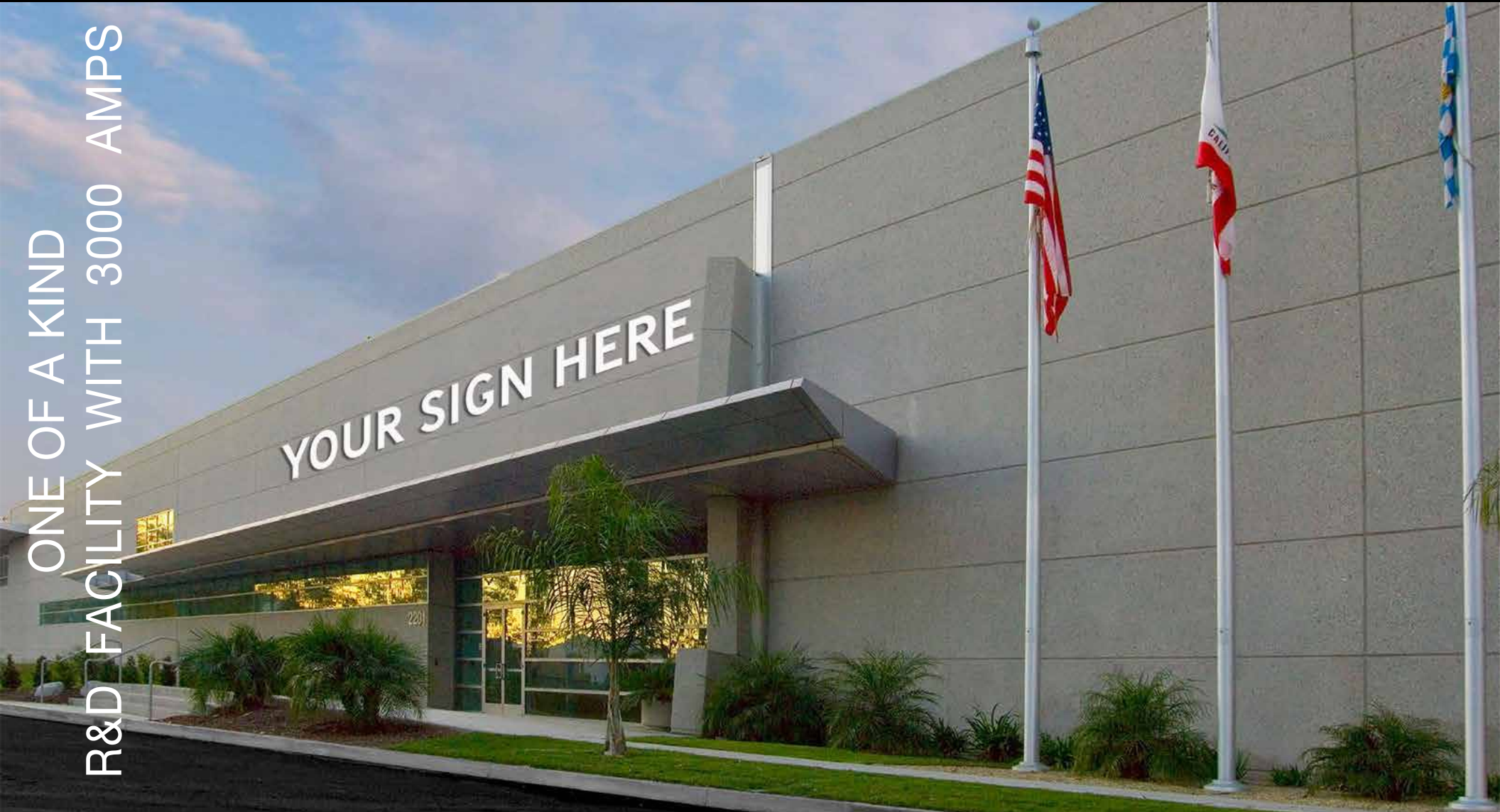


CBRE

2201
CORPORATE CENTER DRIVE

ONE OF A KIND
R&D FACILITY WITH 3000 AMPS



2201 CORPORATE CENTER DRIVE, THOUSAND OAKS, CA 91320

CRUZAN

Rialto
CAPITAL MANAGEMENT

PROPERTY OVERVIEW

2201
CORPORATE CENTER DRIVE

POWER

SCE Dedicated 3000 amp, 480Y/277V, 3 phase, 4 wire which exclusively services the available vacancy.*

