



# BIOVISTA

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# 01 Biovista



A hub of connectivity, where people and ideas meet and flourish.

Biovista is a Class A Life Science campus consisting of 2 freestanding buildings with available suites ranging from 14K – 31K SF of lab/office. With curated amenities, programs and services, Biovista encourages companies to focus on a workspace that engages employees, making them feel valued and connected. 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.



Longfellow's Biovista life science campus is uniquely positioned to serve San Diego's forward-thinking life science community with a best-in-class facility and a thoughtful mix of lifestyle offerings.

A large white biosafety cabinet with a glass front and control panel on the left side. Below the cabinet are four storage cabinets labeled 'FLAMMABLE', 'FLAMMABLE', 'ACIDS', and 'ACIDS'.



# 02 Availabilities | 9276



## Floor 2

Suite 200 ±25,466 SF Fitted Lab

Flexible demising opportunity with suites ranging from ±11,348–13,352 SF

## Floor 3

Suite 300 ±26,024 SF Fitted Lab

 AVAILABLE SPACES

## 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.



\*FFE shown as conceptual.



SUITE	SQ FT	AVAILABLE
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FLOOR 2

200

±25,466 SF

Now

[MATTERPORT LINK](#)

Flexible demising opportunity with suites ranging from ±11,348-13,352 SF





SUITE      SQ FT      AVAILABLE

FLOOR 3      300      ±26,024      Now



# 02 Availabilities | 9330



## Science With A View

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.

