



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

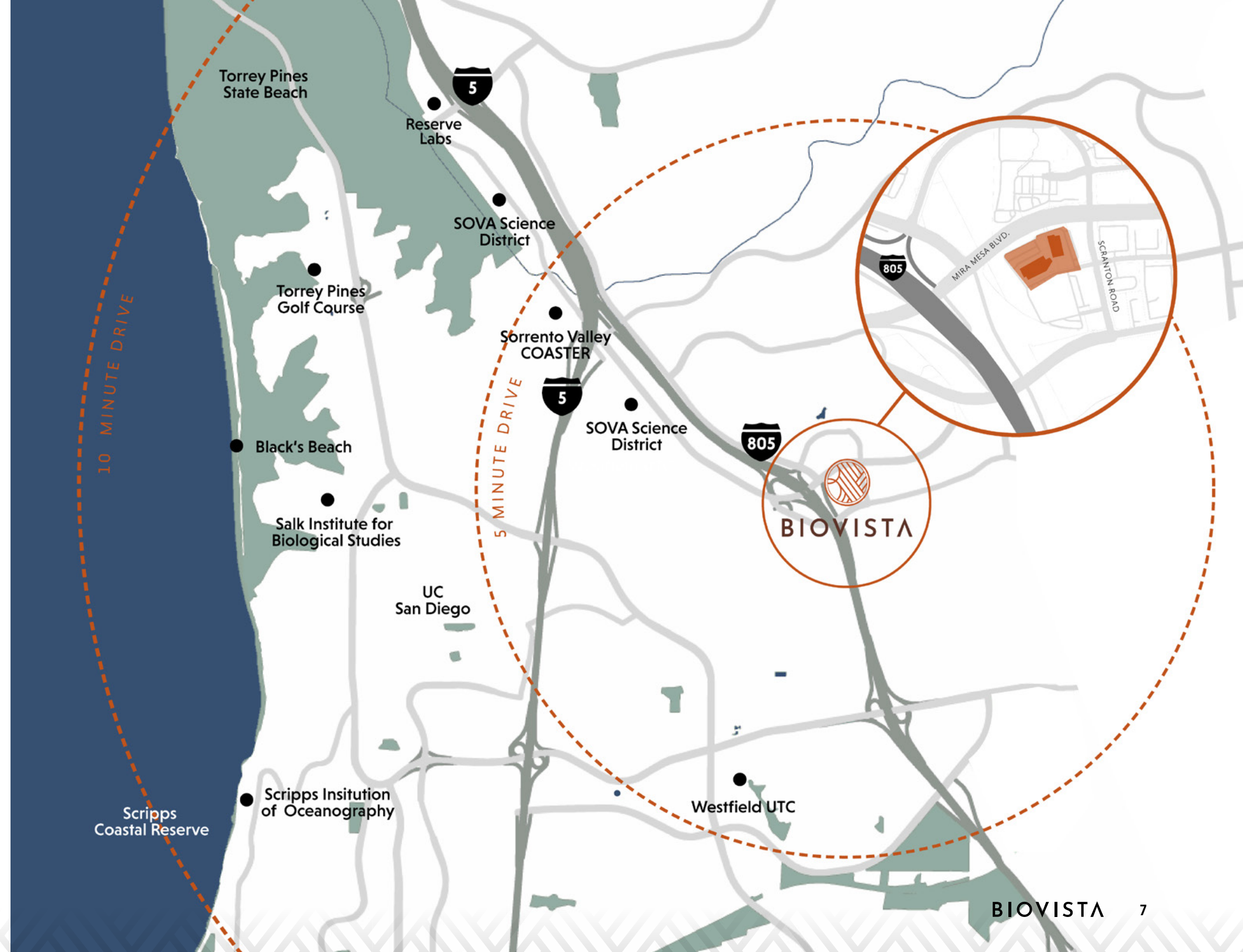
- California English
- Chick-Fil-A
- Croutons
- Moment Sushi
- Mercato Food Hall
- Punjabi Tandoor
- Planet Fitness
- Bank of America

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.

