



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

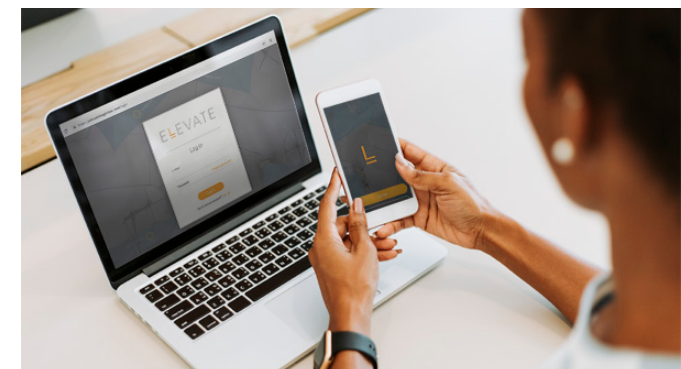
Donation Collections
E-Waste Recycling
Blood Drives

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

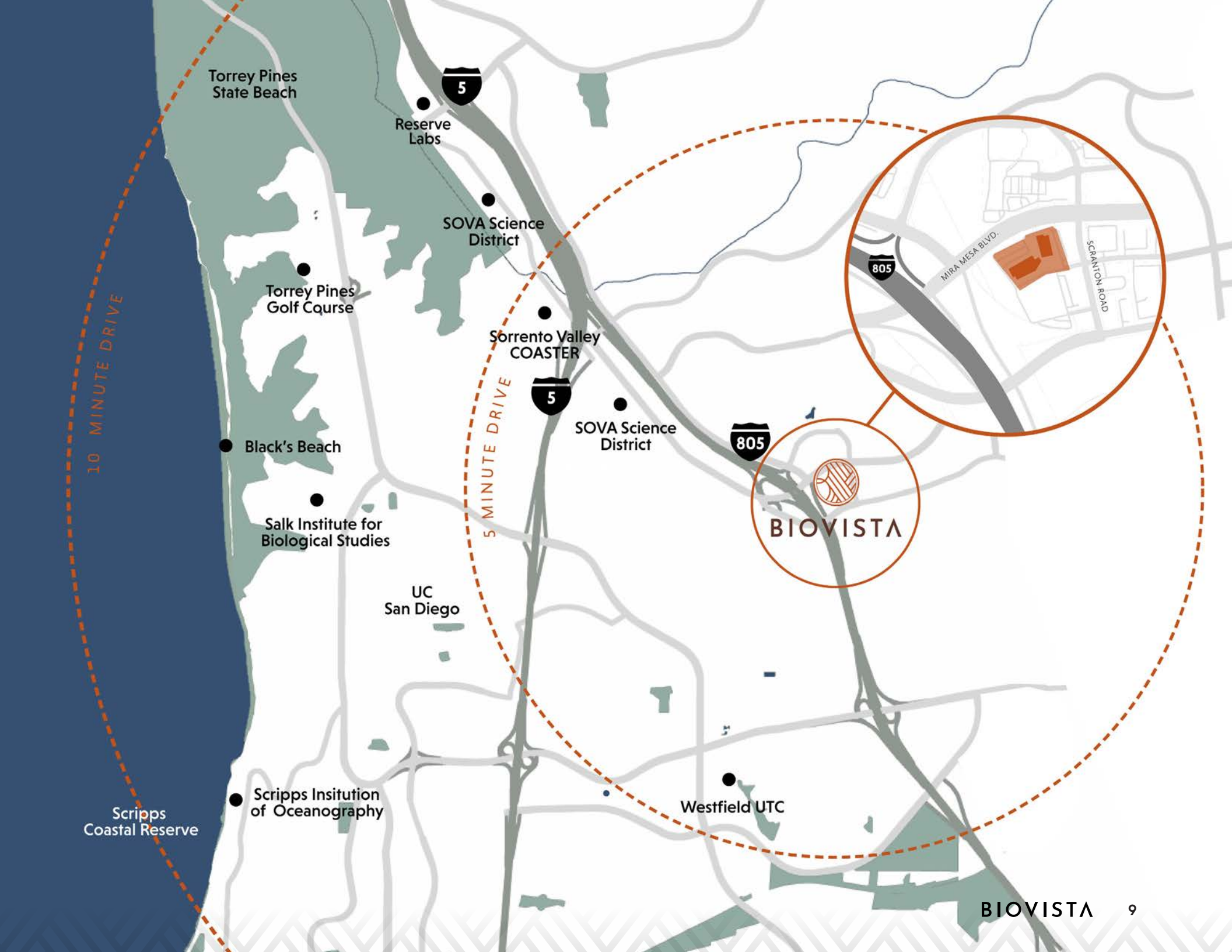
- Chick-Fil-A
- Rubio's Coastal Grill
- Greek Café
- Croutons
- Punjabi Tandoor
- Starbucks
- Planet Fitness
- Bank of America

