

# GENESIS

{ The root of innovation }

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Premier Small Spec Lab and Office Suites  
+/- 86,000 RSF

12250 El Camino Real  
San Diego, California

Jones Lang LaSalle Brokerage, Inc. RE license #01856260

# ENVIRONMENTS THAT GO BEYOND

traditional lab space

## BUILDING HIGHLIGHTS

- GENESIS Turn-key Suites ( $\pm 4,500$  RSF) with office and lab furniture included
- GENESIS Spec Suites ( $\pm 11,000$  RSF)
- Collaborative project for growing life science companies
- Minutes from Del Mar Highlands and One Paseo
- Immediate access to I-5 and SR-56
- New robust MEP systems built to laboratory standards
- New service elevator
- New backup generator
- EV Charging Stations
- Centered, open courtyard with lounge furniture and free Wi-Fi



Premier Turn-key  
Lab Suites



Future Proof, Flexible  
Lab Environments



Premier Coastal  
Location with Access  
to Amenities



2.5/1,000  
Parking Ratio

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TURN-KEY LAB SPACE  
BEYOND COMPARE  
AT GENESIS – Del Mar



GENESIS-Del Mar delivers the ultimate speed-to-market opportunity for growth-minded life sciences companies. The ±86,000 SF building provides +/-4,500 to +/-11,000 rentable square foot lab suites offering two build out programs. GENESIS Turn-Key suites are fully built-out and furnished with modular casework and office furniture so that companies can begin their science on day one. GENESIS Spec suites are contemporary, highly-engineered, turn-key laboratories designed to drive innovation and simplify the process of leasing complex lab facilities. Located in the burgeoning submarket of Del Mar Heights, it is ideally situated between the I-5/SR-56 interchange and the many shops and restaurants of One Paseo and Del Mar Highlands.

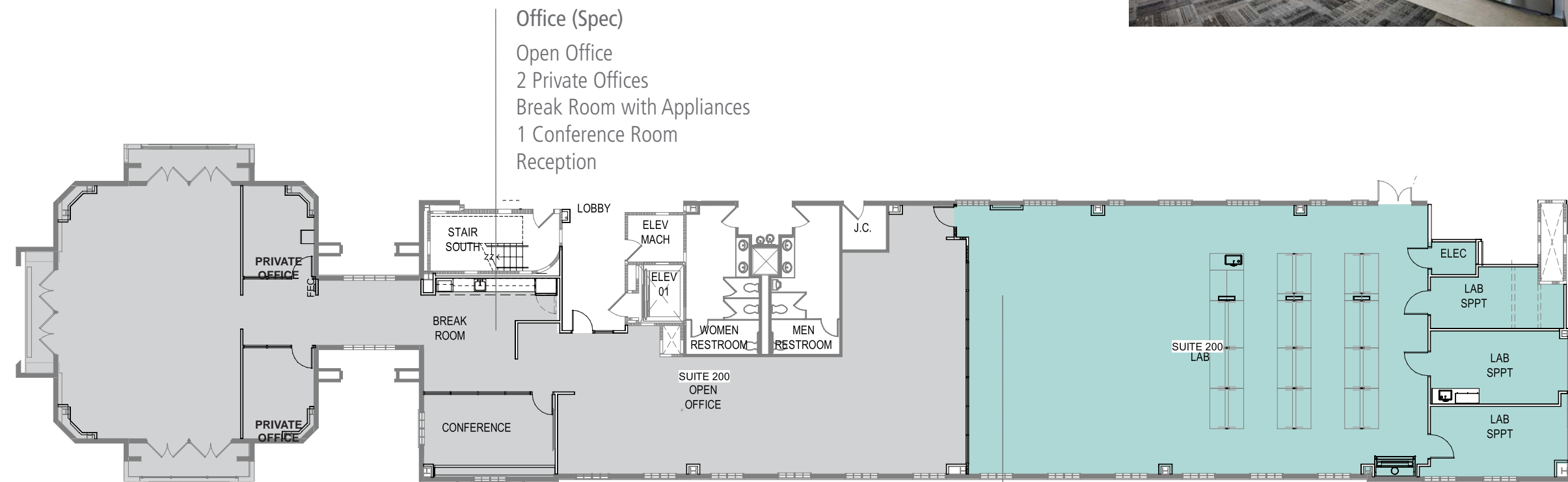


# 12250 EL CAMINO REAL

Second Floor Conceptual **SPEC** plan

Suite 200

+/- 11,000 RSF | 45/55 Lab to Office Ratio



- Office (Spec)**
- Open Office
  - 2 Private Offices
  - Break Room with Appliances
  - 1 Conference Room
  - Reception

