

1300 Rancho Conejo Blvd.

CONEJO INNOVATION COLLECTION

MOVE-IN-READY LAB/
GMP AND/OR TECH/
R&D SPACE FOR LEASE
UP TO 71,000 SF



NEWMARK

CONEJO INNOVATION CAMPUS | THOUSAND OAKS, CA

1300 Rancho Conejo Boulevard

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 Village BioPartners VC Fund and incubator.

- 1300 Rancho Conejo Boulevard
- The Conejo Innovation Campus

AMGEN
Global HQ

2.9 MSF
Campus

US
101

1300 Rancho
Conejo Boulevard

CAPSIDA
BIOTHERAPEUTICS

LATIGO BIO

**BEREN
THERAPEUTICS**

2101
Corporate
Center Drive

**1290 Rancho
Conejo Boulevard**

CONEJO INNOVATION
CAMPUS

RECEPTIVE BIO

SCIENTIFIC COMMUNITY

Deep Life Science Tenant Ecosystem

1300 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, 1300 Conejo offers a brand-new, fully built-out R&D lab space and GMP/Clean room space tailored for early and late stage biotech tenants.

This 70,516 RSF, single-story building features new infrastructure and turn-key lab and office suites up to 71,000 RSF.



Amgen's New Science & innovation Center

\$600M

INVESTMENT IN
THOUSAND OAKS HQ



Construction Under Way



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.

Shared Spaces



**Free Surface
Parking**



**24/7 Security
Monitoring**



**On-Site Building
Engineer**



**Keycard Access to
Building and Suites**



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



Showers



**Conferencing Spaces
Team Meetings**



**Covered
Outdoor Patio**



**Mother's/
Wellness Room**





IN-SUITE AMENITIES

- Full service vivarium (Charles River) on-site
- Movable lab benches with epoxy countertops and sinks
- RODI water
- House air and vacuum systems
- Single-pass air
- Existing fume hoods; capacity for additional
- Emergency shower and eyewash stations
- BSL-2+ capability
- Turnkey network and internet infrastructure
- Separate GMP/clean room suite with ISO7 space

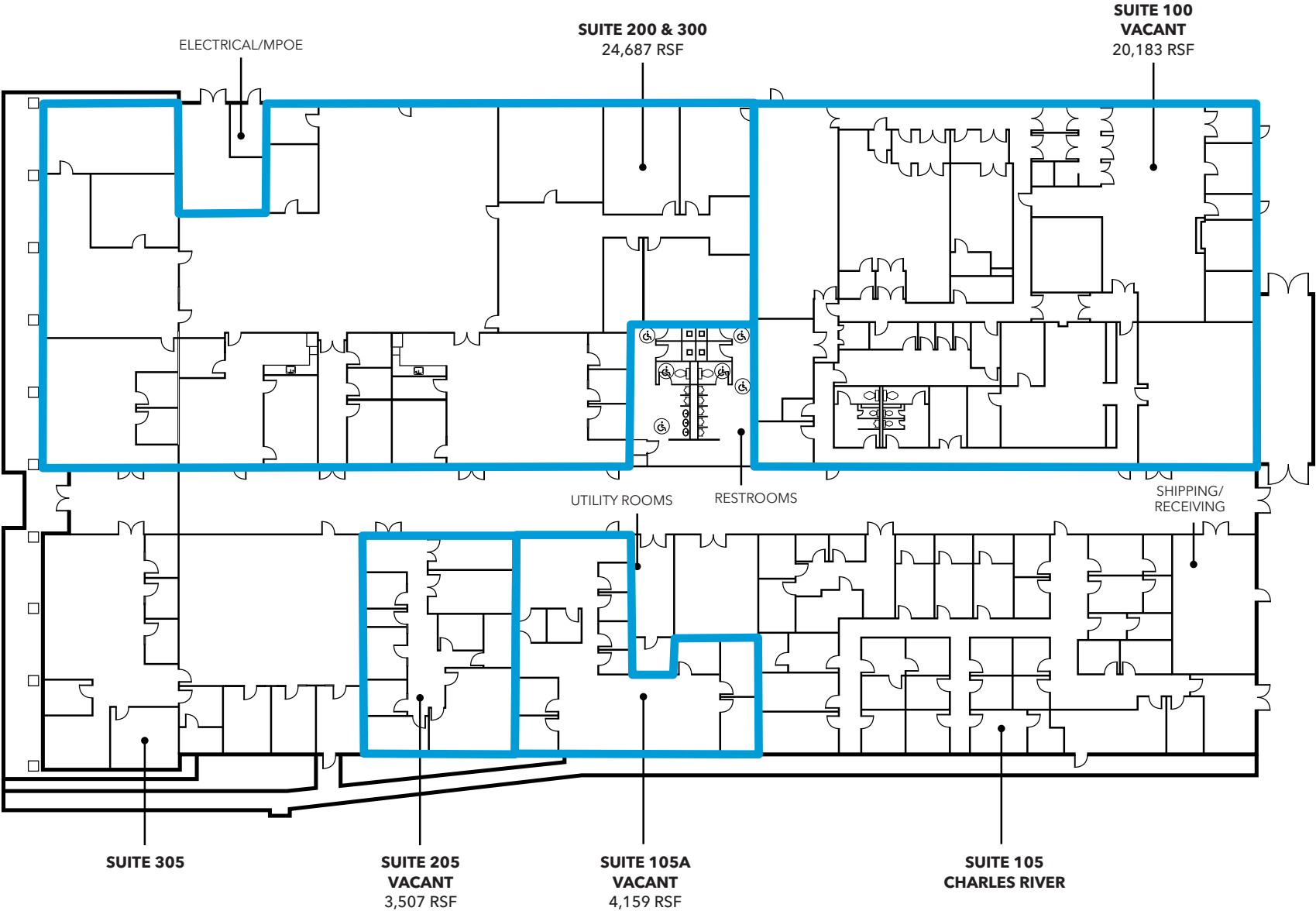




Building Specs

Number of Stories	1
Building Area	70,516 RSF
Floor-to-Floor Height	18' - 20'
Live Load Capacity	100 psf
Lab Support Systems	House air and vacuum
HVAC	10 changes per hour (average)
Utility Power	4,000 amps
Backup Generator	1,000 kW
Building Management System	Expandable BMS
Gas and Water Service	Sized for typical lab/office building
Fire Sprinklers	Yes
Loading	Separate shipping and receiving area
Receiving Area and Doors	Sized for traditional lab equipment
Parking Spaces/Ratio	143 (including 4 handicap & 8 EV)

Available Now



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FOR LEASE UP TO 71,000 SF

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