



CENTERPARK
LABS

centerparklabs.com

Colliers



LONGFELLOW



Centerpark Labs is a vibrant new development and refreshed life sciences hub in the heart of San Diego's Sorrento Mesa submarket.

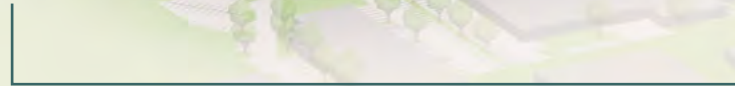
An entirely new type of workspace, Centerpark is all about connections. Its integrated design seamlessly connects the indoors to the outdoors, its open spaces bring tenants together, and its generous amenities blur the line between work and "real life." The dynamic, naturally enhanced campus uplifts the surrounding R&D industrial neighborhood as a beacon of innovation, a place where companies and their employees can thrive, an inviting space to generate community and foster San Diego's most cutting edge ideas and sciences.





AMENITIES
CENTER

BUILD-TO-SUIT OPPORTUNITY



EXISTING CAMPUS

- Mesa Rim District
- Mesa Ridge District
- Flanders District
- 6790 Flanders
Ground Up Development

Life is at the heart of it all.

- Nine (9) buildings totaling 200,000 SF of Class A life science space on the main Centerpark campus with onsite parking. Footprints vary from 10,000 SF to 50,000 SF.
- Dedicated tenant amenity plaza featuring Elevate, Longfellow's proprietary tenant hospitality and experience program, offering a dedicated restaurant, fitness yard with procured and private training programs, and relaxing outdoor spaces that flow seamlessly with the campus experience.
- 202,000 SF Ground Up Class A life science building located at 6790 Flanders with adjacent parking garage.



Existing Campus

9 BUILDING CAMPUS | 200,000 SF

Converted Class A life science buildings



10,000-50,000
Available suite sizes



15,000 SF Amenities Building
On-site restaurant, fitness, and meeting space now available



Phase 2 delivering Q1 2025
Includes a large-scale conferencing, event space, and expanded outdoor fitness



Abundant Outdoor Space
Perfect for collaboration, food and beverage





Availabilities

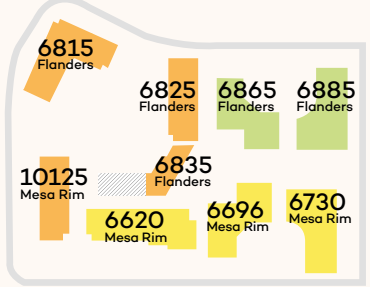
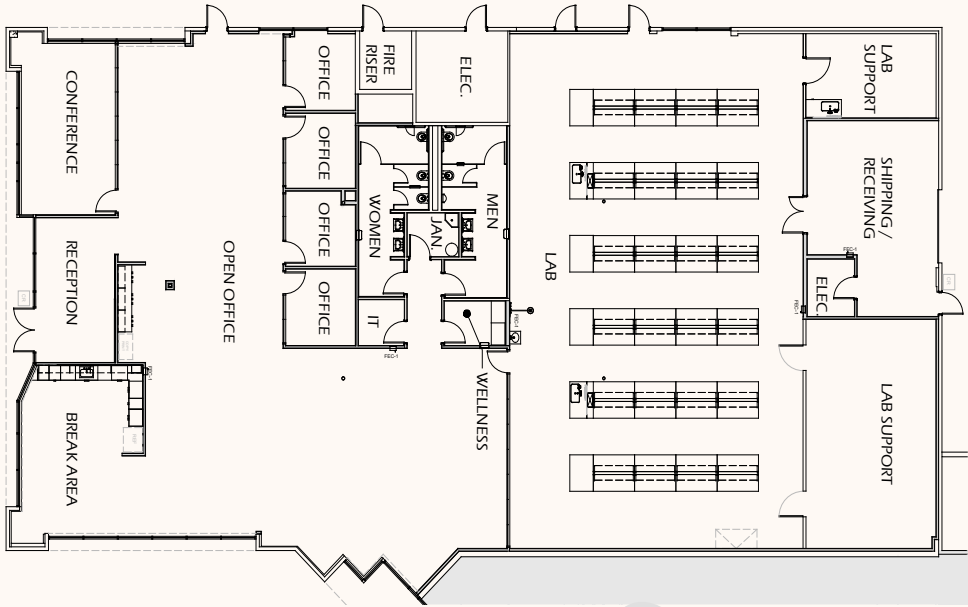
Address	RSF	Date Available
6696 Mesa Ridge Rd.	10,547 RSF	Available
6730 Mesa Ridge Rd.	25,118 RSF	Available
6815 Flanders Dr.	Suite 100: 12,453 RSF Suite 150: 12,346 RSF Suite 200: 28,311 SF	Available
6885 Flanders Dr.	Suite 200: 16,462 RSF	Available
6790 Flanders Dr.	207,000 RSF	20-Months



