



# 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.







#### 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

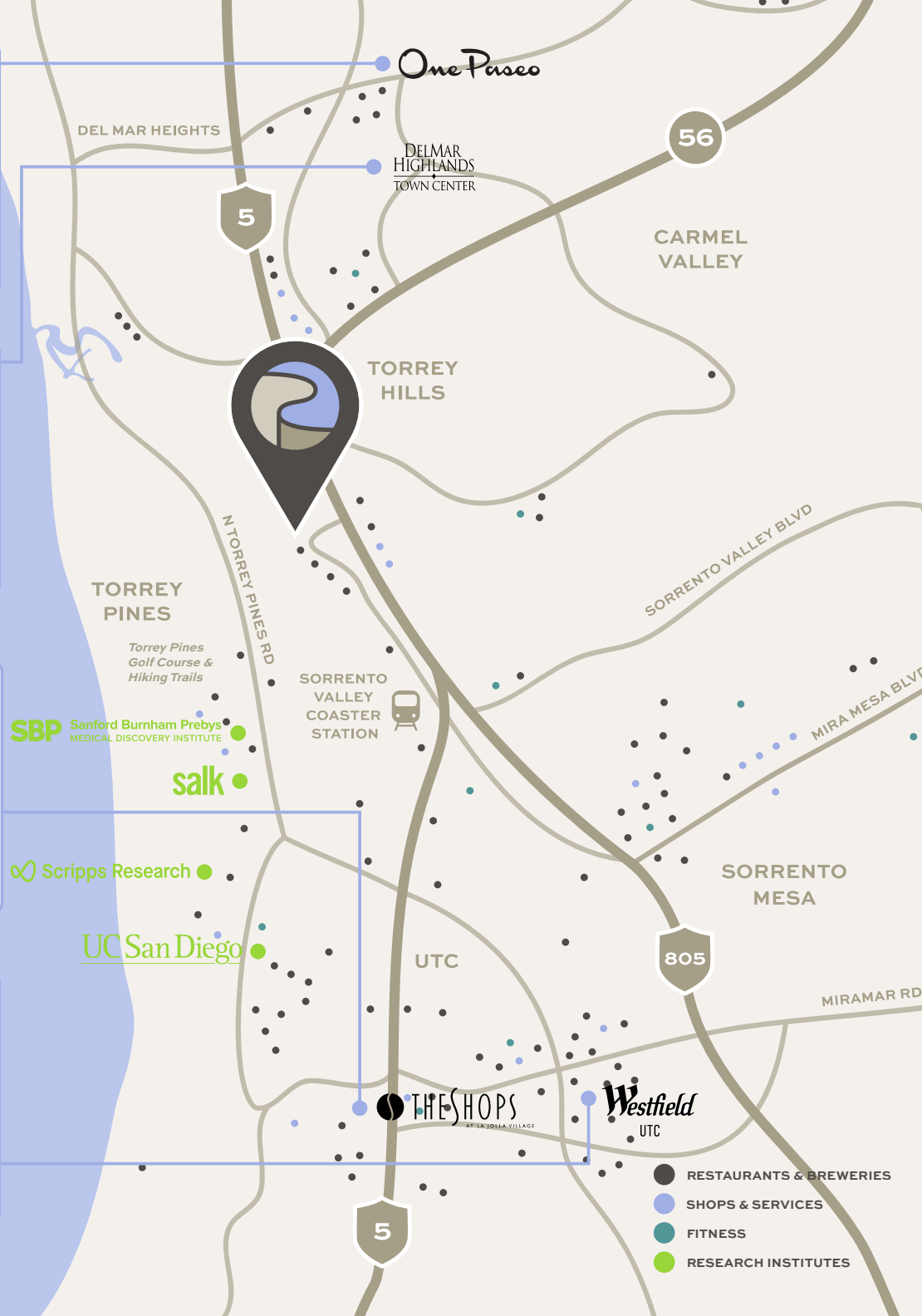
21 MINUTES  
to Downtown  
San Diego

- |                 |                 |
|-----------------|-----------------|
| BODYROK         | 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            |

