

OFFERING MEMORANDUM



3500 Willow Lane, Thousand Oaks, CA 91361

Confidential Investment / Owner-User Opportunity

PRESENTED BY **MAZROW**
COMMERCIAL, INC.

EXECUTIVE SUMMARY

3500 Willow Lane | Thousand Oaks, California

Premier Turnkey Life Science / R&D Headquarters Opportunity

Asking Price: \$85,000,000

Building Size: ±104,267 SF

Lot Size: 5.42 Acres

Configuration: Two Stories

Typical Floor Plate: ±52,135 SF

Zoning: M-I

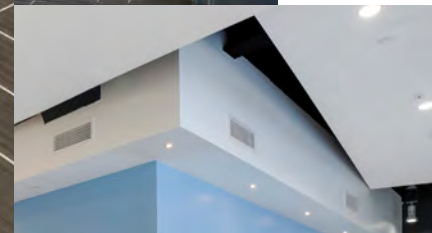
Construction: Steel Reinforced Concrete

Freight Elevator: One

Loading: One Existing Dock + Two Loading Doors

Renovation Completion: March 1, 2026

Furniture: Included — Fully Furnished Turnkey Opportunity



EXECUTIVE HIGHLIGHTS

3500 Willow represents one of the most compelling life science acquisition opportunities currently available in Southern California.

This newly renovated institutional-quality headquarters facility offers a rare combination of fully built laboratory infrastructure, substantial backup power, extensive office capacity, premium employee amenities, and immediate occupancy readiness.

Unlike traditional lab conversions that require significant capital expenditures and lengthy construction timelines, this asset allows an owner-user or investor to acquire a fully operational platform immediately.

KEY DIFFERENTIATORS

- Gold standard renovation completed March 1, 2026
- ±7,000 SF state-of-the-art lab space
- Fully furnished turnkey facility
- Seating capacity for approximately 345 employees
- Two large first-floor workspaces
- Nine conference/huddle rooms
- Executive suite
- Full gym
- Men's and women's locker rooms
- Outdoor patio/lunch area
- Large equipment yard
- One freight elevator
- Existing loading infrastructure



MISSION CRITICAL INFRASTRUCTURE

The property features infrastructure rarely available in the Conejo Valley market:

- 4,000A 280/277 electrical service
- Two 500kW generators
- 1MW backup power capacity
- Redundant cooling for IT systems
- Gaseous Helium (GHe)
- Gaseous Nitrogen (GN2)
- Liquid Nitrogen (LN2)
- Process Cooling Water (PCW)
- Exhaust systems
- 208V power
- Building-wide network connectivity
- Secured site access
- Individual lab access controls

REGIONAL LIFE SCIENCE ECOSYSTEM

3500 Willow is strategically positioned within one of Southern California's most established and growing biotech corridors.

Nearby Biotechnology & Life Science Companies

- **Amgen**—Global biotechnology leader headquartered in Thousand Oaks and one of the region's largest life science employers.
- **Atara Biotherapeutics**—Operates a major Thousand Oaks headquarters focused on allogeneic T-cell immunotherapies and advanced cell therapies.
- **Capsida Biotherapeutics**—Operates advanced gene therapy manufacturing in Thousand Oaks, including a state-of-the-art GMP facility.
- **Takeda Pharmaceutical**—Major regional biotech/pharmaceutical presence.

- Numerous additional medical devices, diagnostics, contract manufacturing, and emerging biotech companies throughout the Conejo Valley ecosystem.

Strategic Location Advantages

- Immediate access to highly skilled scientific workforce
- Proximity to established biotech executives and talent pools
- Strong connectivity to Los Angeles, Ventura County, and broader Southern California markets
- Limited competing turnkey lab inventory
- High barriers to entry for comparable lab development

Ideal Users

This facility is ideally suited for:

- Biotechnology companies
- Pharmaceutical users
- Medical device companies
- Contract research organizations
- Defense technology users
- Advanced manufacturing companies
- AI hardware/robotics firms
- Corporate headquarters users

PROPERTY OVERVIEW

3500 Willow presents a rare opportunity to acquire a newly renovated, institutional-quality research and development facility in the heart of Thousand Oaks—one of Southern California’s premier life science and technology corridors.

The property was extensively upgraded and completed on **March 1, 2026**, creating a highly functional environment for biotech, pharmaceutical, medical device, technology, engineering, and advanced manufacturing users.

The offering includes the opportunity to acquire the property as a **fully furnished, turnkey facility**, with existing furniture available for immediate occupancy—allowing a buyer to significantly reduce startup costs and accelerate operational readiness.



