



RESERVE LABS



RESERVE LABS

There are places that bring us closer to what's possible. Where we can see the future all around. An environment that breathes new life into the workday and sets the imagination free to explore. Meeting all the expected demands, then inviting you to discover something new every day.

Three buildings totaling 127,953 SF of Class A life science space

Situated on 7.1 acres overlooking San Diego's picturesque Torrey Reserve

Dedicated amenity areas featuring Elevate, Longfellow's proprietary tenant hospitality and experience program

Efficient & modern building design features balconies, roll-up doors, private outdoor tenant space, and high ceilings





A SANCTUARY FOR SCIENCE

CLASS A LAB & OFFICE SPACE

A campus comprising three buildings, complete with on-site parking, strategically located near UCSD and Carmel Valley's STEM workforce

SUPERIOR LOCATION

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 providing convenient access to biking, hiking, and beach trails

ELEVATE

Longfellow's proprietary tenant hospitality and experience platform offering rotational food trucks, outdoor meeting and patio space, yoga and fitness classes, tenant happy hours, and seasonal events

PARKING

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

PERFECTLY CENTERED

Even among the unspoiled scenery, the location provides immediate access to the 5 and 805 freeways, so everything is in reach. Just down the road from UC San Diego, the life science world grows strong all around. And while sitting within the inviting peace of nature, you're never far from all that San Diego offers.

Reserve Labs. Science thrives here.