AVAILABLE RSF

33,625 RSF

CLEAR HEIGHT

23.5' clear height

PARKING SPACES

2.3/1000 RSF surface

YEAR BUILT/RENOVATED

1987 / 2023

NEW ROOF

2023

LAND SIZE

193,824 SF; 4.45 acres

ZONING

Office & Research and Development; M-1, Industrial Park Zone; Permitted by Special Use Permit

ROLL UP DOORS

Three (3) GL 10'x16'. One (1) future dock high position. All GLs have dock high potential.

FIBER

Provided by Frontier

NUMBER OF ELEVATORS

(1) 3,500-pound capacity hydraulic passenger elevator system

COLUMN SPACING

30'

NEW HVAC

100% air conditioned; Total building cooling capacity is 196.5 tons with units from 1.5 to 20 tons

FIRE/LIFE SAFETY

Automatic fire suppression (sprinkler) systems, including switches, alarms and backflow preventers

LOAD CAPACITY

1st Floor - 1.00
2nd Floor - 1.00

*Existing tenant and common areas are fed from a separate SCE meter.



INNOVATION STARTS HERE



2201
CORPORATE CENTER DRIVE

Office/R&D/Life Science Asking Rates: Call for Info
NNN Expenses: ±\$0.40/RSF/Mo.
Available: Immediately
Exterior Building Signage: Available

*R&D BUILD-TO-SUIT OPTION

- Build-to-suit per the plan by Landlord
- 7- 10 year term
- \$2.20/SF NNN
- 5-7 month's Base Rent abatement
- Timing: Approximately 6 months from executed lease to complete the build

*Based on the R&D layout (p 5)