■ AVAILABLE SPACES

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

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

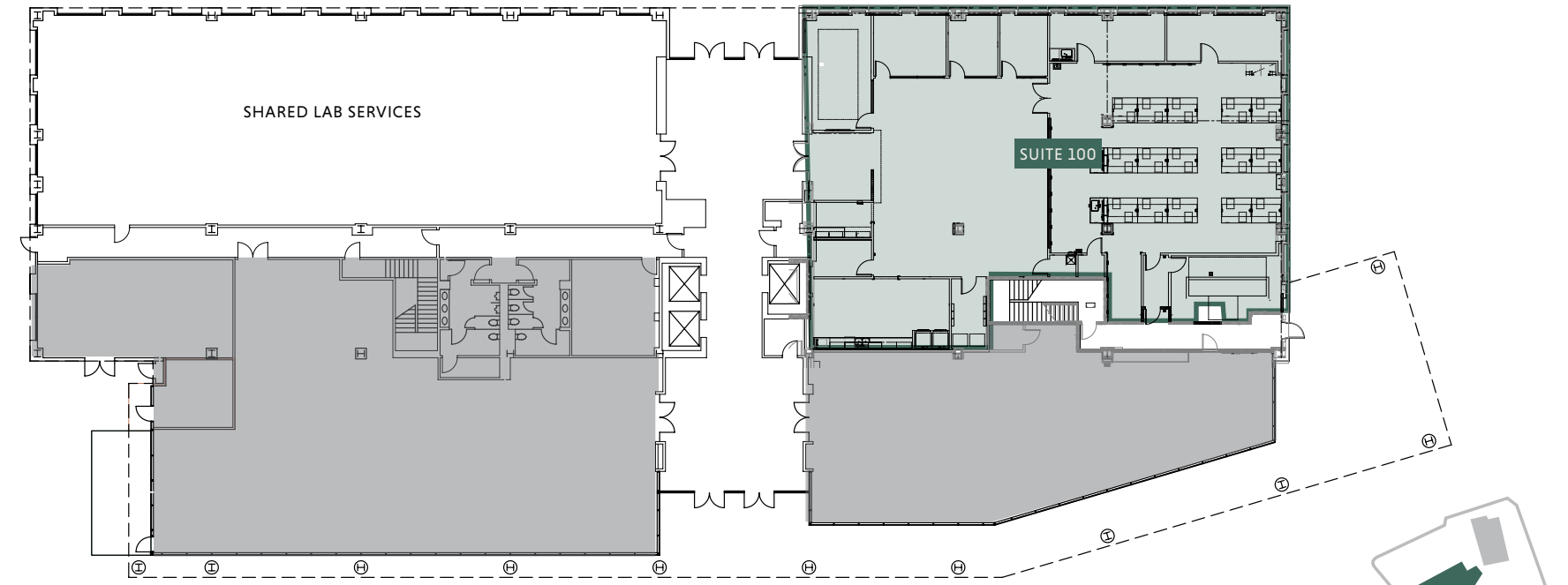


SCIENCE WITH A VIEW.

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.