PROPERTY OVERVIEW

BUILDING CONFIGURATION

- **Two-story facility**
- Typical floor plate: **±52,135 SF per floor**
- **One freight elevator**
- **One existing loading dock**

FIRST FLOOR FEATURES

- Two large workspaces accommodating up to **100 employees**
- **Nine conference rooms**
- Employee lunch area with outdoor patio
- **7,000 SF state-of-the-art lab space**
- Two loading doors
- Large equipment yard

LAB INFRASTRUCTURE & UTILITIES

The first floor is powered by a **4,000A 280/277 electrical service**, supported by:

- Two **500kW generators**
- **1MW backup power capacity**
- Continuous lab power protection
- IT room cooling redundancy

AVAILABLE UTILITIES IN THE BUILDING INCLUDE:

- Gaseous Helium (GHe)
- Gaseous Nitrogen (GN2)
- Liquid Nitrogen (LN2)
- Exhaust systems
- Process Cooling Water (PCW)
- 208V power
- Network connectivity

SECOND FLOOR FEATURES

The second floor includes seating for an additional **245 employees**, consisting of:

- Cubicles/Huddle rooms
- Open workstations
- Private offices
- Multiple conference rooms
- Executive suite
- Men's and women's locker rooms
- Full gym

LOCATION OVERVIEW

Located in Thousand Oaks, one of Ventura County's premier business communities, the property offers convenient access to:

- **US-101 Freeway**
- Westlake Village
- Agoura Hills
- Calabasas
- Ventura County Labor Pool
- Retail amenities
- Restaurants
- Executive housing

FEATURE HIGHLIGHTS



LOBBY / RECEPTION AREA

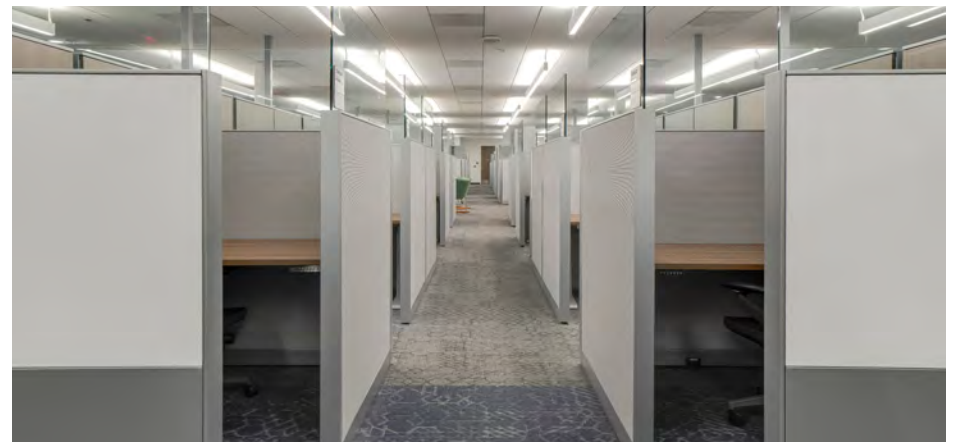
Corporate reception with premium finishes, secure access, for employees and visitors.



FEATURE HIGHLIGHTS

COLLABORATIVE OFFICE ENVIRONMENT

Open workspace design with contemporary furnishings, collaboration zones, and turnkey office infrastructure.



FEATURE HIGHLIGHTS



EXECUTIVE OFFICE BUILDOUT

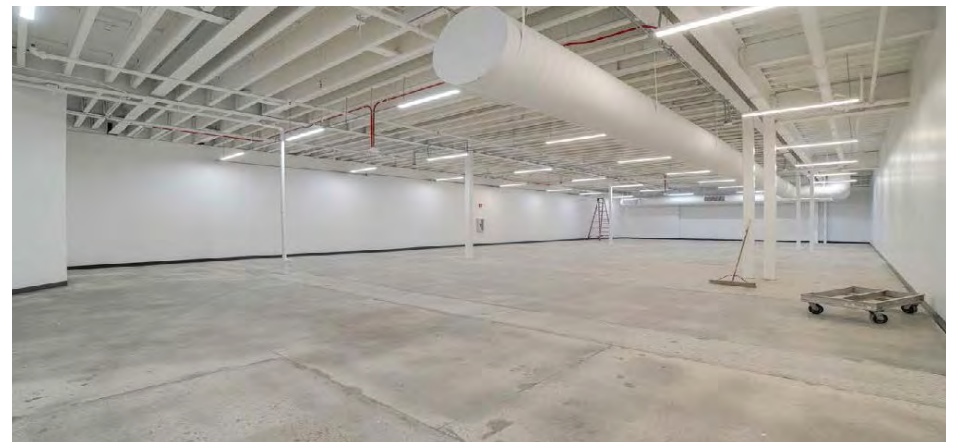
Executive conference room,
private offices and workstation
layouts with immediate
occupancy capability.



