



RESERVE LABS

Where science flourishes, naturally.

Steps from the freeway and surrounded by leading research clusters, Reserve Labs offers convenience with serenity.

From usable outdoor spaces to panoramic views, every element is crafted to remind teams why they chose science in the first place — to explore, to imagine, and to make an impact.



RESERVE LABS



3390





THE
OUTLOOK
BY ELEVATE

3390

3394

THE LOT
PICKLEBALL &
FITNESS

3398

P

Carmel Mountain Rd



CONNECTION TO NATURE

Campus consisting of three buildings totaling 127,953 SF of Class A Lab and Office space overlooking picturesque Torrey Reserve.

CENTRAL & ACCESSIBLE

A prominent location offering direct entry to the I-5, I-805 and CA-56 freeways, within strolling distance of local restaurants and cafes, and access to biking, hiking, and beach trails.

COLLABORATION MAGNET

Strategically located near UCSD and the Torrey Pines Mesa, Sorrento Mesa, and Carmel Valley STEM workforces.

FUTURE-FOCUSED DESIGN

Flexible lab and office spaces featuring balconies, roll-up doors, private outdoor tenant space and high ceilings.

TALENT ATTRACTION

Dedicated amenity areas featuring Elevate, Longfellow's hospitality and experience platform makes Reserve Labs a place teams want to be.

PARKING WITH EASE

353 surface and covered parking space (2.9 per 1,000 SF), including 8 EV charging stations.

Conveniently connected, yet remarkably secluded.

5 MINUTES

to Torrey Pines Mesa

7 MINUTES

to Sorrento Mesa

20 MINUTES

to San Diego
International Airport

6 MINUTES

to One Paseo & Del Mar
Heights Shopping Center

8 MINUTES

to Westfield UTC &
The Shops at La Jolla Village

21 MINUTES

to Downtown
San Diego

BODYROK
LAND & SEA GOLF
DRYBAR
FAHERTY
FJALLRAVEN
LULULEMON
MARROW FINE
PIGMENT
SHOP/GOOD
SEPHORA
SERENA & LILY
VAN DE VORT

BLUE BOTTLE
CAVA
HARLAND BREWING
NICK'S
NORTH ITALIA
PARAKEET CAFE
SALT & STRAW
SHAKE SHACK
SWEETFIN
TENDERGREENS
TOCAYA
URBN

