



# BIOVISTA

9276 & 9330 SCRANTON ROAD







# 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  
Mental Health Classes

## ACCESS

Car Detailing Services  
On-Site Dry Cleaning

## TASTE

Tenant Discounts at California English  
Exclusive Programming & Happy Hours

## BRAIN POWER

Lunch & Learn Workshops  
AED & First Aid Classes  
Fully Equipped Meeting Spaces

## GENEROSITY

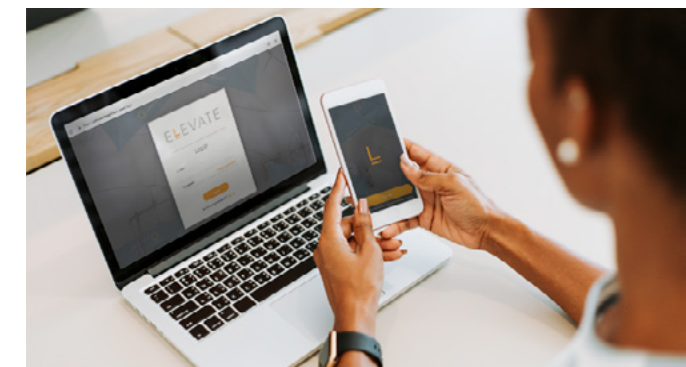
Donation Collections  
E-Waste Recycling  
Blood Drives

## CONNECTIONS

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

## PLAY

Tenant Competitions & Prizes  
Outdoor Gaming





# 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

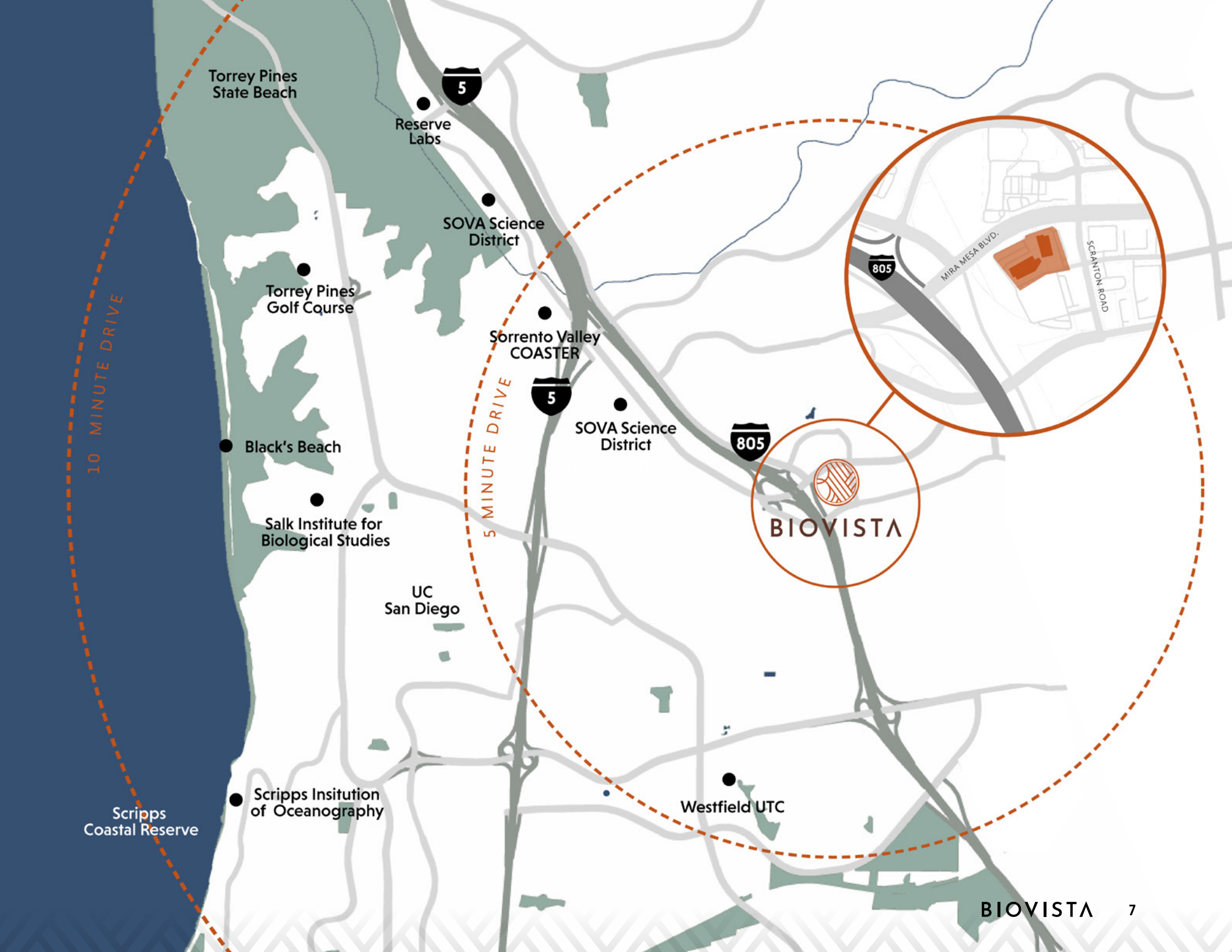
- California English
- Chick-Fil-A
- Croutons
- Moment Sushi
- Mercato Food Hall
- Punjabi Tandoor
- Planet Fitness
- Bank of America

