



# 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.

## 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.



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

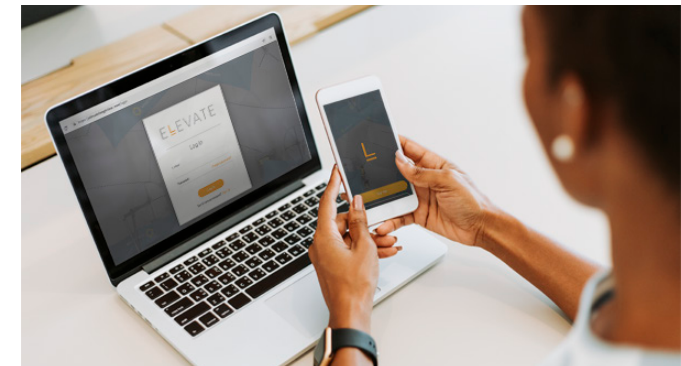
Donation Collections  
E-Waste Recycling  
Blood Drives

## 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

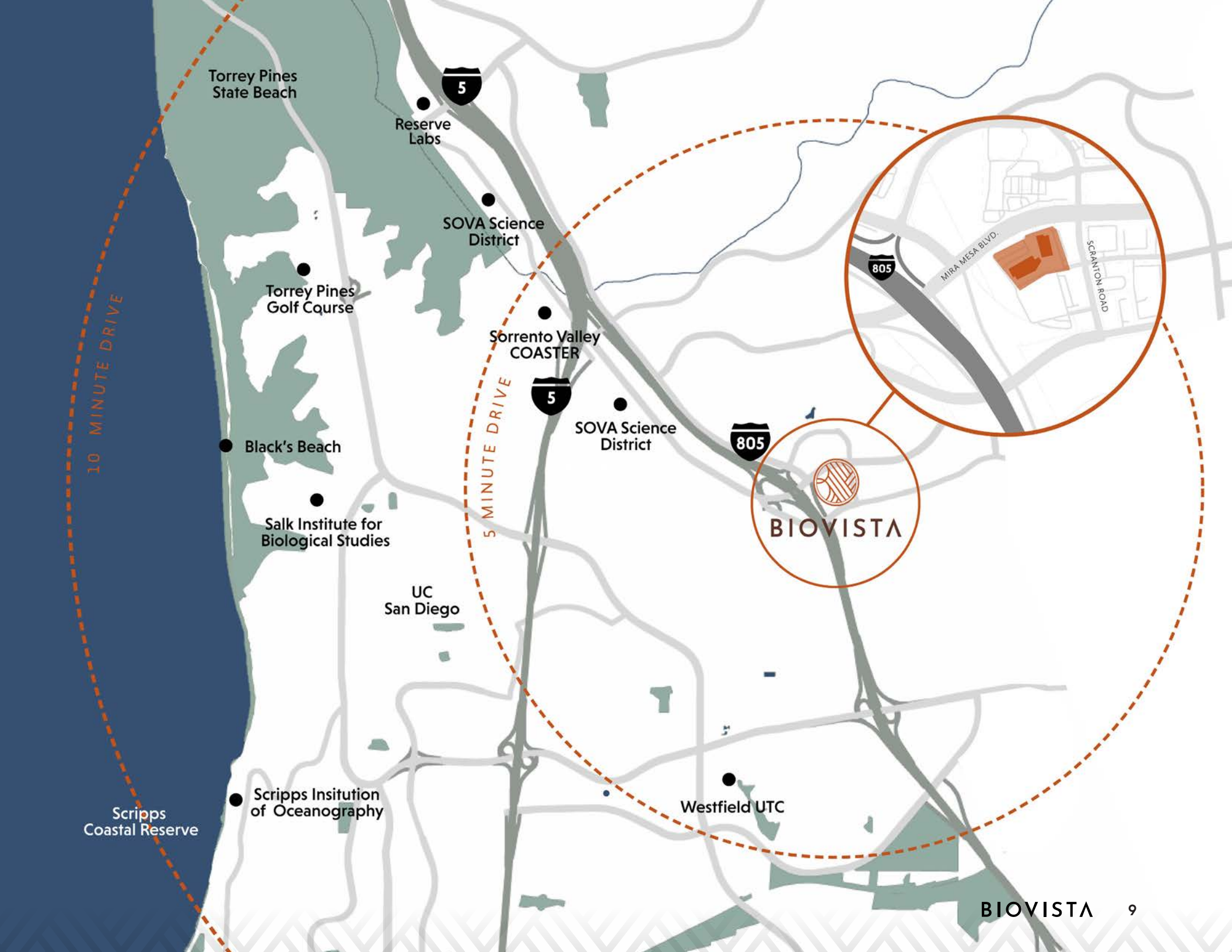
Chick-Fil-A  
Rubio's Coastal Grill  
Greek Café  
Croutons  
Punjabi Tandoor  
Starbucks  
Planet Fitness  
Bank of America

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.



