



RESERVE LABS



LONGFELLOW

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.



3390



**THE
OUTLOOK**
BY ELEVATE

3394

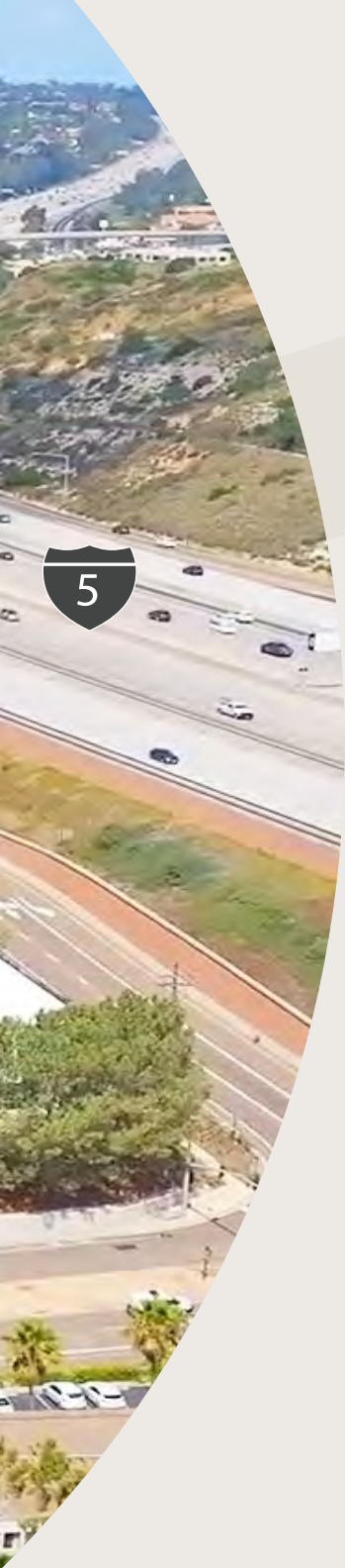
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THE LOT
PICKLEBALL &
FITNESS

3390

3398

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
 BLUEMERCURY
 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
 HAIDILAO HOT POT
 RED O
 SWAGYU BURGER
 PAZZA MARKET & CUCINA
 PACIFIC CATCH

SBP Sanford Burnham Prebys
 MEDICAL DISCOVERY INSTITUTE

salk

Scripps Research

UC San Diego

One Paseo

DELMAR
 HIGHLANDS
 TOWN CENTER

DEL MAR HEIGHTS



56

CARMEL
 VALLEY

TORREY
 HILLS



TORREY
 PINES

Torrey Pines
 Golf Course &
 Hiking Trails

N TORREY PINES RD

SORRENTO
 VALLEY
 COASTER
 STATION

SORRENTO VALLEY BLVD

MIRA MESA BLVD

SORRENTO
 MESA



UTC

MIRAMAR RD



THE SHOPS
 AT LA JOLLA VILLAGE

Westfield
 UTC

- RESTAURANTS & BREWERIES
- SHOPS & SERVICES
- FITNESS
- RESEARCH INSTITUTES



Innovation ready.

