



12780-12790

EL CAMINO REAL, ONE PASEO PLAZA

141,000 SF LAB/OFFICE SPACE FOR SUBLEASE
88,000 SF OFFICE SPACE FOR SUBLEASE



12790

EL CAMINO REAL . ONE PASEO PLAZA

Superior location in
One Paseo Plaza

Opportunity to scale

Part of a larger 300k SF campus
including office + lab



12780

EL CAMINO REAL . ONE PASEO PLAZA

Strong corporate identity & visibility along
El Camino Real

Unparalleled access walking distance to premier
shopping and dining

12780-12790

EL CAMINO REAL . ONE PASEO PLAZA

Premier Office & Lab Space for Sublease

±141,000 SF lab/office building | ±88,000 SF office building

Situated in the best location in Del Mar Heights, 12780 & 12790 El Camino Real provide the perfect opportunity for a growing innovation company. 12790 El Camino Real is offering move-in ready Class A office space and 12780 El Camino Real will have ±141,000 SF of lab/office space available in Q2 2025.





12790

±88,000

SF building, divisible
to 17,000 SF

12780

±141,000

SF lab/office building



Move-in ready space
fully furnished with
new FF&E



On-site Amenities
including new fitness
center, newly-
renovated outdoor
courtyard & EV chargers



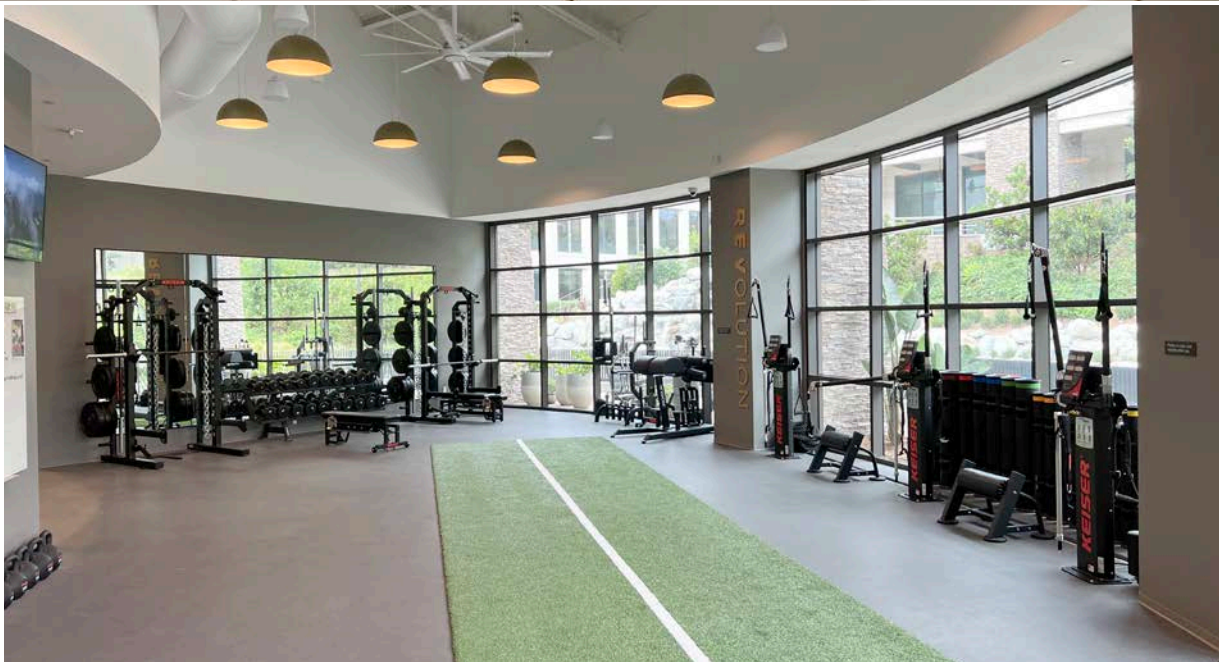
Large all-hands
meeting area on
1st floor (seating for
>300 persons)