- |                  |                     |
|------------------|---------------------|
| CLUB PILATES     | CROSS STREET        |
| REVEL FIT CLUB   | NEKTAR JUICE BAR    |
| ROW HOUSE        | HAPPY LEMON         |
| TILLYS           | SWEETGREEN          |
| VUORI            | PHILZ COFFEE        |
| BLUEMERCURY      | 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        |

- |                     |                    |
|---------------------|--------------------|
| SOULUTION PILATES   | CAVA               |
| SOLIDCORE           | 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             |

- |                 |                       |
|-----------------|-----------------------|
| SOUL CYCLE      | SWEETGREEN            |
| J.CREW          | BOARD & BREW          |
| NORDSTROM       | LUCREZIA              |
| TIFFANY & CO.   | SHAKE SHACK           |
| TRAVIS MATHEW   | QUEENSTOWN BISTRO     |
| CRATE & BARREL  | BAZILLE               |
| TESLA           | SEASONS 52            |
| BANANA REPUBLIC | HAIDILAO HOT POT      |
| LULULEMON       | RED O                 |
| APPLE           | SWAGYU BURGER         |
| BONOBOS         | PAZZA MARKET & CUCINA |
| HERMES          | PACIFIC CATCH         |





## Innovation ready.

**3390**  
CARMEL MOUNTAIN RD

**Suite 100:** 12,149 SF FITTED+  
LAB  
**Suite 200:** 21,845 SF

**3394**  
CARMEL MOUNTAIN RD

**Suite 100:** 11,140 SF  
**Suite 150:** 9,200 SF  
**Suite 200:** 23,430 SF

**3398**  
CARMEL MOUNTAIN RD

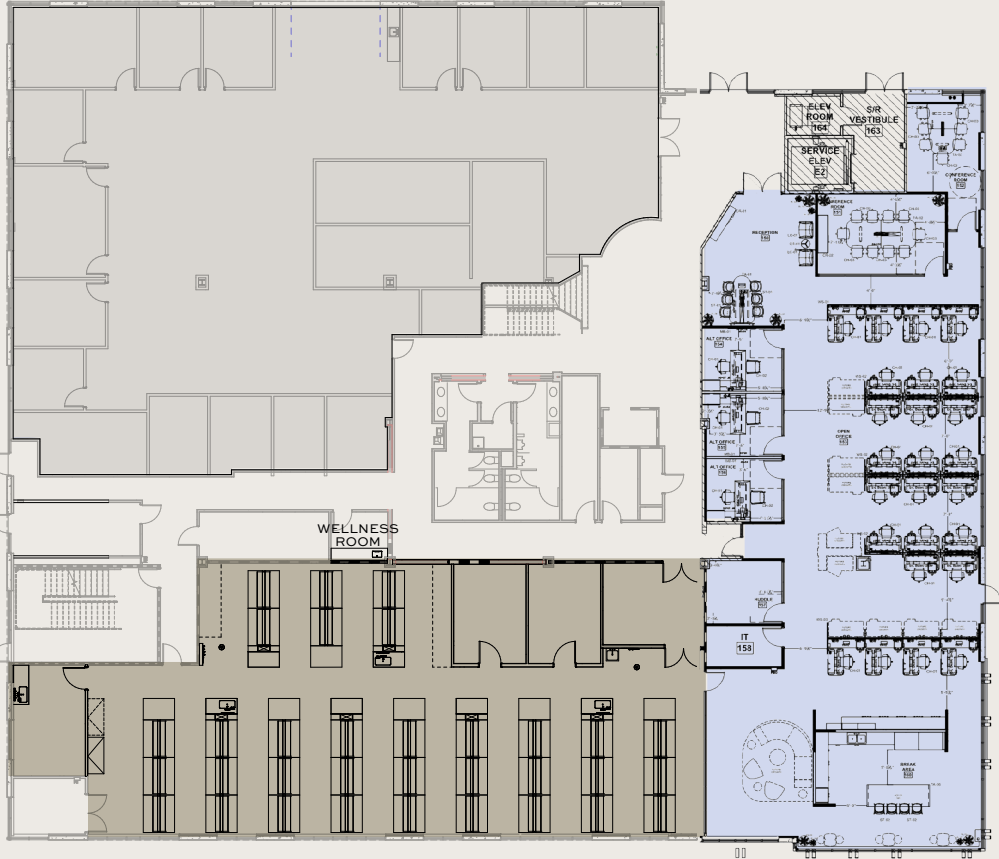
**Suite 100:** 20,797 SF  
**Suite 200:** 13,459 SF