3390

CARMEL MOUNTAIN RD

Suite 100: 12,149 SF FITTED+
LAB

Suite 200: 21,845 SF

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CARMEL MOUNTAIN RD

Suite 100: 11,140 SF

Suite 150: 9,200 SF

Suite 200: 23,430 SF

3398

CARMEL MOUNTAIN RD

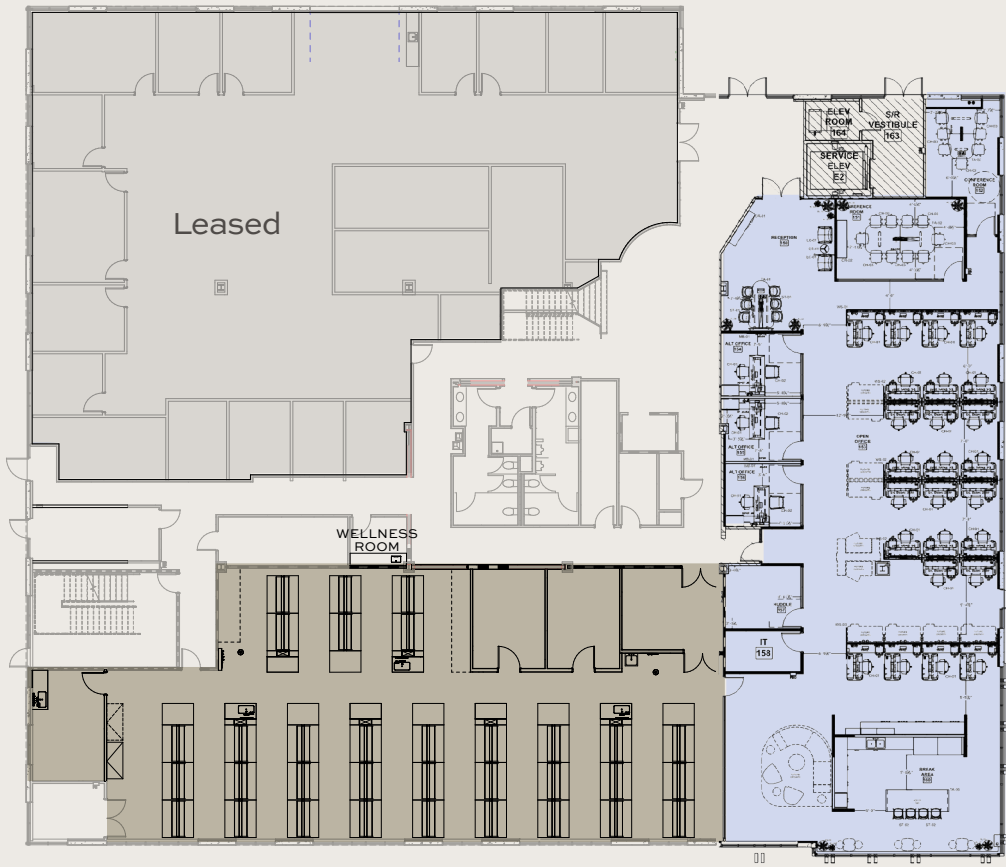
Suite 100: 20,797 SF

Suite 200: 11,975 SF



3390

Carmel Mountain Rd

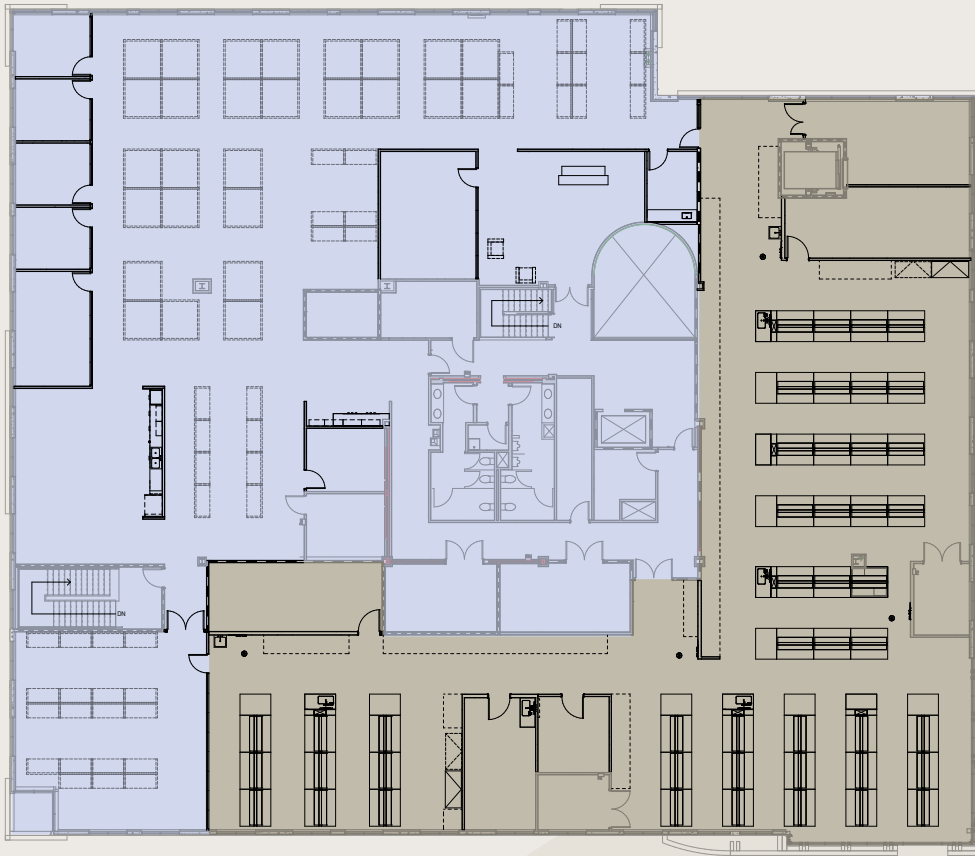


1
FLOOR

12,149 SF
FITTED+ LAB
MOVE-IN READY