7.31.2031

Master Lease Expiration

12780-12790

EL CAMINO REAL . ONE PASEO PLAZA



Onsite **amenities**



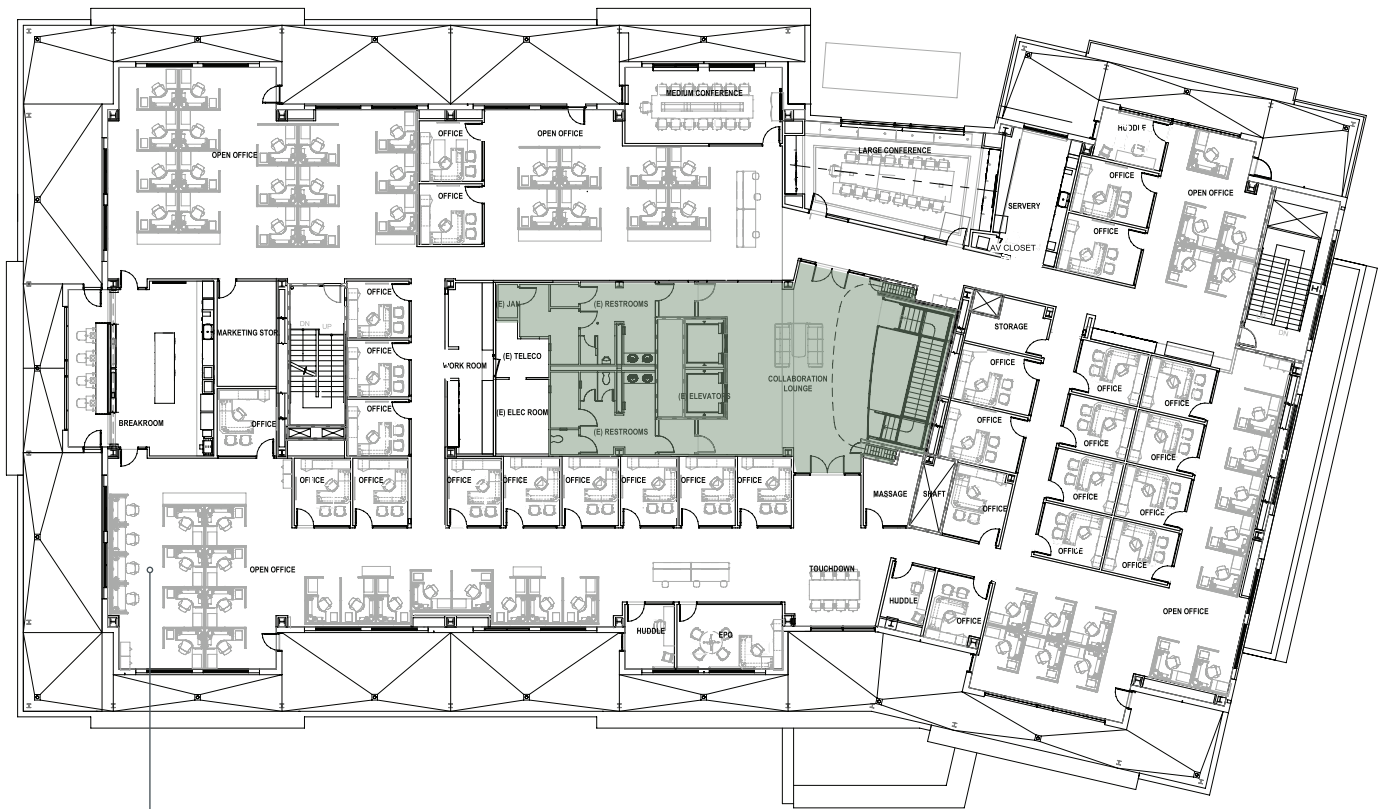
12790

EL CAMINO REAL . ONE PASEO PLAZA

12790 El Camino Real

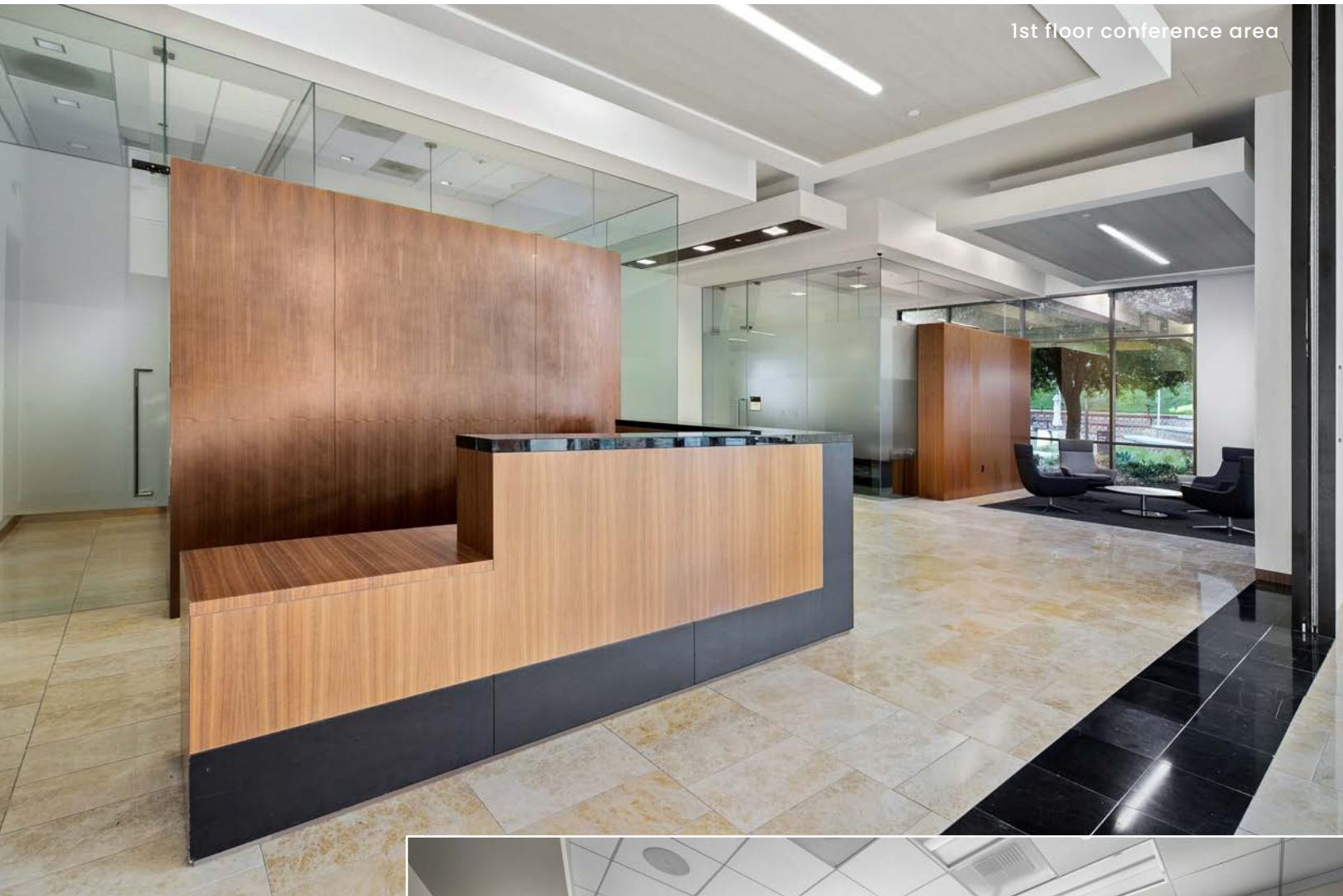
Level 03

35,482 RSF



63 Workstations
29 Private Offices
5 Conference Rooms
Break Room





1st floor conference area



12780

EL CAMINO REAL . ONE PASEO PLAZA

12780 El Camino Real

Level 01

38,989 RSF*



* RSF includes subterranean storage space (2,064 SF)