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 ND	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 ±7,820
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

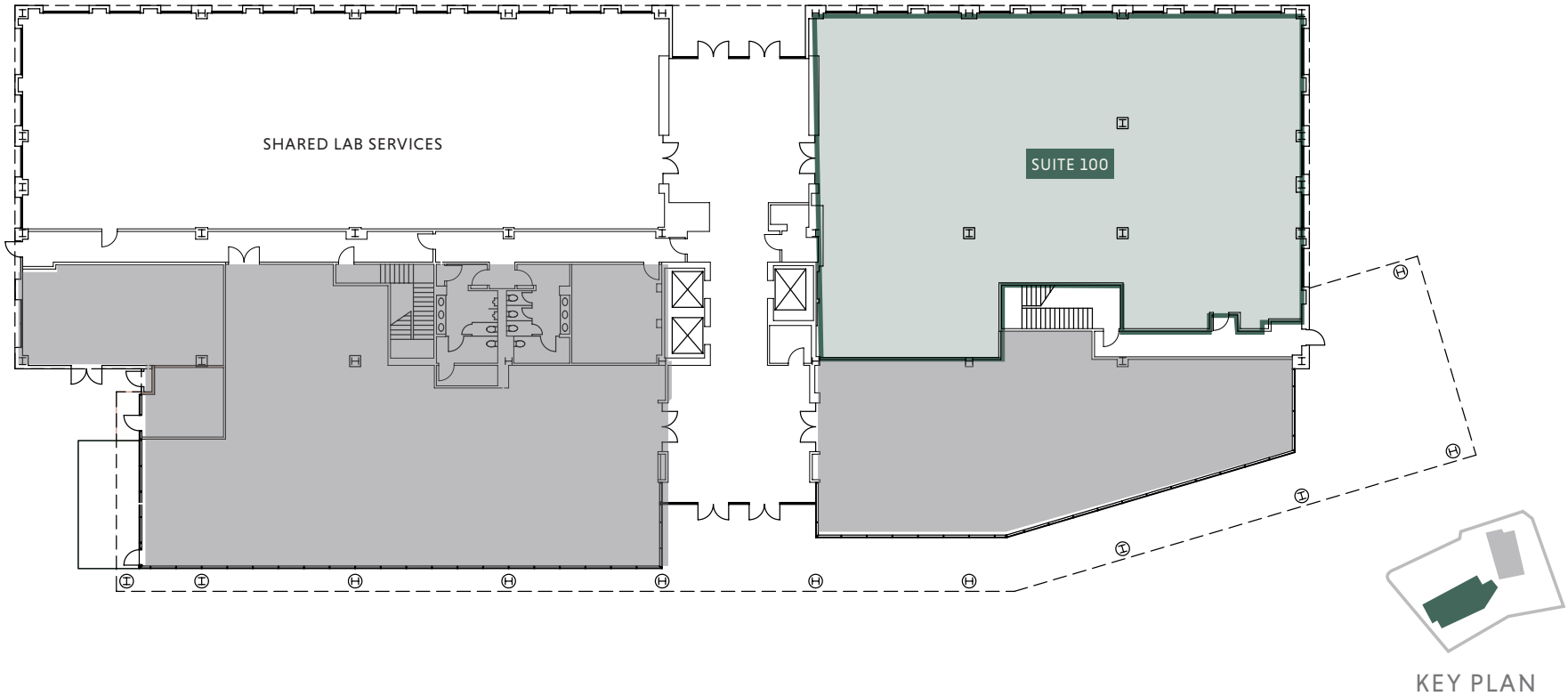
FLOOR 4

Suite 400
31,975 SF
Spec Lab Available
Now

AVAILABLE SPACES

WEST TOWER

9330 SCRANTON ROAD | SUITE 100 FLOOR PLAN



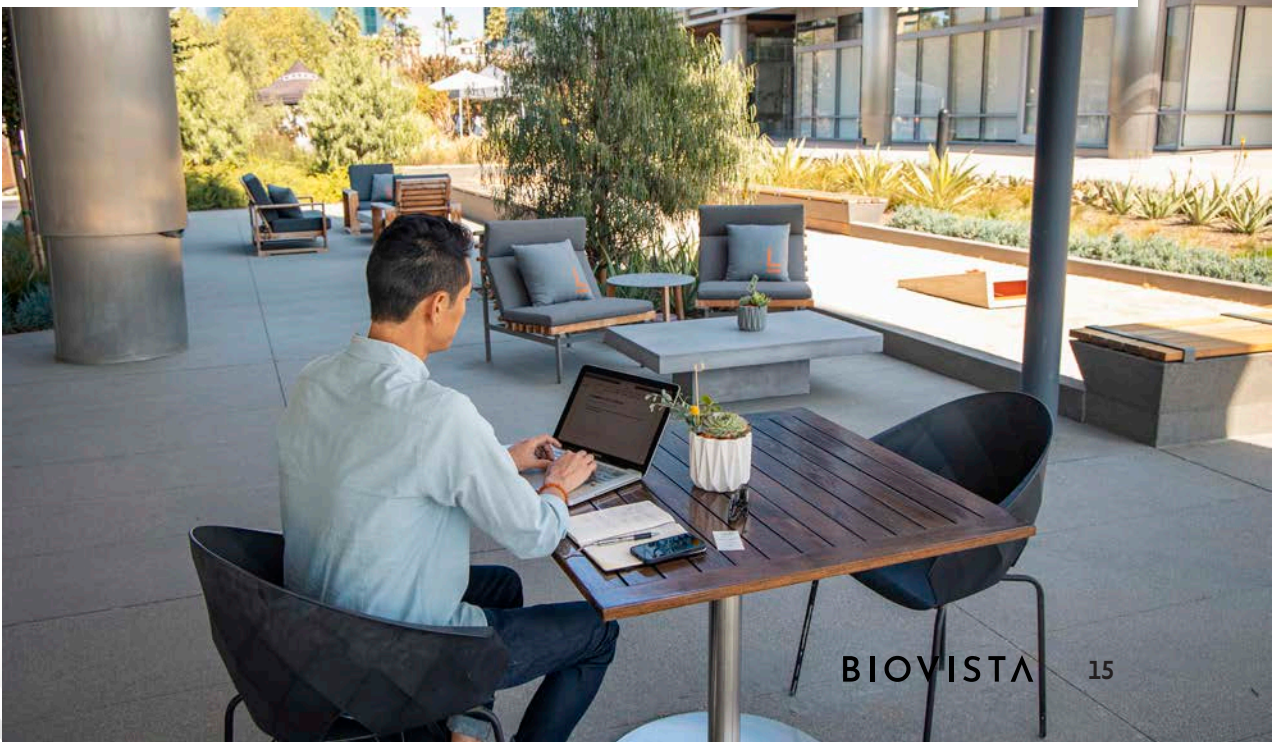