6696 Mesa Ridge Rd

FIRST FLOOR - SUITE A | 10,547 SF

First generation move-in ready suite complete



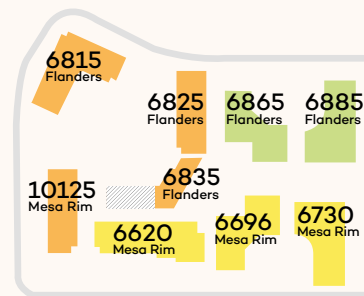
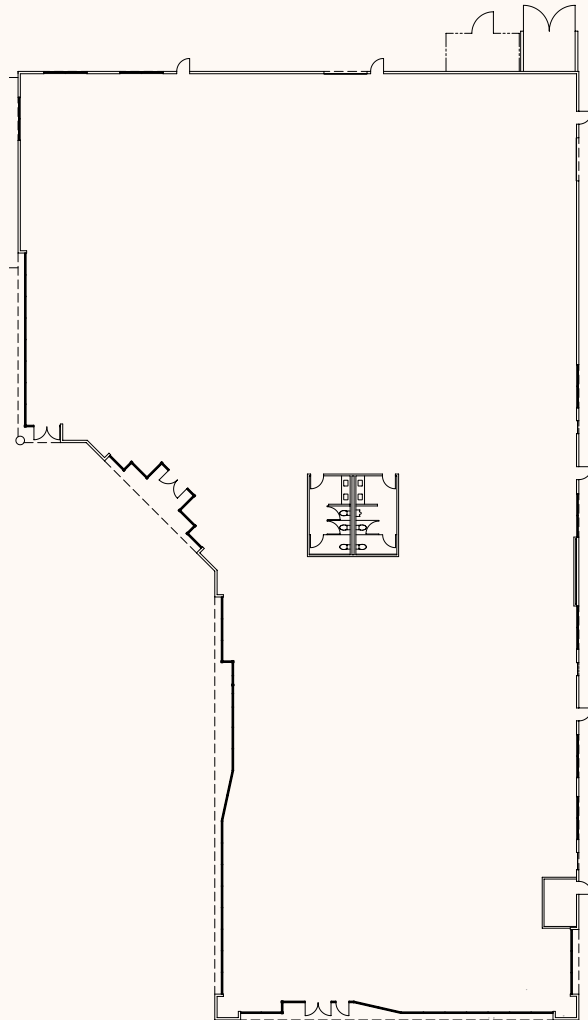
6696 Mesa Ridge Spec Suite

