BIOVISTA

9276 & 9330 SCRANTON ROAD

NEWMARK

LONGFELLOW™

IT'S IN OUR DNA

16.5+ 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

West
San Diego
Bay Area

Southeast
Research Triangle
Durham

Northeast
Cambridge
New York City
Philadelphia
Rockville

United Kingdom
Cambridge

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

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.

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.

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.

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.

No one goes to work just to work anymore, so we've made it our mission to deliver an experience that reaches far beyond the status quo. When a tenant commits to a Longfellow property, we commit to them. From modern collaborative workspaces, to informative, enriching experiences, to convenient lifestyle amenities, they are all purposefully designed to impact their daily journey. Elevate will surprise, inspire, and accommodate even our most discerning tenants.

BALANCE
Fitness Classes
Wellness Events & Workshops
Walking And Running Trails

ACCESS
Car Detailing Services
On-Site Dry Cleaning
Mobile Hospitality Services

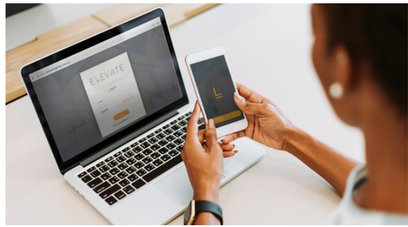
TASTE
Rotating Food Trucks
Beer & Wine Tastings

BRAIN POWER
Lunch & Learn Workshops
Ted Talks
Fully Equipped Meeting Spaces

GENEROSITY
Donation Collections
E-Waste Recycling
Blood Drives

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

PLAY
Tenant Competitions & Prizes



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

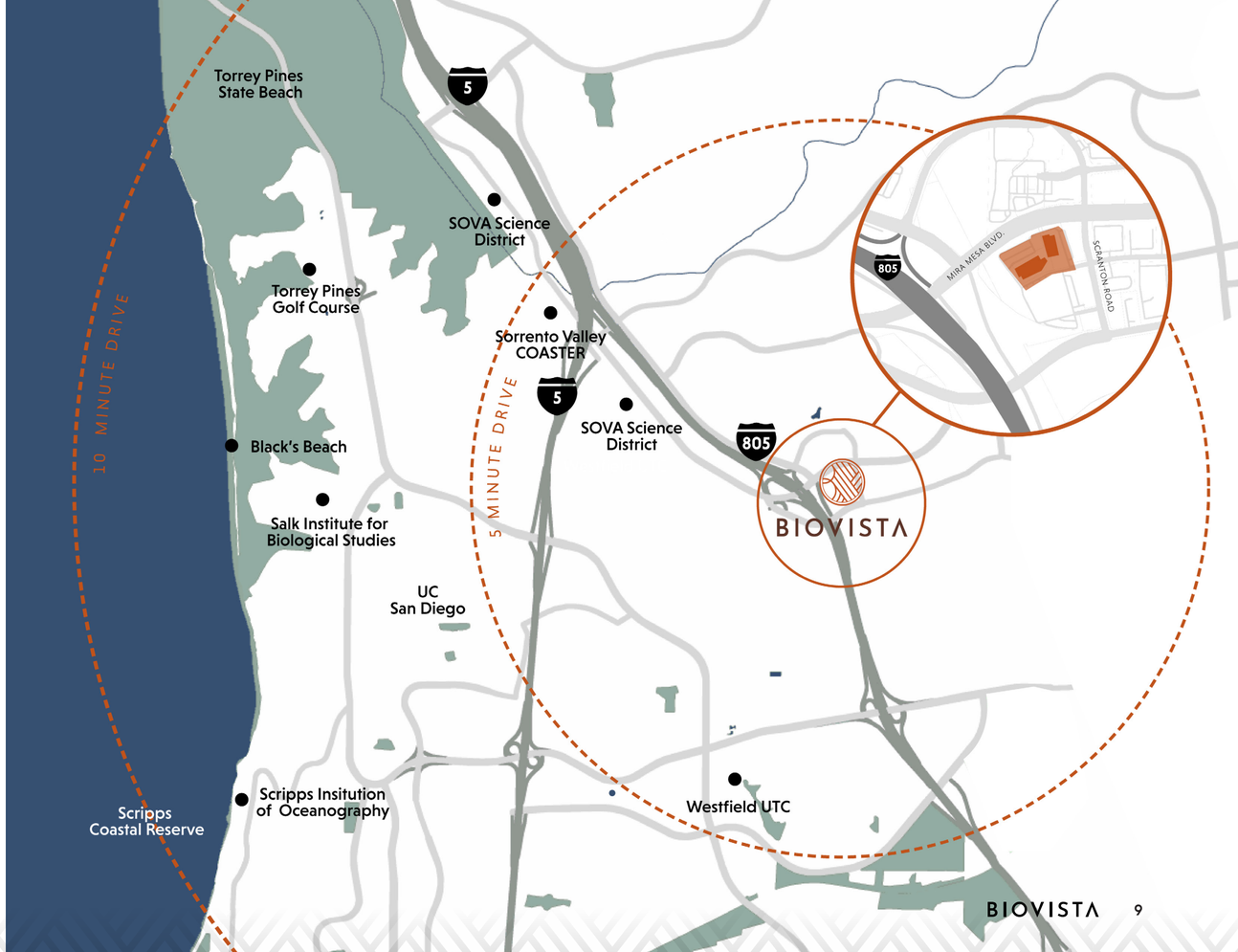
Chick-Fil-A
Rubio's Coastal Grill
Greek Café
Croutons
Punjabi Tandoor
Starbucks
Planet Fitness
Bank of America

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.