### Floor 1

- Suite 100 ±7,820 SF Office/Future Lab
- Suite 170 ±3,499 SF SF Office

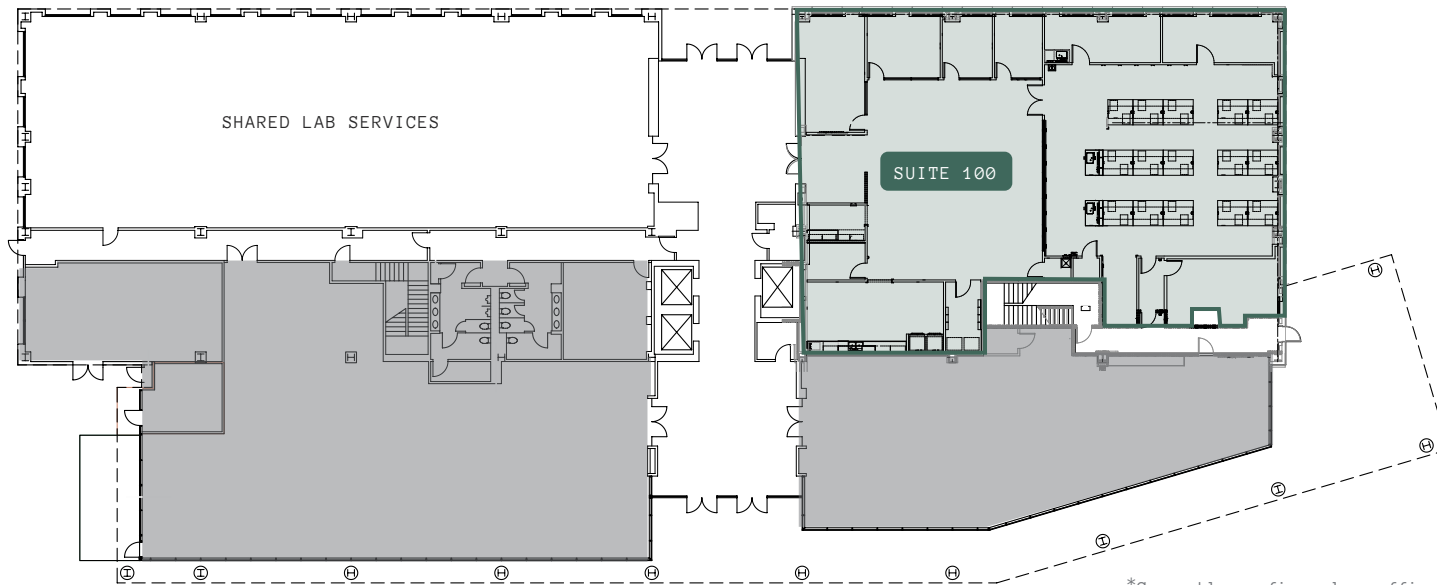
### Floor 3

- Suite 300 ±17,299 SF Fitted Lab
- Suite 325 ±14,559 SF Fitted Lab

### Floor 4

- Suite 400 ±31,975 SF Fitted Lab

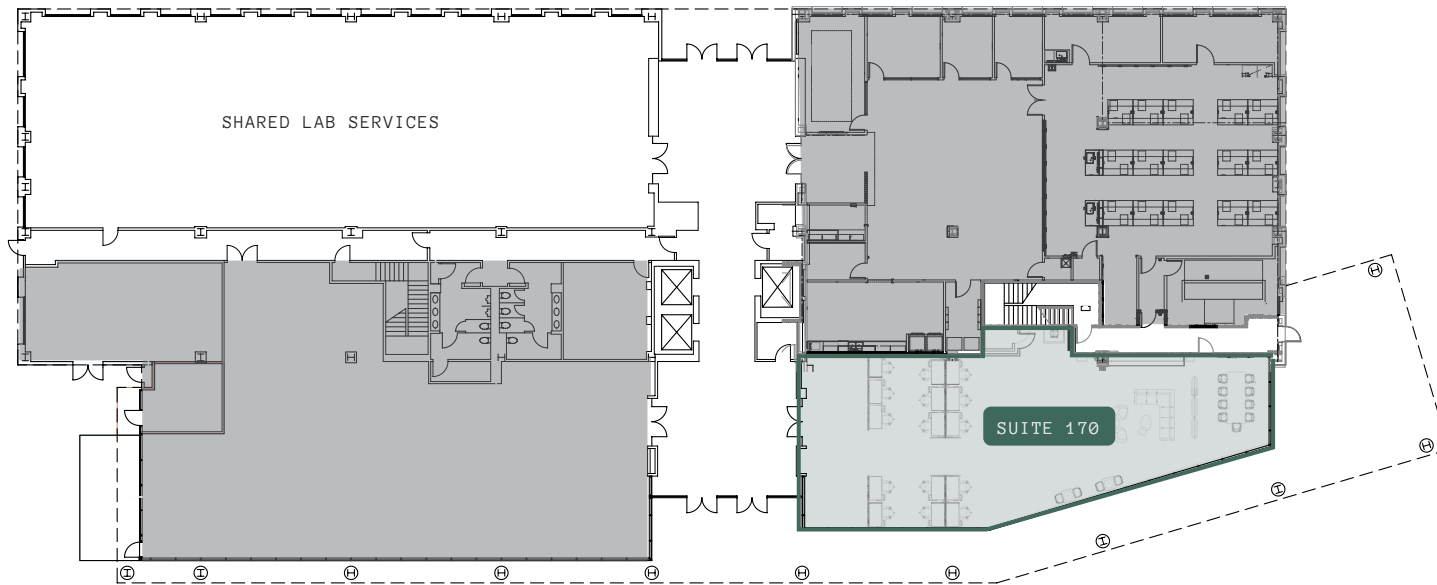
 AVAILABLE SPACES



\*Currently configured as office.  
Lab shown as conceptual.