# EAST TOWER AVAILABILITY

9276 SCRANTON ROAD



**FLOOR 2**  
Suite 200  
25,466 SF  
Spec Lab - Vacant

## 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.

■ AVAILABLE SPACES

# EAST TOWER

9276 SCRANTON ROAD | SUITE 200 FLOOR PLAN



KEY PLAN

• FULL FLOOR AVAILABLE	2 <sup>ND</sup>	200	25,466	■ AVAILABLE SPACE
• SINGLE TENANT CONCEPT	FLOOR	SUITE	SQ FT	



# 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

### FLOOR 3

Suite 300 17,299 SF  
Suite 325 14,559 SF  
Two-tenant Spec Suite  
Delivering July 1, 2024

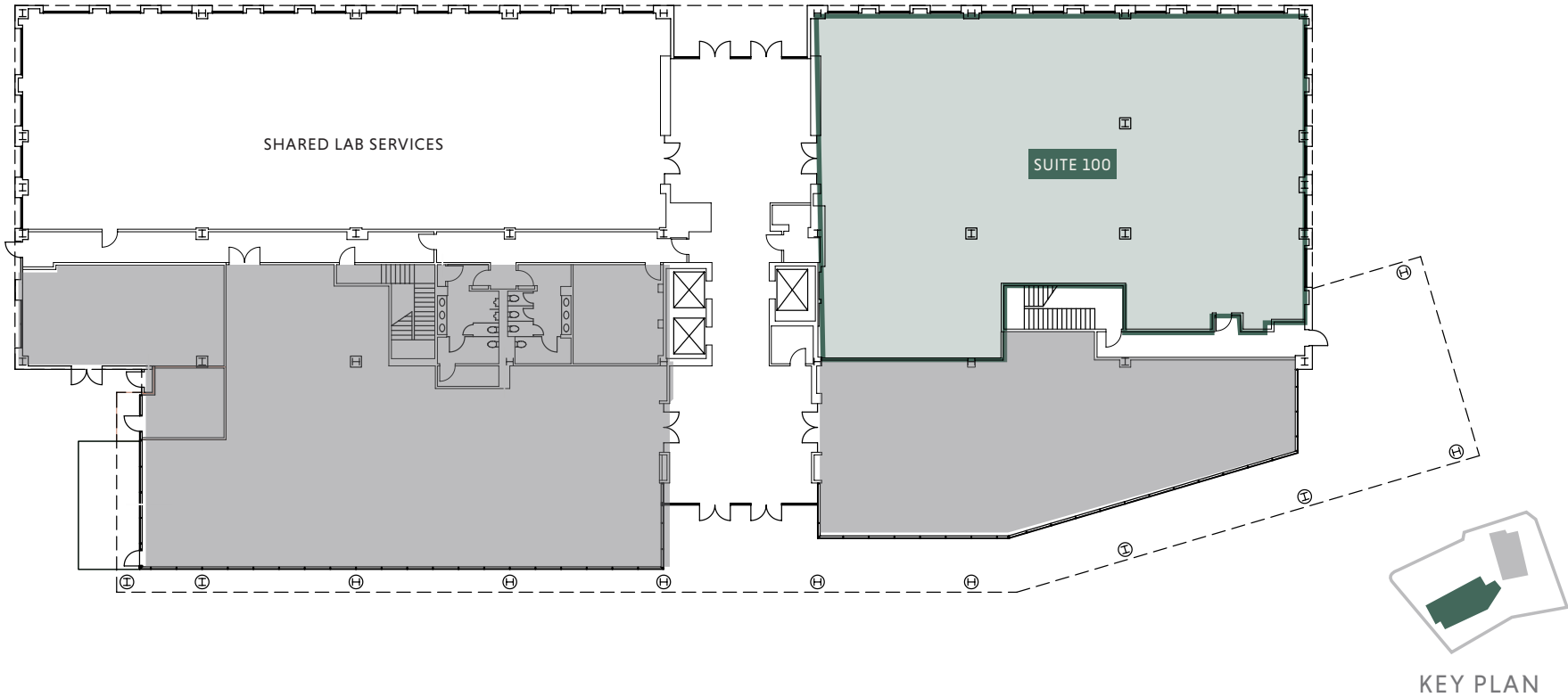
### FLOOR 4

Suite 400  
31,975 SF  
Spec Lab Delivering  
Novemember 1, 2023