CLUB PILATES
REVEL FIT CLUB
ROW HOUSE
TILLYS
VUORI
BLUERMERCY
OPTOMETRY CABANA
MATHNASIUM
STATE FARM
FEDEX
AT&T
UPS

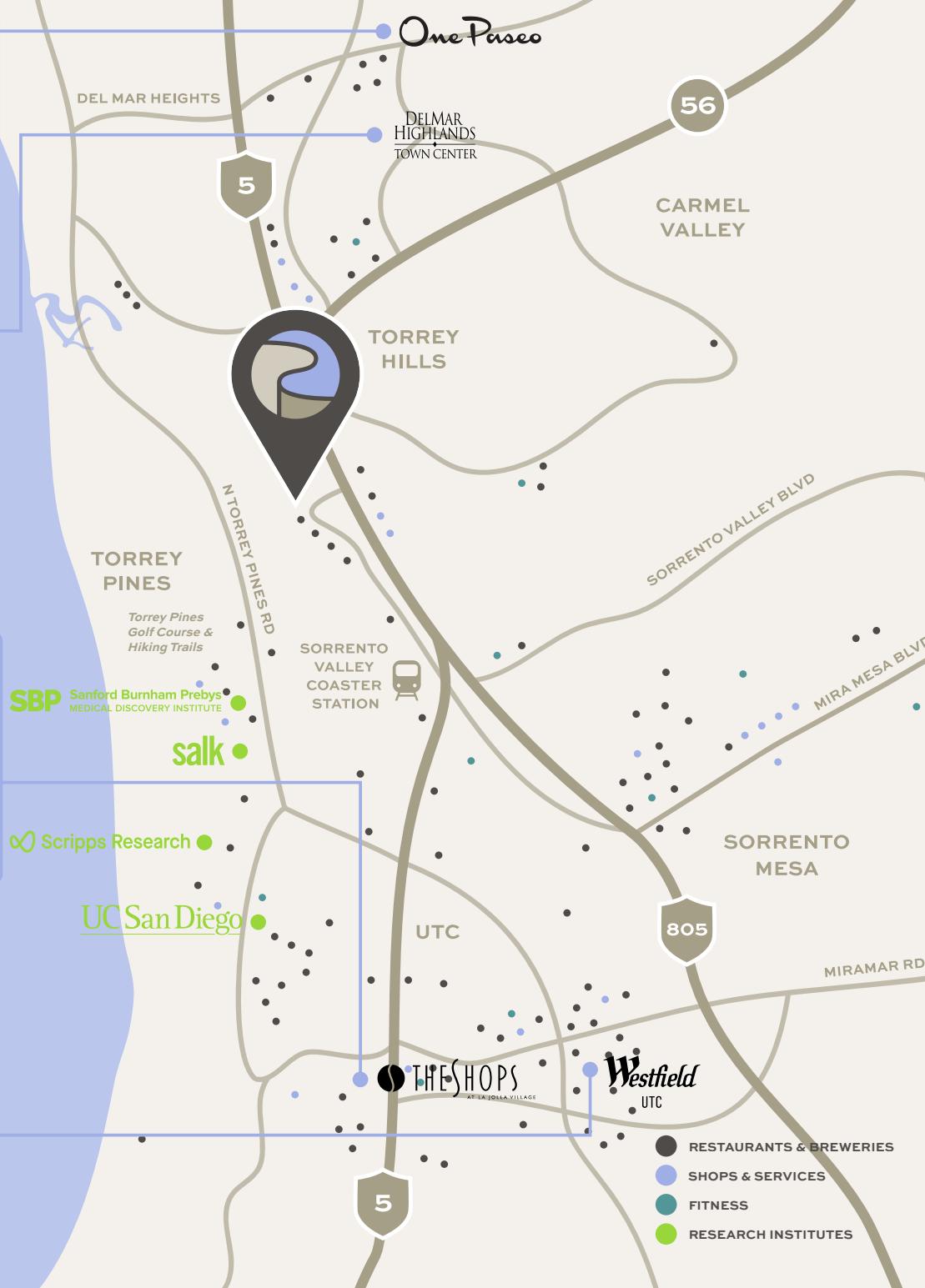
CROSS STREET
NEKTAR JUICE BAR
HAPPY LEMON
SWEETGREEN
PHILZ COFFEE
SAMMY'S FOOD & WINE
SKY DECK
SIDECAR DONUTS
JIMBO'S
SNOOZE
MENDOCINO FARMS
URBAN PLATES

SOULUTION PILATES
SOLIDCORE
LASH BAR USA
WHOLE FOODS MARKET
NORDSTROM RACK
PEARLE VISION
EUROPEAN WAX CENTER
PAPER SOURCE
CVS PHARMACY
VITALAB WELLNESS
SEPHORA
VERIZON

CAVA
URBAN PLATES
MENDOCINO FARMS
FLAME BROILER
NEKTAR JUICE BAR
HANDEL'S ICE CREAM
SNOOZE
BJ'S BREWHOUSE
THE MELT
SPRINKLES
PHILZ COFFEE
RUBIOS

SOUL CYCLE
J.CREW
NORDSTROM
TIFFANY & CO.
TRAVIS MATHEW
CRATE & BARREL
TESLA
BANANA REPUBLIC
LULULEMON
APPLE
BONOBOS
HERMES

SWEETGREEN
BOARD & BREW
LUCREZIA
SHAKE SHACK
QUEENSTOWN BISTRO
BAZILLE
SEASONS 52
HAIDLAO HOT POT
RED O
SWAGYU BURGER
PAZZA MARKET & CUCINA
PACIFIC CATCH





Innovation ready.

