


# 12780

EL CAMINO REAL . ONE PASEO PLAZA

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





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Superior location in  
**One Paseo Plaza**

Opportunity to scale  
**Part of a larger 300k SF campus**  
including office + lab

Strong corporate identity & visibility along  
**El Camino Real**

Unparalleled access walking distance to premier  
**shopping and dining**



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## Premier Office & Lab Space for Sublease

±141,000 SF lab/office building

Situated in the best location in Del Mar Heights, 12780 El Camino Real provide the perfect opportunity for a growing innovation company. 12780 El Camino Real will have ±141,000 SF of lab/office space available in Q2 2025.



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### ±141,000

SF lab/office building



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



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



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

## 7.31.2031

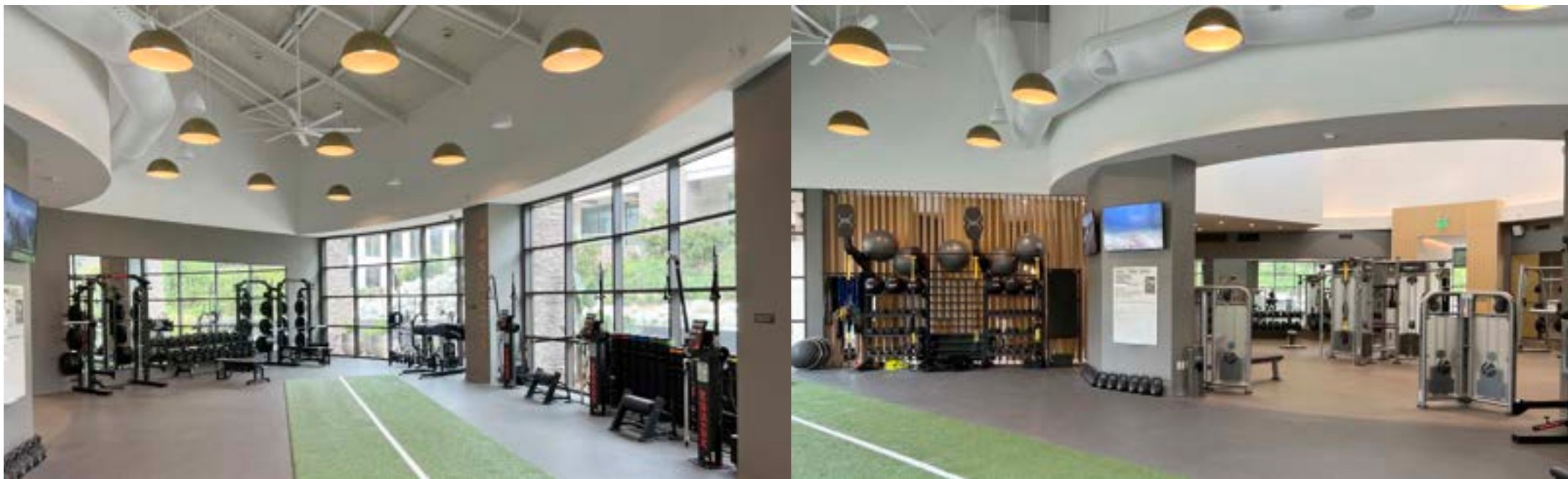
Master Lease Expiration



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## Onsite amenities





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Level 01  
38,989 RSF\*

Lab:

14, 6-foot fume hoods  
5, 8-foot fume hoods  
6 walk-in fume hoods  
9 lab support rooms

Office:

1 executive office  
11 private offices  
48 workstations  
3 hoteling offices  
1 workroom



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

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



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Level 02  
56,678 RSF\*

Lab:

14, 6-foot fume hoods  
19, 8-foot fume hoods  
12 lab support rooms

Office:

1 executive office  
22 private offices  
68 workstations  
6 hoteling offices

13 conference rooms  
4 workrooms  
1 mother's room



\* RSF includes subterranean storage space (6,124 SF)

- Break Room
- Office
- Open Office
- Lab
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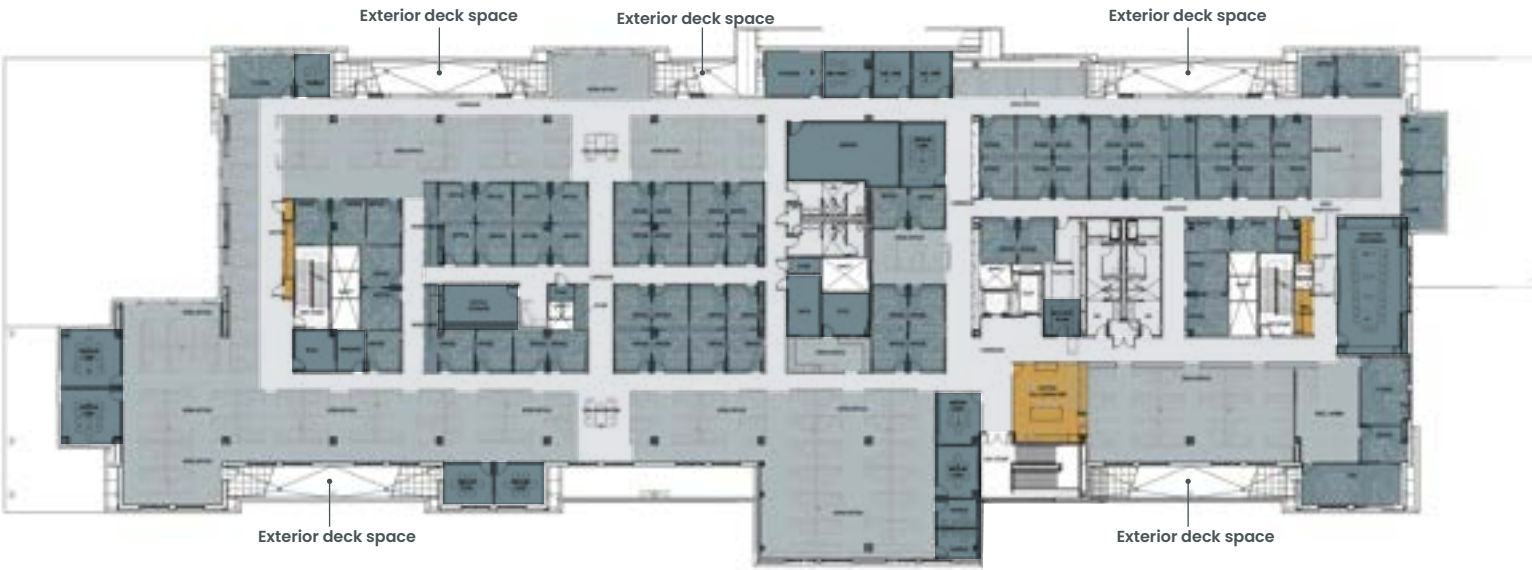
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Level 03  
45,424 RSF

- Office:
- 7 executive offices
  - 64 private offices
  - 132 workstations
  - 1 board room
  - 10 confrence rooms
  - 4 huddle rooms



- 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	58 (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



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ONE PASEO

DEL MAR HIGHLANDS





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