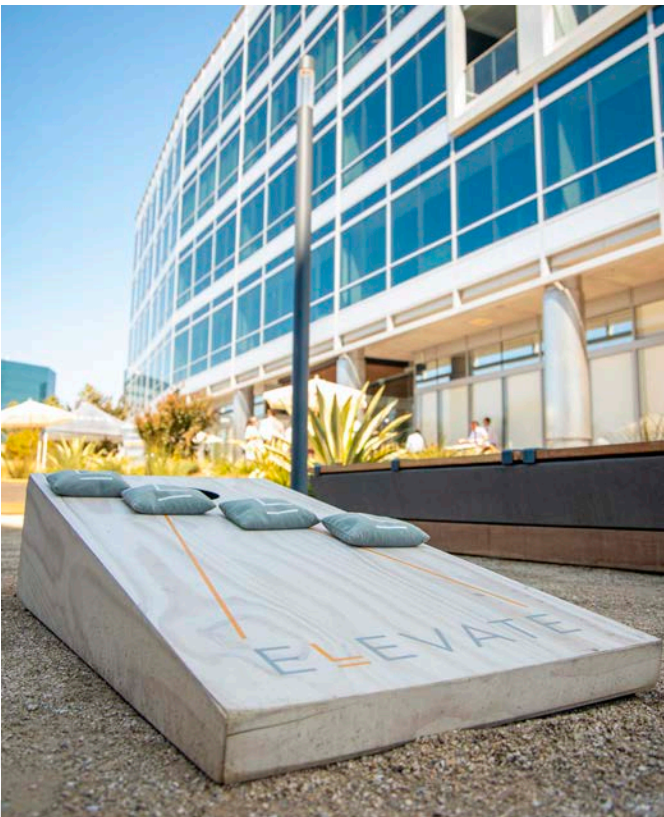
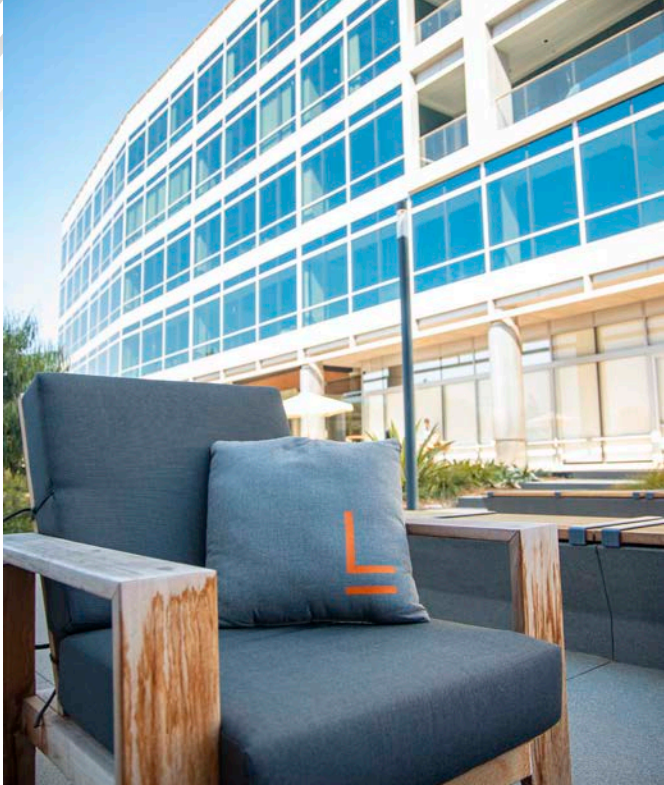
	SUITE	SQ FT	
• SHELL CONDITION - FUTURE LAB VACANT	1ST FLOOR 100	±7,820 SF	AVAILABLE SPACE