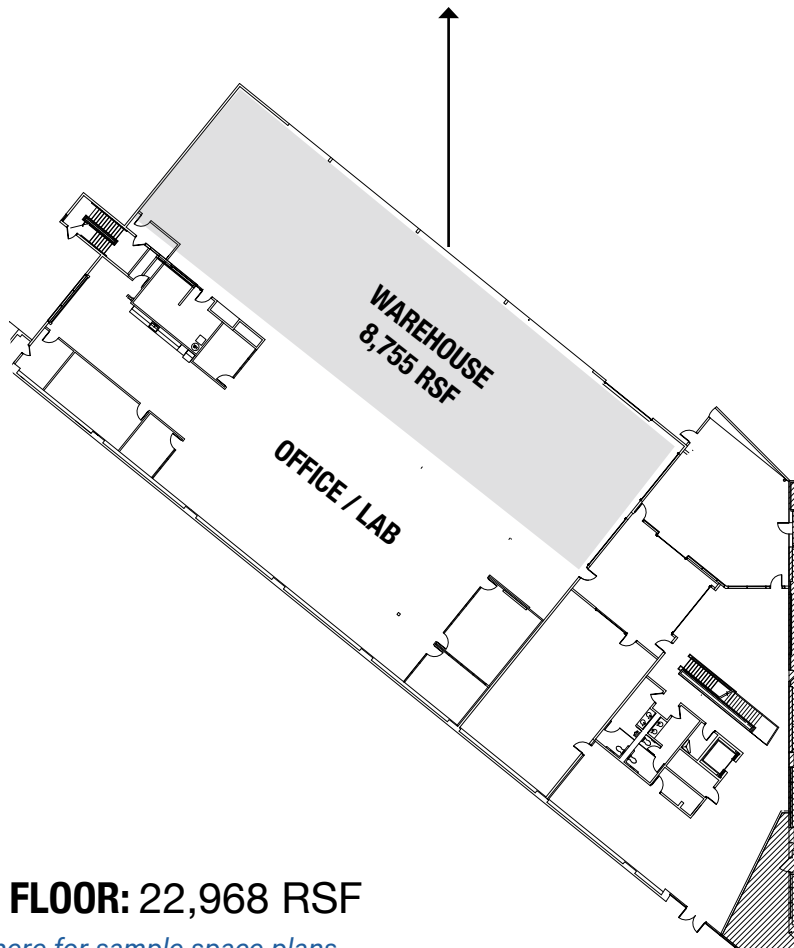
2201
CORPORATE CENTER DRIVE

2ND FLOOR: 10,657 RSF

[click here for sample space plans](#)

