

GENESIS

{ The root of innovation }

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





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.

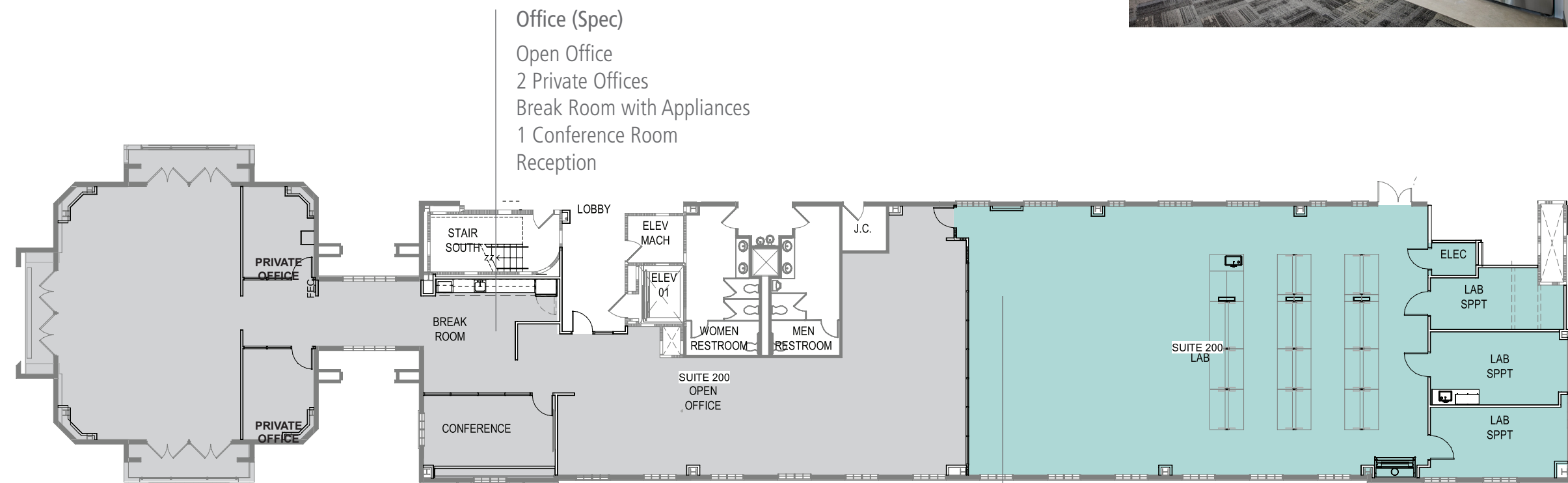


12250 EL CAMINO REAL

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

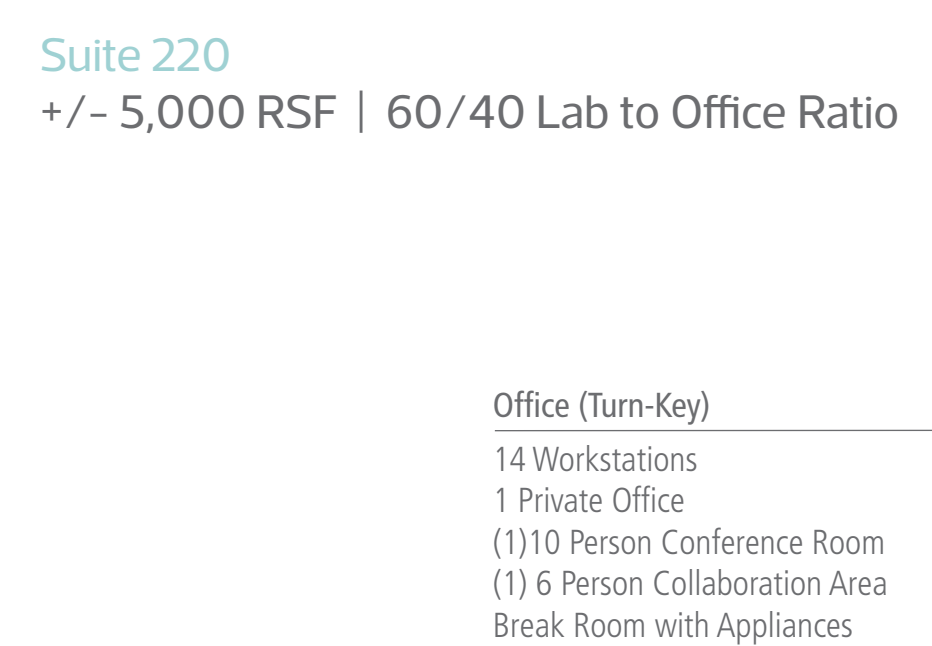


12250 EL CAMINO REAL

Second Floor **TURN-KEY** plan

Suite 220

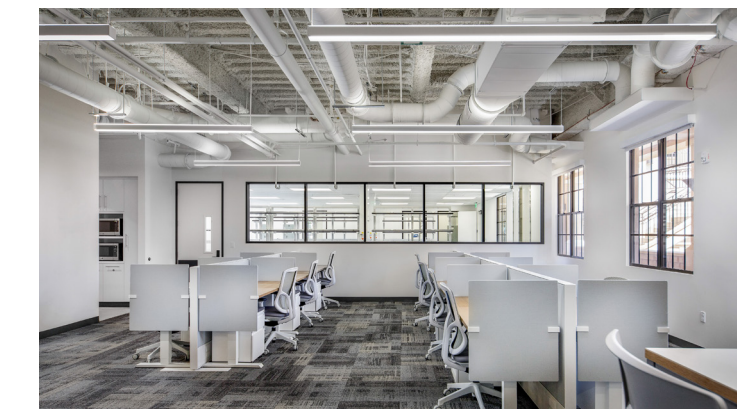
+/- 5,000 RSF | 60/40 Lab to Office Ratio



- 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 +/- 4,900 SF		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