■ AVAILABLE SPACES

# WEST TOWER

9330 SCRANTON ROAD | SUITE 100 FLOOR PLAN



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

WEST TOWER  
9330 SCRANTON ROAD | SUITE 3RD FLOOR PLAN



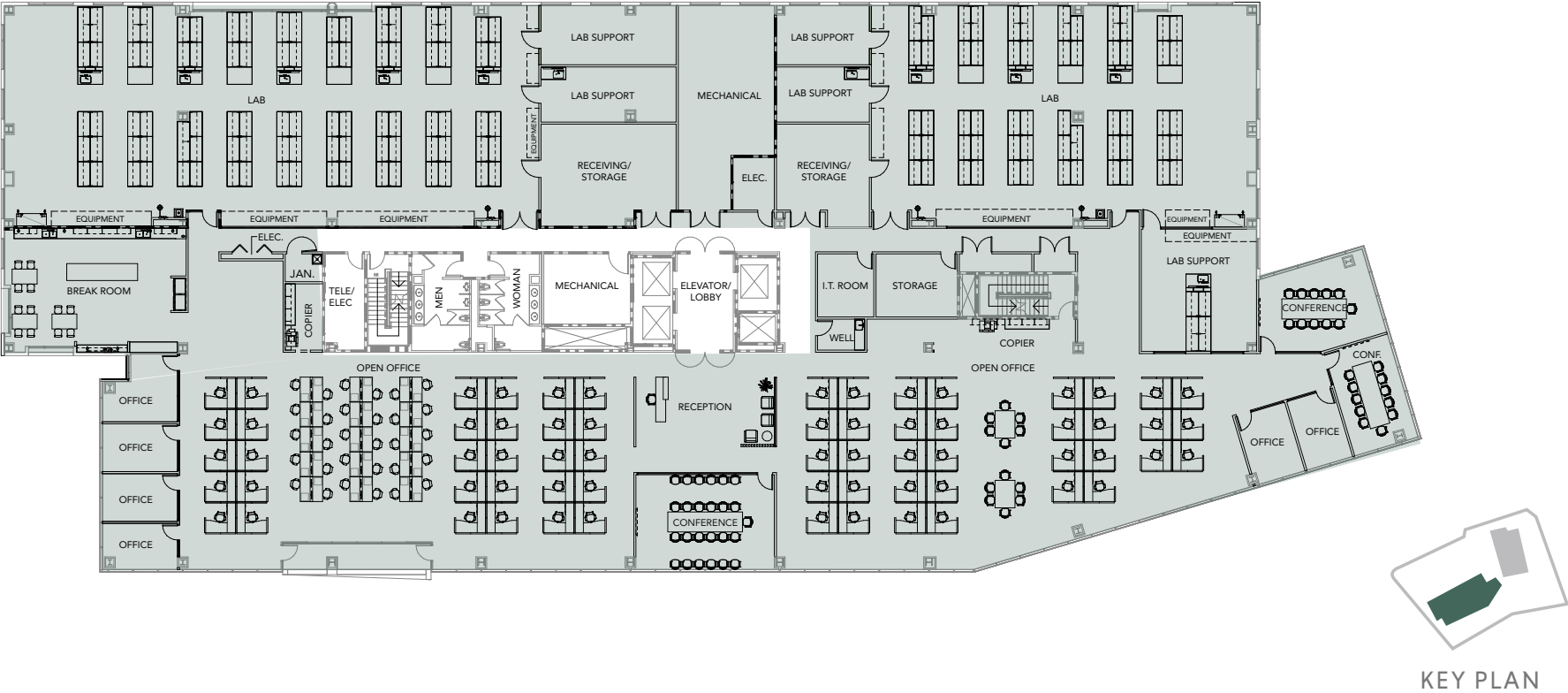
- TWO-TENANT SPEC SUITE  
DELIVERING JULY 1,2024

	SUITE	SQ FT	
3RD FLOOR	300	±17,299 SF	■ AVAILABLE SPACE
3RD FLOOR	325	±14,559 SF	





WEST TOWER  
9330 SCRANTON ROAD | SUITE 400 FLOOR PLAN



• SPEC LAB DELIVERING NOVEMBER 1, 2024

4 <sup>TH</sup>	400	31,975	AVAILABLE SPACE
FLOOR	SUITE	SQ FT	



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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