

westlake labs

120 Via Merida, Westlake Village

Purpose-built life science
building in Westlake Village

CBRE **GRAY** MATTER
by Graymark Capital

Redefining Laboratory Space

Westlake Labs is a purpose-built, Class A life science building in Westlake Village that is redefining the standard for laboratory space in the Los Angeles region. Westlake Labs will present opportunities for the entire life cycle of the life science industry, from mature life science companies to startup ventures to academia. Designed by Gray Matter with veteran life science architects and engineers, the modular lab space is state of the art and allows for maximum adaptability for tenant's use. The location provides stunning views of the valley and significant indoor and outdoor amenities in a campus environment. This is best offering for life science companies in the Conejo Valley.



TOTAL RBA
98,776 RSF



BUILT/RENOVATED
1988/2023



POWER
4000 Amps



CLEAR HEIGHT
13.5'



FLOOR LOAD
100 lbs psf



STORIES
2



Lab Space Delivered By An Expert Development Team.



State-of-the-art Life Sciences Facility



State-of-the-Art Life Sciences Facility

with modern infrastructure and equipment –
scheduled completion Q1 2024.



Located within one of the most proactive,
business friendly, and easy to work with cities
in the Los Angeles region.



Great Outdoors

The property is 6.7 acres providing tenants with
plenty of outdoor collaboration space and a
campus environment.



Delivering +/- 35,000 RSF of Spec Wet Lab

that will be state-of-the-art and in move-in
ready condition.



Thriving Life Sciences Market

The Los Angeles region has continuously ranked as
a Top 10 Life Sciences market given its world-class
hospitals, research institutions, NIH funding and
access to skilled labor.



Amenity Rich Location

adjacent to The Four Seasons, Equinox, The
Shoppes at Westlake, open space, excellent
schools and minutes to Malibu.



Property Specifications

POWER

Brand new 4000 amps @ 277/480V 3-phase, 4 wire.

IDF ROOMS

Each IDF Room will be equipped with (2) NEMA L5-20R and (2) NEMA L6-30R twist-lock receptacles and dedicated rack-mounted UPS.

LABS

Biology and chemistry ready lab spaces, dedicated circuit, UPS power or emergency power for each piece of lab equipment.
Lab freezers/refrigerators will have emergency power.

BACKUP EMERGENCY GENERATOR

1,000 KW @ 277/480V 3-phase, 4 wire.

LAB HVAC

A 100% dedicated outside air (DOAS) system is located on the roof consisting of (6) DOAS's. Each DOAS containing supply fan arrays, DX cooling coils, pre-heating heating coils, hot gas reheat coils, MERV 8 pre-filters, MERV 14 final filters. A general utility upblast lab exhaust fan (GEF) system is also located on roof consisting of (4) GEFs. Each lab on level 1 has a DOAS supply and GEF exhaust duct riser and is routed through a shaft.

OFFICE HVAC

A rooftop package unit (RTU) system is located on the roof consisting of (4) RTU's. Each RTU containing supply fan arrays, return/exhaust fans, DX cooling coils, hot gas reheat coils, MERV 13 pre-filters and equipped with economizer dampers to accommodate free cooling strategy off outside air as required by California energy code.

CEILING HEIGHT

13.5 feet slap-to-deck on both floors; Labs will have 9' from floor to finished ceiling. Offices areas will have open ceilings. Fully sprinklered.

ELEVATORS

(1) passenger, (1) freight.

FLOOR LOAD

100 lbs psf

COLUMN SPACING

30 feet.