3390

CARMEL MOUNTAIN RD

Suite 100: 12,149 SF FITTED+
LAB

Suite 200: 21,845 SF

3394

CARMEL MOUNTAIN RD

Suite 100: 11,140 SF

Suite 150: 9,200 SF

Suite 200: 23,430 SF

3398

CARMEL MOUNTAIN RD

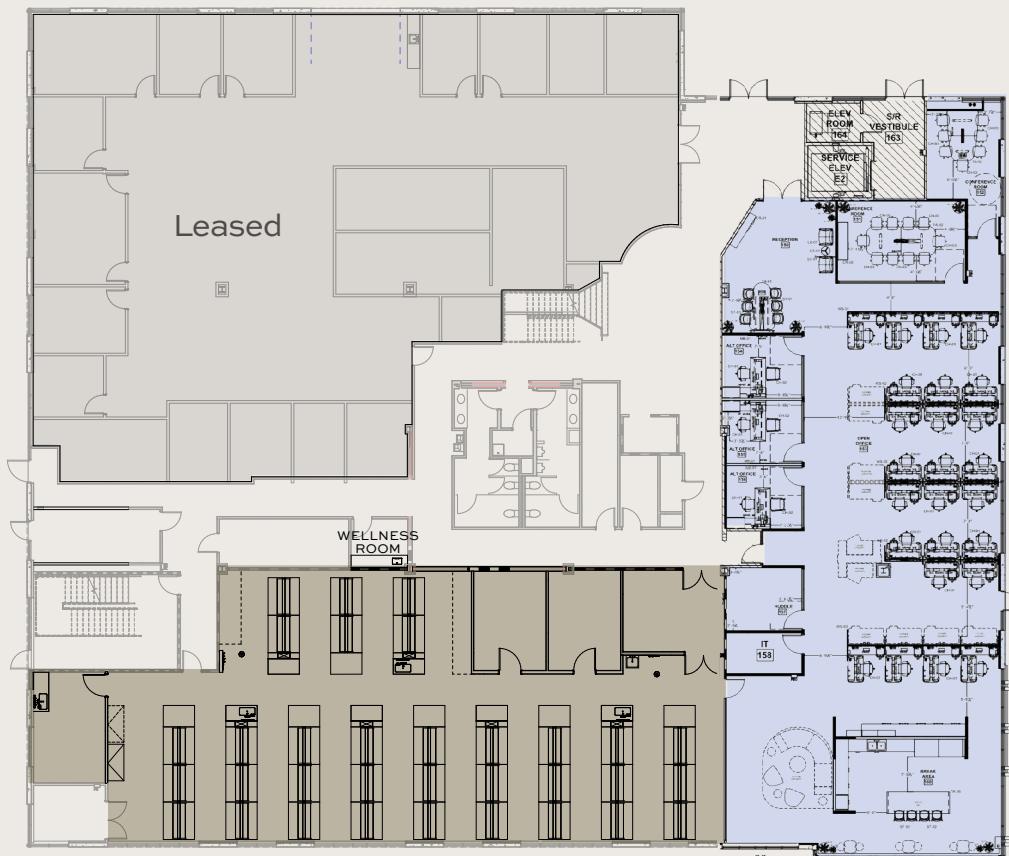
Suite 100: 20,797 SF

Suite 200: 11,975 SF



3390

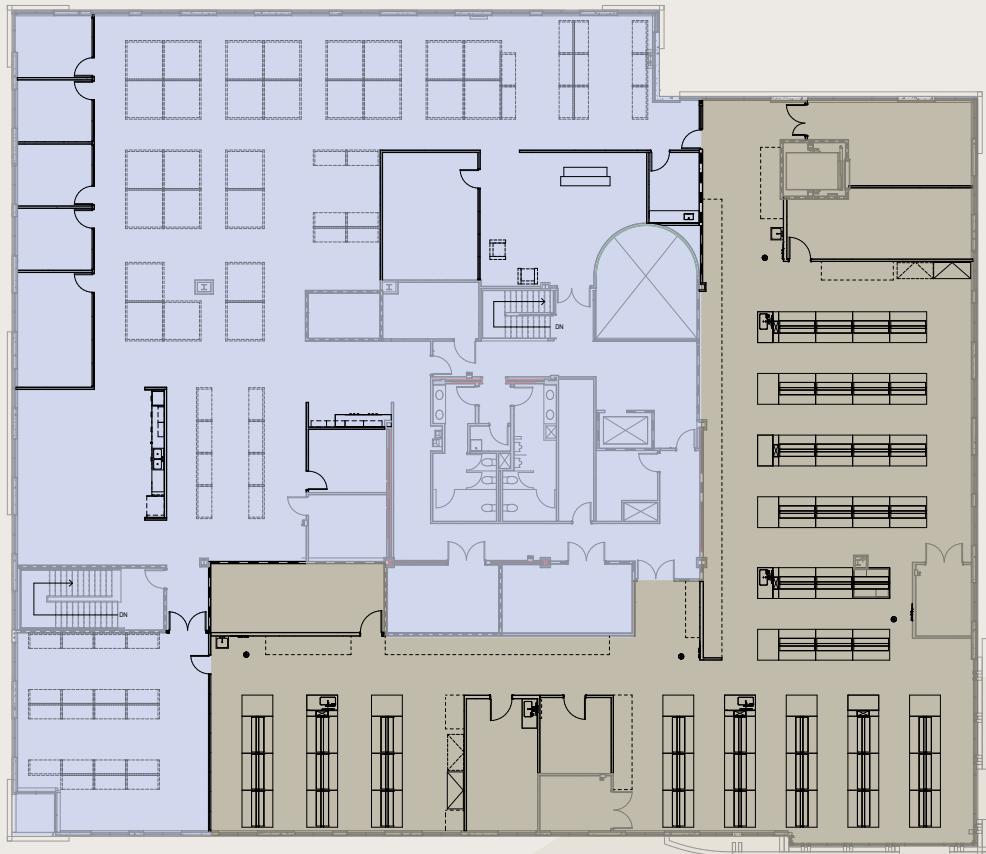
Carmel Mountain Rd



2
FLOOR

21,845 SF
FITTED LAB

Available