WITHIN  
5 MIN DRIVE

- Craft Taco
- New English Brewing
- The Coffee Cart Cafe
- Karl Strauss Brewing Company
- Jesery Mike's
- 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



## 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.

FLOOR 2		FLOOR 3	
Suite 200	13,352 SF	Suite 300	26,024 SF
Suite 225	11,348 SF		
Two-Tenant Option Available Now		Available Now	

■ AVAILABLE SPACES

# EAST TOWER

9276 SCRANTON ROAD | SUITE 200 & 225 FLOOR PLAN



\*FFE shown as conceptual.



KEY PLAN

• TWO-TENANT CONCEPTUAL OPTION AVAILABLE NOW	2ND FLOOR	200	±13,352 SF	■ AVAILABLE SPACE
	2ND FLOOR	225	±11,348 SF	



# EAST TOWER

9276 SCRANTON ROAD | SUITE 300 FLOOR PLAN



		SUITE	SQ FT	
• FULL FLOOR AVAILABLE	3RD FLOOR	300	26,024 SF	AVAILABLE SPACE

# WEST TOWER AVAILABILITY

9330 SCRANTON ROAD



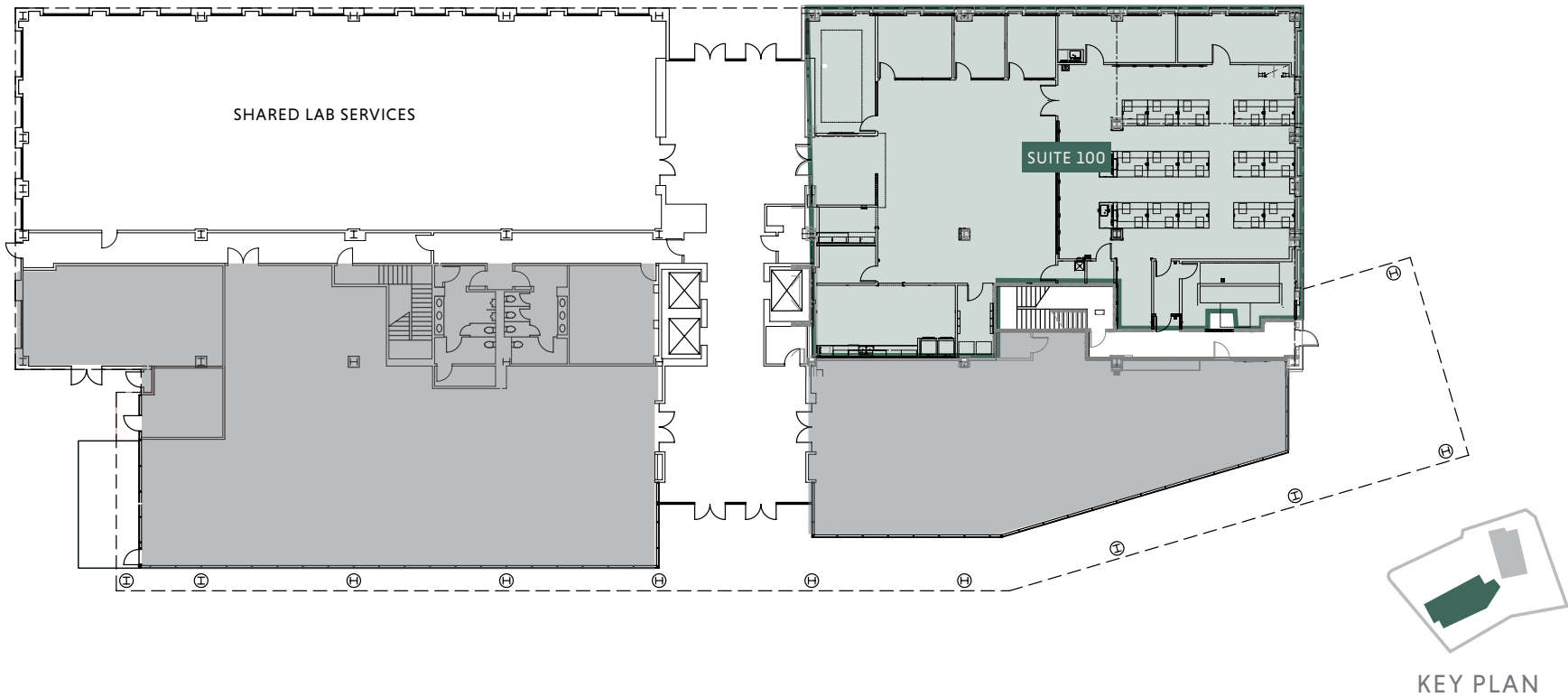
SCIENCE WITH A VIEW.