- Lab (Spec)**
- 3 Benches
  - 3 Lab Support Rooms
  - (1) 6-Ft Fume Hood
  - 1 Electrical Room
  - 1 Lab Support Sink

— Lab  
— Office

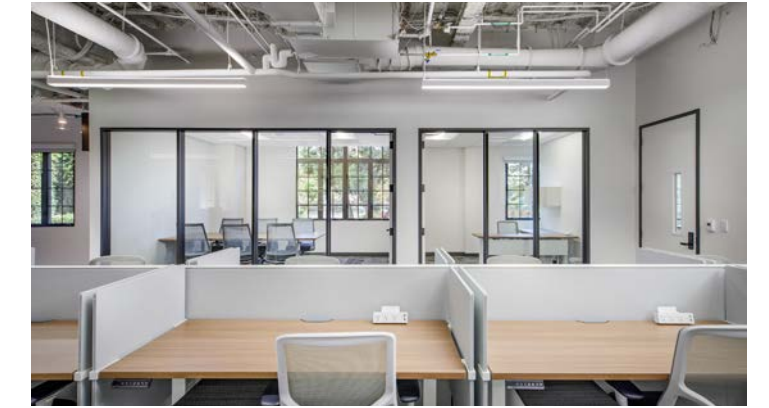


# 12250 EL CAMINO REAL

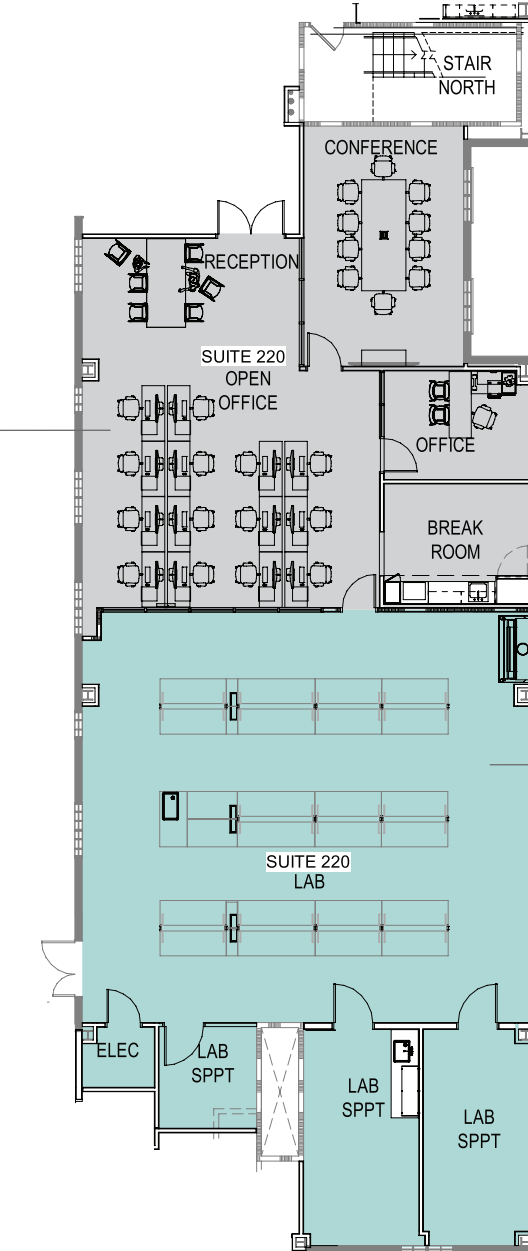
Second Floor **TURN-KEY** plan

Suite 220

+/- 5,000 RSF | 60/40 Lab to Office Ratio



- Office (Turn-Key)**
- 14 Workstations
  - 1 Private Office
  - (1) 10 Person Conference Room
  - (1) 6 Person Collaboration Area
  - Break Room with Appliances



- Lab**
- 3 Benches
  - 1 Lab Support Sink
  - 1 Emergency Shower
  - 3 Lab Support Rooms
  - (1) 6-Ft Fume Hood
  - 1 Electrical Room

