



12780

EL CAMINO REAL . ONE PASEO PLAZA

141,000 SF LAB/OFFICE SPACE FOR SUBLEASE



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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

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

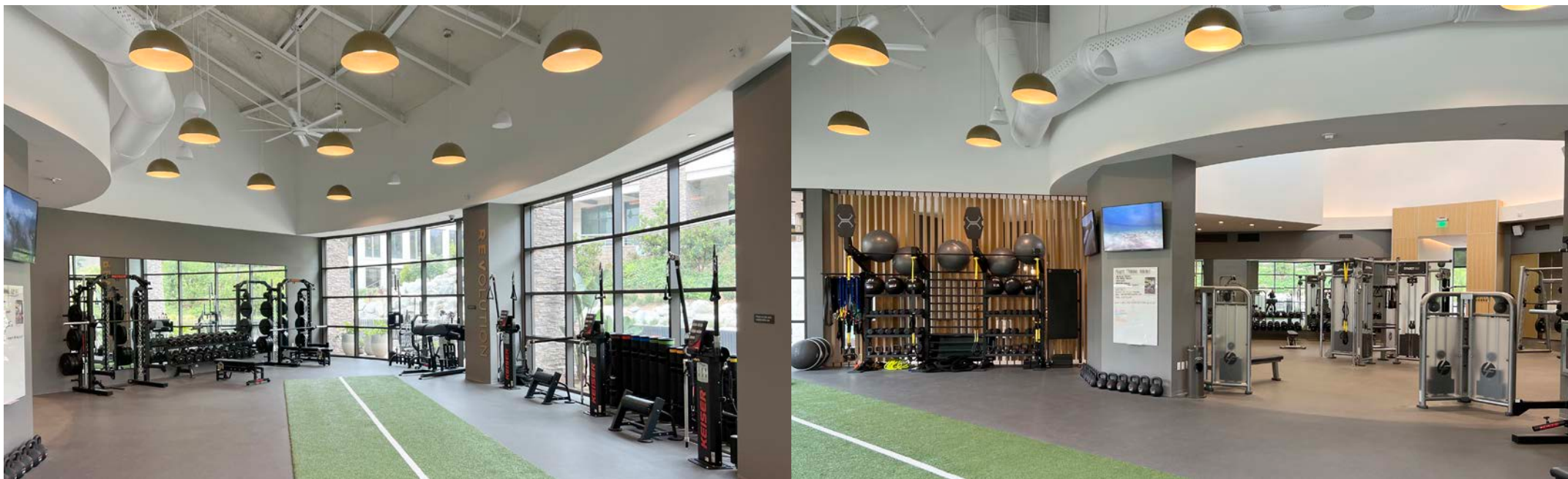
7.31.2031

Master Lease Expiration

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Onsite amenities



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12780 El Camino Real

Level 01

20,636 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
1 workroom



Break Room
Office
Open Office
Lab
Lab Support



12780 El Camino Real

Level 02

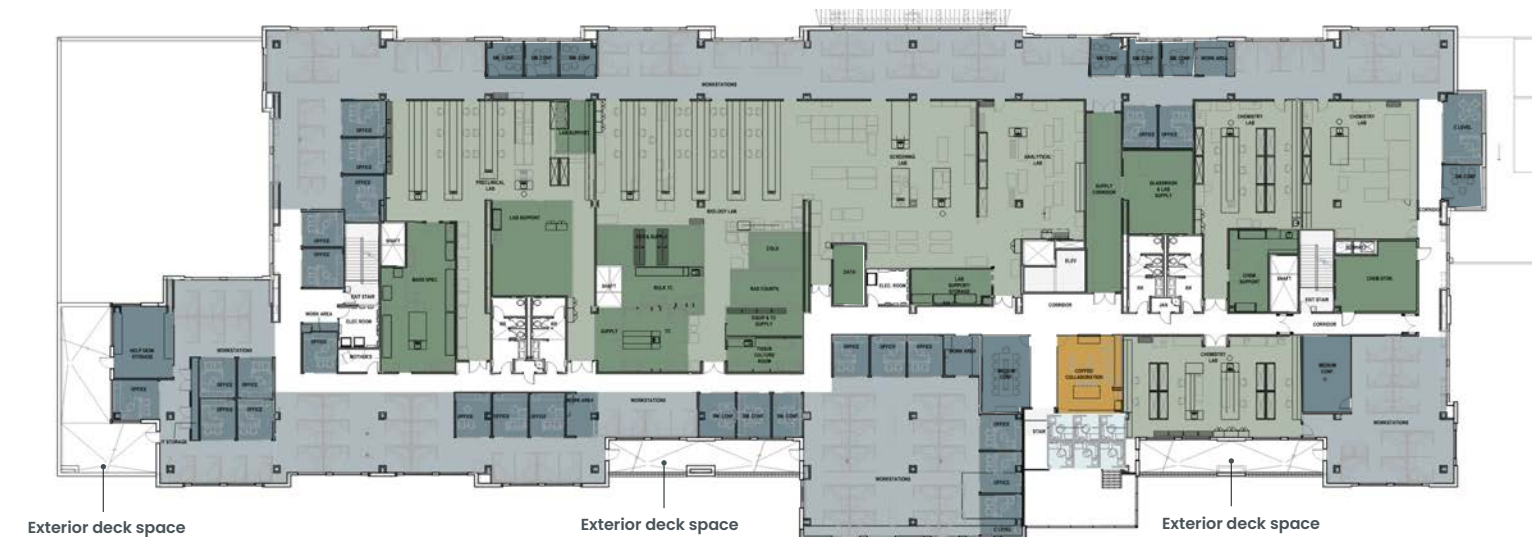
