

1290 Rancho Conejo Blvd.

CONEJO INNOVATION COLLECTION

MOVE-IN-READY
LAB AND/OR TECH
SPACE FOR LEASE



ALEXANDRIA®

Building the Future of Life-Changing Innovation®

NEWMARK

CONEJO INNOVATION CAMPUS | THOUSAND OAKS, CA

1290 Rancho Conejo Boulevard

Located in one of Southern California's fastest-growing life science clusters, Alexandria's Conejo Innovation Campus is anchored by proximity to Amgen's 2.9 million-square-foot global headquarters and the renowned Westlake BioPartners incubator.

- 1290 Rancho Conejo Boulevard
- Alexandria Conejo Innovation Campus

AMGEN
Global HQ | 2.9 MSF
Campus



ATARA BIO® | 1280 Rancho Conejo Boulevard

1300 Rancho Conejo Boulevard

CAPSIDA BIOTHERAPEUTICS | LATIGO BIO

BEREN THERAPEUTICS | 2101 Corporate Center Drive

1290 Rancho Conejo Boulevard
CONEJO INNOVATION CAMPUS | RECEPTIVE BIO

SCIENTIFIC COMMUNITY

Deep Life Science Tenant Ecosystem

1290 Rancho Conejo Boulevard

Alexandria's Conejo Innovation Campus is located near Amgen's global headquarters, where the multinational biopharma company's recently announced new center for science and innovation will be located.

Near this premier biotech hub, 1290 Conejo offers a brand-new, fully built-out incubator space tailored for early-stage biotech tenants.

This 28,114 RSF, single-story building features new infrastructure and turnkey lab and office suites ranging from 500 to 6,000 RSF, with private offices available from 300 to 500 RSF.



Amgen's New Science & Innovation Center

\$600M

INVESTMENT IN
THOUSAND OAKS HQ



3Q25

EXPECTED START
OF CONSTRUCTION



In September 2025, Amgen announced a new state-of-the-art Center for Science and Innovation at its Thousand Oaks global headquarters.

The project will unite researchers, engineers, and scientists in a cutting-edge environment designed to accelerate therapeutic discovery and scientific excellence.

Shared Spaces



Free Surface
Parking



24/7 Security
Monitoring



On-Site Building
Engineer



Keycard Access
to Building and Suites



Support Room with RODI, Glass
Wash, Autoclave & Ice Machine



Showers



Conferencing Spaces
Team Meetings



Covered
Outdoor Patio



Mother's/
Wellness Room





IN-SUITE AMENITIES

- Moveable lab benches with epoxy countertops and sinks
- RODI water
- House air and vacuum systems
- Single-pass air
- 15 fume hoods (building total); capacity for additional
- Emergency shower and eyewash stations
- BSL-2+ capability
- Turnkey network and internet infrastructure