— Lab  
— Office



# 12250 EL CAMINO REAL

**GENESIS Spec Program** - Flexible design for easy modifications for your specific needs.

**GENESIS Turn-key Program** - Office and lab furniture included for immediate occupancy.

- Large Spec Suites
- Turn-key Suites

Suite 300 +/- 10,800 SF		Suite 320 +/- 5,100 SF		Suite 340 +/- 10,900 SF		Suite 360 +/- 4,900 SF		3rd Floor
Suite 200 +/- 11,000 SF		Suite 220 +/- 5,000 SF		Suite 240 +/- 11,200 SF		Suite 260 +/- 4,800 SF		2nd Floor
Suite 100 LEASED	Suite 110 +/- 3,200 SF	Suite 120 +/- 4,500 SF		Suite 140 LEASED		Suite 160 LEASED		1st Floor



OPEN COURTYARD AREA  
FOR COLLABORATION

# COASTAL AMENITIES AT YOUR FINGERTIPS

70+

DINING OPTIONS WITHIN  
1 MILE

6

MINUTES TO TORREY  
PINES STATE BEACH

3

OUTDOOR RETAIL CENTERS  
WITHIN 1 MILE

0.5

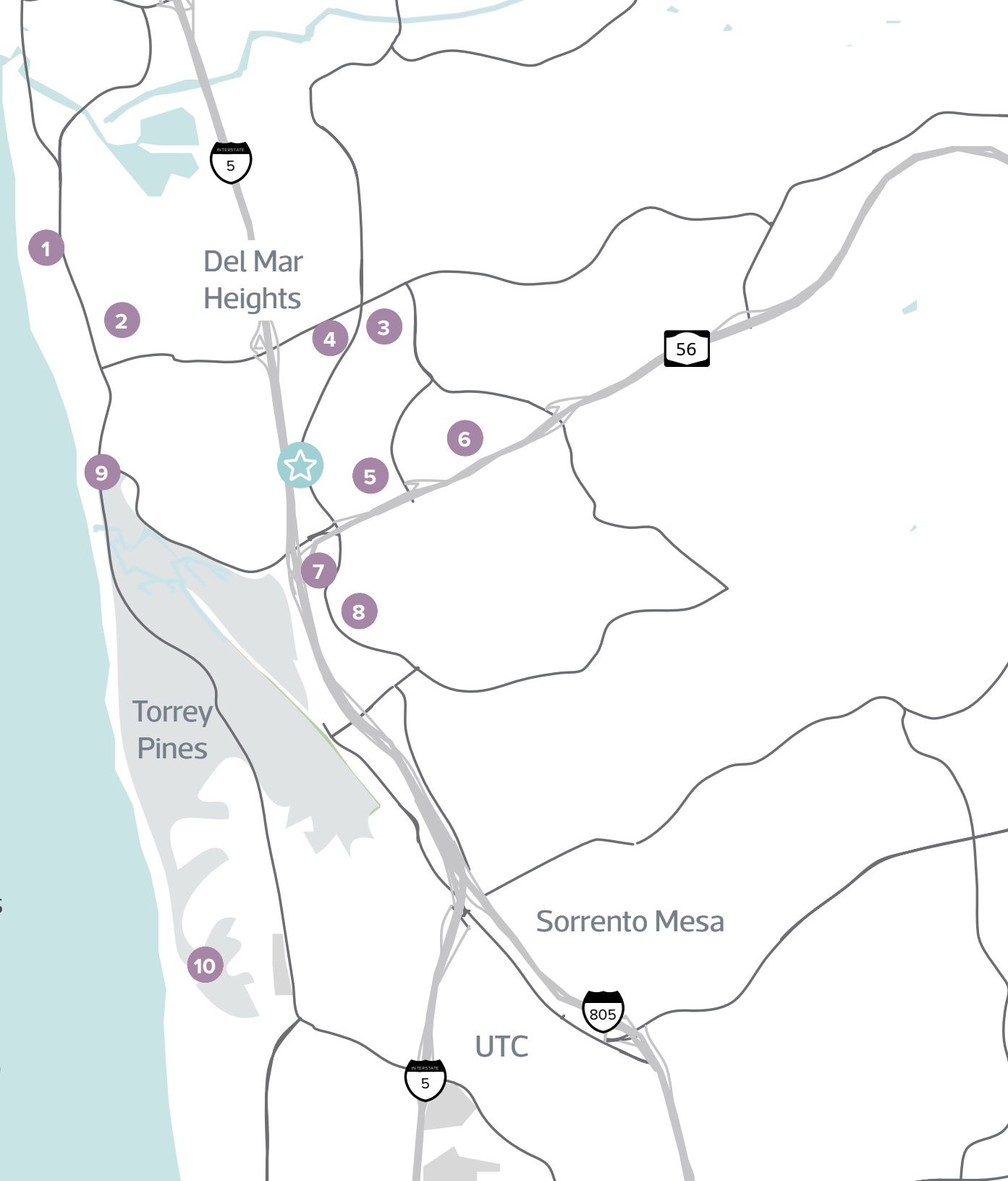
MILES TO I-5

0.5

MILES TO SR-56

7

MINUTES TO UC SAN DIEGO



## 1. L'AUBERGE DEL MAR

Philz Coffee  
Rough Draft Brewing Company  
Sidecar Doughnuts & Coffee  
Urbana

## 2. BEACHSIDE DEL MAR

Vons  
Postal Annex  
CVS Pharmacy  
7/11 & Citgo  
Starbucks  
Le Bambou  
O'Brien's Boulangerie  
Jersey Mike's Subs  
Yoga Del Mar  