NOW



3394

Carmel Mountain Rd



SUITE 150
9,200 RSF

1
FLOOR

Up to
20,340 SF
FITTED LAB

Available
NOW

2
FLOOR

23,430 SF
FITTED LAB

Available
NOW

CLICK FOR
VIRTUAL TOUR



PRIVATE
BALCONY

OFFICE
LAB



3398

Carmel Mountain Rd



1
FLOOR

20,797 SF
FITTED LAB

Available
NOW

CLICK FOR
VIRTUAL TOUR



2
FLOOR

11,975 SF
FITTED LAB

Available
NOW

Leased

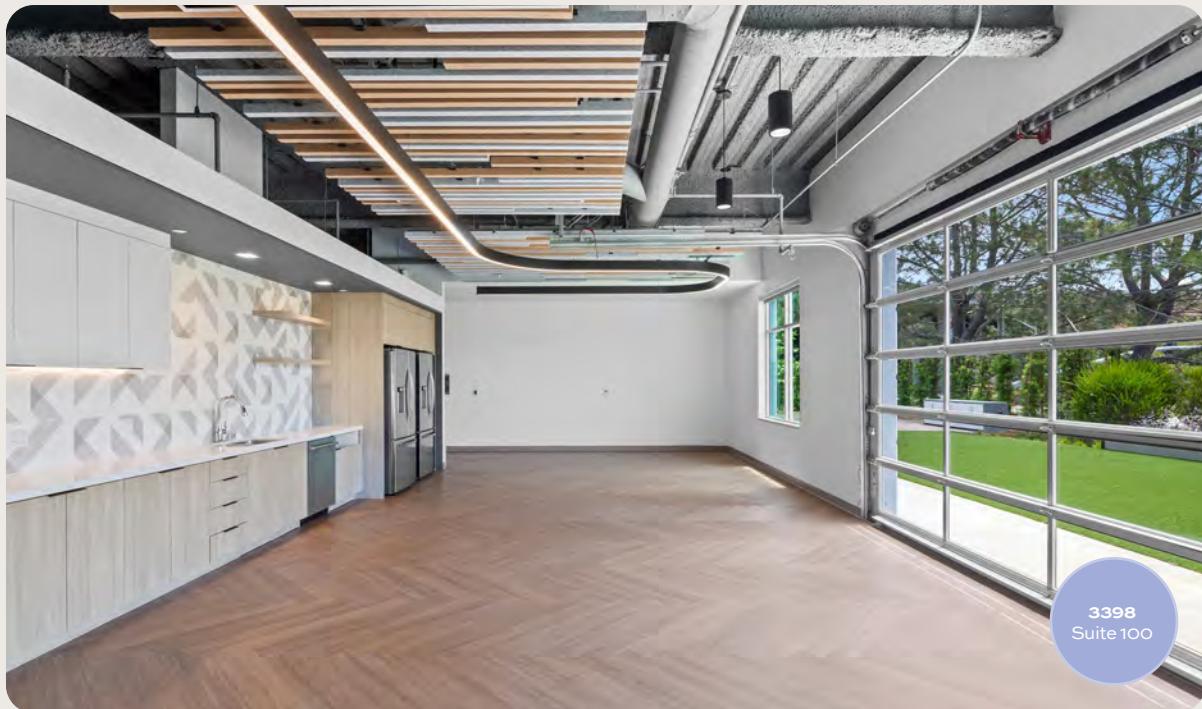
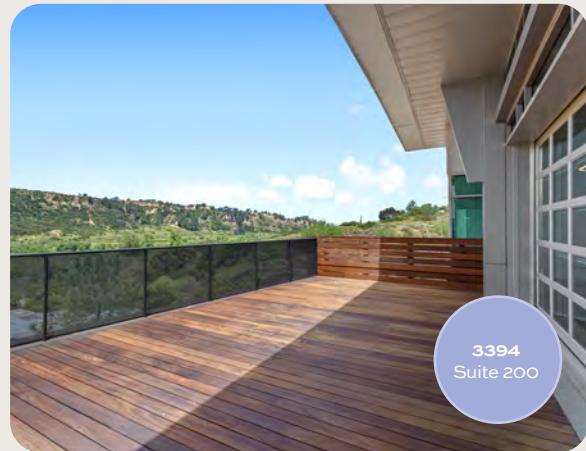
OFFICE
LAB



3390
Suite 100



Move-In Ready Suite
with Private Offices



ELEVATE

Beyond the lab...

Good vibes make the workday better. That's why Reserve Labs brings you Elevate, Longfellow's tenant experience platform.

From outdoor workouts to community gatherings, our concierges curate moments that connect teams and boost happiness.