	SUITE	SQ FT	AVAILABLE
FLOOR 1	100	±7,820	Now





SUITE SQ FT AVAILABLE

FLOOR 1 170 ±3,499 SF Now





SUITE	SQ FT	AVAILABLE
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FLOOR 3

300

±17,299

Now

[MATTERPORT LINK](#)

FLOOR 3

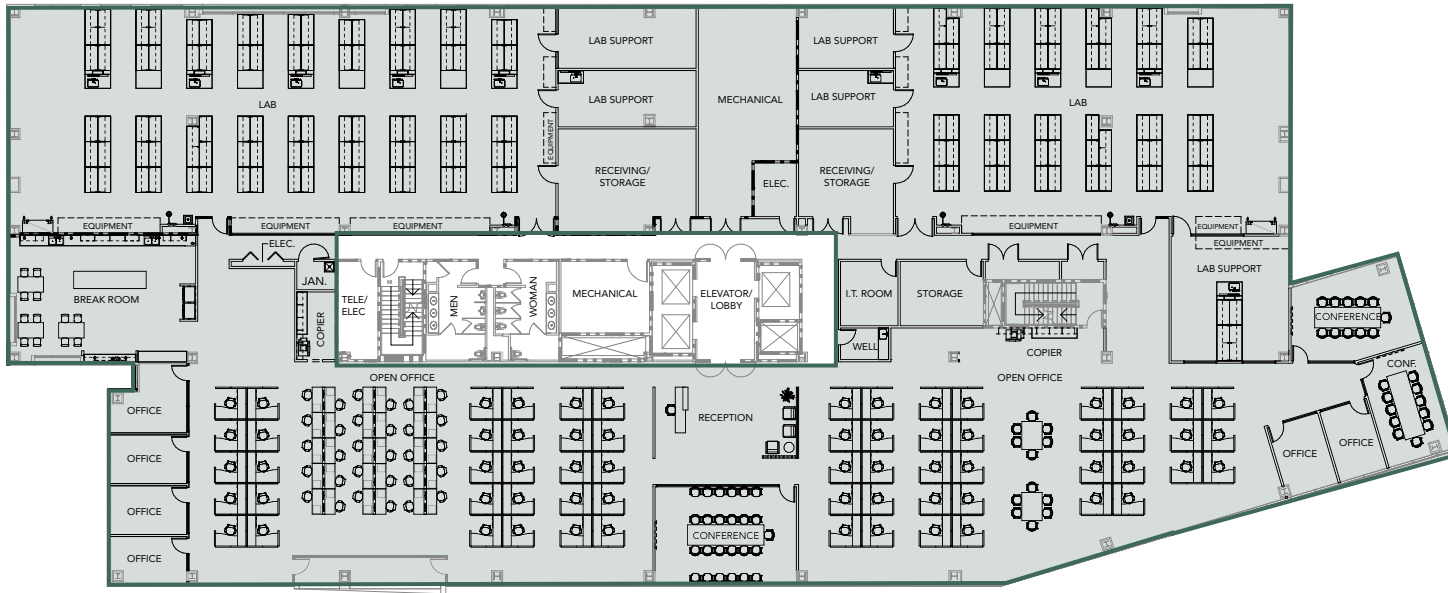
325

±14,559

Now

[MATTERPORT LINK](#)





SUITE	SQ FT	AVAILABLE
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FLOOR 4

400

±31,975

Now

[MATTERPORT LINK](#)





Each suite features wide-open views and has unmatched visibility and access from the I-805, with plenty of natural light and a smooth commute to start and end the day.

# 03

# Fitted Labs Program



## The Equipment Sweet Spot

With modular lab benching, fume hoods, ceiling mechanicals, and above standard air changes, Fitted Labs actively reduce overhead costs and accelerate move-in.

## Support that Scales

Longfellow redefines the tenant landlord experience by building adaptable, long-term partnerships that evolve collaboratively over a company's life cycle.

## High Quality Infrastructure

The base building infrastructure readily adapts to any tenant requirement. Paired with high-end finishes and customizable workspaces, Longfellow Fitted Labs combine high quality with flexible application.

## Elevated Workplaces

Tenants will enjoy unparalleled amenities, programs, and services curated by the Longfellow Elevate™ team.

## Experienced Business Partner

Vertically integrated, Longfellow offers in-house strategic insight and experienced design, construction, and management services.



Biovista incorporates the characteristics of San Diego and its unrivaled climate, beautiful beaches and gourmet cuisine into the overall tenant experience.