FEATURE HIGHLIGHTS

LABORATORY INFRASTRUCTURE

Purpose-built laboratory space with extensive utility distribution, clean infrastructure, and scalable research capabilities.

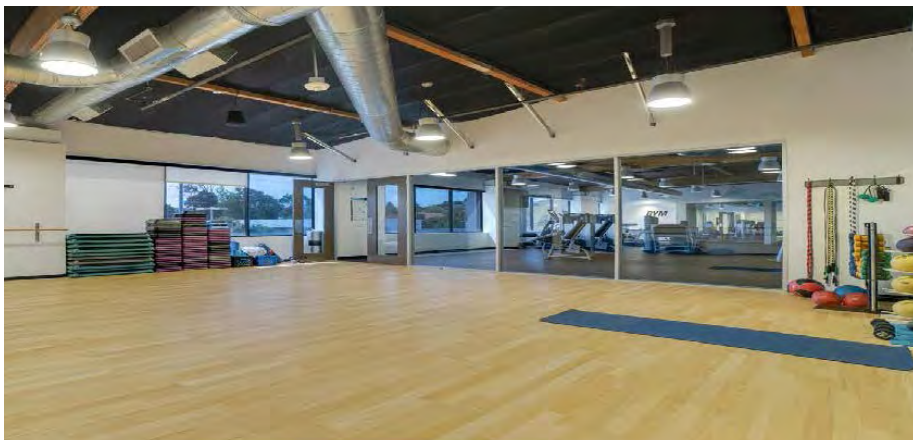


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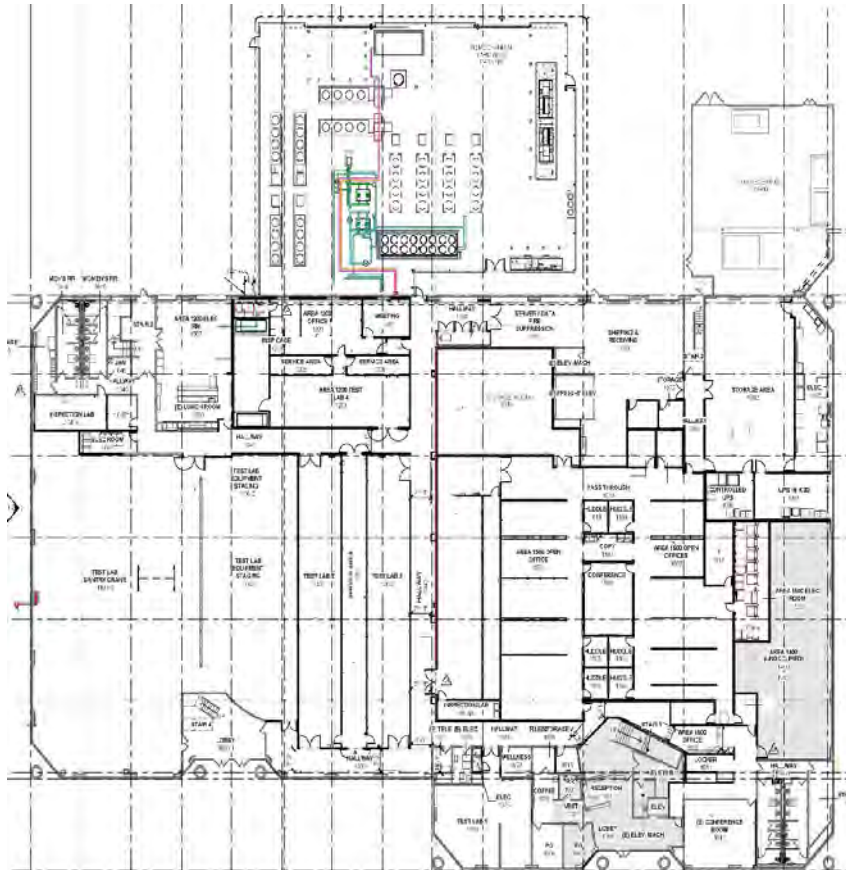


EMPLOYEE AMENITIES

Full locker room facilities and a professionally built fitness center that supports employee wellness and retention.