Floor Plan



1B

1A

SUITE 1A
±35,000 RSF

New and Exciting Base Building & Amenity Improvements

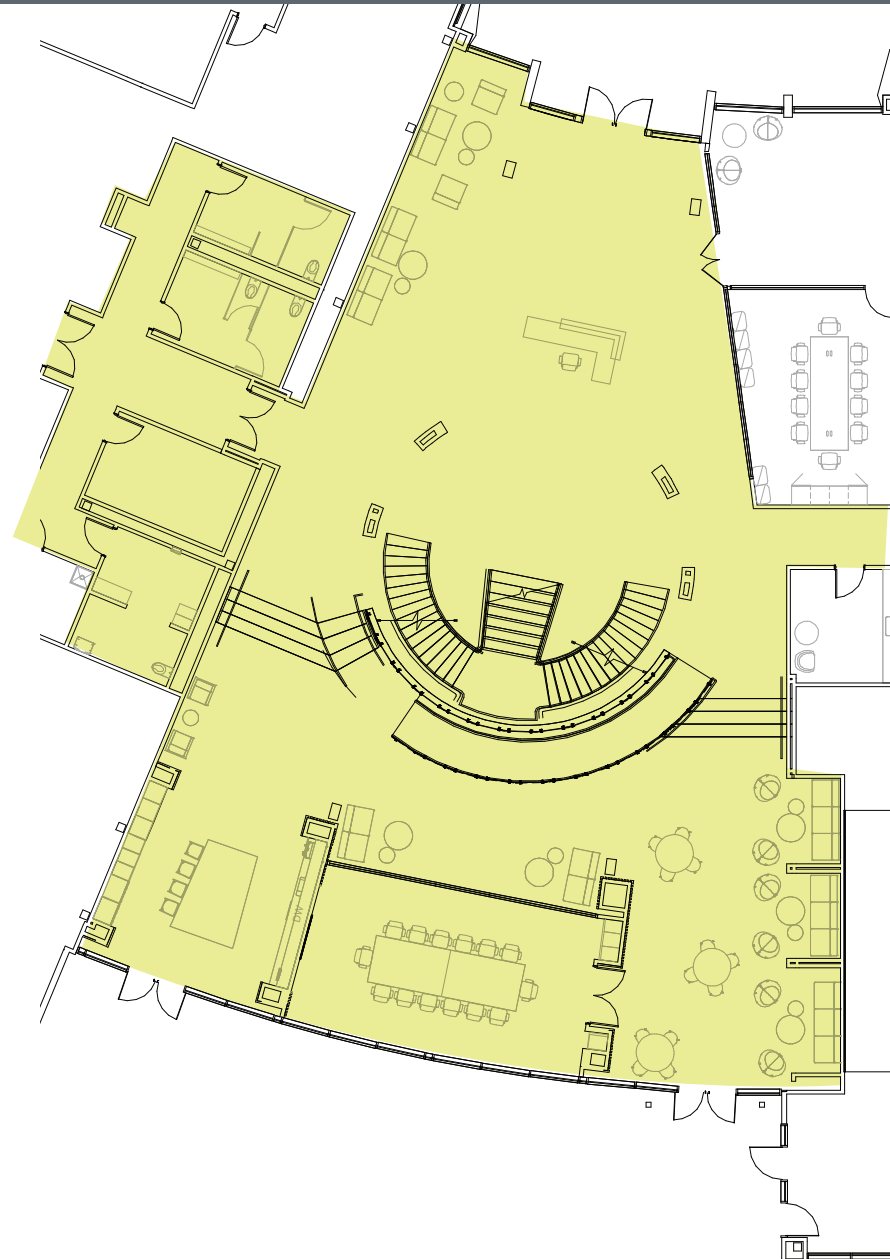
Base Building

Turnkey lab build out of +/- 35,000 SF on the first floor of the property. Ownership will upgrade the power supply to 4,000 amps and create a new exterior, lobby, landscaping, and add an indoor lounge and tenant amenity center with connection to outdoor amenity space, freight elevator and grade level loading.

The remaining +/- 63,776 SF of the property will be delivered in warm shell, white box condition with life science MEP installed and powered up. A tenant improvement allowance is available on top of the warm shell delivery.

