



CENTERPARK
LABS

centerparklabs.com



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



EXISTING CAMPUS

- Mesa Rim District
- Mesa Ridge District
- Flanders District

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 12,000 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.



Existing Campus

9 BUILDING CAMPUS | 200,000 SF

Converted Class A life science buildings



12,000-50,000

Available suite sizes



15,000 SF Amenities Building

On-site restaurant, fitness, and meeting space now available



Phase 2 Coming Soon

Includes a large-scale conferencing, event space, and expanded outdoor fitness






Abundant Outdoor Space

Perfect for collaboration, food and beverage



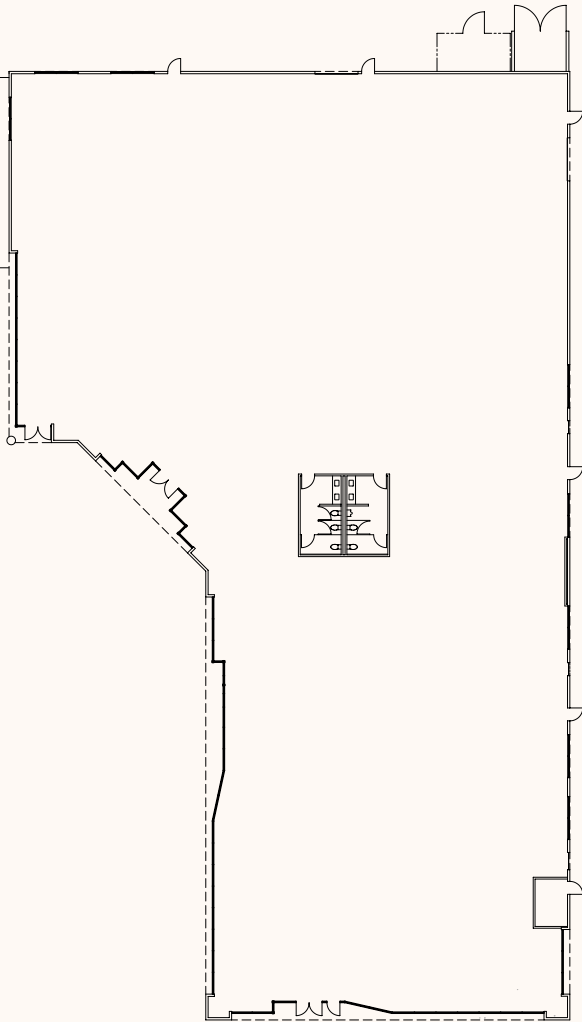


Availabilities

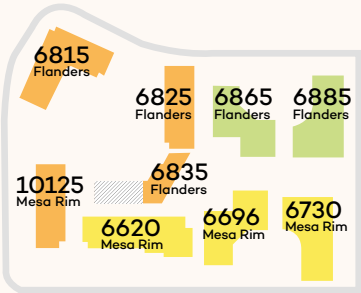
Address	RSF	Date Available
 6730 Mesa Ridge Rd.	25,118 RSF	Available
 6815 Flanders Dr.	Suite 100: 12,453 RSF Suite 150: 12,346 RSF Suite 200: 28,311 SF	Available
 6885 Flanders Dr.	Suite 200: 16,462 RSF	Available