6 Minutes
to One Paseo & Del Mar Heights Shopping Center

8 Minutes
to Westfield UTC & The Shops at La Jolla Village

20 Minutes
to San Diego International Airport

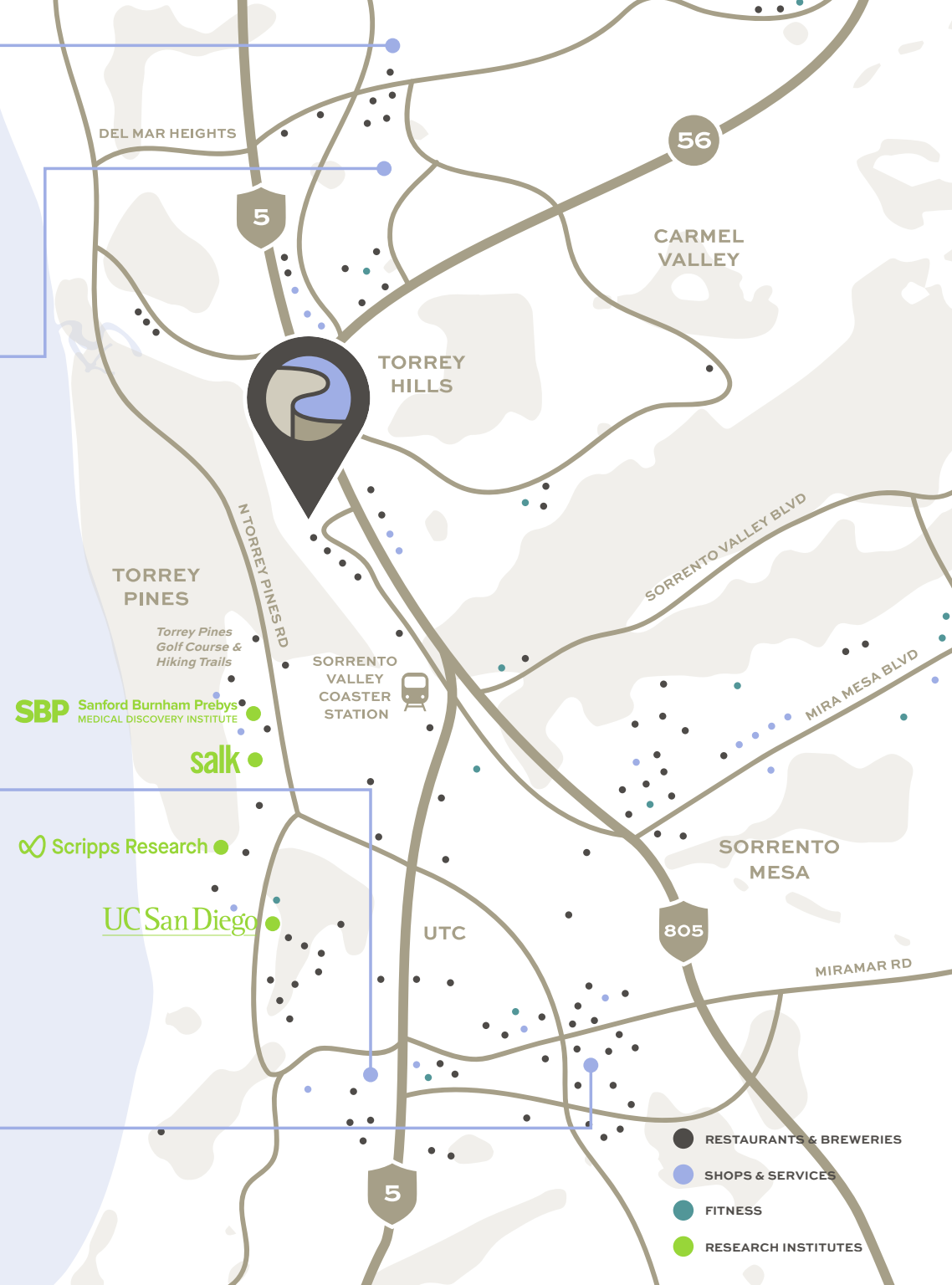
21 Minutes
to Downtown San Diego

- ### One Paseo
- | | |
|-----------------|-----------------|
| BODYROK | BLUE BOTTLE |
| LAND & SEA GOLF | CAVA |
| DRYBAR | HARLAND BREWING |
| FAHERTY | NICK'S |
| FJALLRAVEN | NORTH ITALIA |
| LULULEMON | PARAKEET CAFE |
| MARROW FINE | SALT & STRAW |
| PIGMENT | SHAKE SHACK |
| SHOP/GOOD | SWEETFIN |
| SEPHORA | TENDERGREENS |
| SERENA & LILY | TOCAYA |
| VAN DE VORT | URBN |

- ### DEL MAR HIGHLANDS TOWN CENTER
- | | |
|------------------|---------------------|
| CLUB PILATES | CROSS STREET |
| REVEL FIT CLUB | NEKTAR JUICE BAR |
| ROW HOUSE | HAPPY LEMON |
| TILLYS | SWEETGREEN |
| VUORI | PHILZ COFFEE |
| BLU MERCURY | SAMMY'S FOOD & WINE |
| OPTOMETRY CABANA | WINE |
| MATHNASIUM | SKY DECK |
| STATE FARM | SIDECAR DONUTS |
| FEDEX | JIMBO'S |
| AT&T | SNOOZE |
| UPS | MENDOCINO FARMS |
| | URBAN PLATES |

- ### THE SHOPS AT LA JOLLA VILLAGE
- | | |
|---------------------|--------------------|
| SOULUTION PILATES | CAVA |
| DRYBAR | URBAN PLATES |
| LASH BAR USA | MENDOCINO FARMS |
| WHOLE FOODS MARKET | FLAME BROILER |
| NORDSTROM RACK | NEKTAR JUICE BAR |
| PEARLE VISION | HANDEL'S ICE CREAM |
| EUROPEAN WAX CENTER | SNOOZE |
| PAPER SOURCE | BJ'S BREWHOUSE |
| CVS PHARMACY | THE MELT |
| VITALAB WELLNESS | SPRINKLES |
| SEPHORA | PHILZ COFFEE |
| VERIZON | RUBIOS |

- ### Westfield UTC
- | | |
|-----------------|---------------------|
| SOUL CYCLE | CROSS STREET |
| J.CREW | NEKTAR JUICE BAR |
| NORDSTROM | HAPPY LEMON |
| TIFFANY & CO. | SWEETGREEN |
| TRAVIS MATHEW | PHILZ COFFEE |
| CRATE & BARREL | SAMMY'S FOOD & WINE |
| TESLA | SKY DECK |
| BANANA REPUBLIC | SIDECAR DONUTS |
| LULULEMON | JIMBO'S |
| APPLE | SNOOZE |
| BONOBOS | MENDOCINO FARMS |
| HERMES | URBAN PLATES |



