR

Vons  
Postal Annex  
CVS Pharmacy  
7/11 & Citgo  
Starbucks

Le Bambou  
O'Brien's Boulangerie  
Jersey Mike's Subs  
Yoga Del Mar  
Bellisario's Pizza  
The Broken Yolk Cafe

Starbucks  
Royal India  
Subway  
Villa Capri  
Wells Fargo  
Postal Annex

## 4. ONE PASEO

URBN Pizza  
Nick's Del Mar  
Harland Brewing  
Mizuki Yama Sushi  
North Italiana  
Sweetfin Poke  
Tendergreens  
Shake Shack  
Tocaya Modern Mexican  
Salt & Straw  
CAVA

Susie Cakes  
Blue Bottle Coffee  
Le Macaron  
Parakeet Cafe  
Parakeet Juicery  
The Butchery

Tennis courts  
Amphitheater  
Two playgrounds  
Yoga Del Mar  
Bellisario's Pizza

## 3. DEL MAR HIGHLANDS TOWN CENTER

Ralphs  
Jimbo's  
Rite-Aid  
FedEx Office  
The UPS Store  
Dry Cleaners  
Chevron  
Bank of America  
Wells Fargo

Starbucks  
Cinepolis  
Einstein Brothers Bagels  
Urban Plates  
Vuori  
Breakers Coffee & Wine  
Craft House  
Handel's  
Jamba Juice  
Mendocino Farms

Indoor multipurpose court, Game room with table tennis  
Picnic areas with barbecue  
Outdoor basketball courts  
Outdoor fitness stations  
Tennis courts  
Amphitheater  
Two playgrounds  
Yoga Del Mar  
Bellisario's Pizza

## 5. PIAZZA CARMEL

Chipotle  
Pavilions  
Marketplace Grille  
Flippin Pizza  
F45 Training  
Chase  
Baskin Robbins  
Gami Sushi  
Nico's Taco Shop  
Papa John's Pizza  
Spices Thai Cafe

TOAST Cafe  
Ken Sushi Workshop  
Kabob Lounge

## 9. TORREY PINES STATE BEACH

TOAST Cafe  
Ken Sushi Workshop  
Kabob Lounge

## 10. BLACKSBACH

TOAST Cafe  
Ken Sushi Workshop  
Kabob Lounge

8

9

10

Starbucks  
Royal India  
Subway  
Villa Capri  
Wells Fargo  
Postal Annex

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Subway  
Villa Capri  
Wells Fargo  
Postal Annex

