

2101 Corporate Center Drive

CONEJO INNOVATION COLLECTION

LAB AND/OR TECH/
R&D SPACE FOR LEASE
UP TO 51,000 SF



NEWMARK

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CONEJO INNOVATION CAMPUS | THOUSAND OAKS, CA

2101 Corporate Center Drive

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

- 2101 Corporate Center Drive
- The Conejo Innovation Campus



AMGEN
Global HQ

2.9 MSF
Campus

US
101



1280 Rancho
Conejo Boulevard

1300 Rancho
Conejo Boulevard



1290 Rancho
Conejo Boulevard

RECEPTIVE BIO

2101 Corporate
Center Drive
CONEJO INNOVATION
CAMPUS

BEREN
THERAPEUTICS

SCIENTIFIC COMMUNITY

Deep Life Science Tenant Ecosystem

2101 Rancho Conejo Boulevard

The 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, 2101 Corporate Center offers companies outgrowing their incubator space with brand-new, turnkey infrastructure.

Can deliver up to 51,000 RSF. Space currently available for lease in single-story building:

Suite 200: 12,418 RSF turnkey lab/office with R&D chemistry and biology lab space

Suite 300 & 400: 26,844 RSF warm shell lab or tech space



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.

Building Amenities



**Free Surface
Parking**



**24/7 Security
Monitoring**



**Key-card Access
to Building and Suites**



**On-site Building
Engineer**



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



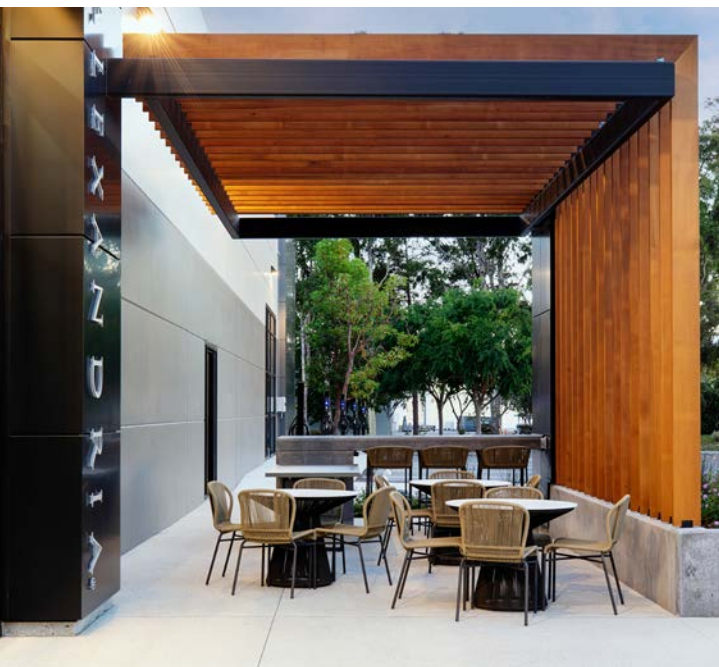
**Shower &
Lockers**



**Bike
Racks**



**Covered
Outdoor Patio**





IN-SUITE AMENITIES

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





Suite Availability

Suite	SF	Space Type
100	11,870	Potentially available
200	12,418	Turnkey lab/office with R&D chemistry and biology lab space
300	14,267	Warm shell lab or tech space
400	12,577	Warm shell lab or tech space
Total	51,132	

Building Specs

Number of Stories	1
Building Area	51,132 RSF
Floor-to-Floor Height	20' - 23' lab/office, 23' warm shell
Live Load Capacity	100 psf
Lab Support Systems	House air and vacuum
HVAC	10 changes per hour (average)
Utility Power	3,000 amps
Backup Generator	500kW
Building Management System	Expandable BMS
Water Service	RODI water in lab space
Fire Sprinklers	Yes
Loading	Separate shipping and receiving area
Receiving Area and Doors	Sized for traditional lab equipment
Parking Spaces/Ratio	190 (including 9 EV, 6 handicap)/ 3.72 spaces per 1,000

Available Now

Lab/Office Warm Shell Leased



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