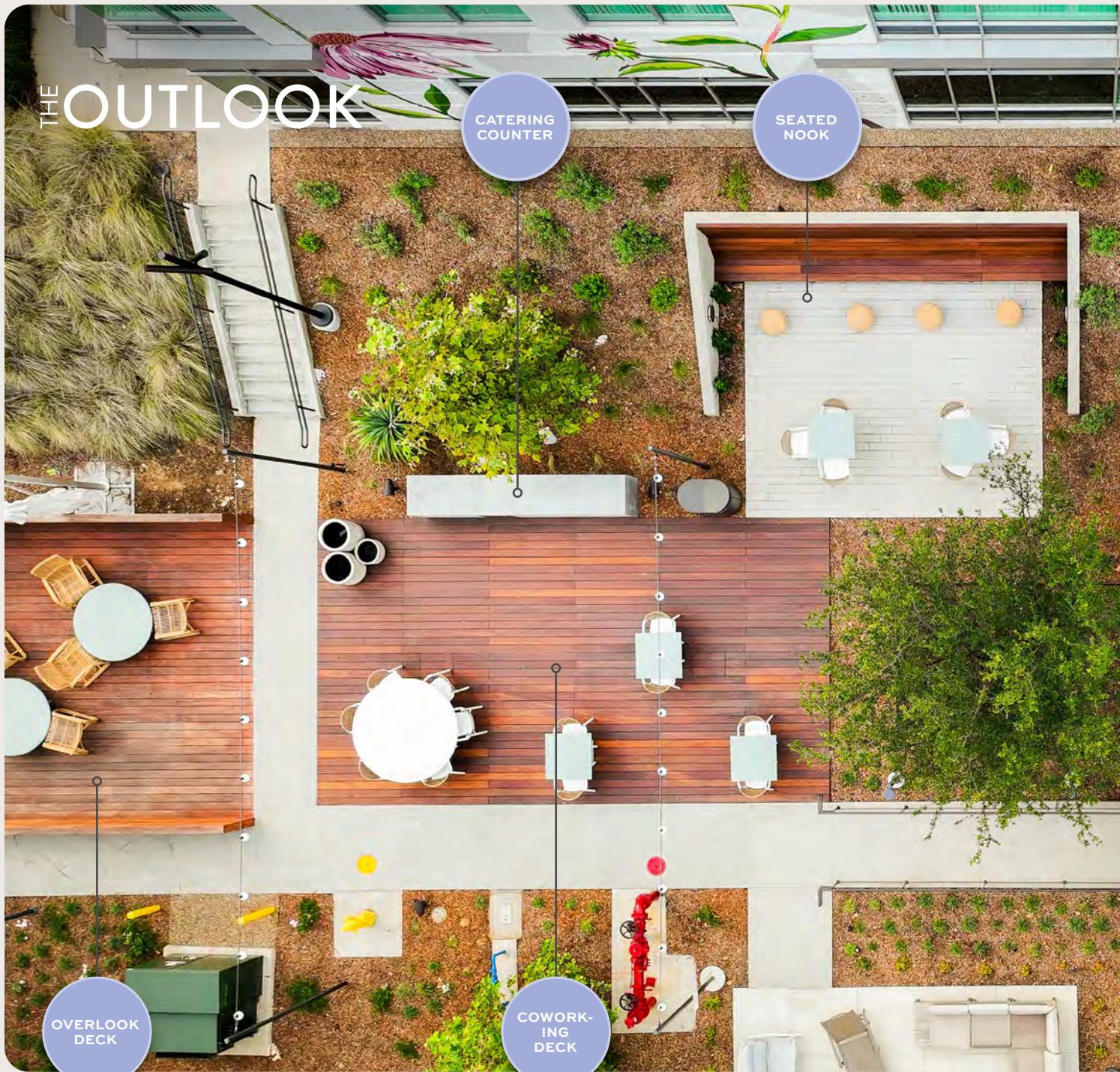
Start the day with a coffee at The Outlook, overlooking the calm of Torrey Reserve.