W/ FURNITURE

Available
NOW


[CLICK FOR
VIRTUAL TOUR](#)

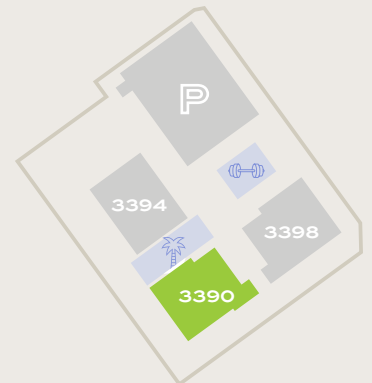


2
FLOOR

21,845 SF
FITTED LAB

Available
NOW

-  OFFICE
-  LAB



3394

Carmel Mountain Rd



SUITE 100
11,140 RSF

SUITE 150
9,200 RSF

1
FLOOR

Up to
20,340 SF
FITTED LAB

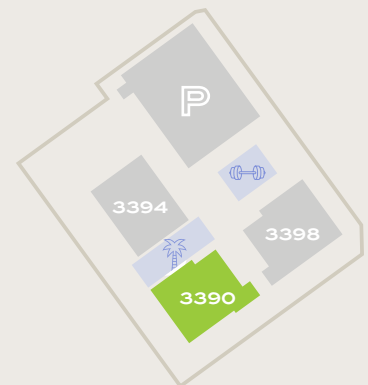
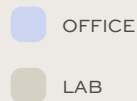
Available
NOW

2
FLOOR

23,430 SF
FITTED LAB

Available
NOW

[CLICK FOR
VIRTUAL TOUR](#)