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



SPACE TO SOAR

3390
Carmel Mountain Rd

AVAILABLE LAB SPACE

Suite 100: 12,581 SF MOVE-IN
READY
Suite 200: 21,540 SF

3394
Carmel Mountain Rd

AVAILABLE LAB SPACE

Suite 100: 11,409 SF
Suite 150: 9,287 SF
Suite 200: 23,074 SF

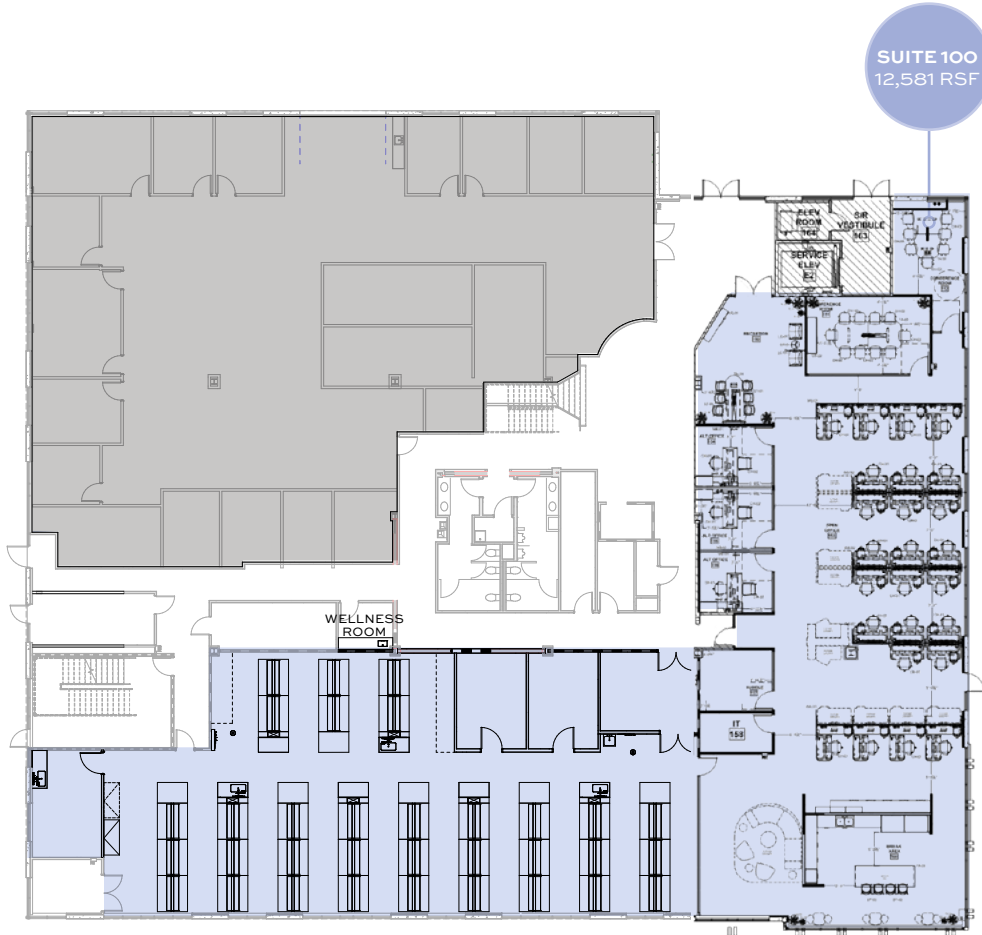
3398
Carmel Mountain Rd

AVAILABLE LAB SPACE

Suite 100: 20,491 SF
Suite 200: 14,321 SF

3390

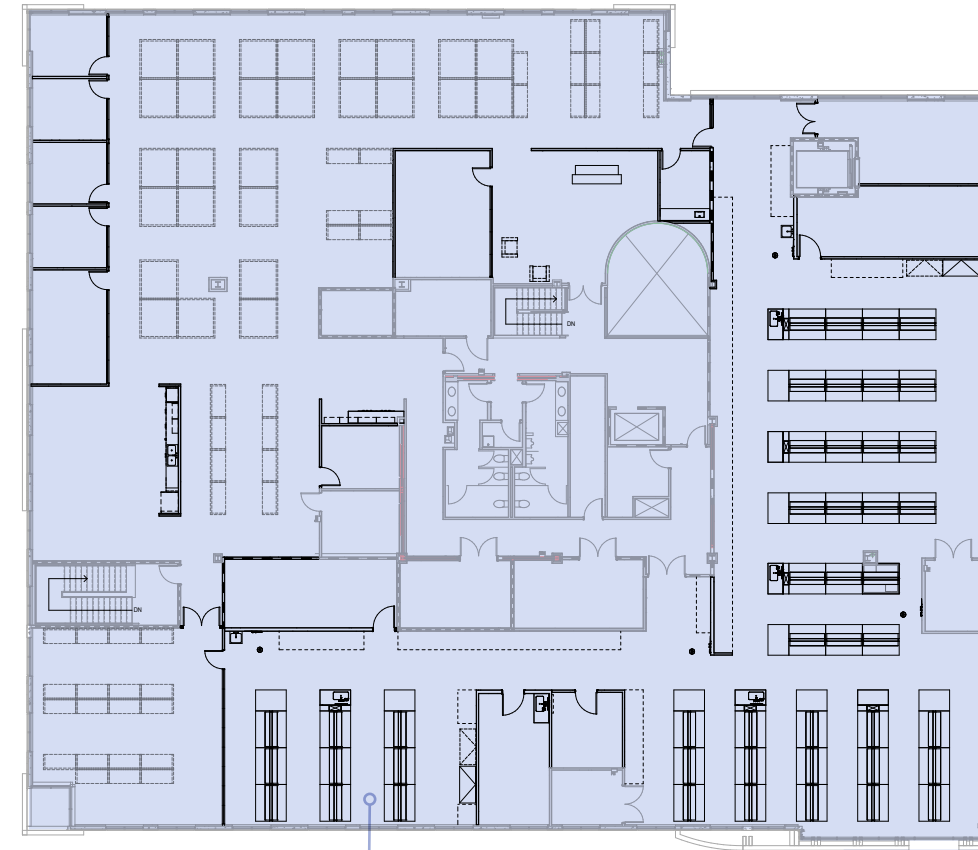
Carmel Mountain Rd