WEST TOWER

9330 SCRANTON ROAD | SUITE 100 FLOOR PLAN



FLOOR 1

Suite 100
7,820 SF
Future Spec Lab

FLOOR 3

Suite 300 17,299 SF
Suite 325 14,559 SF
Two-tenant Spec Suite
Available Now

FLOOR 4

Suite 400
31,975 SF
Spec Lab Available
Now

■ AVAILABLE SPACES

• FUTURE SPEC LAB

1ST FLOOR

SUITE

100

SQ FT

±7,820 SF

■ AVAILABLE SPACE

KEY PLAN

WEST TOWER

9330 SCRANTON ROAD | SUITE 3RD FLOOR PLAN

AVAILABLE SPACE



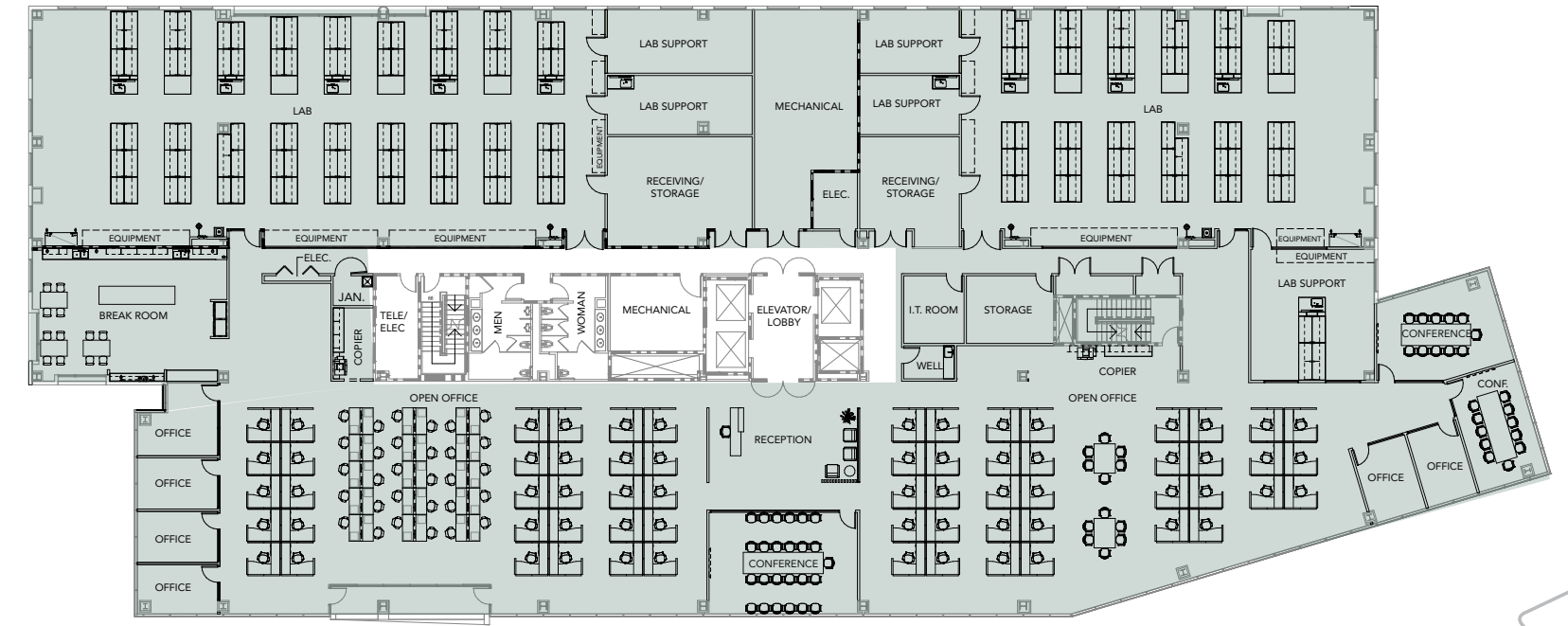
KEY PLAN

	SUITE	SQ FT	
• TWO-TENANT SPEC SUITE AVAILABLE NOW	3RD FLOOR	300	±17,299 SF CLICK FOR VIRTUAL TOUR
	3RD FLOOR	325	±14,559 SF CLICK FOR VIRTUAL TOUR

WEST TOWER

9330 SCRANTON ROAD | SUITE 400 FLOOR PLAN

AVAILABLE SPACE



KEY PLAN

• SPEC LAB AVAILABLE NOW	4 TH FLOOR	400	31,975 SQ FT CLICK FOR VIRTUAL TOUR
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9330- SUITE 400
LAB



9330- SUITE 400
OFFICE



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



West

San Diego
Bay Area

Southeast

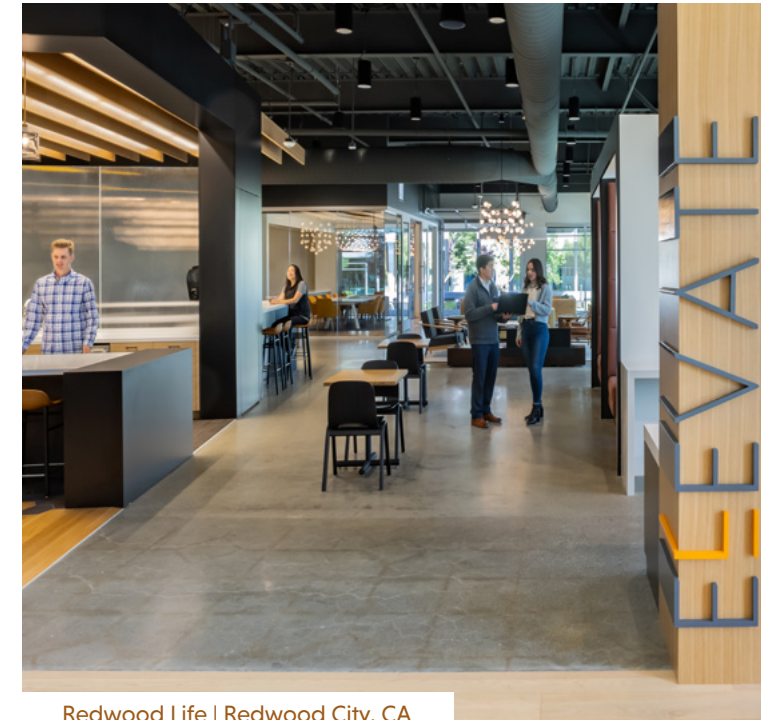
Research Triangle
Durham

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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