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

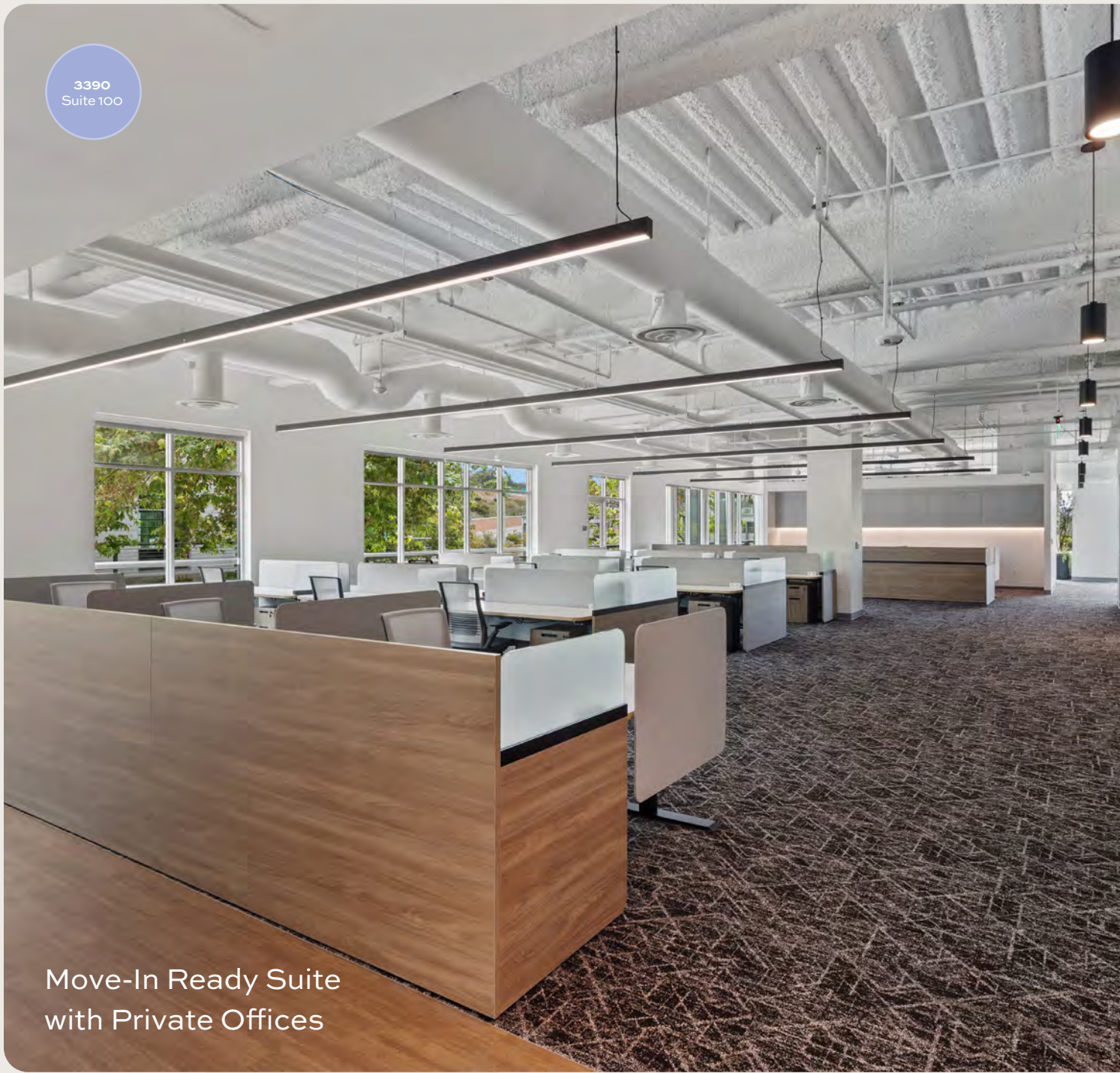
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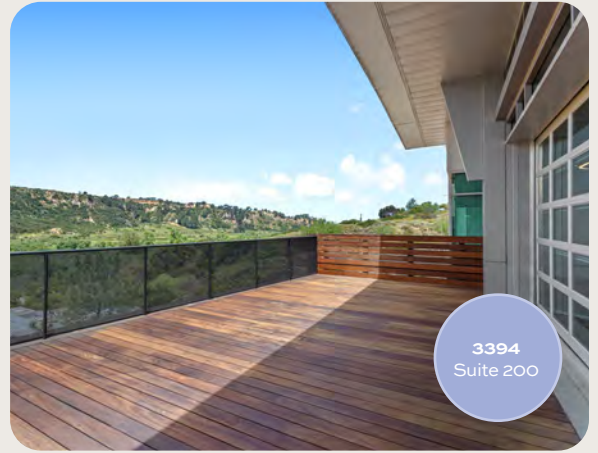
-  OFFICE
-  LAB



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.