50,554 RSF

Lab:

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

Office:

1 executive office
22 private offices
68 workstations
13 conference rooms
4 workrooms
1 mother's room



Break Room
Office
Open Office
Lab
Lab Support



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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



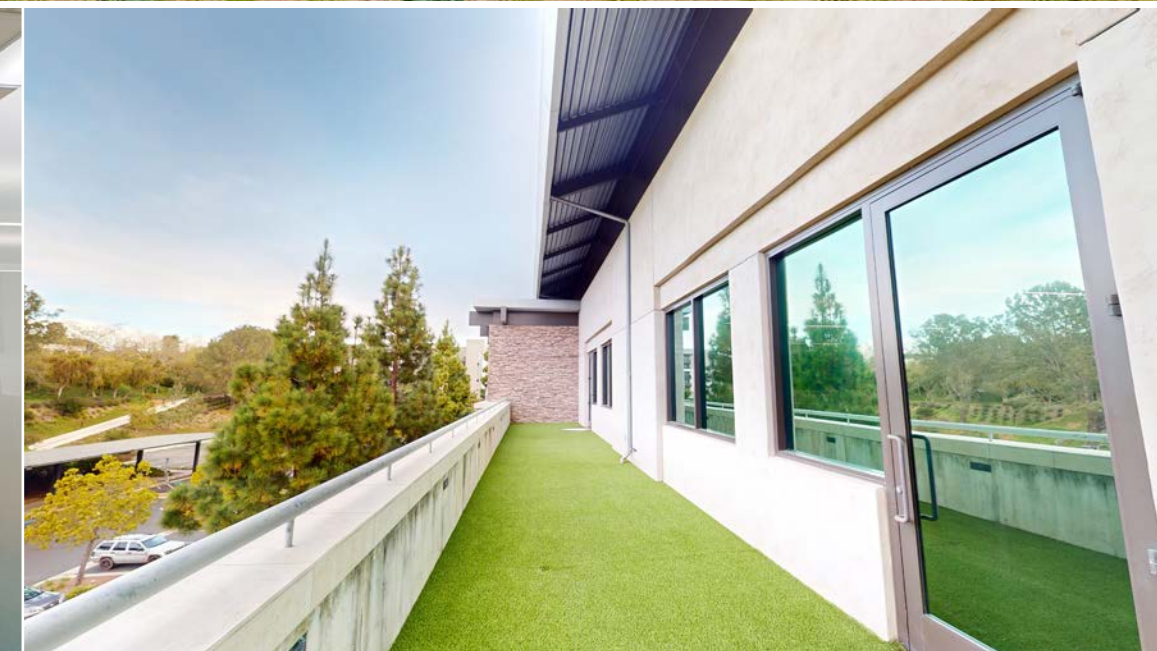
- Break Room
- Office
- Open Office
- Lab
- Lab Support

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

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141,000 SF LAB/OFFICE SPACE FOR SUBLEASE

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