6730 Mesa Ridge Rd

FULL BUILDING | 25,118 SF
Future lab/ R&D

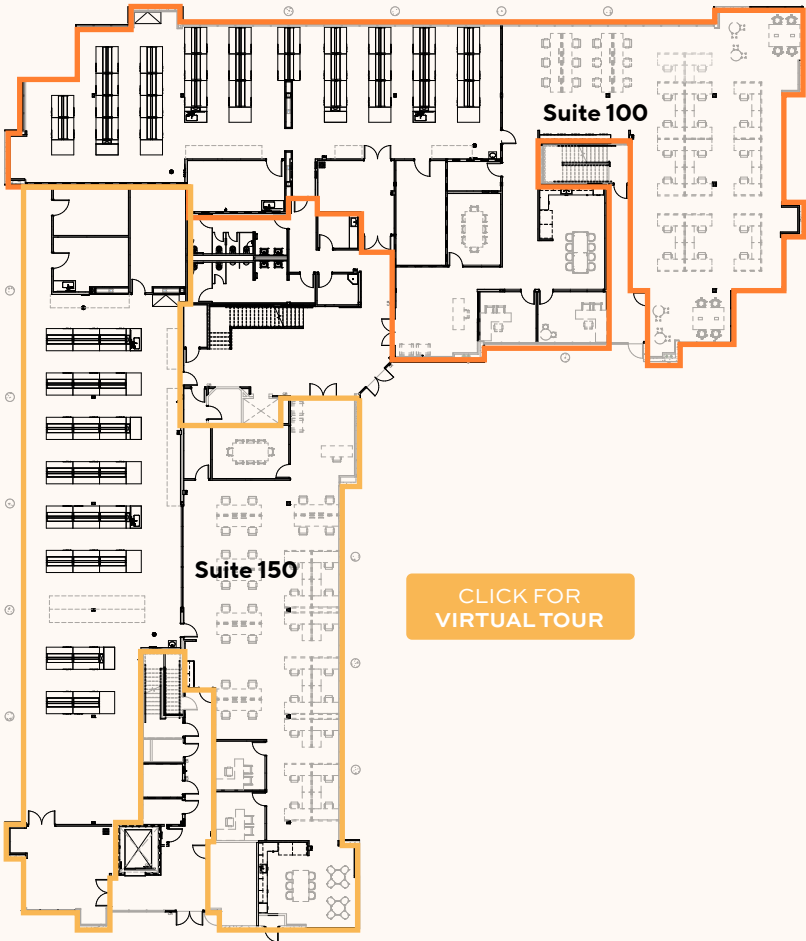


CLICK FOR
VIRTUAL TOUR



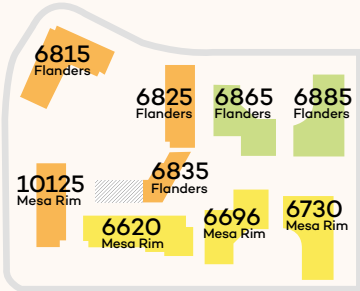
6815 Flanders Dr

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



CLICK FOR
VIRTUAL TOUR

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VIRTUAL TOUR

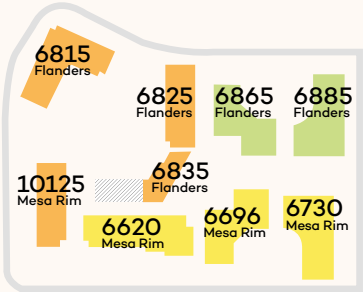


6815 Flanders Dr

SECOND FLOOR - SUITE 200 | 28,311 SF



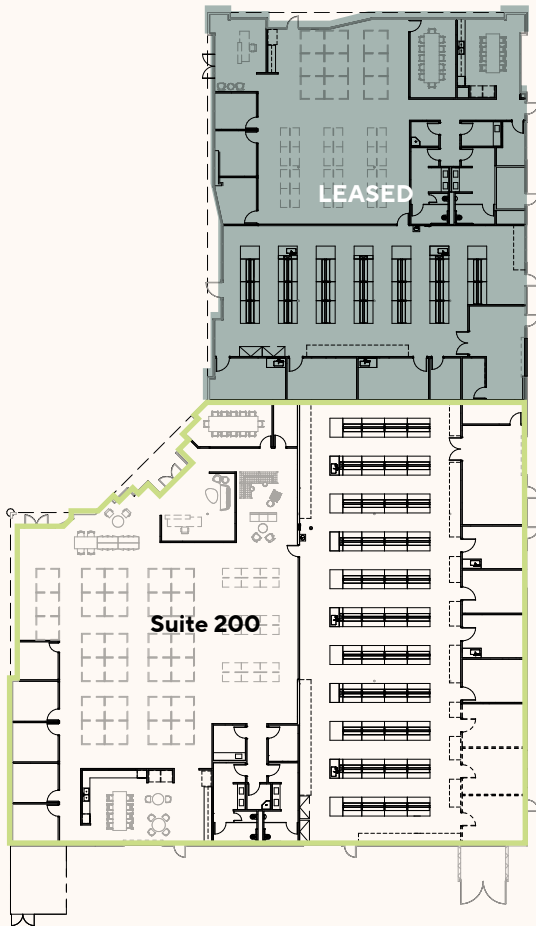
CLICK FOR
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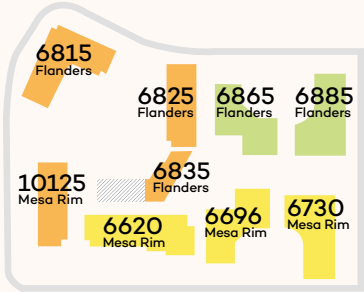
Furniture included is for conceptual purposes