Building Amenities

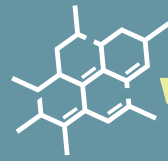
- Common Boardroom
- Formal Reception
- Café
- Large Open Lounge with TVs and Couches
- Mothers / Wellness Room
- Well Designed Usable Outdoor Space





Future Improvements Underway





westlake labs

120 Via Merida, Westlake Village



101



Thousand Oaks Boulevard

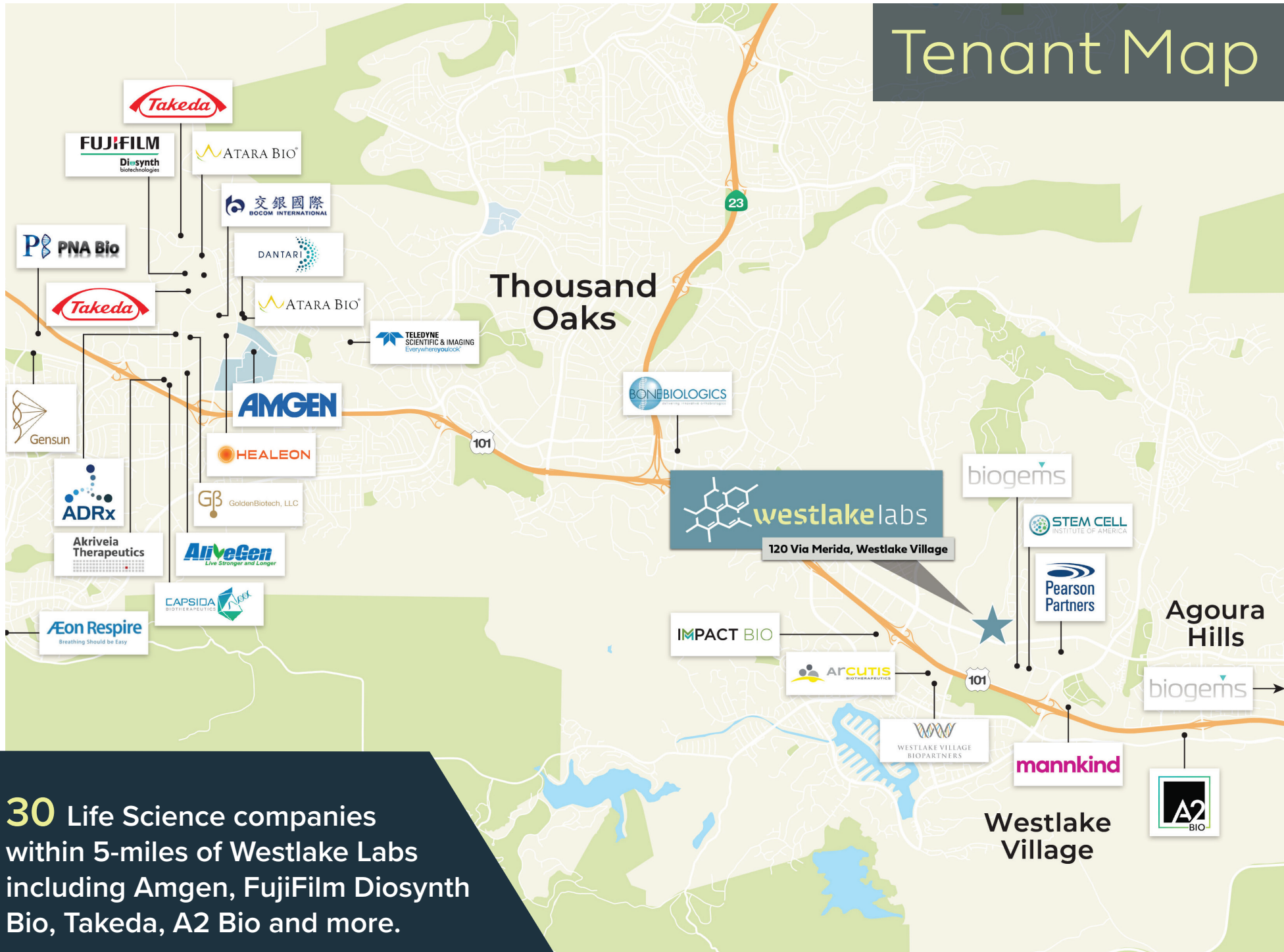


EQUINOX

101

Lindero Canyon Road

Tenant Map



30 Life Science companies within 5-miles of Westlake Labs including Amgen, FujiFilm Diosynth Bio, Takeda, A2 Bio and more.

Life Science Talent

The Conejo Valley is home to a vast amount of Life Science Professionals

34.4% of the sampled life science workforce in Los Angeles resides within the primary labor pool of Westlake Village.