1
Floor

12,581 SF
Fully Fitted Labs
Move-In Ready
w/ Furniture

AVAILABLE
Now



2
Floor

21,540 SF
Fitted Labs

AVAILABLE
Now

SUITE 200
21,540 RSF



3394

Carmel Mountain Rd



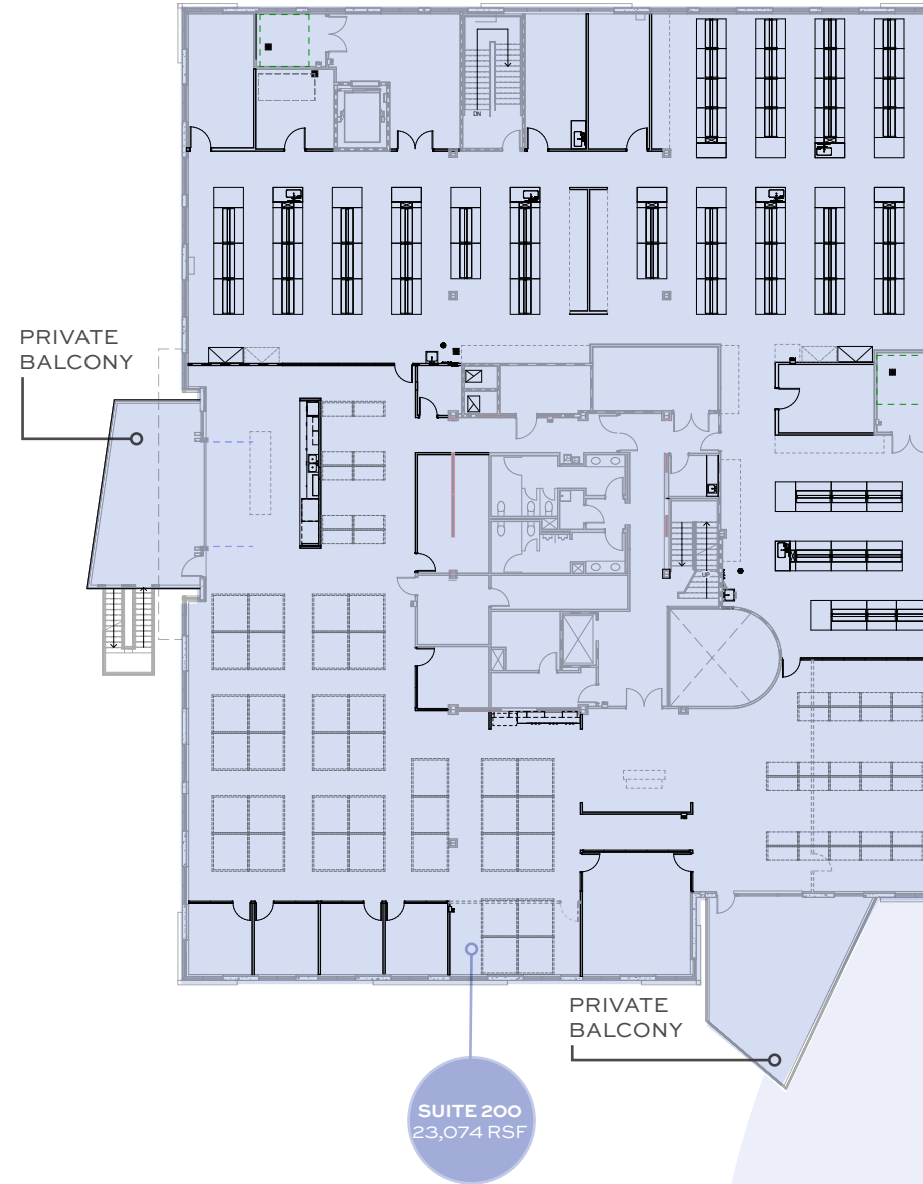
SUITE 150
9,287 RSF

SUITE 100
11,409 RSF

1
Floor

Up to 20,696 SF
Fitted Labs

AVAILABLE
Now



PRIVATE
BALCONY

PRIVATE
BALCONY

SUITE 200
23,074 RSF

2
Floor

23,074 SF
Fitted Labs

AVAILABLE
Now



3398

Carmel Mountain Rd



1
Floor

20,491 SF
Fitted Labs

AVAILABLE
Now



2
Floor

14,321 SF
Fitted Labs

AVAILABLE
Now



3390
Suite 100



Move-In Ready Suite
with Private Offices



3394
Suite 200



3394
Suite 200



3398
Suite 100

the OUTLOOK

With tranquil views of the Torrey Pines Reserve from throughout site, **Reserve Labs** is a natural setting for growth. Inspiration is abundant, with the sights and sounds of the environment creating an oasis of focus for finding the next great breakthrough.



