

1290 Rancho Conejo Blvd.

CONEJO INNOVATION
COLLECTION

FOR LEASE

MOVE-IN-READY LAB
AND/OR TECH/R&D SPACE
FROM 10,000 TO 28,000 SF



NEWMARK

CONEJO INNOVATION CAMPUS | THOUSAND OAKS, CA

1290 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 BioPartners incubator.

- 1290 Rancho Conejo Boulevard
- The Conejo Innovation Campus

AMGEN
Global HQ

2.9 MSF
Campus



1280 Rancho
Conejo Boulevard

1300 Rancho
Conejo Boulevard



**BEREN
THERAPEUTICS**

2101
Corporate
Center Drive

**1290 Rancho
Conejo Boulevard**
CONEJO INNOVATION
CAMPUS

RECEPTIVE BIO

SCIENTIFIC COMMUNITY

Deep Life Science Tenant Ecosystem

1290 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, 1290 Conejo offers a brand-new, fully built-out incubator space tailored for early-stage biotech tenants.

This 28,114 RSF, single-story building features new infrastructure and turnkey lab and office suites from 10,000 to 28,000 SF.



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.

Shared Spaces



**Free Surface
Parking**



**24/7 Security
Monitoring**



**On-Site Building
Engineer**



**Keycard Access to
Building and Suites**



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



Showers



**Conferencing Spaces
Team Meetings**



**Covered
Outdoor Patio**



**Mother's/
Wellness Room**





IN-SUITE AMENITIES

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





Building Specs

Number of Stories	1
Building Area	28,114 RSF
Floor-to-Floor Height	18.5" - 20"
Live Load Capacity	100 psf
Lab Support Systems	House air and vacuum
HVAC	10 changes per hour (average)
Utility Power	1,200 amps
Backup Generator	300kW
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	94 (including 3 handicap)/ 3.34 spaces per 1,000

100-01 PIGEON POINT

100-02 KITCHEN

100-03 PATIO

100-04 ELEC

100-06 MEN

100-07 WOMEN

100-08 POINT SUR

100-09 POINT LOMA

100-10 IT

100-11 GLASSWASH

100-12 RECEIVING

100-13 MECHANICAL

100-14 SHOWER

100-15 WOMEN

100-16 MEN

100-17 LAB 101-17

100-18 LAB 101-18

100-15 LAB 101-15

100-21 LAB 101-21

100-23 LAB 101-23

100-24 LAB 101-24

100-25 LAB 101-25

100-27 POINT PINOE

100-28 POINT ARANA

100 OFFICE

100 LOBBY

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