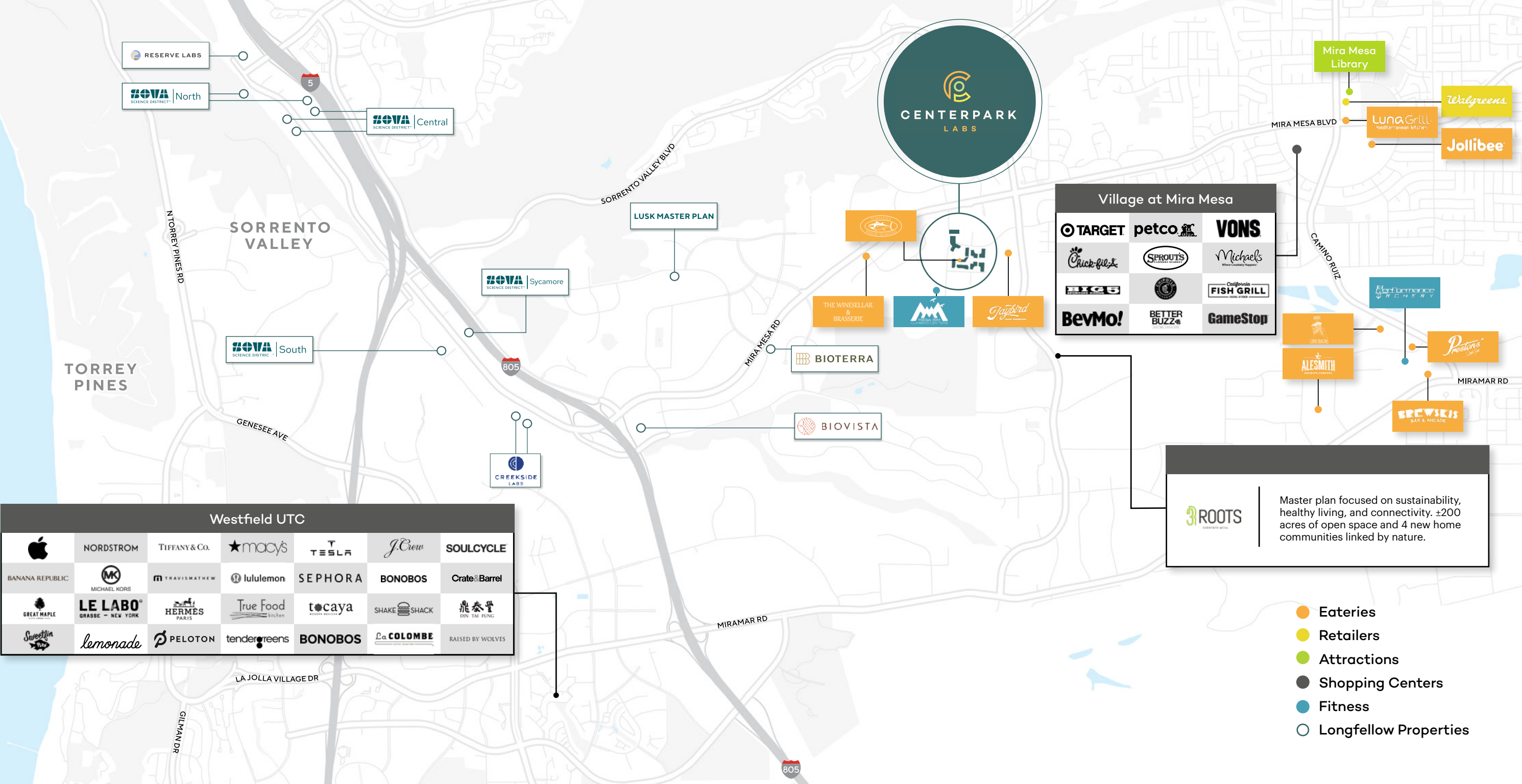
6885 Flanders Dr

SUITE 200 | 16,462 SF



CLICK FOR
VIRTUAL TOUR





Amenity Space

The Social | Room for life-at work

ONSITE RESTAURANT
BEER ON TAP
FOOD TRUCKS
MINDFULNESS SPACES
OUTDOOR SEATING
COLLABORATION AREAS
RESORT STYLE FITNESS CENTER

Coming Soon:

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, coming soon



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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