the OUTLOOK

CATERING
COUNTER

SEATED
NOOK

OUTDOOR
CONFERENCING

COWORKING
TRELLIS

EVENT
LAWN

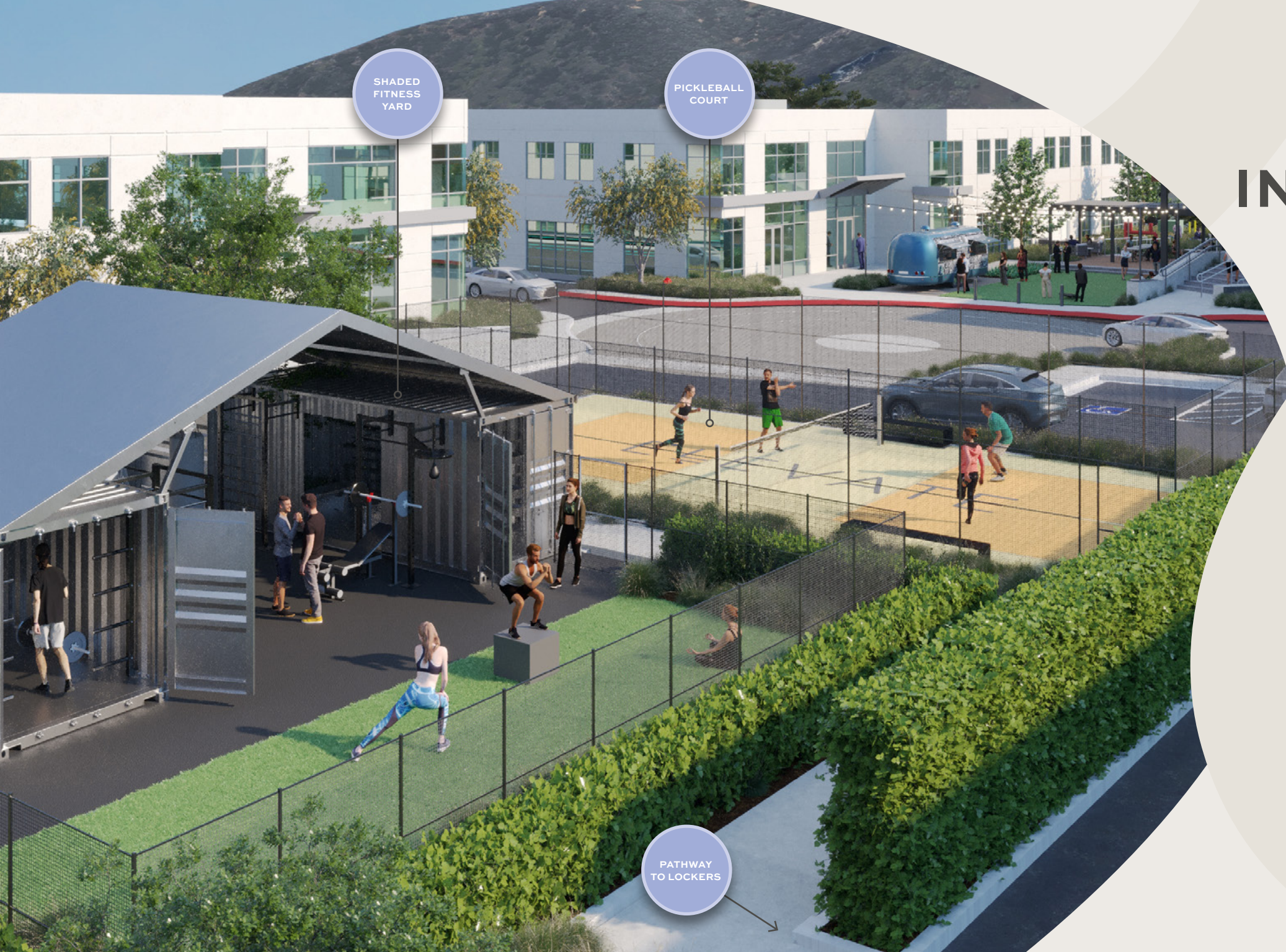
OVERLOOK
DECK

COWORKING
DECK

LOUNGE
SEATING

FOOD
TRUCK
PARKING





SHADED
FITNESS
YARD

PICKLEBALL
COURT

PATHWAY
TO LOCKERS

INNOVATION MEETS ENDURANCE at 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.

ELEVATE

It's Not What We Do.
It's Not How We Do It.
It's Who We Are.

Taste

Rotating Food Trucks
Beer & Wine Tastings

Balance

Fitness & Yoga Classes
Wellness Events & Workshops
Walking & Running Trails

Brain Power

Lunch & Learn Workshops
Brain Health Clinics
Fully Equipped Meeting Space

Play

Tenant Competitions & Prizes
Outdoor Gaming
Adopt a Puppy Event

Access

EV Charging Stations
Car Detailing Services
Mobile Hospitality Services

Generosity

Donation Collections
E-Waste Recycling
Blood Drives

Connections

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





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.

Creating space for new ideas.

lfrep.com

West

San Diego
Bay Area

Southeast

Research Triangle
Durham

Northeast

Cambridge
New York City
Philadelphia
Rockville

United Kingdom

Cambridge

16 Million SF
Global Portfolio

Development

Strategy & Partnership
Advisory & Entitlements
Acquisitions & Conversions

Management

Leasing
Project Management
Property Management

Investments

Asset Management
Investment Management





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