Starbucks  
Royal India  
Subway  
Villa Capri  
Wells Fargo  
Postal Annex

6

7

8

CARMEL VALLEY

RECREATION CENTER

RECREATION CENTER

Indoor multipurpose court, Game room with table tennis

Indoor multipurpose court, Game room with table tennis

Indoor multipurpose court, Game room with table tennis

Picnic areas with barbecue

Picnic areas with barbecue

Picnic areas with barbecue

Outdoor basketball courts

Outdoor basketball courts

Outdoor basketball courts

Outdoor fitness stations

Outdoor fitness stations

Outdoor fitness stations

Tennis courts

Tennis courts

Tennis courts

Amphitheater

Amphitheater

Amphitheater

Two playgrounds

Two playgrounds

Two playgrounds

Yoga Del Mar

Yoga Del Mar

Yoga Del Mar

Bellisario's Pizza

Bellisario's Pizza

Bellisario's Pizza

7

8

9

RUTH'S CHRIS STEAKHOUSE

RUTH'S CHRIS STEAKHOUSE

RUTH'S CHRIS STEAKHOUSE

BRIGHT HORIZONS

BRIGHT HORIZONS

BRIGHT HORIZONS

TOAST Cafe

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Ken Sushi Workshop

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Kabob Lounge

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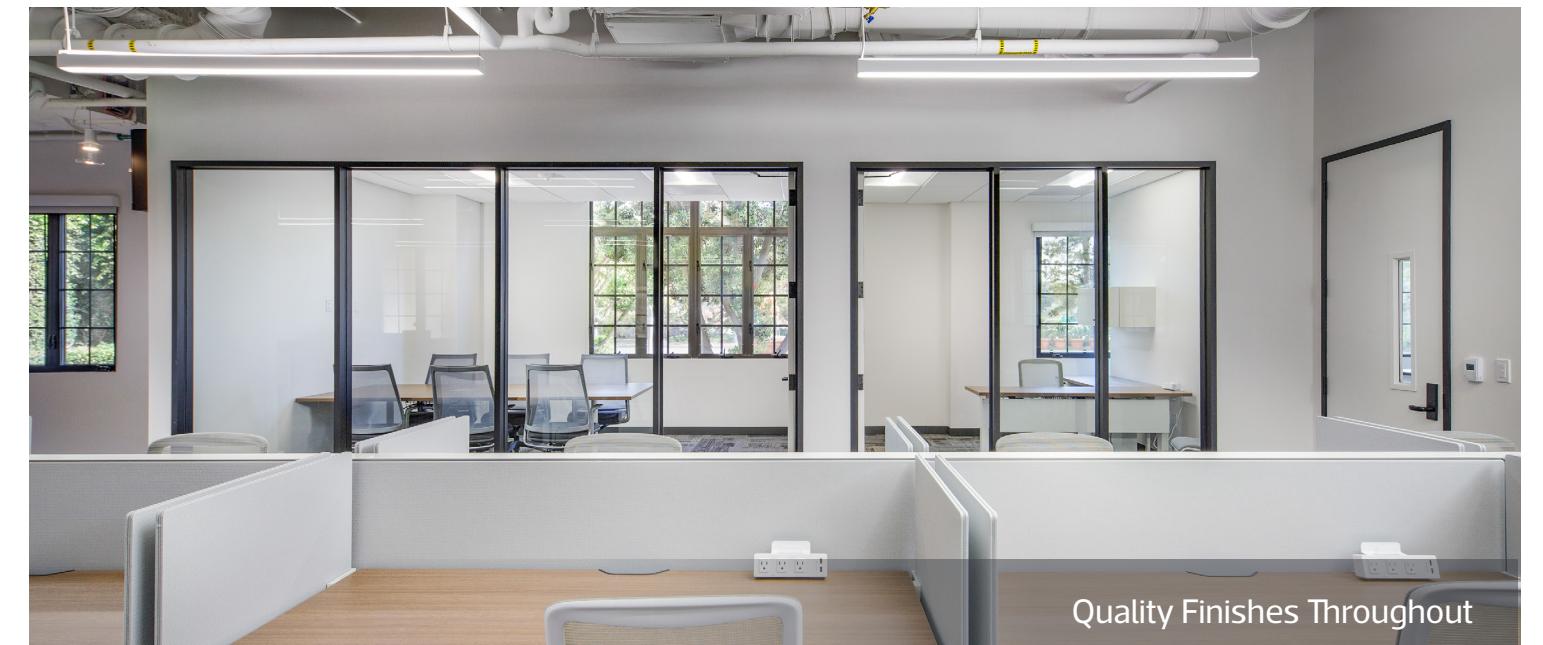
TOAST Cafe



Main Lobby and Shared Conferencing Rooms

#### Building Renovations:

- New Premier Spec Lab & Office Suites
- New Service Elevator
- New MEP Infrastructure Throughout
- New Backup Generator
- Shared Common Conference Spaces
- Shared Glass Wash and Autoclave
- Shared Shipping and Receiving Services



# GENESIS

{ The root of innovation }

Chad Urie  
858.410.1187  
[chad.uri@jll.com](mailto:chad.uri@jll.com)  
RE license #01261962

Grant Schoneman  
858.410.1252  
[grant.schoneman@jll.com](mailto:grant.schoneman@jll.com)  
RE license #01516695

Michelle Westoby  
858.410.1190  
[michelle.westoby@jll.com](mailto:michelle.westoby@jll.com)  
RE license #01377091



[GENESIS-DELMAR.com](http://GENESIS-DELMAR.com)