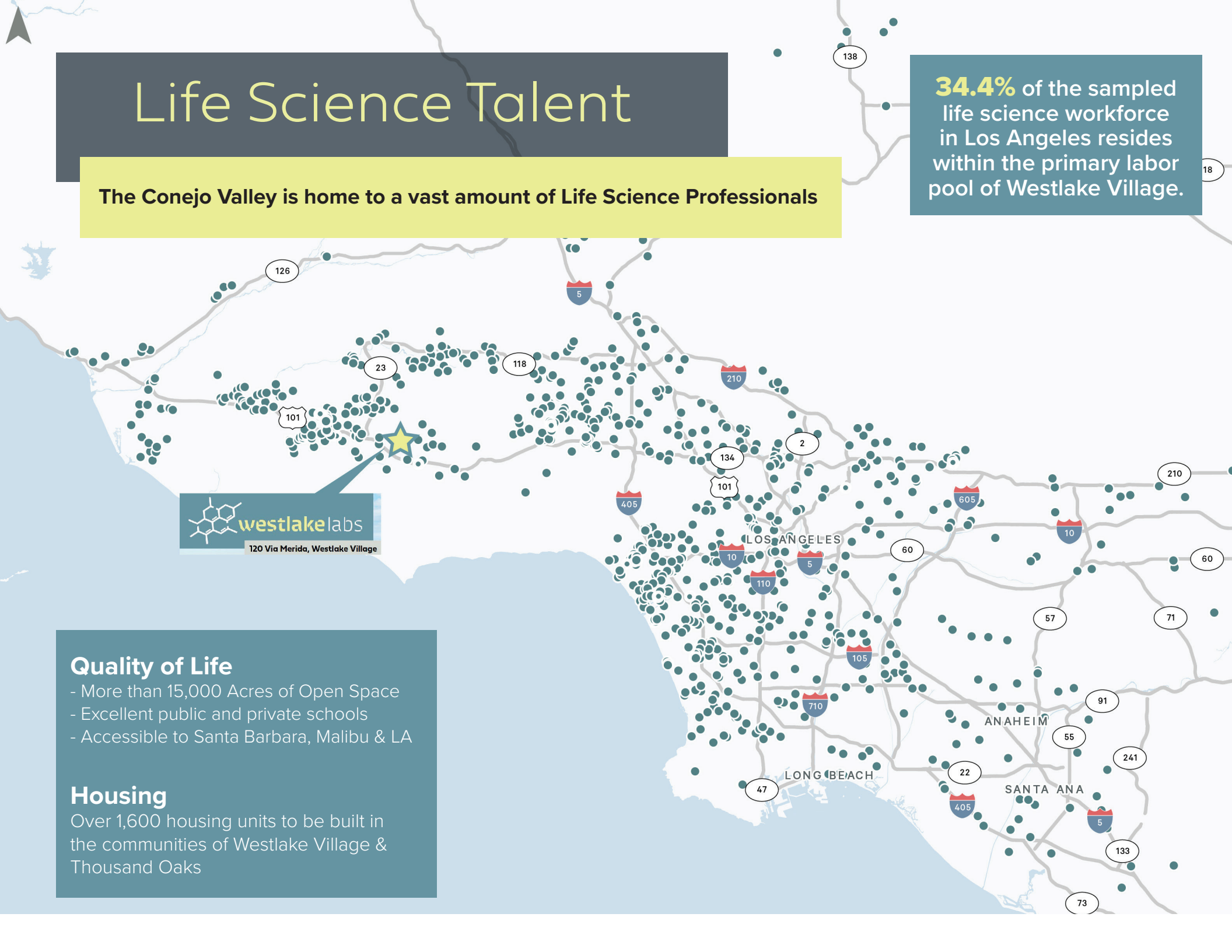


Quality of Life

- More than 15,000 Acres of Open Space
- Excellent public and private schools
- Accessible to Santa Barbara, Malibu & LA

Housing

Over 1,600 housing units to be built in the communities of Westlake Village & Thousand Oaks



California Medicines By Therapeutic Area

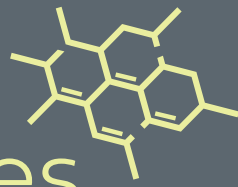
Investigational New Drugs (IND) Products Through Phase III Clinical Trials

California has emerged as a Hub for Innovated Cancer Research. Of the 1,300+ therapies currently through Phase II clinical trials in the state, 33% are focused on Cancer therapies.



Source: BioPharm Insight, INDs filed through Phase III, January 2020

Greater Los Angeles



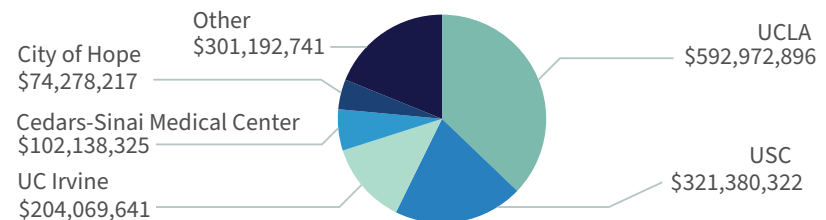
Greater Los Angeles is where quality of life meets Life Sciences. Built on the bedrock of a globally respected university system and highly recognized healthcare organizations, Los Angeles is positioned for sustained Life Sciences / biotechnology growth within the region. The region's Life Sciences cluster has been a strong driver of job growth and grant funding due to the growing pressure from the healthcare industry to provide further research and development. The pace of innovation and acceleration to market continue to be key real estate considerations for Life Sciences tenants. Due to a severe supply and demand imbalance, Los Angeles' Life Sciences rents for newly built Life Sciences product are expected to increase.