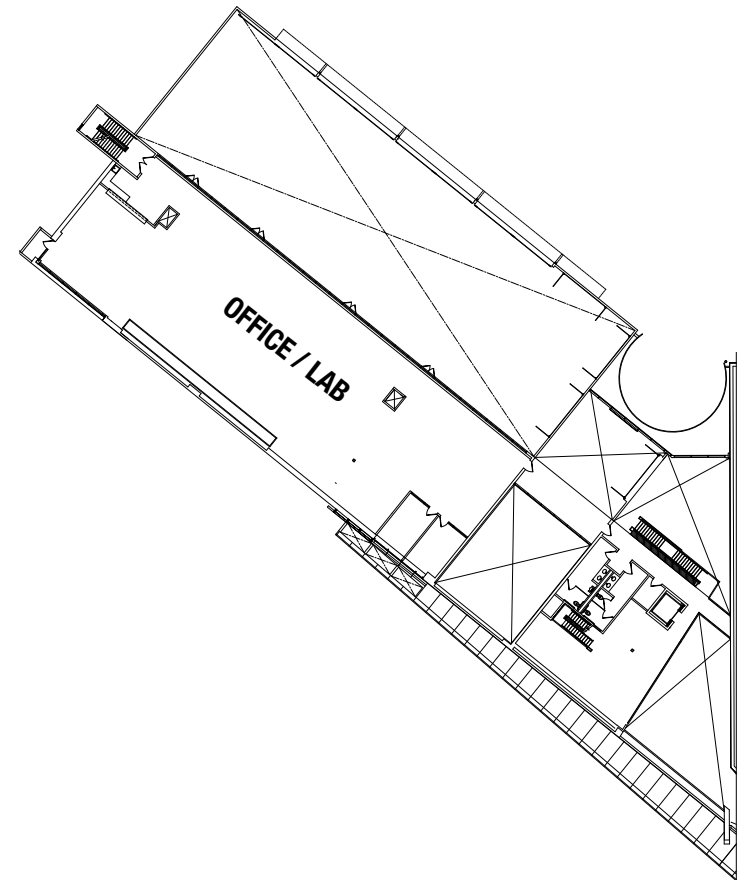
ELEVATOR SERVED

FLOOR PLANS



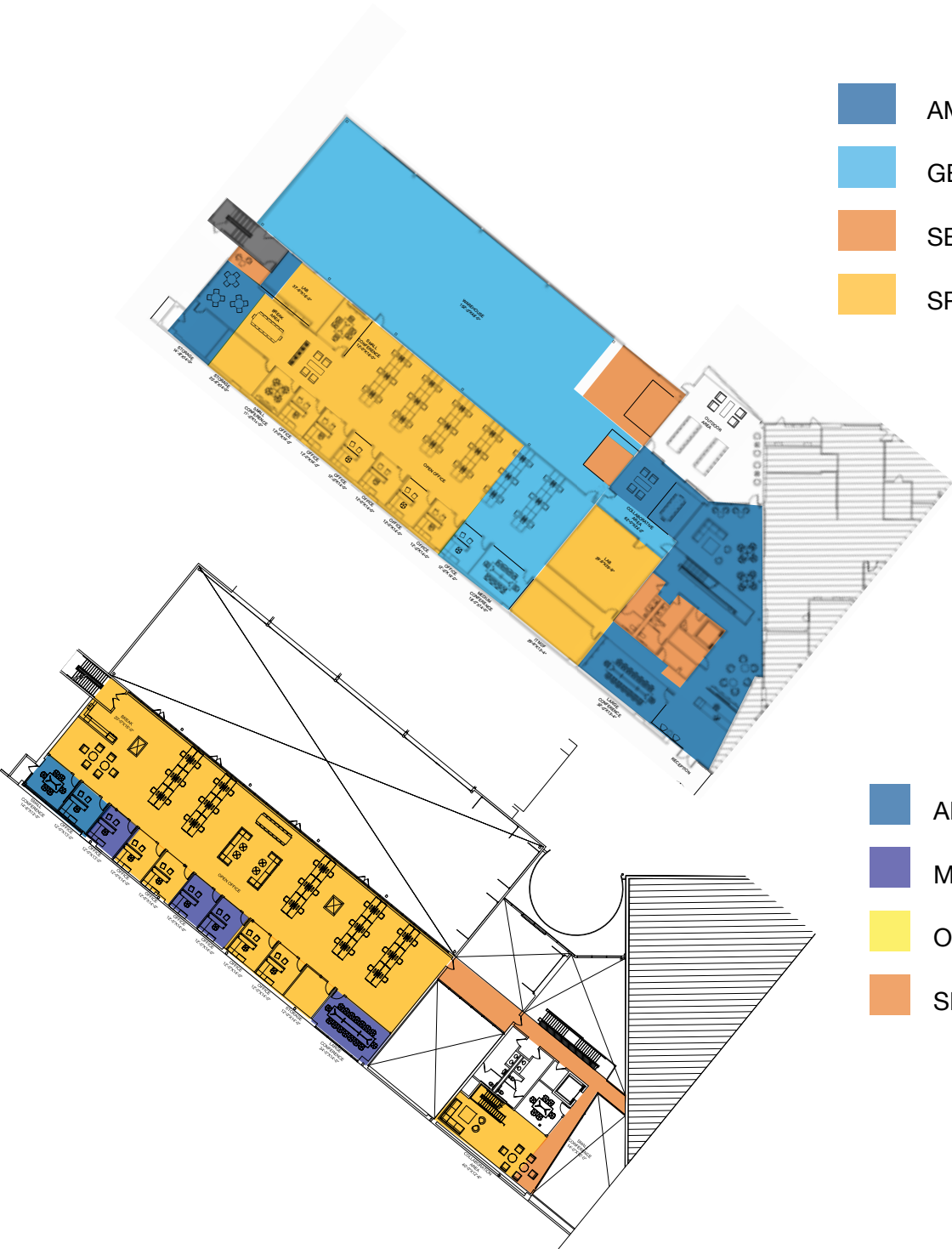
1ST FLOOR: 22,968 RSF

[click here for sample space plans](#)



TOTAL SIZE: 33,625 RSF

HYPOTHETICAL R&D LAYOUT



- AMENITY
- GENERAL LAB
- SERVICE
- SPECIALTY LAB

LEVEL 1

- RECEPTION/COLLABORATION (1)
- COLLABORATION AREA (1)
- LARGE CONFERENCE ROOM (1)
- MEDIUM CONFERENCE ROOM (1)
- SMALL CONFERENCE ROOM (2)
- BREAK (1)
- OUTDOOR AREA (1)
- OPEN OFFICE (36)
- OFFICES (7)
- LABS (2)

- AMENITY
- MEETING ROOMS
- OFFICE
- SERVICE

LEVEL 2

- LARGE CONFERENCE ROOM (1)
- SMALL CONFERENCE ROOMS (2)
- COLLABORATION AREA (1)
- OFFICES (8)
- OPEN OFFICE
- BREAK AREA (1)
- STORAGE ROOM (1)