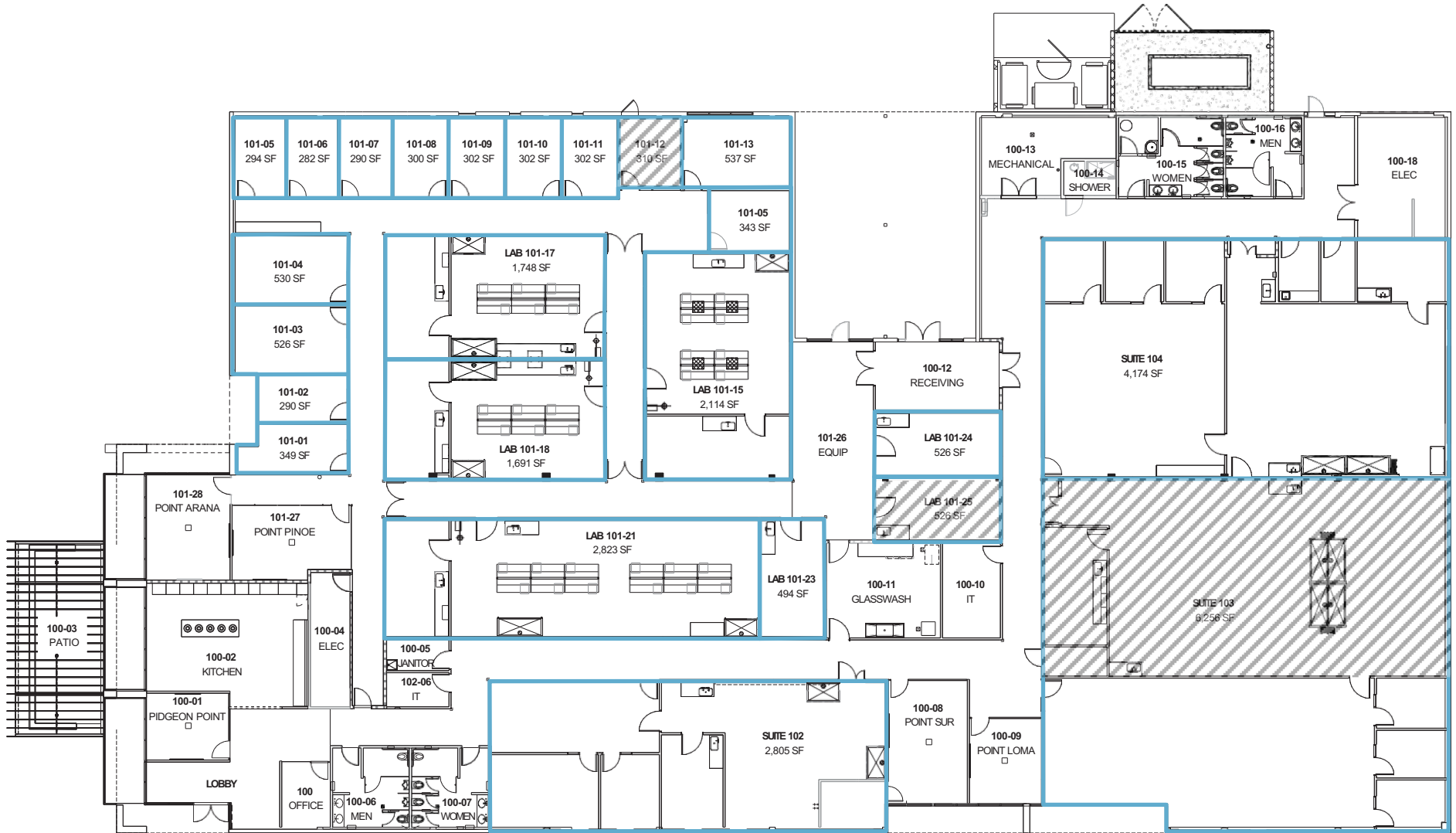


Building Specs

Number of Stories	1
Building Area	28,114 RSF
Floor-to-Floor Height	18.5" - 20"
Live Load Capacity	100 psf
Lab Support Systems	House air and vacuum
HVAC	10 changes per hour (average)
Utility Power	1,200 amps
Backup Generator	300kW
Building Management System	Expandable BMS
Gas and Water Service	Sized for typical lab/office building
Fire Sprinklers	Yes
Loading	Separate shipping and receiving area
Receiving Area and Doors	Sized for traditional lab equipment
Parking Spaces/Ratio	94 (including 3 handicap)/ 3.34 spaces per 1,000

Available Now

Leased





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Alexandria Real Estate Equities, Inc. (NYSE: ARE), an S&P 500® company, is a best-in-class, mission-driven life science REIT making a positive and lasting impact on the world. With our founding in 1994, Alexandria pioneered the life science real estate niche. Alexandria is the preeminent and longest-tenured owner, operator, and developer of collaborative Megacampus™ ecosystems in AAA life science innovation cluster locations, including Greater Boston, the San Francisco Bay Area, San Diego, and Seattle. Alexandria has a long-standing and proven track record of providing our tenants with highly dynamic and collaborative environments that inspire productivity and foster innovation. For more information, please visit www.are.com.

30+
Years

~40 Million RSF
Operating Asset Base in North America

We are proud to partner with the world's most innovative entities:



1290 Rancho Conejo Blvd.

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OR TECH SPACE FOR LEASE

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