# 04

# Amenities

Fitness, dining, and green spaces support work-life balance and bring a more holistic employee experience into the workplace.





## California English

Celebrity chef Richard Blais brings a culinary destination to the campus featuring a beautifully designed dining room, for in-house meals or convenient takeaway, with exclusive perks for tenants.

## Conferencing

Thoughtfully designed meeting rooms that seamlessly integrate advanced technology with lifestyle-focused comfort create an environment that feels less like an office.

## Onsite Property Management

Onsite property management—conveniently located on the first floor—ensures responsive support and a seamless, well-maintained workplace experience for every tenant.

## Fitness Center

A boutique fitness center just downstairs offers a convenient escape to recharge and boost your energy throughout the day.

## Wellness Studio w/ Locker Rooms

The Haven wellness center is an ethereal retreat designed to restore and support mental well-being, supported by spa style locker rooms.

## Outdoor Green Space

Open-air spaces with landscaped garden areas provide a refreshing spot for lunch or casual al fresco meetings.



With a focus on workplace design, Biovista prioritizes employee happiness—ensuring more engaged, higher performing employees.

# 05

# Elevate



**Meet Ellie, your onsite Elevate Concierge.** Ellie is passionate about building meaningful connections and creating exceptional events that leave a lasting impact.



## Your tenant experience concierge.

Elevate by Longfellow is driven by a simple belief: no one goes to work just to work anymore. When you join us, we provide more than just a building; we create hospitality-infused environments and nurture a community that inspires creativity, cultivates greatness, and brings peace of mind. From bold interiors to personal services, every detail is crafted so you can focus on what matters most, leaving the rest to us.

Together, we're not just redefining the workday; we're elevating your entire experience.

- Balance**
- Wellness Events
  - Spa Services
  - Programmed Exercise Classes

- Taste**
- Cooking Classes
  - Beer, Wine + Food Tastings
  - Coffee + Tea Service

- Play**
- Tenant Competitions + Prizes
  - Outdoor Gaming
  - Dedicated Green Space