WEST TOWER
9330 SCRANTON ROAD | SUITE 3RD FLOOR PLAN

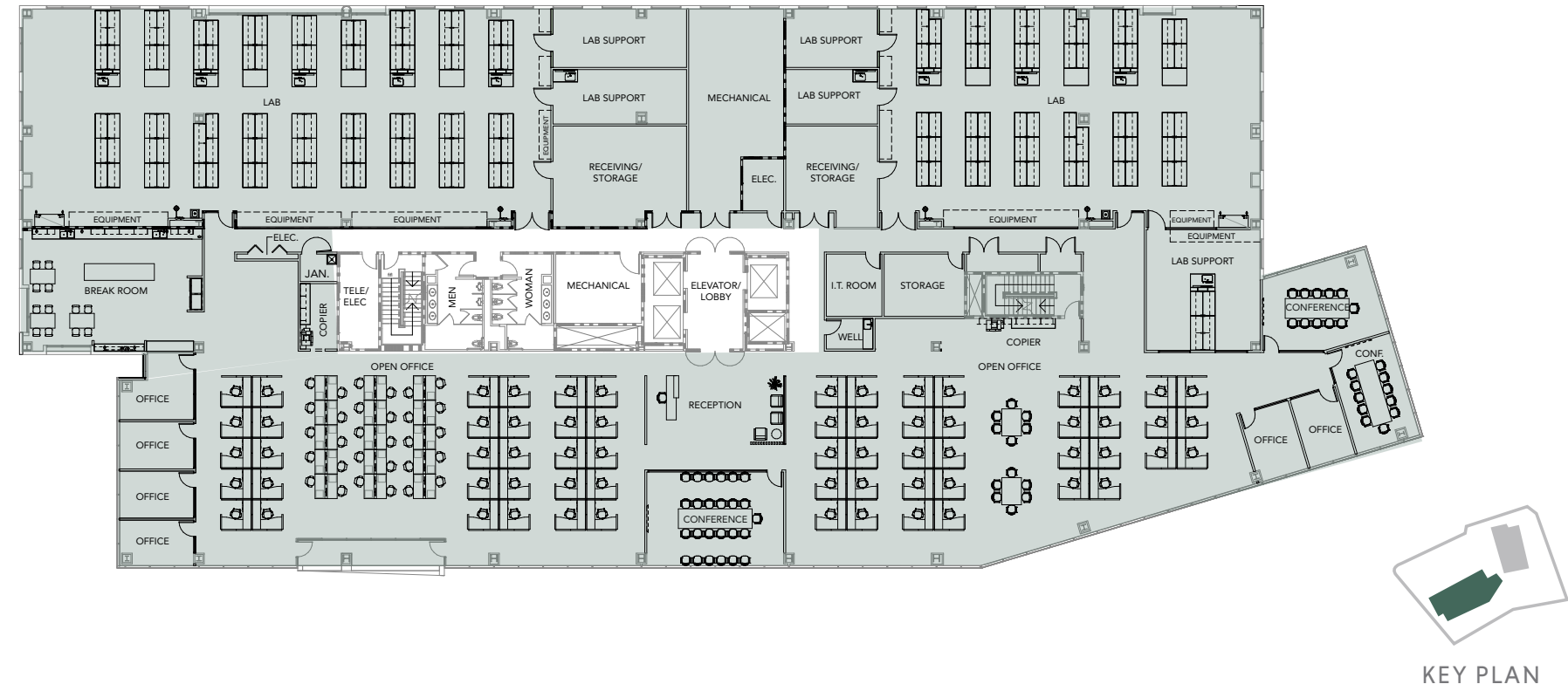


- TWO-TENANT SPEC SUITE
DELIVERING JULY 1,2024

	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 AVAILABLE NOW	4 TH FLOOR	400 SUITE	31,975 SQ FT	■ AVAILABLE SPACE
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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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