

# SUBLEASE OPPORTUNITY

6,722 RSF MIXED-USE OFFICE/LAB

12250 El Camino Real, Suite 140  
San Diego, CA 92130



NEWMARK



# PROPERTY OVERVIEW

12250 El Camino Real, Suite 140

Located in GENESIS-Del Mar, Suite 140 offers 6,722 SF of hyper efficient biology lab and office space. Ideally situated minutes from One Paseo and Del Mar Highlands Town Center, the campus provides immediate access to I-5 and SR-56, coastal amenities, and a wide range of dining and retail options.

On-site features include an open-air courtyard for collaboration, shared conference facilities, service elevator, backup generator, EV charging stations, and a 2.5/1,000 parking ratio, creating an efficient, connected environment that supports innovation and growth.

## Monthly Base Rate

Negotiable

## Sublease Term

Through December 31, 2028

## Available

Immediately







### Project

Life Science and Office



### Convenient Access

I-5 and SR-56



### On-Site Amenities

EV Charging Stations, open courtyard with lounge furniture and free Wifi, and fully equipped shared conferencing



### Amenity Rich Location

Walking distance to Del Mar Highlands, One Paseo and Piazza Carmel



### Hospitals & Research Centers

Close to Sharp Rees-Stealy Carmel Valley, Scripps Clinic Del Mar and Kaiser Permanente Carmel Valley



# FLOOR PLAN

12250 El Camino Real, Suite 140

## Highlights

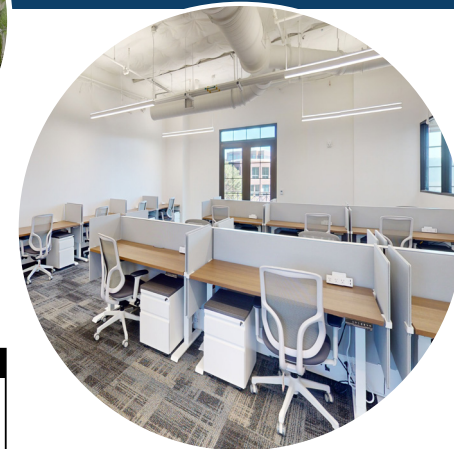
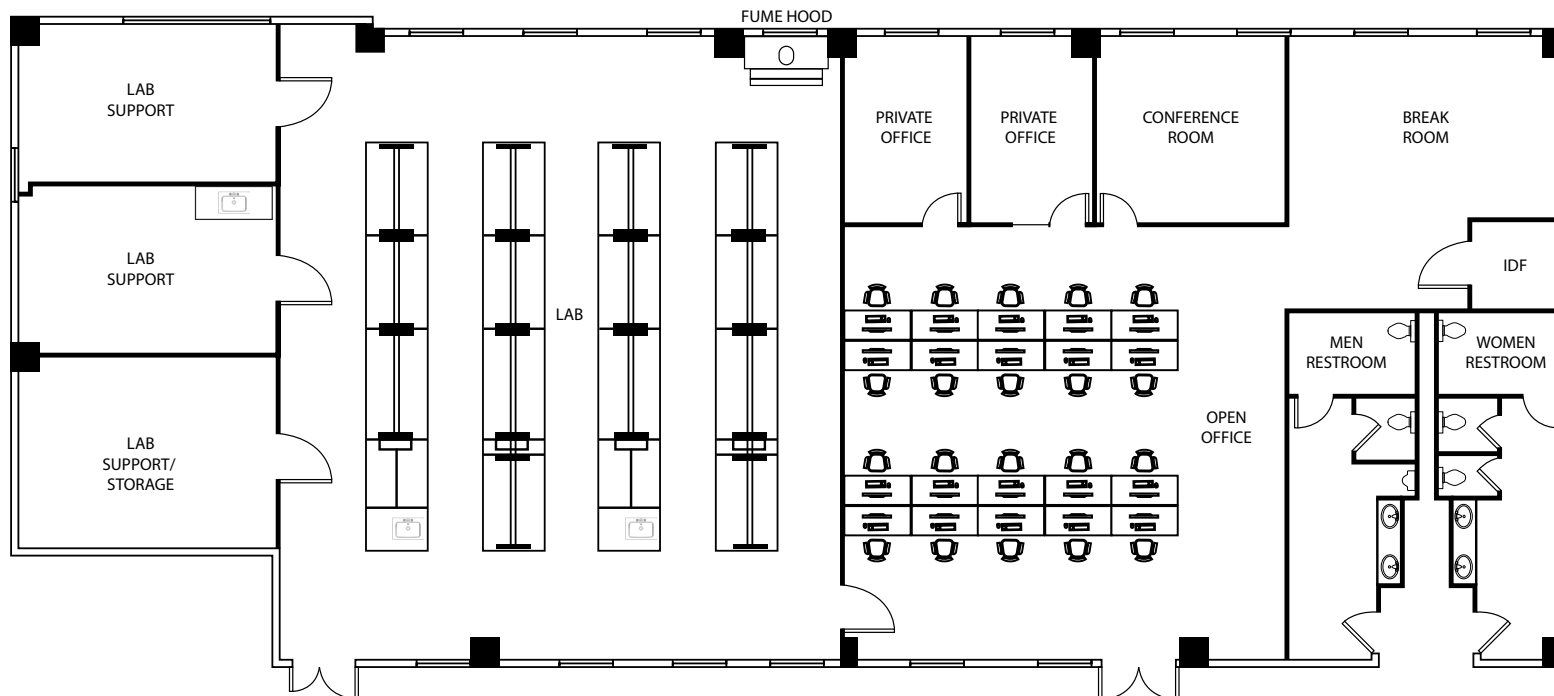
- $\pm$  50/50 lab to office ratio
- Open office space, 2 private offices, 2 modular offices, and 1 conference room
- Existing FFE included
- On-site parking
- 2.5/1,000 SF parking ratio

## Lab Infrastructure

- 4 Benches
- 24 Bench Seats
- 3 Lab Support Rooms
- 16ft Chemical Fume Hood
- 3 Lab Support Sink with 2 RO/DI Systems

## \*Office Infrastructure

- 20 Workstations
- 2 Private Offices
- 2 Modular Offices
- 1 Conference Room
- 1 Break Room



*\*Floor plan is hypothetical.  
Space includes two modular  
offices in the open office area.*







## CONTACT US:



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