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 1
Suite 100 ±7,309
Shell Condition - Future Lab
Vacant August 2023

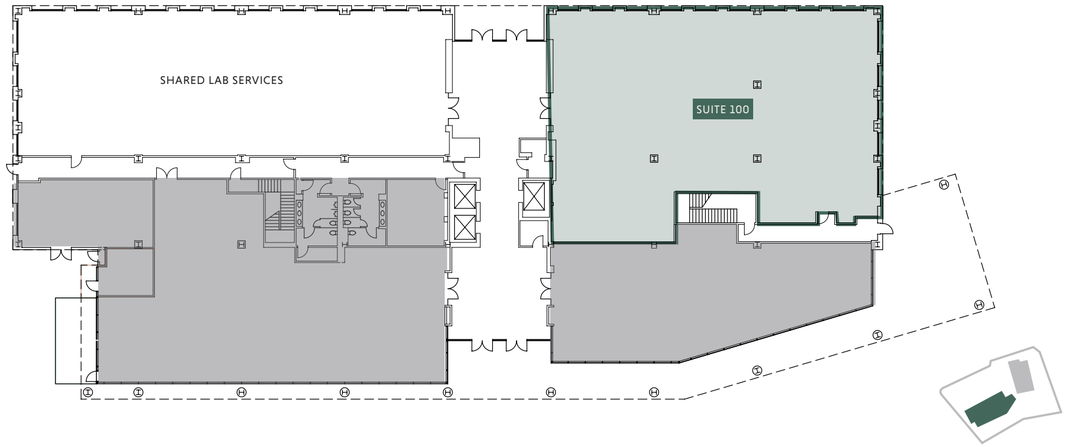
FLOOR 3
Suite 300 ±17,955 SF
Suite 325 ±15,955 SF
Two-tenant Spec Suite
Delivering Q4–2023

FLOOR 4
Suite 400
31,975 SF
Spec Lab Delivering
October 2023

AVAILABLE SPACES

WEST TOWER

9330 SCRANTON ROAD | SUITE 100 FLOOR PLAN



		SUITE	SQ FT	
• SHELL CONDITION - FUTURE LAB VACANT AUGUST 2023	1ST FLOOR	100	±7,309 SF	AVAILABLE SPACE

WEST TOWER

9330 SCRANTON ROAD | SUITE 3RD FLOOR PLAN

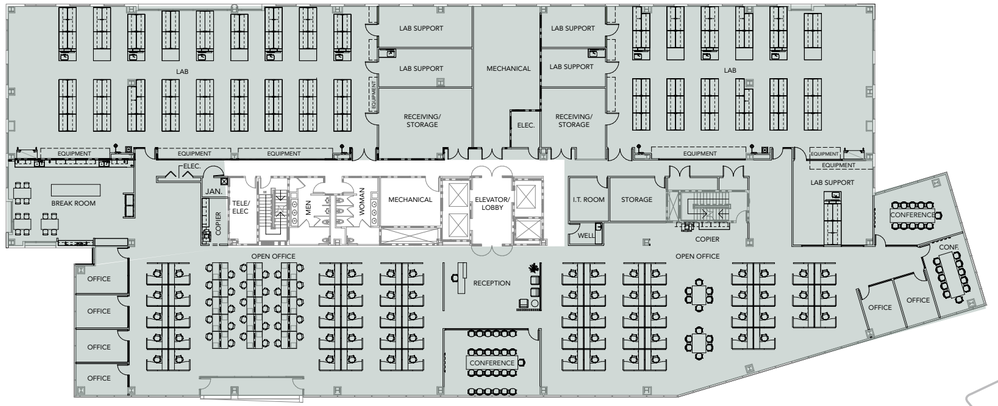
KEY PLAN

		SUITE	SQ FT
• TWO-TENANT SPEC SUITE DELIVERING Q4-2023	3RD FLOOR	300	±17,955 SF
	3RD FLOOR	325	±15,995 SF

AVAILABLE SPACE

WEST TOWER

9330 SCRANTON ROAD | SUITE 400 FLOOR PLAN



KEY PLAN

- SPEC LAB DELIVERING OCTOBER 2023

4TH	400	31,975
FLOOR	SUITE	SQ FT

AVAILABLE SPACE

LONGFELLOW™

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.

CHRIS HIGH, SIOR
Senior Managing Director
t 858-875-3604
chris.high@nmrk.com
CA RE Lic. #01734544

STEVE BRUCE
Senior Managing Director
t 858-875-3605
steve.bruce@nmrk.com
CA RE Lic. #01455744

CONOR EVANS
Associate Director
t 858-875-3607
conor.evans@nmrk.com
CA RE Lic. #01963596

CORPORATE LICENSE #01355491

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