Furniture included is for conceptual purposes



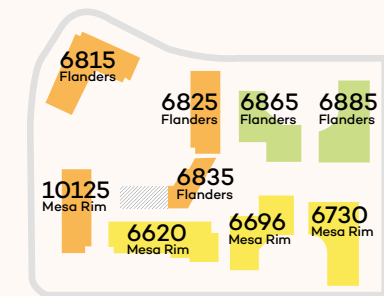
6730 Mesa Ridge Rd

FULL BUILDING | 25,118 SF
Future lab



6815 Flanders Dr

FIRST FLOOR - SUITE 100 | 12,453 SF
SUITE 150 | 12,346 SF



6815 Flanders Dr

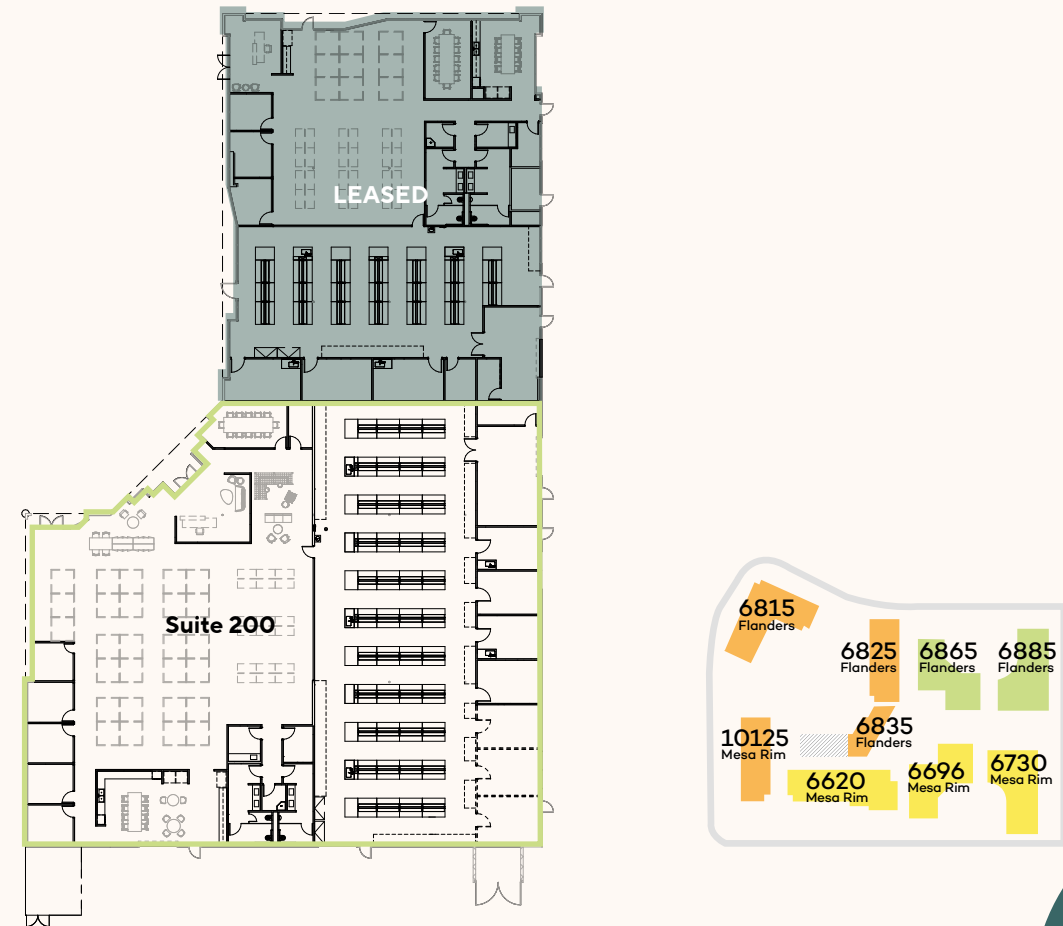
SECOND FLOOR - SUITE 200 | 28,311 SF



Furniture included is for conceptual purposes

6885 Flanders Dr

SUITE 200 | 16,462 SF



Floor plan is conceptual



New Development

Build-to-Suit Opportunity

6790 FLANDERS | 207,000 SF

Ground up Class A life science building
with 20-month construction duration



207,000 SF
5-story lab/office



155,000 SF
Parking Structure
5 levels (55' tall) | 414 stalls total

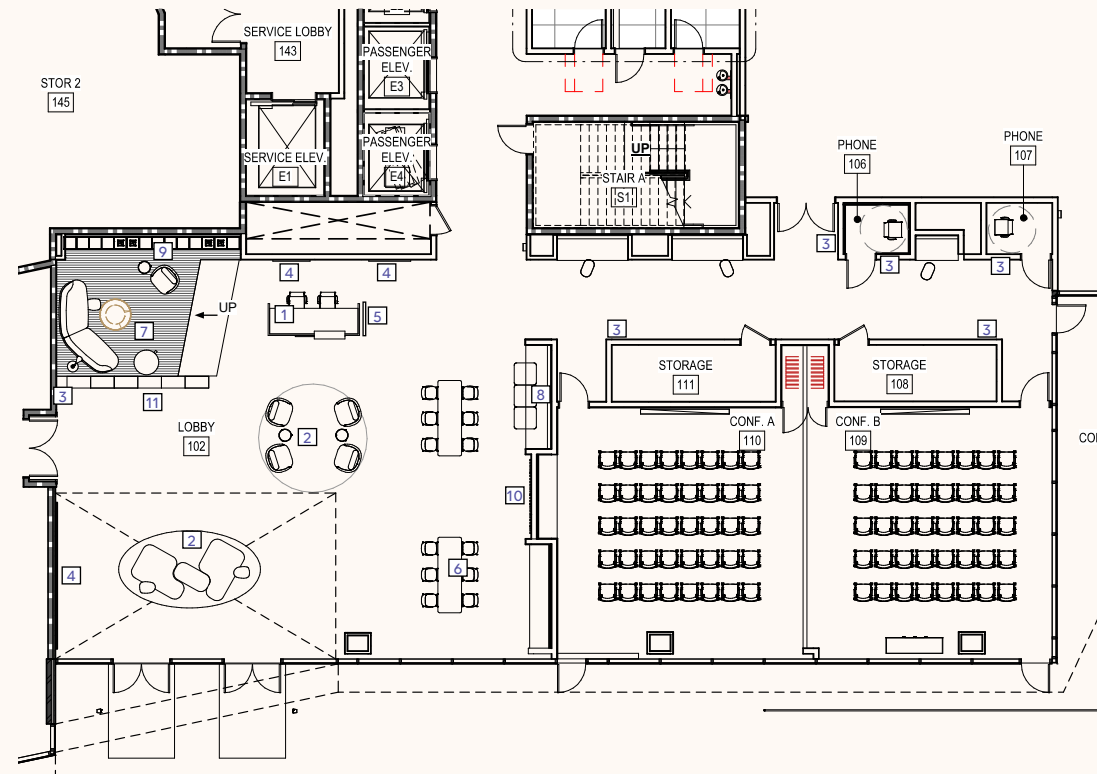


LEED Gold & Fitwel Certification
Pursuing Status



6790 Flanders Dr

FIRST FLOOR | AMENITIES



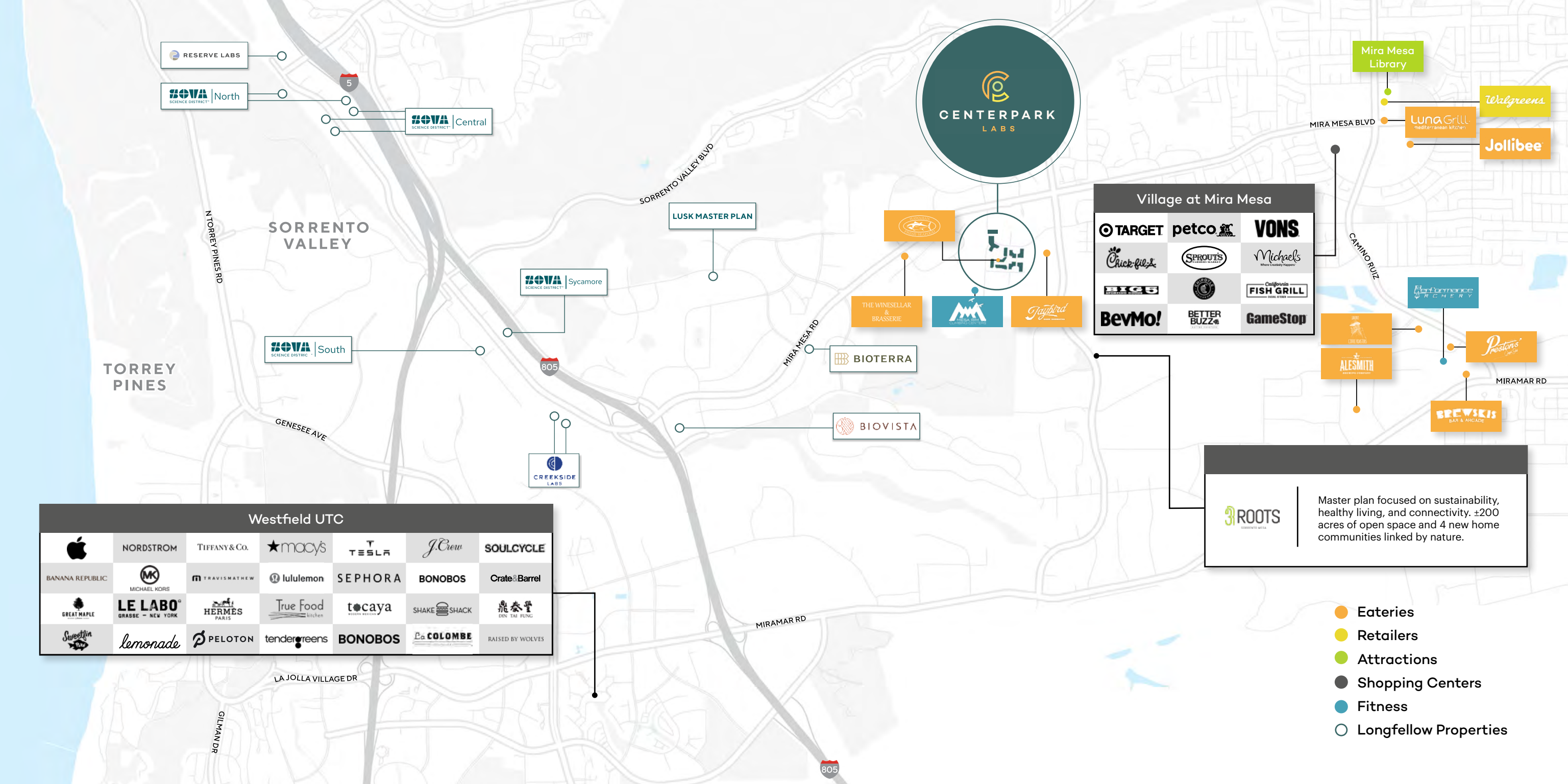
6790 Flanders Dr

TYPICAL FLOOR PLATE | +/- 41,000 SF



Furniture included is for conceptual purposes





Village at Mira Mesa

TARGET	petco	VONS
Chick-fil-A	SPROUTS	Michaels
Big 5	ROCK	California FISH GRILL
BevMo!	BETTER BUZZ	GameStop

3ROOTS

Master plan focused on sustainability, healthy living, and connectivity. ±200 acres of open space and 4 new home communities linked by nature.

Westfield UTC

Apple	NORDSTROM	TIFFANY & CO.	★ macy's	TESLA	J.Crew	SOULCYCLE