HYPOTHETICAL BIOTECH LAYOUT

2201
CORPORATE CENTER DRIVE

LEGEND:

- AMENITY
- MEETING ROOMS
- OFFICE
- SERVICE



LEGEND:

- AMENITY
- GENERAL LAB
- SERVICE
- SPECIALTY LAB

2ND FLOOR SPACE	RSF	%
AMENITY	711	7%
MEETING ROOMS OFFICE	9,272	87%
SERVICE	674	6%

**2ND FLOOR: 10,657 RSF
ELEVATOR SERVED**

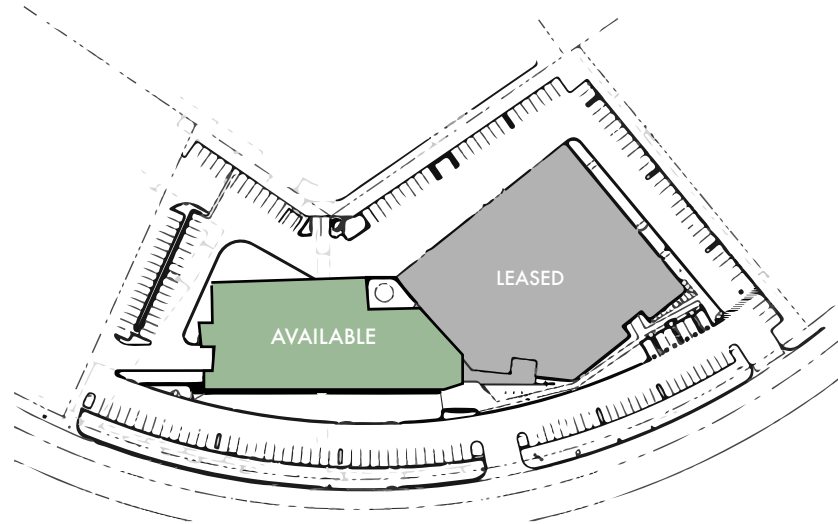
1ST FLOOR SPACE	RSF	%
AMENITY	4,665	20%
GENERAL LABS SPECIALTY LAB	15,398	67%
SERVICE	1,358	6%
OFFICE	1,547	7%

1ST FLOOR: 22,968 RSF

TOTAL SIZE: 33,625 RSF

SITE PLAN

2201
CORPORATE CENTER DRIVE



2.3/1000 RSF PARKING





METABASIS THERAPUTICS

La Jolla - San Diego, CA (81,000 SF)

Project manager for the building renovation and conversion of existing building research facility. The new facility included 8,500 SF vivarium, tissue culture, protein crystallography, GLP facility, and expansion labs for future GMP manufacturing; 25,000 SF of heavy chemistry and process chemistry labs; and 10,000 SF of biology labs and executive/administrative office.



TORREY MESA RESEARCH INSTITUTE/SYNGENTA

Torrey Pines - San Diego, CA (77,000 SF)

Project manager for research lab and office. Managed project design subcontractor selection, bidding, demolition, project construction, project budget, project documentation, commissioning, change order management, final project, cost auditing and close-out.



THE SCRIPPS RESEARCH INSTITUTE - RESEARCH FACILITY PHASE 2

Torrey Pines - San Diego, CA (77,000 SF)

Project manager for renovations to existing lab facility of the office/microscopy/wetlab for The Scripps Research Institute.



CELGENE/SIGNAL PHARMACEUTICALS

Torrey Pines - San Diego, CA (72,000 SF)

Project manager for full building renovation of existing office building to life science research facility. Improvements included 30,000 SF of labs, vivarium, tissue culture, and equipment support facility.