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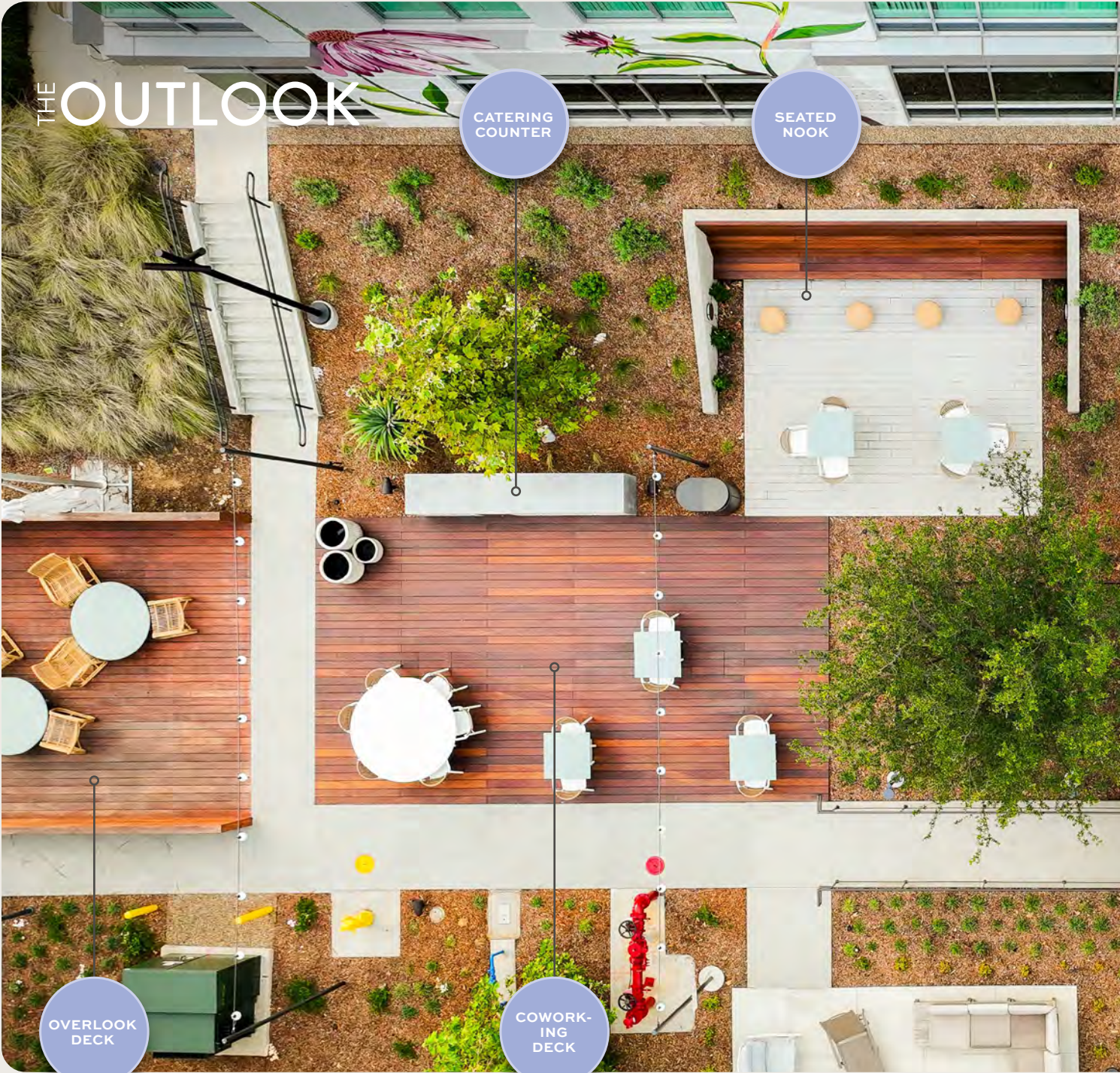
THE OUTLOOK

CATERING
COUNTER

SEATED
NOOK

OVERLOOK
DECK

COWORK-
ING
DECK





OUTDOOR
CONFERRING

COWORKING
TRELLIS

EVENT
LAWN

FUN FACT

Research shows that
proximity to nature
improves creativity
& focus.

LOUNGE
SEATING

FOOD
TRUCK
PARKING



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.





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







LONGFELLOW

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