- Los Angeles has continuously ranked as a Top 10 Life Sciences market and represents nearly 20% of Life Sciences employment in California – the largest share of Life Sciences employment in the state
- In the last 10 months, GLA/OC received approximately \$1.6 Billion in National Institutes of Health (NIH) Grant Funding
- Los Angeles has received the second most NIH grant funding in CA (outpacing San Diego) and ranks as the 7th largest metro in the nation for NIH grant funding
- The region benefits from its close proximity to Silicon Valley venture capital networks as well as being less than a two-hour drive from San Diego – since 2020, VC funding in Greater Los Angeles totaled \$1.4 Billion
- Access to talent is a critical building block for establishing Los Angeles as a major Life Sciences cluster - since 2001, Life Sciences employment growth has increased +179%

Top 10	MSA	Oct-22 YTD NIH Funding
1	New York-Newark-Jersey City, NY-NJ-PA	\$3,194,371,508
2	Boston-Cambridge-Newton, MA-NH	\$2,977,127,869
3	San Francisco-Oakland-Hayward, CA	\$2,117,739,857
4	Baltimore-Columbia-Towson, MD	\$1,741,822,098
5	Durham-Chapel Hill, NC	\$1,673,965,000
6	Los Angeles-Long Beach-Anaheim, CA	\$1,596,032,142
7	Seattle-Tacoma-Bellevue, WA	\$1,317,776,027
8	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	\$1,298,736,138
9	San Diego-Carlsbad, CA	\$1,201,189,349
10	Chicago-Naperville-Elgin, IL-IN-WI	\$1,051,029,213