Bellisario's Pizza  
The Broken Yolk Cafe

## 3. DEL MAR HIGHLANDS TOWN CENTER

Ralphs  
Jimbo's  
Rite-Aid  
FedEx Office  
The UPS Store  
Dry Cleaners  
Chevron  
Bank of America  
Wells Fargo  
Starbucks  
Cinopolis  
Einstein Brothers Bagels  
Urban Plates  
Vuori  
Breakers Coffee & Wine  
Craft House  
Handel's  
Jamba Juice  
Mendocino Farms

## 4. ONE PASEO

URBN Pizza  
Nick's Del Mar  
Harland Brewing  
Mizuki Yama Sushi  
North Italiana  
Sweetfin Poke  
Tendergreens  
Shake Shack  
Tocaya Modern Mexican  
Salt & Straw  
CAVA  
Susie Cakes  
Blue Bottle Coffee  
Le Macaron  
Parakeet Cafe  
Parakeet Juicery  
The Butchery

## 5. PIAZZA CARMEL

Chipotle  
Pavilions  
Marketplace Grille  
Flippin Pizza  
F45 Training  
Chase  
Baskin Robbins  
Gami Sushi  
Nico's Taco Shop  
Papa John's Pizza  
Spices Thai Cafe

Starbucks  
Royal India  
Subway  
Villa Capri  
Wells Fargo  
Postal Annex

## 6. CARMEL VALLEY RECREATION CENTER

Indoor multipurpose courts Game room with table tennis  
Picnic areas with barbecues  
Outdoor basketball courts  
Outdoor fitness stations  
Tennis courts  
Amphitheater  
Two playgrounds  
Yoga Del Mar  
Bellisario's Pizza