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	FLOOR 3	FLOOR 4	AVAILABLE SPACES
Suite 100 7,820 SF Future Fitted Lab	Suite 300 17,299 SF Suite 325 14,559 SF Two-Tenant Fitted Suite Available Now	Suite 400 31,975 SF Fitted Lab Available Now	

WEST TOWER

9330 SCRANTON ROAD | SUITE 100 FLOOR PLAN



		SUITE	SQ FT	
• FUTURE FITTED LAB	1ST FLOOR	100	±7,820 SF	AVAILABLE SPACE

WEST TOWER

9330 SCRANTON ROAD | SUITE 300 & 325 FLOOR PLAN

AVAILABLE SPACE



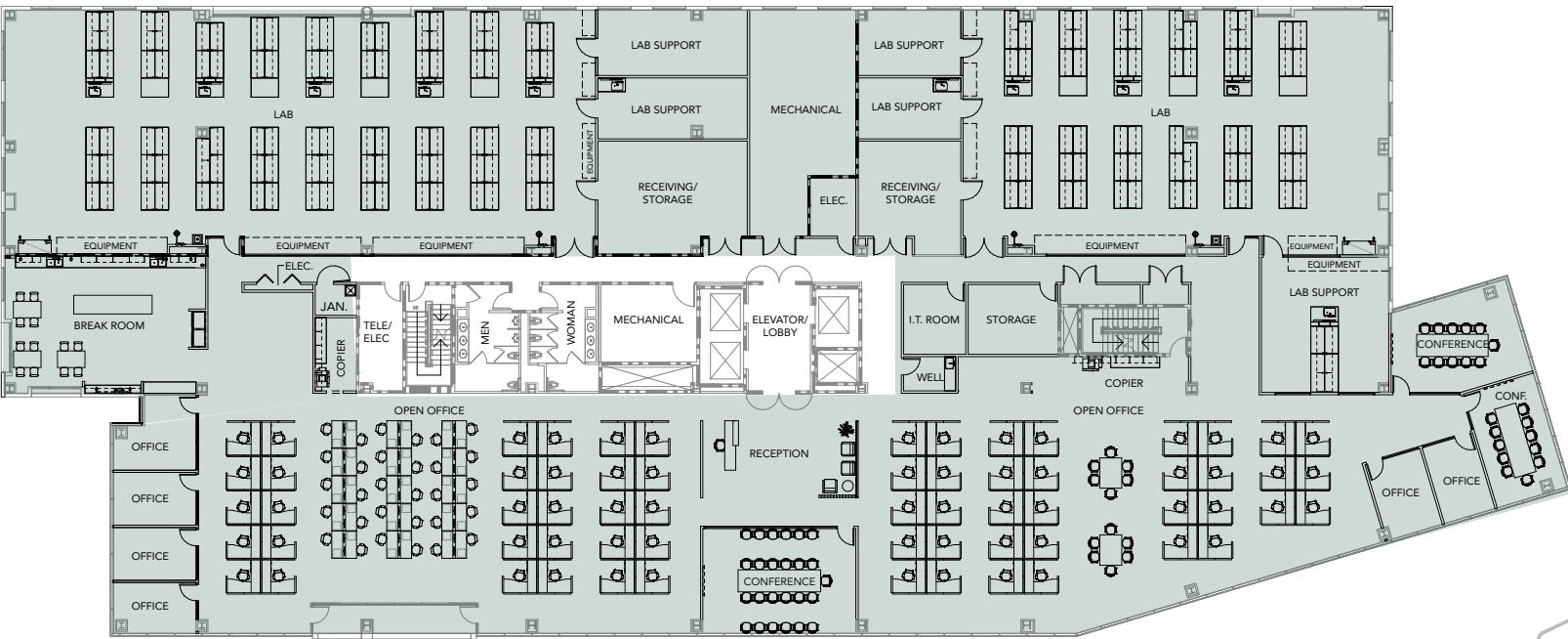
		SUITE	SQ FT	
• TWO-TENANT FITTED SUITE AVAILABLE NOW	3RD FLOOR	300	±17,299 SF	<a href="#">CLICK FOR VIRTUAL TOUR</a>
	3RD FLOOR	325	±14,559 SF	<a href="#">CLICK FOR VIRTUAL TOUR</a>



# WEST TOWER

9330 SCRANTON ROAD | SUITE 400 FLOOR PLAN

AVAILABLE SPACE



• FITTED LAB AVAILABLE NOW

4<sup>TH</sup>  
FLOOR

400  
SUITE

31,975  
SQ FT

CLICK FOR  
VIRTUAL TOUR





# IT'S IN OUR DNA

## 16 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

New York City  
Philadelphia  
Rockville

#### United Kingdom

Cambridge



Redwood Life | Redwood City, CA



HATCH Life Sciences | New York, NY



Durham.ID | Durham, NC



SOVA Science District | San Diego, CA





# BIOVISTA

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