Top 10	Organization	Oct-22 YTD NIH Funding
1	University of California, Los Angeles	\$592,972,896
2	University of Southern California	\$321,380,322
3	University of California, Irvine	\$204,069,641
4	Cedars-Sinai Medical Center	\$102,138,325
5	Beckman Research Institute/City of Hope	\$74,278,217
6	California Institute of Technology	\$67,681,613
7	RAND Corporation	\$35,230,614
8	Children's Hospital of Los Angeles	\$35,123,138
9	Hungry Heart Media, Inc.	\$26,909,481
10	Lundquist Institute at Harbor-UCLA	\$13,504,507

2022 NIH FUNDING



Source: National Institutes of Health (fiscal year starting October 1)

The Los Angeles Life Sciences Talent Pipeline

Wages	
	Avg. Wage
Biochemist	\$104,421
Biomedical Engineer	\$98,195
Chemist	\$83,232
Biophysicist	\$107,512

Population & Labor Force	
Labor Force	6,926,531
% of Laborers in Prof., Scientific & Tech Services	8.7%
% of Laborers in Healthcare Services	12.2%
5-Year Projected Population Growth	3.1%

Cost Of Living		
Major Metro Avg. Cost of Living	\$54,222	
Yearly Cost of Living	\$76,252	
5-Year Growth	5.3%	
	LA	Orange Co.
Average Apartment Rent/1BR/MO	\$2,319	\$2,245
5-Year Growth	23.9%	29.5%

Employment		
	Employed 2020	5-Yr. Growth
Total Life Sciences Occupations	18,080	-2.9%
Biochemists & Biophysicists	640	-7.1%
Biological Sciences - Other	2,510	23.9%
Medical Scientists	6,510	-1.6%
Bio-engineers & Biomedical Engineers	570	-51.4%
Chemists	3,330	5.1%
Microbiologists	730	-17.9%
Biological Technicians	2,150	-17.7%
Data & Math Science Occupations	1,640	13.6%

Talent Pipeline		
Degree Completions (2019)	Total Degrees	% of Top 25 Markets
Biological & Biomedical Sciences	5,093	8.3%
All Other Degrees	284,536	14.3%
Degree Completions in the Biological & Biomedical Sciences (2019)	Total Degrees	% of Total Degrees
Bachelor's Degree	4,449	87%
Master's Degree	381	7%
Doctorate	263	5%

WORLD LEADING ACADEMIC, RESEARCH, AND HEALTHCARE INSTITUTIONS



JEFF PION

Vice Chairman
Lic. 00840278
+1 310 550 2537
jeff.pion@cbre.com

TOM DWYER

Senior Vice President
Lic. 01197938C
+1 805 320 6204
tom.dwyer@cbre.com

ANDREW RILEY

Executive Vice President
Lic. 01918619
+1 310 550 2586
andrew.riley@cbre.com

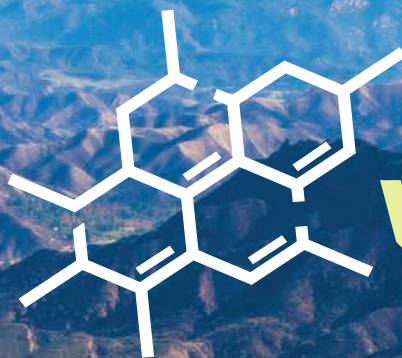
CAROLINE BIGELOW

Senior Associate
Lic. 01177185
+1 805 288 4712
caroline.bigelow@cbre.com

CBRE



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