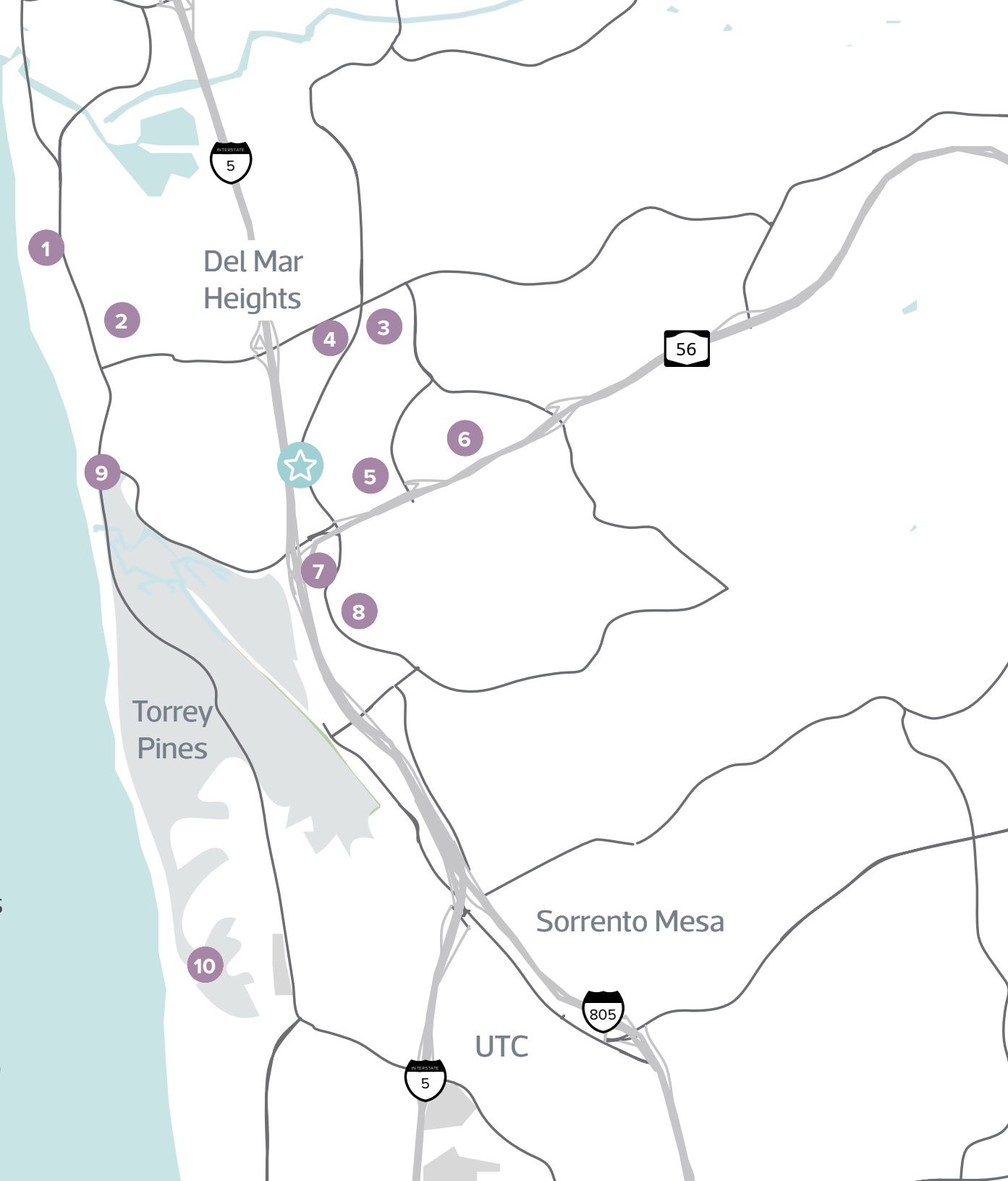
MILES TO I-5

0.5

MILES TO SR-56

7

MINUTES TO UC SAN DIEGO



1. L'AUBERGE DEL MAR

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

Philz Coffee
Rough Draft Brewing Company
Sidecar Doughnuts & Coffee
Urbana

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



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.

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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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