- Connections**
- Industry Events
  - Community Rooms
  - Contests + Giveaways

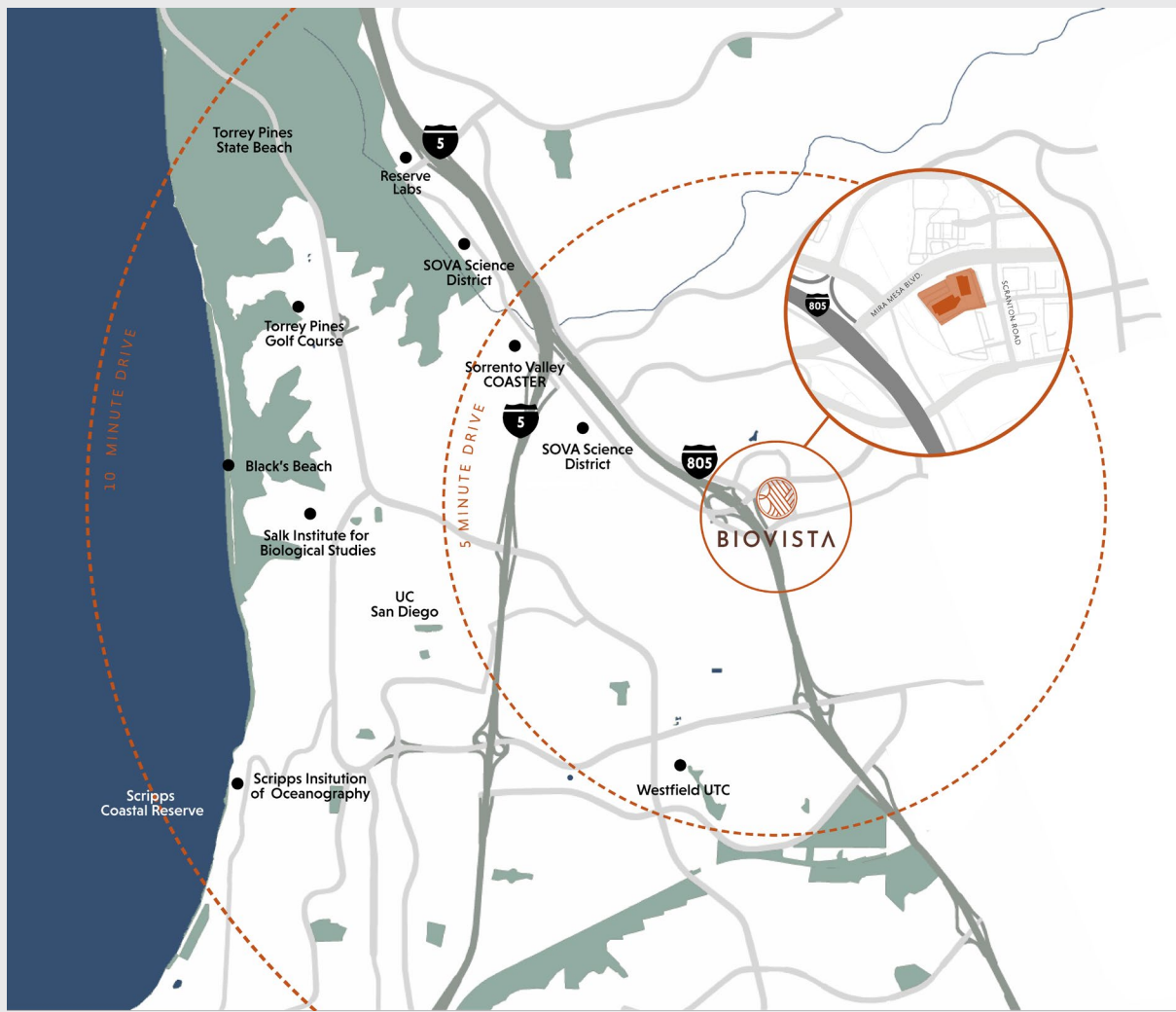
- Access**
- Car Wash + Detail
  - EV Charging
  - Dry Cleaning

- Generosity**
- Puppy Adoption Events
  - E-Waste Recycling
  - Blood Drives

- Brain Power**
- Lunch + Learns
  - Speaker Series
  - Industry Trainings

# 06

# Location



A variety of outdoor recreation + places to explore.

23 Min

1-5 + 1-805

Drive to San Diego Airport

Easy access from Biovista

Within 5 Min Walk

California English  
 Chick-Fil-A  
 Croutons  
 Moment Sushi

Mercato Food Hall  
 Punjabi Tandoor  
 Planet Fitness

Within 5 Min Drive

The Craft Taco  
 New English Brewing  
 The Coffee Cart Cafe  
 Karl Strauss Brewing

Jesery Mike's  
 Seasons 52  
 Gravity Heights  
 Westfield UTC Mall

Nearest Coaster Stop

Four MTS shuttles connect the Sorrento Valley COASTER station to nearby areas—including Sorrento Valley, Sorrento Mesa, Carroll Canyon, Campus Point, Torrey Pines, and University City—Monday through Friday.



LONGFELLOW

# IT'S IN OUR DNA

7.2 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.

## West

San Diego  
Bay Area

## Southeast

Research Triangle  
Durham

## Northeast

New York City  
Rockville

## United Kingdom

Cambridge

Colliers

Chris High, SIOR

Vice Chair + Co-Lead  
t 858-291-1413  
chris.high@colliers.com  
CA RE Lic. #01734544

Steve Bruce

Vice Chair + Co-Lead  
t 858-291-1414  
steve.bruce@colliers.com  
CA RE Lic. #01455744

Conor Evans

Vice President  
t 858-291-1415  
conor.evans@colliers.com  
CA RE Lic. #01963596

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