3390

Carmel Mountain Rd

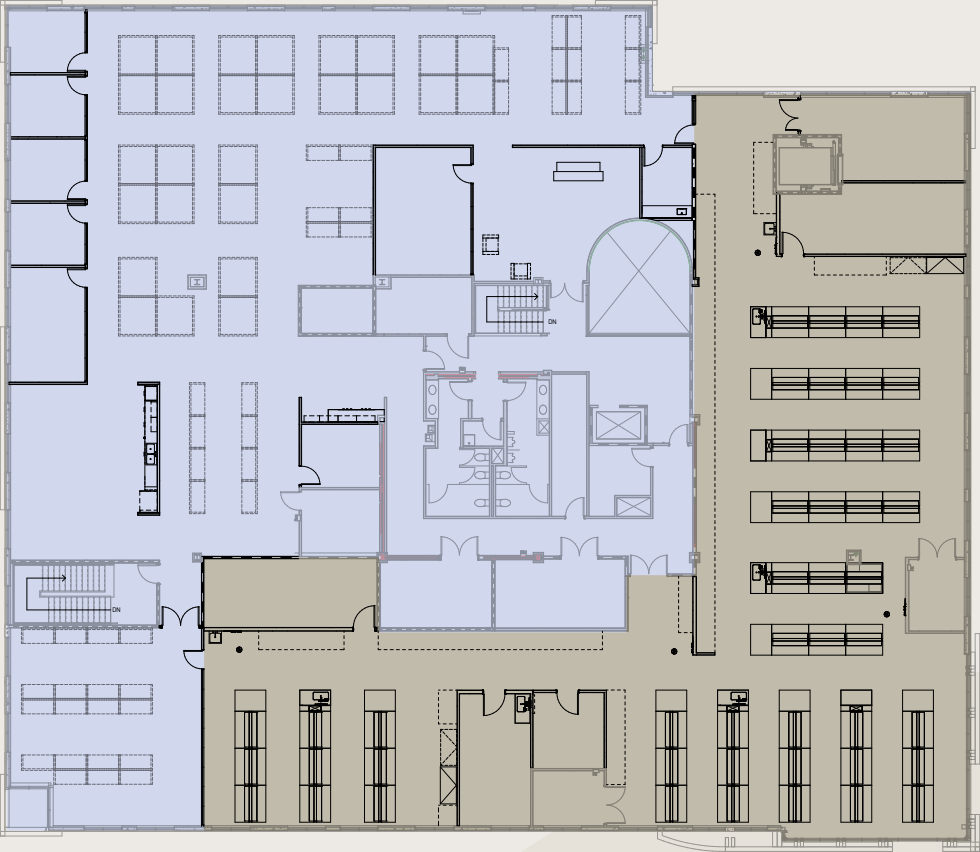


1  
FLOOR

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

Available  
NOW

CLICK FOR  
VIRTUAL TOUR



2  
FLOOR

21,845 SF  
FITTED LAB

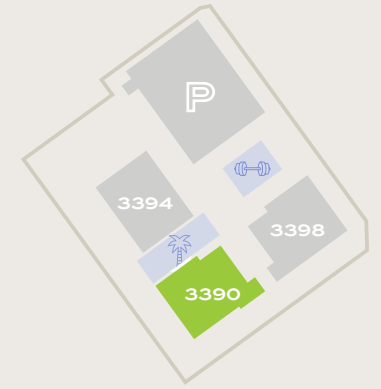
Available  
NOW

OFFICE  
LAB



3394

Carmel Mountain Rd



3398

Carmel Mountain Rd



1  
FLOOR

20,797 SF  
FITTED LAB

Available  
NOW

CLICK FOR  
VIRTUAL TOUR



2  
FLOOR

13,459 SF  
FITTED LAB

Available  
NOW

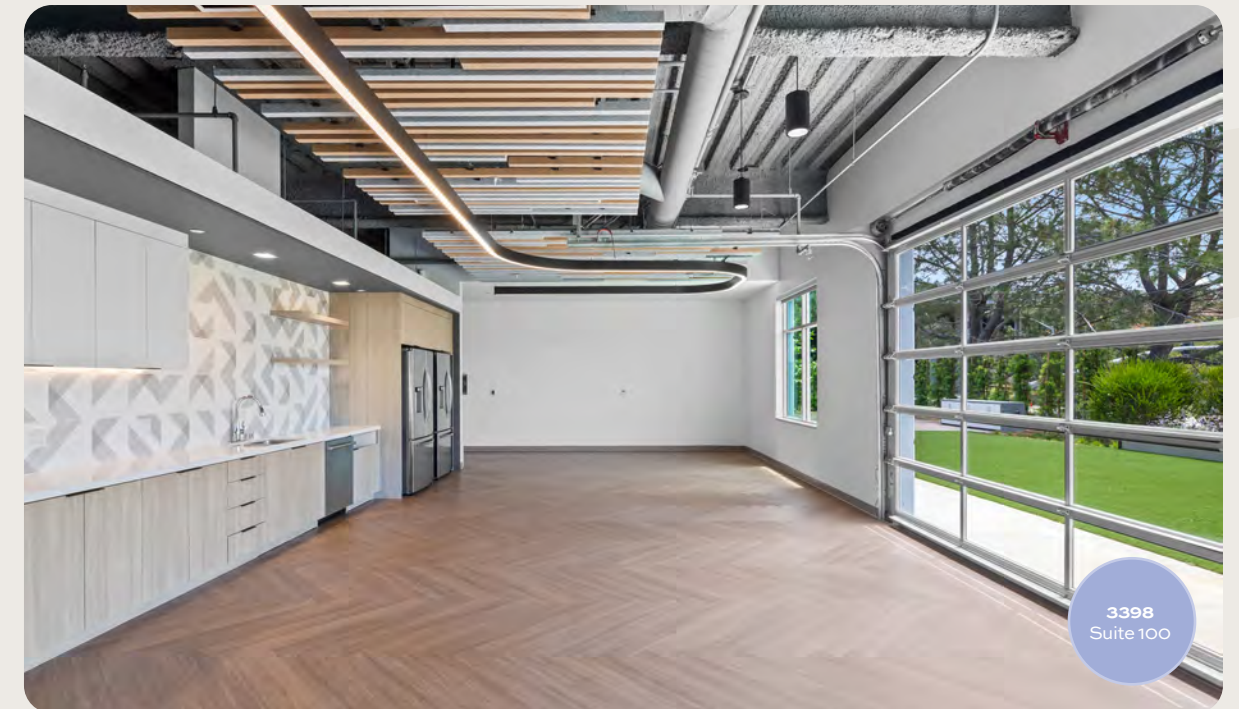
OFFICE  
LAB





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.





# THE OUTLOOK

CATERING  
COUNTER

SEATED  
NOOK

OUTDOOR  
CONFERC-  
ING

COWORK-  
ING  
TRELLIS

EVENT  
LAWN

## FUN FACT

Research shows that  
proximity to nature  
improves creativity  
& focus.

OVERLOOK  
DECK

COWORK-  
ING  
DECK

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.





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.

**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





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