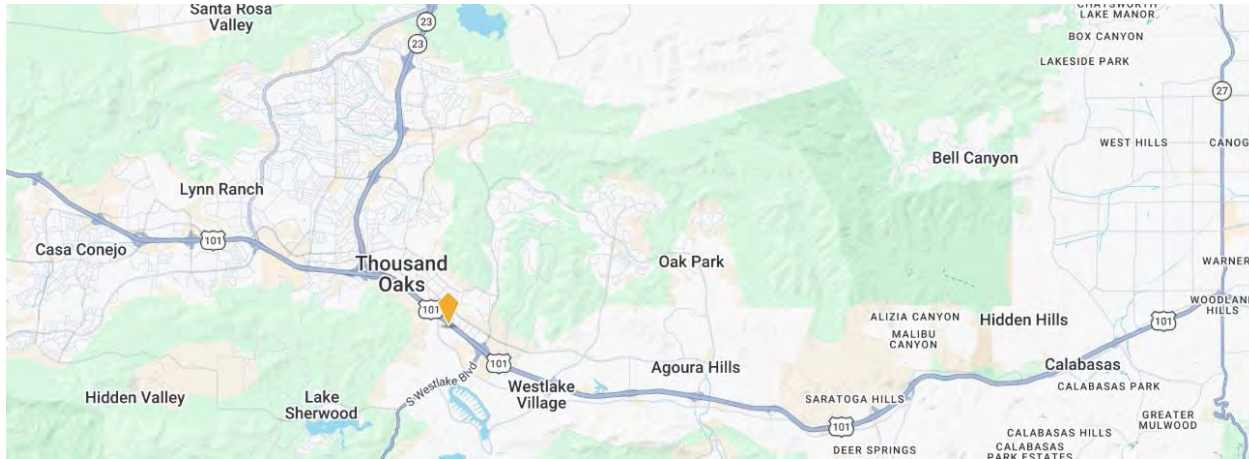
LAB—FIRST FLOOR PLAN



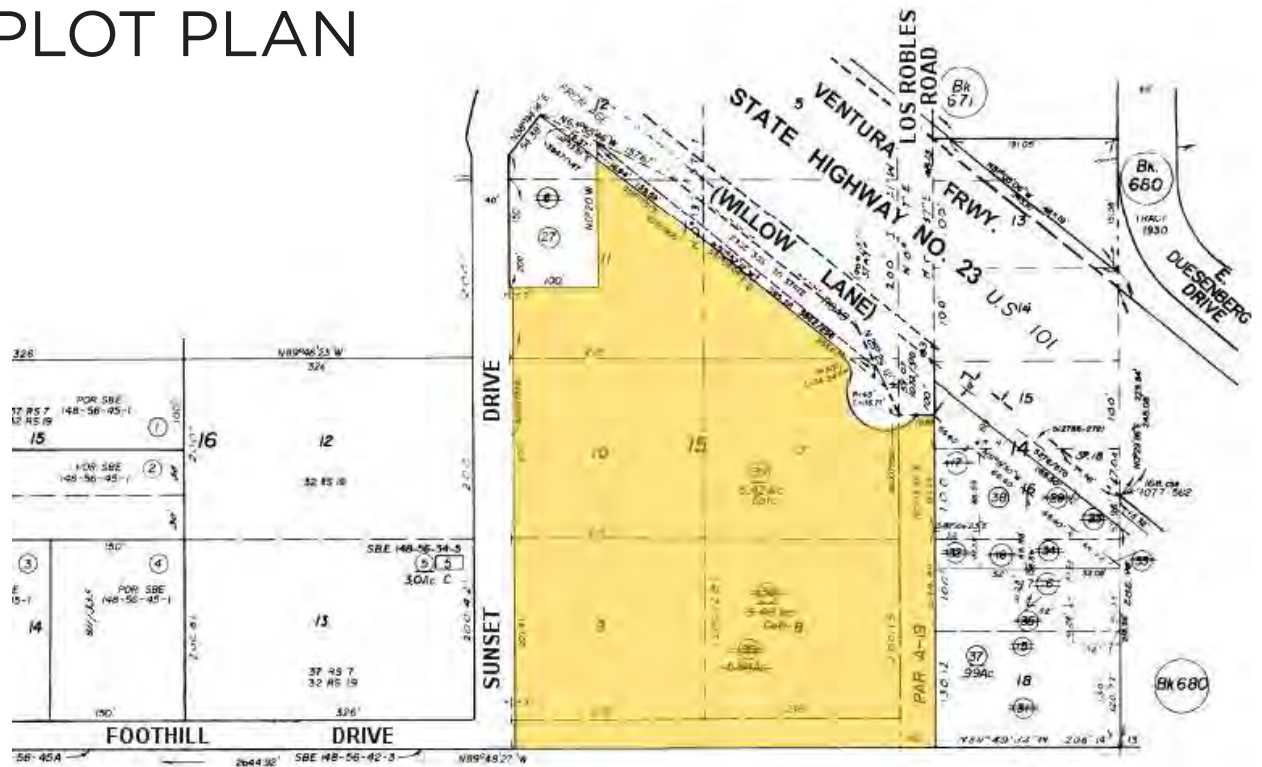
OFFICE—SECOND FLOOR PLAN



MAP



PLOT PLAN



Disclaimer

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