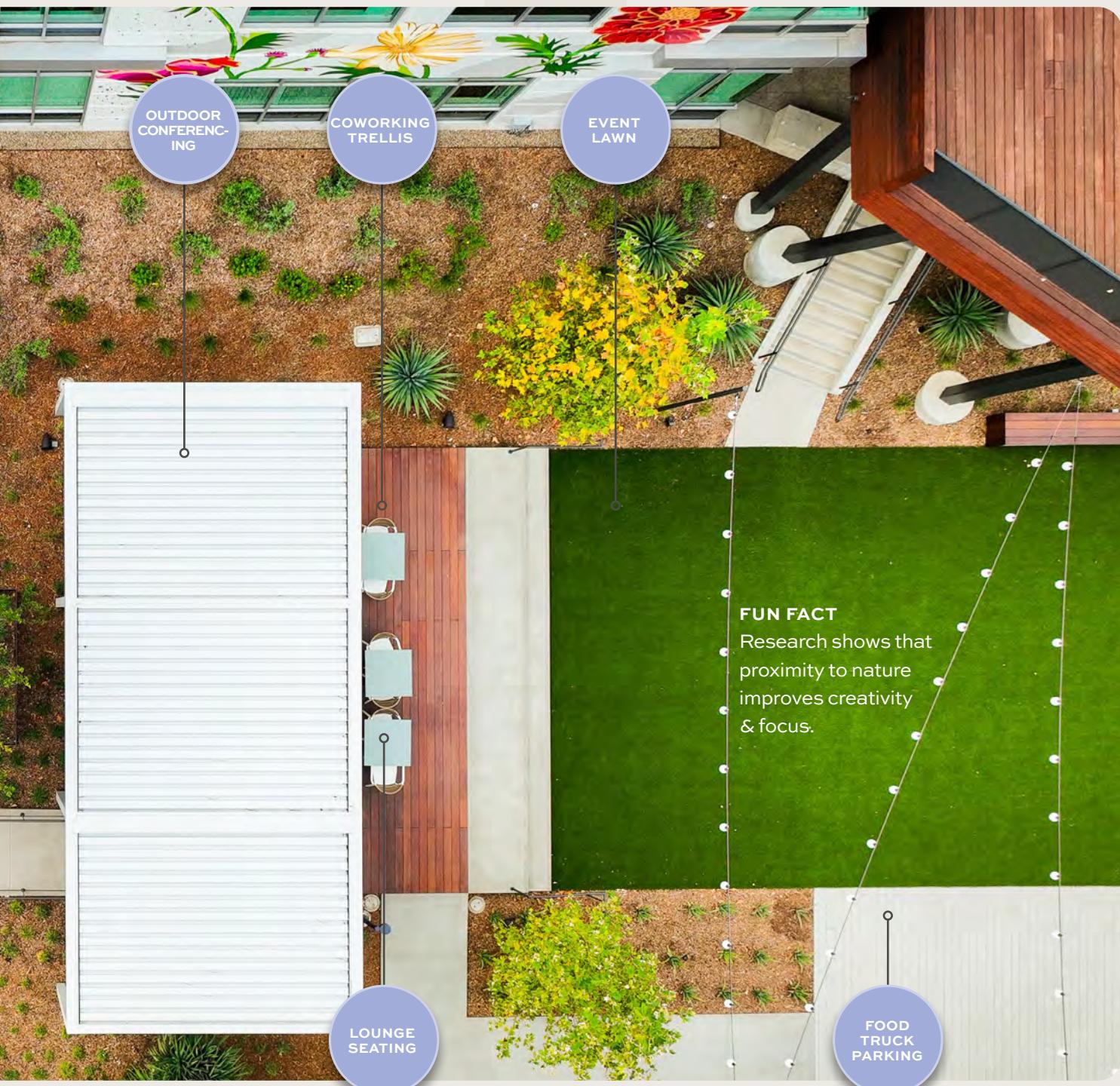
From outdoor meetings to catered team events and games on the lawn, it's all set up to unwind and connect.





THE OUTLOOK







THE LOT

PICKLEBALL

Tenants can enjoy a spirited game of pickleball complete with top-notch equipment and ample space for spectators to cheer on their team.



FITNESS & YOGA CLASSES

State-of-the-art outdoor shaded fitness yard offers group workout classes, ranging from vinyasa yoga to cardio kickboxing and everything in between, with locker rooms conveniently located just steps away.

PERSONALIZED WORKOUTS

Tenants can enjoy a personalized training experience in an outdoor fitness yard equipped with cardio machines, weights, a floor exercise zone, and an open turf lawn, perfect for tailored workouts in a refreshing, open-air setting.





LONGFELLOW

It's in our DNA.

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.

12 Million SF

Global Portfolio

Management

Leasing
Project Management
Property Management

Development

Strategy & Partnership
Advisory & Entitlements
Acquisitions & Conversions

Investments

Asset Management
Investment Management

West
San Diego
Bay Area

Southeast
Research Triangle
Durham

Northeast
Boston
New York City
Philadelphia
Rockville

United Kingdom
Cambridge







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