BANANA REPUBLIC	MICHAEL KORE	TRAVIS MATHEW	lululemon	SEPHORA	BONOBOS	Crate & Barrel
GREAT MAPLE	LE LABO	HERMES	True Food kitchen	tocaya	SHAKE SHACK	鼎泰豐
Sweetie Pie	lemonade	PELOTON	tendergreens	BONOBOS	La COLOMBE	RAISED BY WOLVES

- Eateries
- Retailers
- Attractions
- Shopping Centers
- Fitness
- Longfellow Properties

RESERVE LABS

SOVA | North

SOVA | Central

SORRENTO VALLEY

LUSK MASTER PLAN

SOVA | Sycamore

SOVA | South

CREEKSIDE LABS

BIOTERRA

BIOVISTA

THE WINESELLER & BRASSERIE

MOUNTAIN TRAILS

Jaybird

Mira Mesa Library

Walgreens

Jollibee

Luna Grill

Performance RCHERY

THE CROWN

Prestons

ALESMITH

BREWIKS

N TORREY PINES RD

TORREY PINES

GENESEE AVE

SORRENTO VALLEY BLVD

MIRA MESA BLVD

CAMINO RUE

MIRA MESA RD

MIRAMAR RD

MIRAMAR RD

LA JOLLA VILLAGE DR

GILMAN DR

805

5

805



Amenity Space

The Social | Room for life-at work

- ONSITE RESTAURANT
- FOOD TRUCKS
- MINDFULNESS SPACES
- OUTDOOR SEATING
- COLLABORATION AREAS
- RESORT STYLE FITNESS CENTER

Delivering April 2025:

- EXTENDED OUTDOOR FITNESS
- CONFERENCING & EVENT SPACES
- ONSITE PROPERTY MANAGEMENT OFFICES



Existing

- Hawaiian Fresh Seafood
- Tenant Lounge
- Indoor Fitness
- Conference Space

Phase 2

- Onsite Property Management
- Tenant Lounge Expansion
- Indoor & Outdoor Fitness Expansion
- Conference & Event Space

the SOCIAL



Phase 2: Conferencing & Event Space

Connect and accommodate gatherings of all sizes, from intimate meetings to large-scale conferences, while state-of-the-art technology ensures seamless presentations and communication. The customizable layout and modern aesthetic make this on-site location an attractive option for hosting memorable events.





Your daily dose of wellness.

Phase 2: Outdoor Fitness Expansion

Unwind and recharge at our expanded, cutting-edge outdoor fitness center, delivering April 2025.



Nature meets training

Seamlessly connecting the indoors to the outdoors



Building strength, building bonds

Bringing tenants together, and generating a sense of community



Zero commute, 100% fitness

No drive time to exercise, offering employee convenience and promoting work-life balance





ELEVATE

Meet Elevate.

Elevate by Longfellow is the final word in thoughtful, curated workplace experiences. We create modern, functional workspaces and enhance them with exclusive, intentional amenities. It's our job to cultivate greatness and deliver peace of mind.

Elevate curated experiences include

Balance

- Fitness Classes
- Wellness Events & Workshops
- Mental Health Classes

Access

- Car Detailing Services

Taste

- 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



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

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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