- Break Room
- Office
- Open Office
- Lab
- Lab Support



56,678 RSF*



- Break Room
- Office
- Open Office
- Lab
- Lab Support



12780

EL CAMINO REAL . ONE PASEO PLAZA

12780 El Camino Real

Level 03

45,424 RSF



- Break Room
- Office
- Open Office
- Lab
- Lab Support



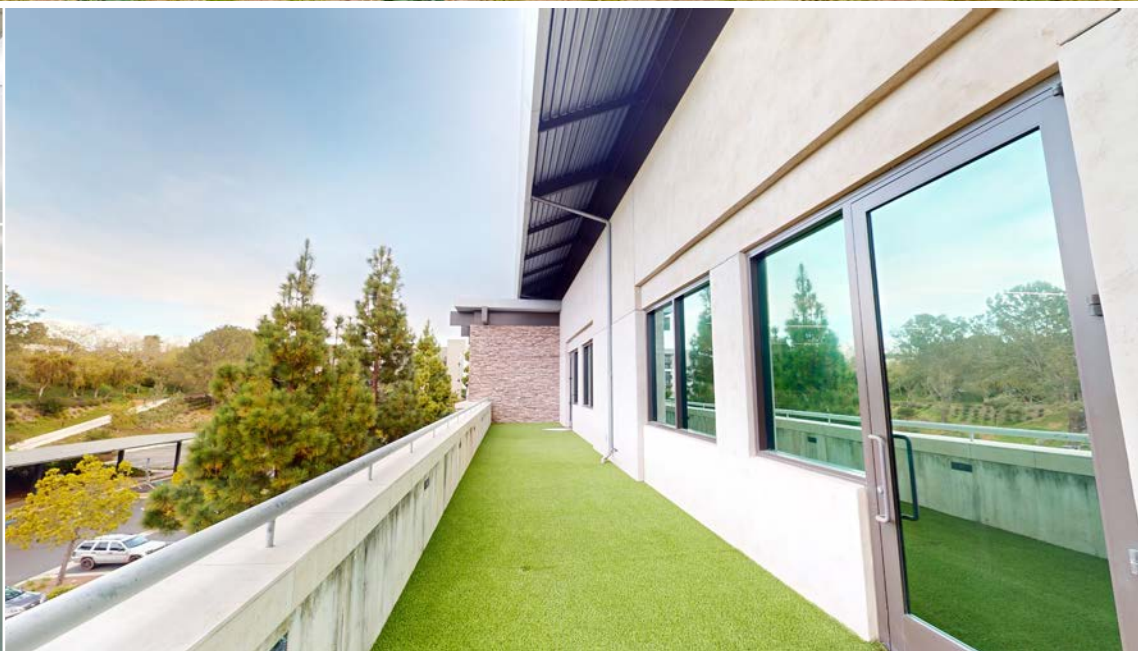
Specs

BUILDING SIZE	141,091 SF
APPROX. OFFICE/LAB RATIO	40% Office / 60% Lab
ZONING	CVPD-EC
BUILDING HEIGHT	Three (3) stories with two (2) levels of subterranean parking
ELEVATORS	One (1) Passenger and one (1) Freight
FLOOR-TO-FLOOR HEIGHT	14'
FLOOR-TO-CEILING HEIGHT	10'6"
FLOOR LIVE LOADS	125 psf
TYPICAL COLUMN SPACING	30'
FIRE SPRINKLERS	Yes
PARKING	Surface + Garage
SECURITY SYSTEM	Yes
LOADING SERVICES	Shipping/Receiving Dock
POWER CAPACITY (Amps)	4,000 Amps
SERVER ROOM	Yes
TELECOMMUNICATIONS	Spectrum - CAT5/CAT6/Fiber
AVAILABLE LAB UTILITIES AND GASES (CO2, N2, air, vac, etc.)	N2, VAC, Compressed Air, C02
GAS OR ELECTRIC AVAILABLE	Both
AIR HANDLING CAPACITY	Five (5) HVAC units totaling 187,500 CFM
CENTRAL PLANT	Yes
# OF FUME HOODS	57 (located throughout 1st floor and 2nd floor)
AIR CIRCULATION	Single Pass Air in Labs
HEPA FILTERS (rooms present in)	1
# OF BIOSAFETY CABINETS	0
BOILERS	Three (3) Steam boilers - one (1) 115 HP and two (2) 9 HP
BUILDING MANAGEMENT SYSTEM	Johnson Controls and Metysys BMS systems in place
HAZARDOUS MATERIALS STORAGE	One storage located on 1st floor adjacent to shipping/receiving area; one on north side of 2nd floor
# of CONTROL AREAS	Three (3) total control areas (1 per floor)
EMERGENCY GENERATOR	1,500KW
NMR ROOM	1
TISSUE CULTURE/CELL CULTURE ROOMS (# of rooms)	4
DI WATER	Yes
# OF BENCHES	62
BENCH COUNTERTOP FINISHES	Trespa
VIVARIUM	~18,637 SQ FT
# OF PRIVATE OFFICES	Nine (9) Executive offices, Sixty Three (63) Private offices
# OF WORKSTATIONS	Workstations (284), Hotel (17), Special (17)
COPY/MAIL ROOM	Ten (10) located throughout the building
BATHROOMS WITH SHOWERS/LOCKERS	Four (4) bathrooms with shower/locker facilities
KITCHEN/BREAK ROOM	One (1) kitchen/break room per floor in addition to multiple coffee areas

12780

EL CAMINO REAL . ONE PASEO PLAZA







12780

EL CAMINO REAL . ONE PASEO PLAZA



ONE PASEO

DEL MAR HIGHLANDS

12790

EL CAMINO REAL . ONE PASEO PLAZA



CHAD URIE

+1 858 410 1187

chad.urie@jll.com

RE license #01261962

GRANT SCHONEMAN

+1 858 410 1252

grant.schoneman@jll.com

RE license #01516695

TAYLOR DEBERRY

+1 858 410 6392

taylor.deberry@jll.com

RE license #2014850

12780-12790

EL CAMINO REAL . ONE PASEO PLAZA

141,000 SF LAB/OFFICE SPACE FOR SUBLEASE
88,000 SF OFFICE SPACE FOR SUBLEASE

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved.