



BIOVISTA

9276 & 9330 SCRANTON ROAD

NEWMARK



LONGFELLOW™

IT'S IN OUR DNA

6.5 MILLION SF NATIONAL PORTFOLIO

Longfellow is a vertically integrated life science real estate developer and operator with a unique ability to offer a holistic suite of real estate services to our tenant partners. Our development expertise allows us to effectively deliver state-of-the-art campuses, buildings, and lab spaces with a collaborative approach.

DEVELOPMENT

Strategy & Partnerships
Advisory & Entitlements
Acquisitions & Conversions

MANAGEMENT

Leasing
Project Management
Property Management

INVESTMENTS

Asset Management
Investment Management



LONGFELLOW

San Diego, CA | Bay Area, CA | Boston, MA | Durham, NC | RTP, NC



SOVA Science District | San Diego, CA



Center East - New York Blood Center | New York, NY



Durham.ID | Durham, NC (Completed 2018)



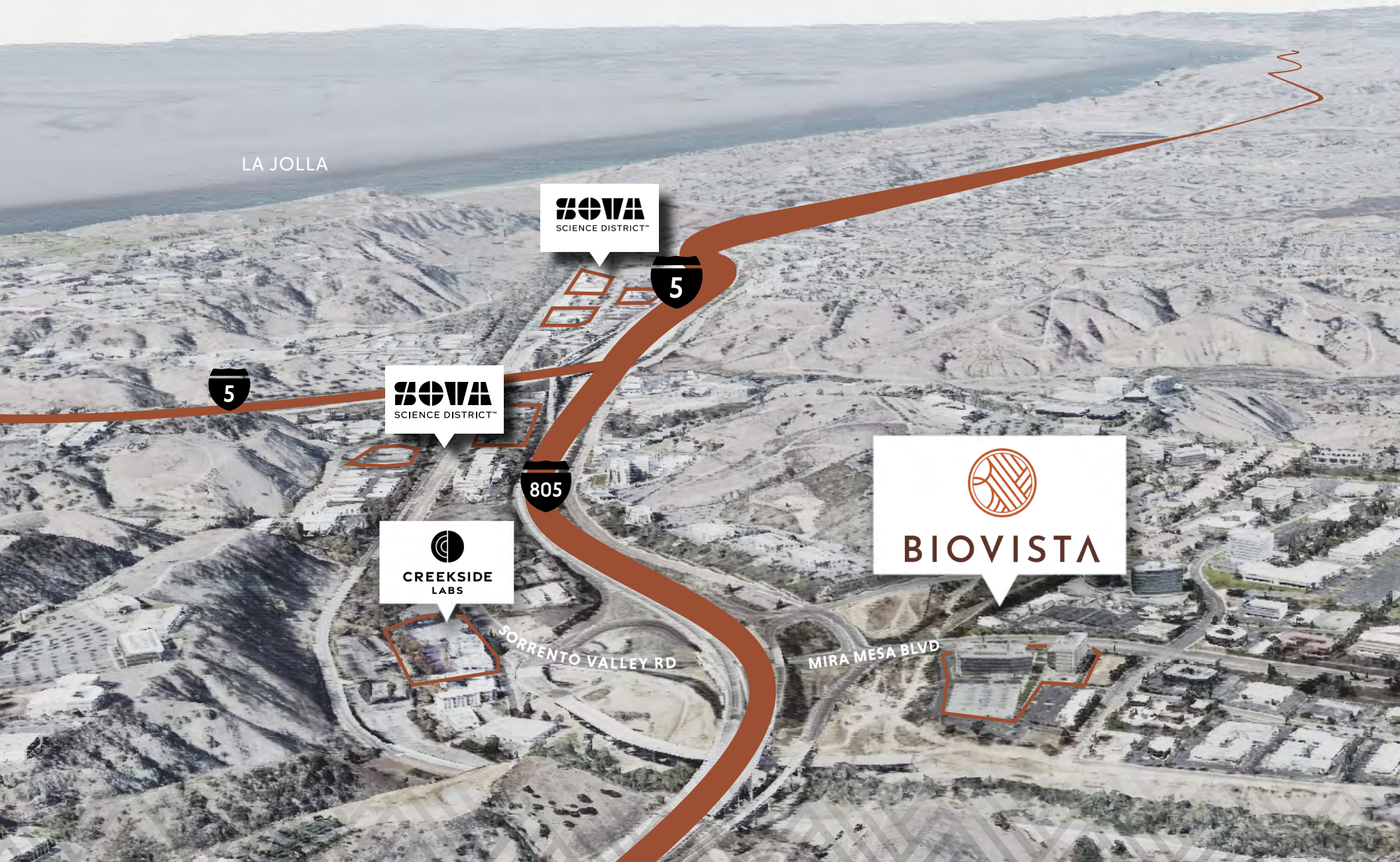
SOVA Science District | San Diego, CA





LONGFELLOWTM PROPERTIES

SAN DIEGO PORTFOLIO



LA JOLLA

NOVA
SCIENCE DISTRICT™

5

NOVA
SCIENCE DISTRICT™

805

CREEKSIDE
LABS

SORRENTO VALLEY RD



BIOVISTA

MIRA MESA BLVD



Longfellow is excited to announce the acquisition of Biovista, Sorrento Mesa's most prominent Class A life science campus situated at the gateway of the submarket with exceptional visibility from I-805.

Conversion of Biovista to a premier lab space is underway, with the first lab suites slated for completion in Q4 2021. The project will support companies across the life sciences ecosystem with partial-, full-, and multiple-floor options.

Elevate™, Longfellow's proprietary tenant experience and hospitality program, will service the project with updated offerings including outdoor common space, food & beverage, fitness programs, and collaboration areas.

BIOVISTA

9276 & 9330 Scranton Road

SOVA SCIENCE DISTRICT

11494 - 11585 Sorrento Valley Road

CREEKSIDE LABS

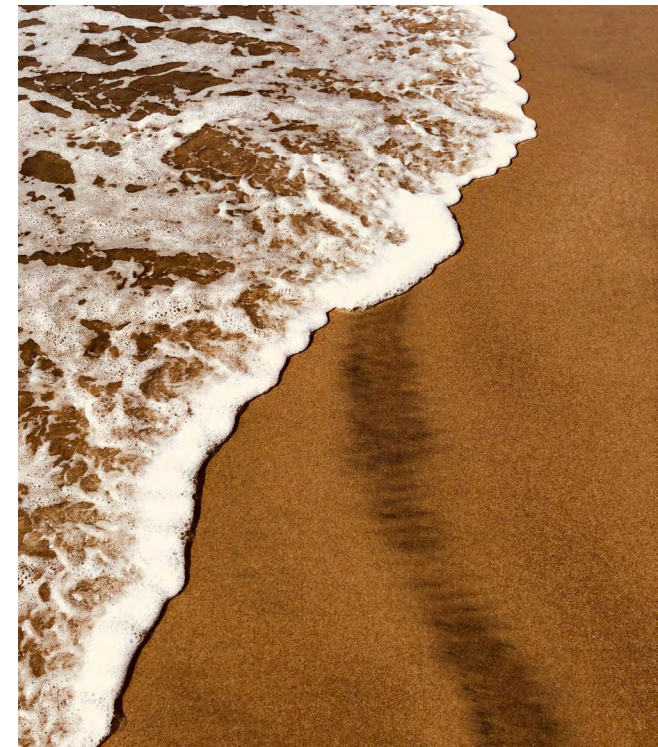
10220 & 10260 Sorrento Valley Road

SORRENTO TECH

10180 Barnes Canyon Road

OBERLIN

5889 Oberlin Drive



BIOVISTA

A HUB OF CONNECTIVITY –
WHERE PEOPLE AND IDEAS MEET AND FLOURISH

01 | SOPHISTICATED POSITIONING

As Longfellow's top tier life science campus, Biovista is uniquely positioned to provide San Diego's forward-thinking life science community a best-in-class facility with the perfect mix of lifestyle offerings.

03 | CONNECTIVITY & AMENITIES

San Diego's critical mass of talent and top-ranking institutions fuel the area's robust life science ecosystem, making it a premier market for new and established companies. Tenants will enjoy unparalleled amenities, programs, and services curated by the Longfellow Elevate™ team.

02 | UNIQUE SORRENTO MESA LOCATION

Biovista has unparalleled freeway visibility along with spectacular window views. Located at the heart of the region's biotech industry, Biovista is at the epicenter of Longfellow's 1.3 million square foot San Diego life science portfolio.

04 | SAN DIEGO LIFESTYLE

The unrivaled climate of San Diego makes it one of the best places to live on the West Coast. The area is known for its plethora of beautiful beaches, gourmet cuisine, and affordable neighborhoods. Biovista incorporates these characteristics into the overall tenant experience.

ELEVATE

It's Not What We Do.
It's Not How We Do It.
It's Who We Are.



Longfellow's proprietary tenant experience and hospitality program, Elevate, cultivates greatness through curated events, programming and services exclusively for our tenant partners.



ELEVATE BALANCE

Fitness Classes
Wellness Events & Workshops
Walking And Running Trails

ELEVATE GENEROSITY

Donation Collections
E-Waste Recycling
Blood Drives

ELEVATE ACCESS

Car Detailing Services
On-Site Dry Cleaning
Mobile Hospitality Services

ELEVATE CONNECTIONS

Networking & Happy Hours
Seasonal Events
New Tenant Welcome Tours & Gifts



ELEVATE TASTE

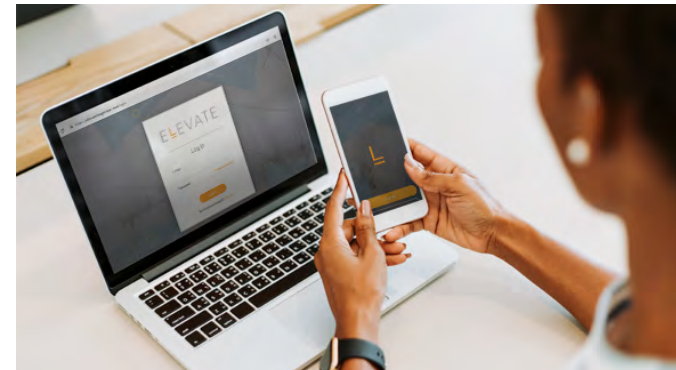
Rotating Food Trucks
Beer & Wine Tastings

ELEVATE PLAY

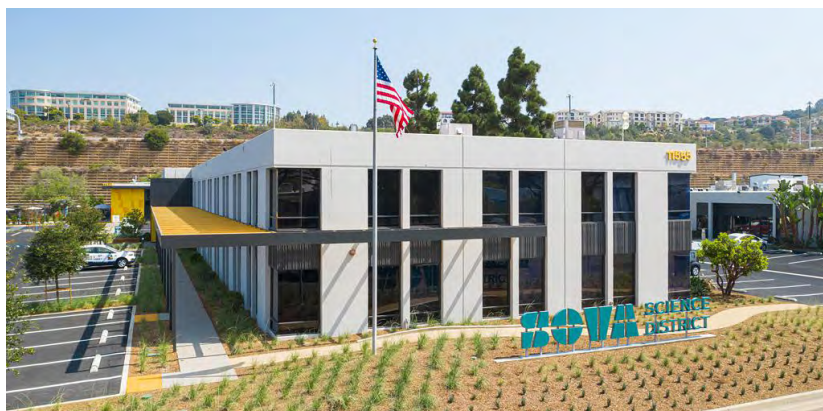
Tenant Competitions & Prizes

ELEVATE BRAIN POWER

Lunch & Learn Workshops
Ted Talks
Fully Equipped Meeting Spaces







REGIONAL LOCATION

A VARIETY OF OUTDOOR RECREATION AND PLACES TO EXPLORE

23 MIN

DRIVE TO SAN DIEGO
AIRPORT

I-5 & I-805

EASY ACCESS
FROM BIOVISTA

4 MIN

DRIVE TO
WESTFIELD UTC

WITHIN
5 MIN WALK

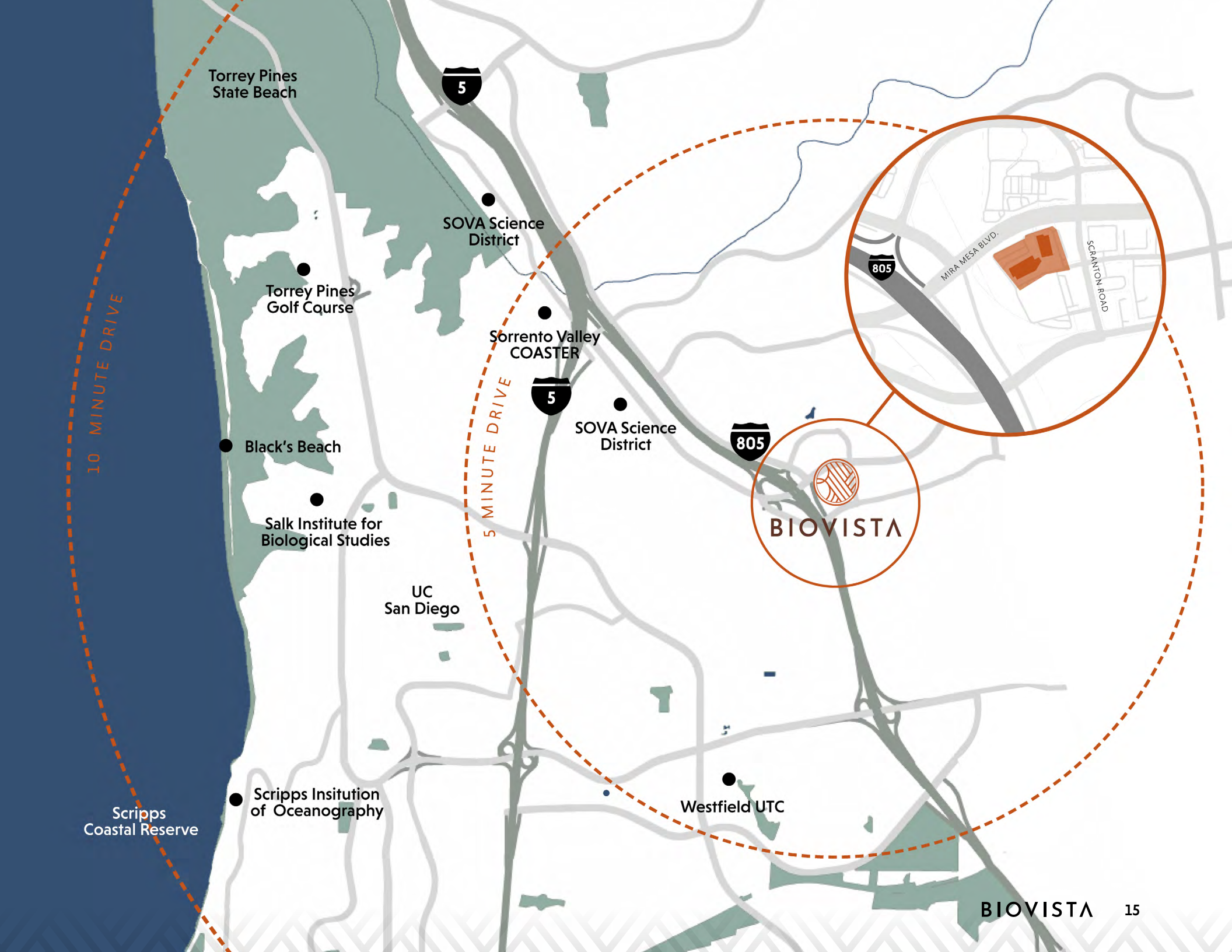
Chick-Fil-A
Rubio's Coastal Grill
Greek Café
Croutons
Punjabi Tandoor
Starbucks
Planet Fitness
Bank of America

WITHIN
5 MIN DRIVE

Karl Strauss Brewing Company
The Greenspot Salad Company
Seasons 52
Gravity Heights
Westfield UTC Mall

NEAREST COASTER
STOP TRANSIT

Four MTS shuttles are available to transport passengers to and from the Sorrento Valley COASTER station and companies in the area. These COASTER Connections serve parts of Sorrento Valley, Sorrento Mesa, Carroll Canyon, Carroll Mesa/Campus Point, Torrey Pines, and University City, Monday through Friday.



EAST TOWER AVAILABILITY

9276 SCRANTON ROAD



LAB READY INFRASTRUCTURE

Biovista's expansive floorplates offer life science companies the opportunity to be conveniently connected to foster workplace collaboration. These larger footprints are also flexible and scalable for lab solutions.

FLOOR 2

Suite 200
24,490 SF
Available

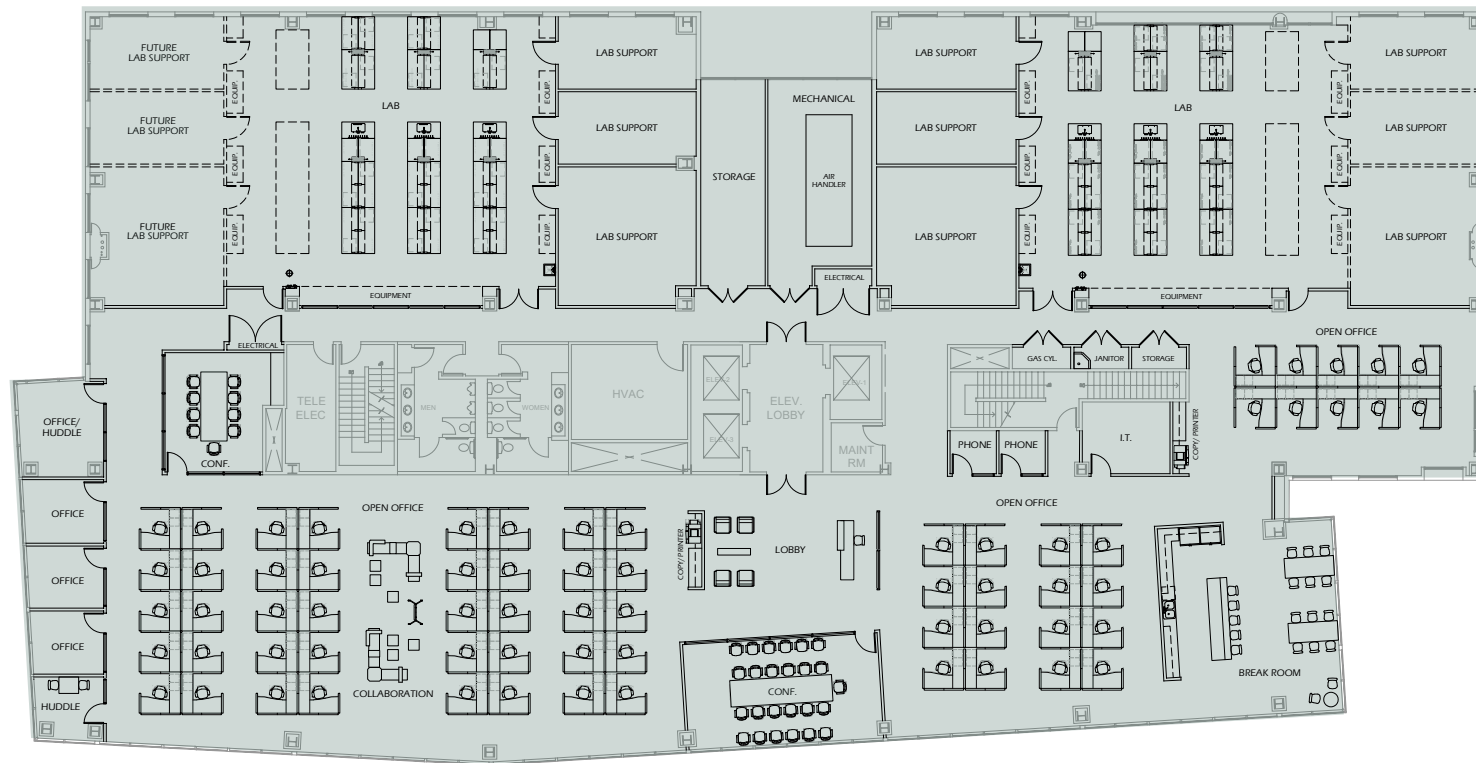
FLOOR 3

Suite 300
24,868 SF
Available

■ AVAILABLE SPACES

CONCEPTUAL PLAN

EAST TOWER | 9276 SCRANTON ROAD



KEY PLAN

- FULL FLOOR AVAILABLE
- SINGLE TENANT CONCEPT

2ND
FLOOR

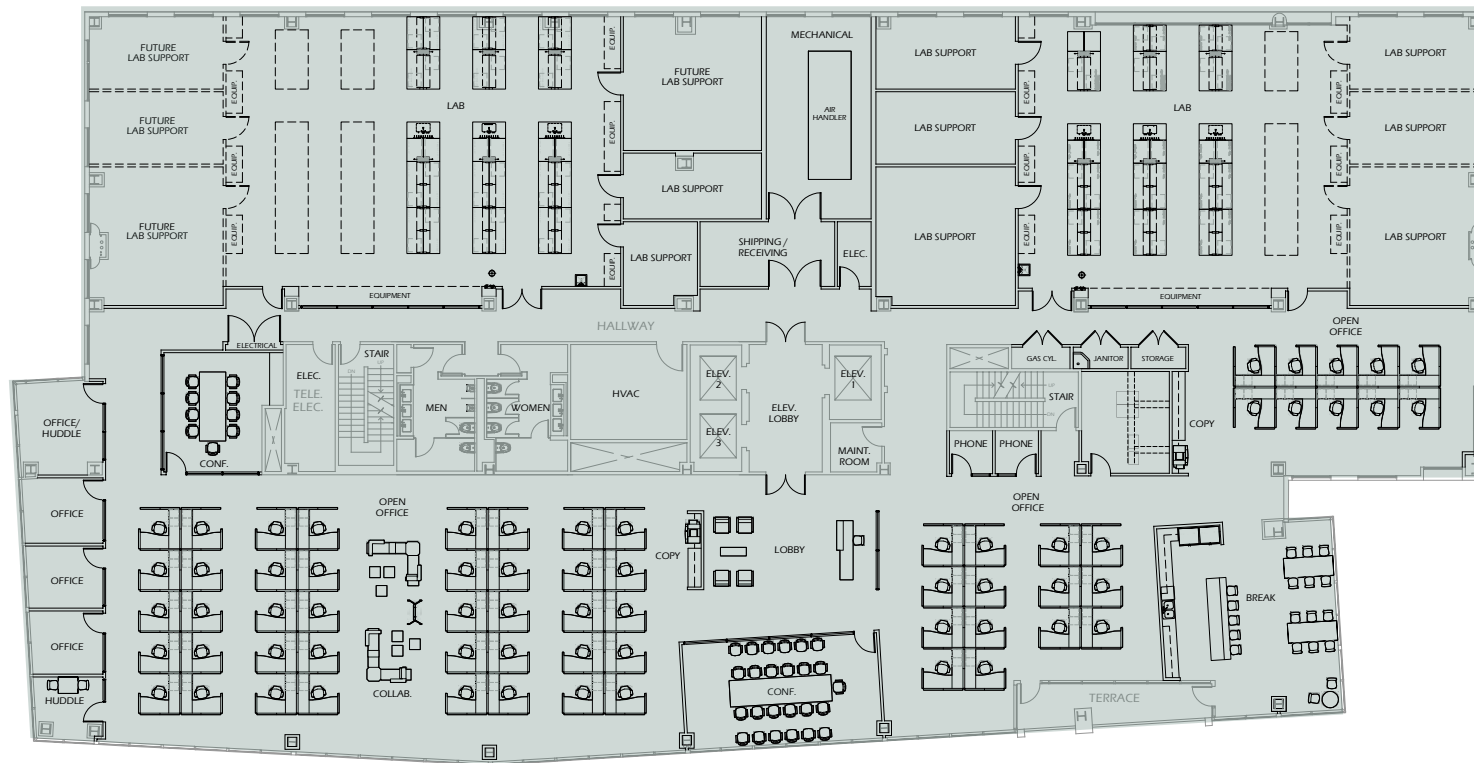
200
SUITE

24,490
SQ FT

■ AVAILABLE SPACE

CONCEPTUAL PLAN

EAST TOWER | 9276 SCRANTON ROAD



KEY PLAN

- FULL FLOOR AVAILABLE
- SINGLE TENANT CONCEPT

3RD
FLOOR

300
SUITE

24,868
SQ FT

■ AVAILABLE SPACE



WEST TOWER AVAILABILITY

9330 SCRANTON ROAD



SCIENCE WITH A VIEW.

Biovista is a Class A lab workspace with a premier location in Sorrento Mesa. The campus offers extensive views and has unmatched visibility and access from the I-805.

FLOOR 2

Suite 200
22,772 SF
Future Spec Lab

FLOOR 3

Suite 300
13,506 SF
Available

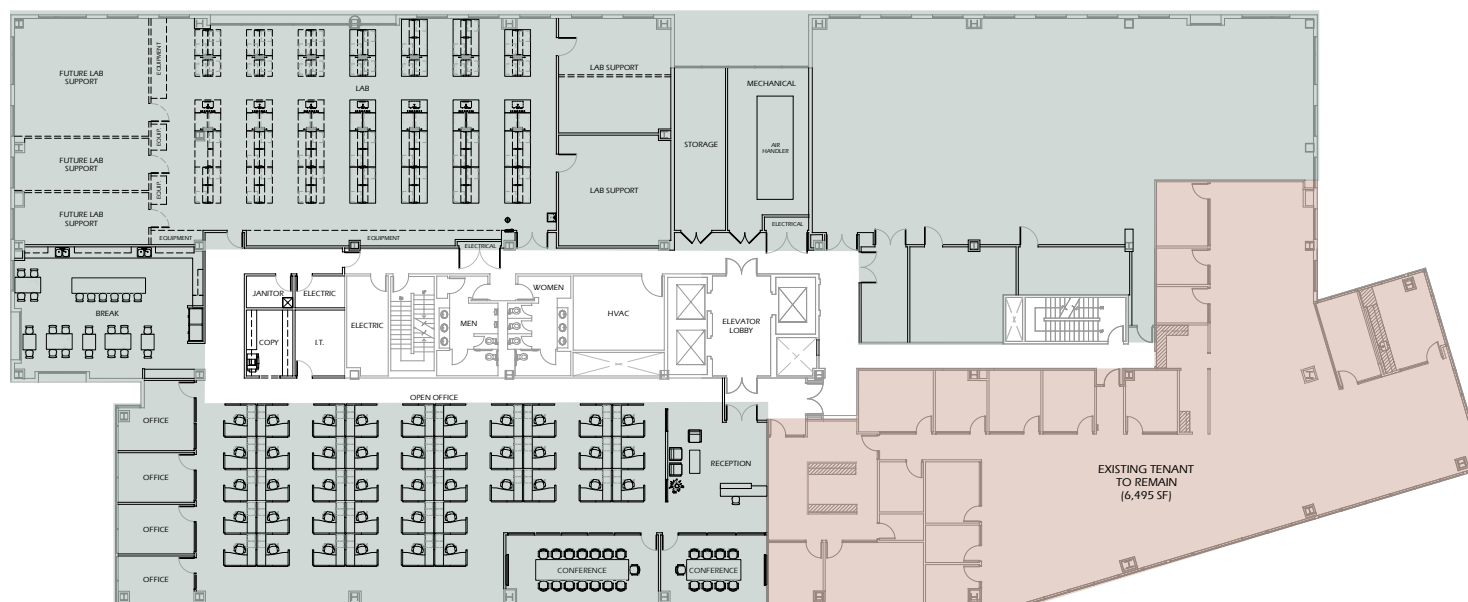
FLOOR 5

Suite 550
16,518 SF
Available

■ AVAILABLE SPACES

CONCEPTUAL PLAN

WEST TOWER - 9330 SCRANTON ROAD



KEY PLAN

- AVAILABLE FOR LAB CONVERSION

2ND
FLOOR

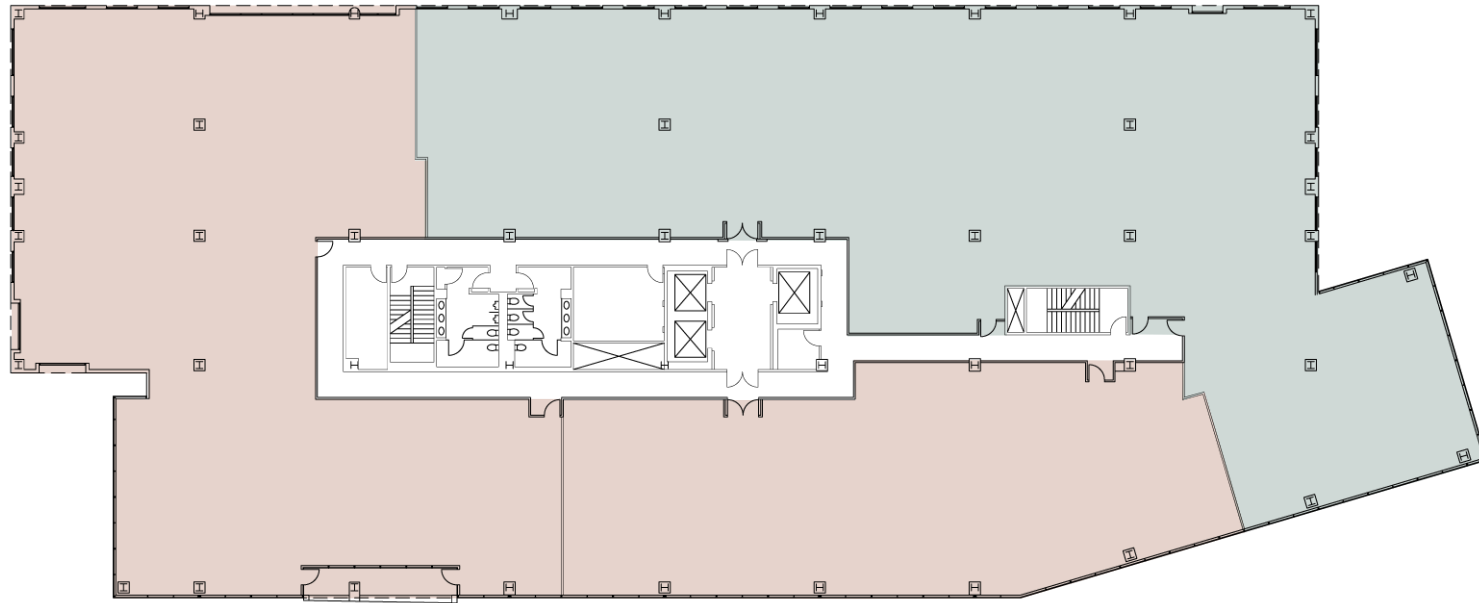
200
SUITE

22,772
SQ FT

AVAILABLE SPACE
LEASED SPACE

CONCEPTUAL PLAN

WEST TOWER - 9330 SCRANTON ROAD



KEY PLAN

- AVAILABLE FOR LAB CONVERSION

3RD
FLOOR

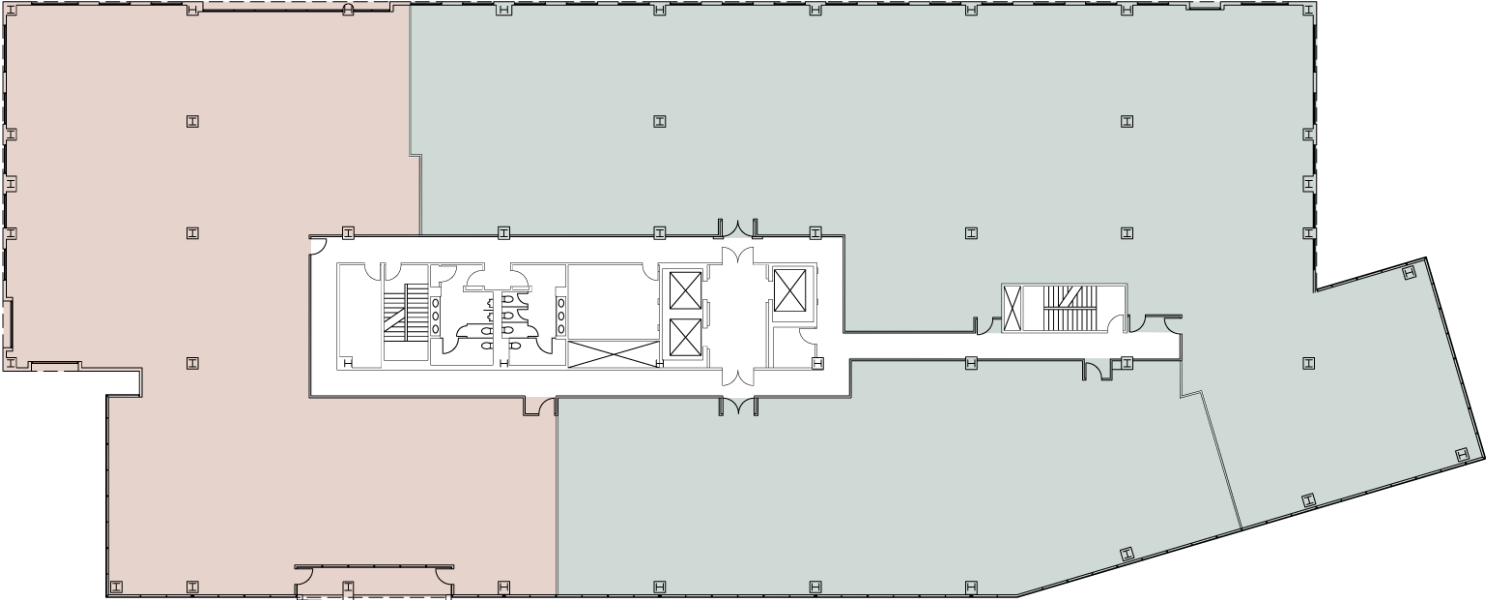
300
SUITE

13,506
SQ FT

AVAILABLE SPACE
LEASED SPACE

CONCEPTUAL PLAN

WEST TOWER - 9330 SCRANTON ROAD



KEY PLAN

- AVAILABLE FOR LAB CONVERSION

5TH
FLOOR

550
SUITE

16,518
SQ FT

AVAILABLE SPACE
LEASED SPACE



BIOVISTA

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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