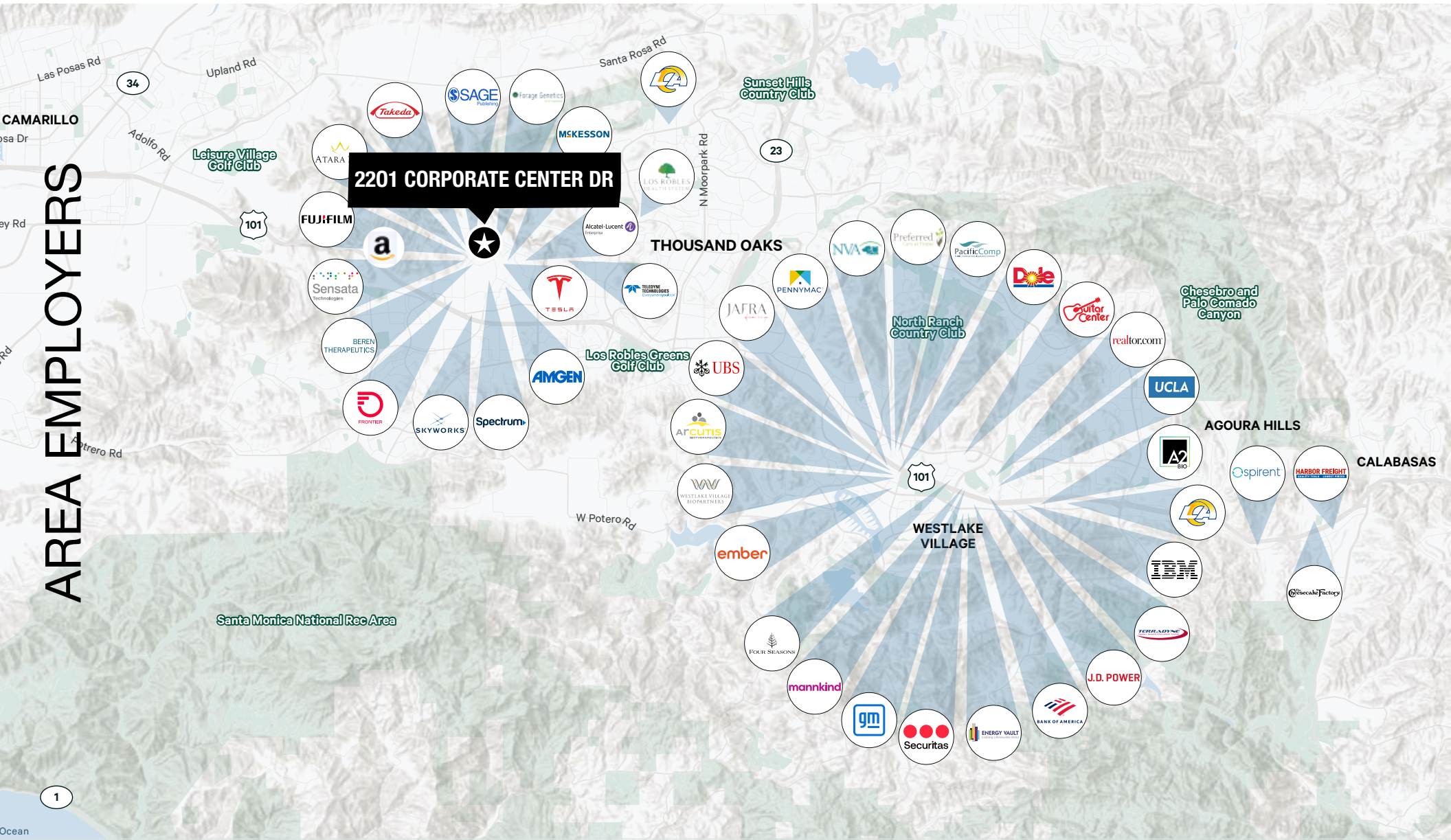


NUVASIVE

Sorrento Valley - San Diego, CA (60,000 SF)

Project manager for the renovation of existing office space to medical device research facility. Improvements included installation of an eight-station cadaver surgery suite, a manufacturing facility, and a medical device manufacturing facility.

AREA EMPLOYERS





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CBRE

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