## 7. RUTH'S CHRIS STEAK HOUSE

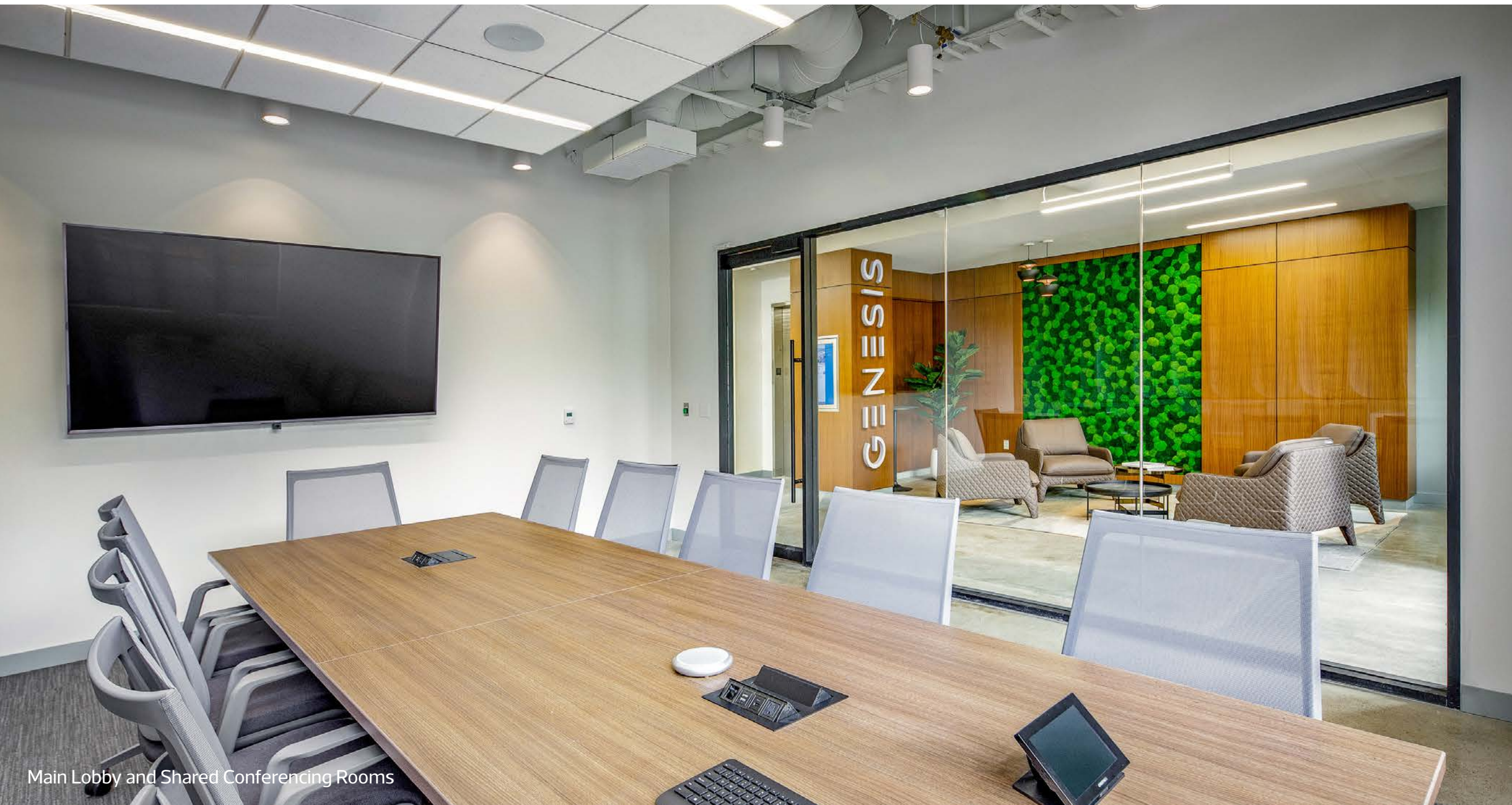
## 8. BRIGHT HORIZONS

TOAST Cafe  
Ken Sushi Workshop  
Kabob Lounge

## 9. TORREY PINES STATE BEACH

## 10. BLACKS BEACH





Main Lobby and Shared Conferencing Rooms

### Building Renovations:

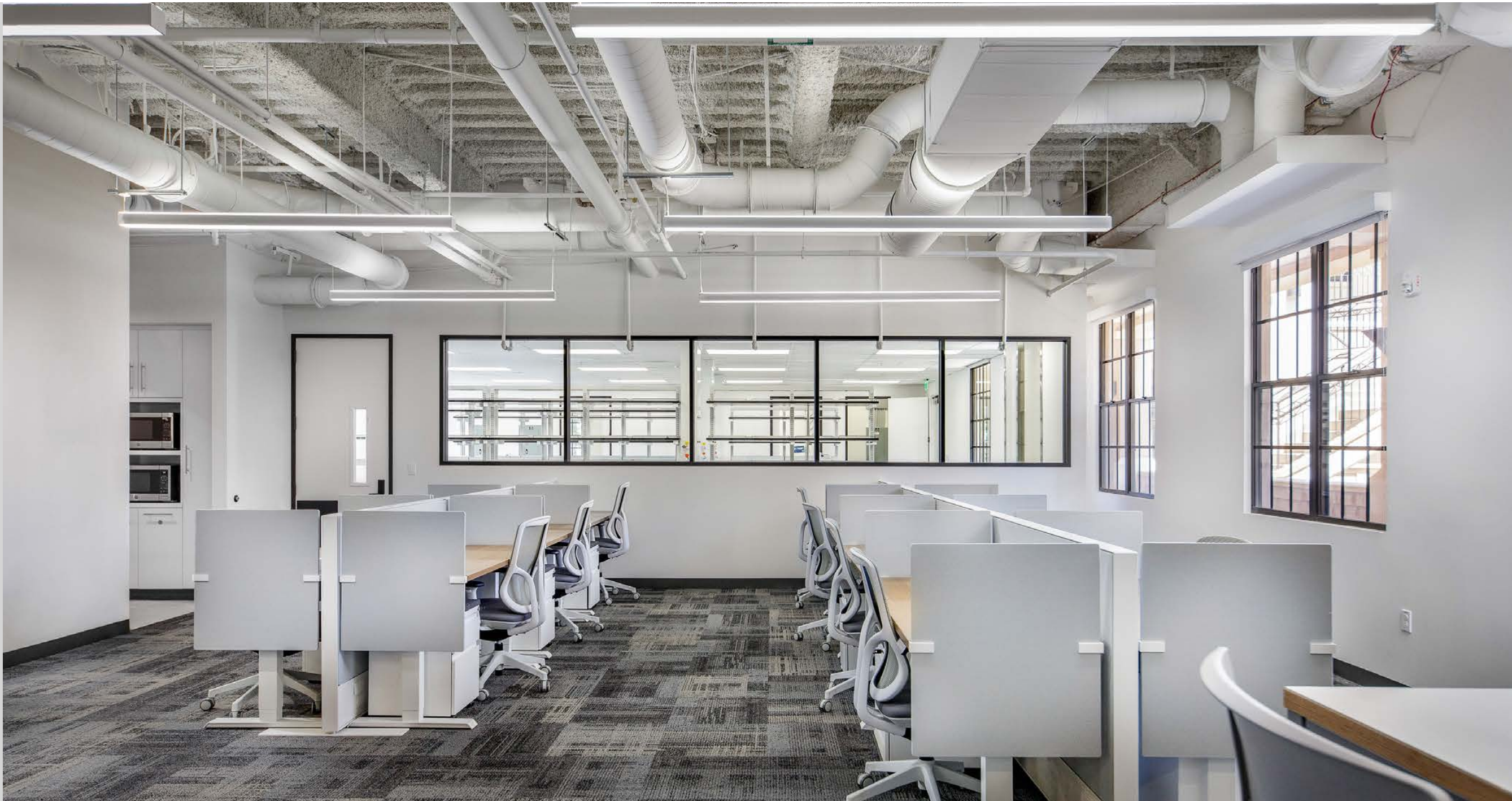
- New Premier Spec Lab & Office Suites
- New Service Elevator
- New MEP Infrastructure Throughout
- New Backup Generator
- Shared Common Conference Spaces
- Shared Glass Wash and Autoclave
- Shared Shipping and Receiving Services



Turn-Key Furnished Office and Lab Suites



Quality Finishes Throughout



# OWNERSHIP & SPONSOR

## PHASE3 — REAL ESTATE PARTNERS —

With over 30 years of experience in the life science industry, Phase 3 Real Estate Partners, Inc. has been a leader in owning, operating, repositioning, and developing over 6 million square feet in prominent U.S. life science clusters. Their focus on delivering top-quality space efficiently enables companies to promptly pursue scientific goals. Leveraging their extensive expertise, Phase 3 designs research and development spaces that meet current tenant needs while ensuring maximum reusability for the future.

[www.P3RE.com](http://www.P3RE.com)



Bain Capital Real Estate, founded in 2018, specializes in investing in sectors driven by enduring trends in real estate demand. The team, operating since 2010 under Harvard Management Company, has deployed and committed over \$10.7 billion of equity across approximately 700 assets. Leveraging Bain Capital's value-added investment approach and global platform, the strategy aims to enhance insights and sourcing capabilities across asset classes.

[www.BainCapitalRealEstate.com](http://www.BainCapitalRealEstate.com)

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±5 MILLION SF  
LIFE SCIENCE PORTFOLIO

“Our vision is to deliver premier research-ready life science environments for tomorrow’s technology.”



GENESIS - Science Center



GENESIS - Del Mar



GENESIS - San Diego



GENESIS - Summit



GENESIS - Roselle

## NATIONAL PRESENCE IN THE TOP LIFE SCIENCE CLUSTERS

- San Diego - San Francisco - Boston -

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