



BIOVISTA

9276 & 9330 SCRANTON ROAD





BIOVISTA

A HUB OF CONNECTIVITY –
WHERE PEOPLE AND IDEAS MEET AND FLOURISH

01 | SOPHISTICATED POSITIONING

As Longfellow's top tier life science campus, Biovista is uniquely positioned to provide San Diego's forward-thinking life science community a best-in-class facility with the perfect mix of lifestyle offerings.

03 | CONNECTIVITY & AMENITIES

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

02 | UNIQUE SORRENTO MESA LOCATION

Biovista has unparalleled freeway visibility along with spectacular window views. 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.

04 | SAN DIEGO LIFESTYLE

The unrivaled climate of San Diego makes it one of the best places to live on the West Coast. The area is known for its plethora of beautiful beaches, gourmet cuisine, and affordable neighborhoods. Biovista incorporates these characteristics into the overall tenant experience.

ELEVATE

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



No one goes to work just to work anymore, so we've made it our mission to deliver an experience that reaches far beyond the status quo. When a tenant commits to a Longfellow property, we commit to them. From modern collaborative workspaces, to informative, enriching experiences, to convenient lifestyle amenities, they are all purposefully designed to impact their daily journey. Elevate will surprise, inspire, and accommodate even our most discerning tenants.

BALANCE

Fitness Classes
Wellness Events & Workshops
Mental Health Classes

ACCESS

Car Detailing Services
On-Site Dry Cleaning

TASTE

Tenant Discounts at California English
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



REGIONAL LOCATION

A VARIETY OF OUTDOOR RECREATION AND PLACES TO EXPLORE

23 MIN

DRIVE TO SAN DIEGO
AIRPORT

I-5 & I-805

EASY ACCESS
FROM BIOVISTA

4 MIN

DRIVE TO
WESTFIELD UTC

WITHIN
5 MIN WALK

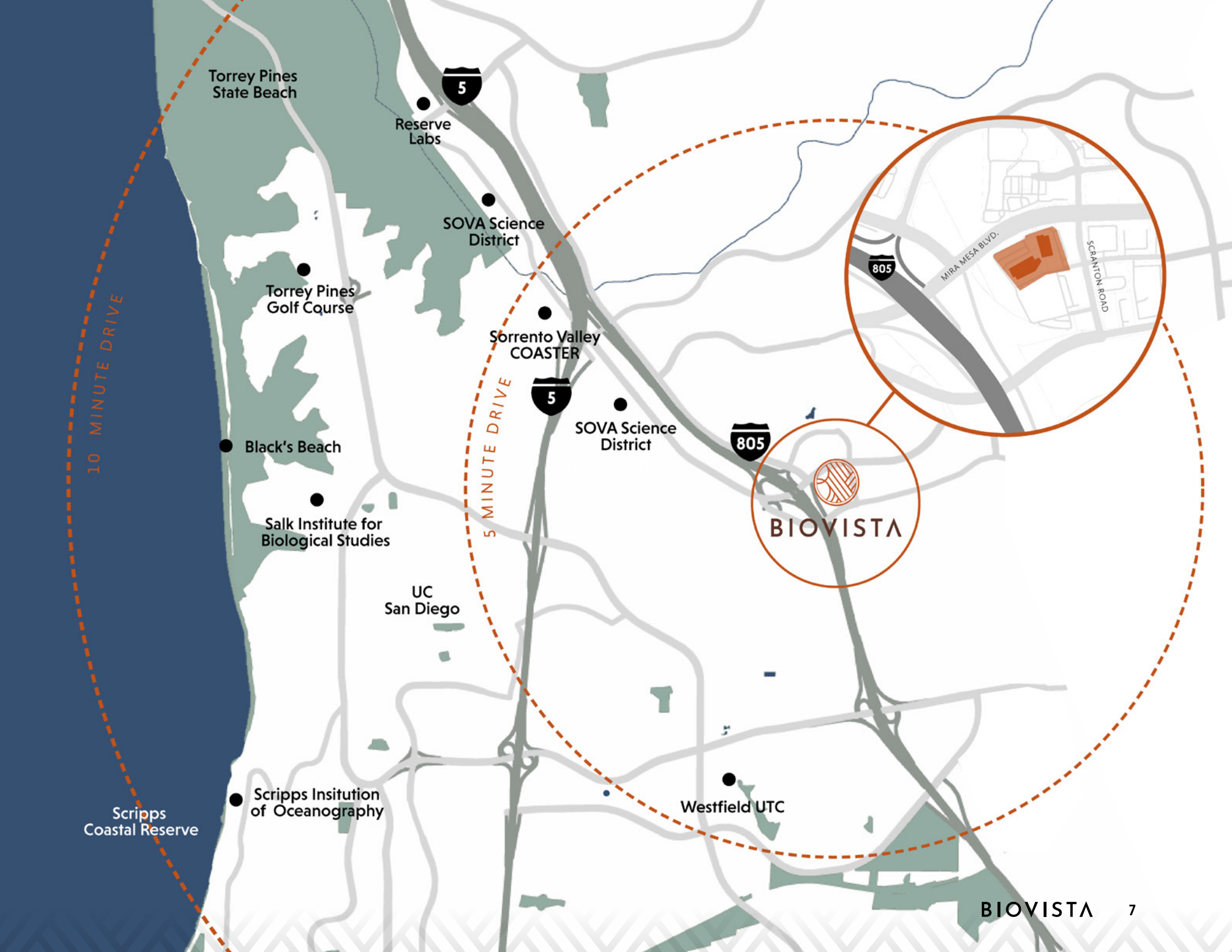
- California English
- Chick-Fil-A
- Croutons
- Moment Sushi
- Mercato Food Hall
- Punjabi Tandoor
- Planet Fitness
- Bank of America

WITHIN
5 MIN DRIVE

- Craft Taco
- New English Brewing
- The Coffee Cart Cafe
- Karl Strauss Brewing Company
- Jesery Mike's
- Seasons 52
- Gravity Heights
- Westfield UTC Mall

NEAREST COASTER
STOP TRANSIT

Four MTS shuttles are available to transport passengers to and from the Sorrento Valley COASTER station and companies in the area. These COASTER Connections serve parts of Sorrento Valley, Sorrento Mesa, Carroll Canyon, Carroll Mesa/Campus Point, Torrey Pines, and University City, Monday through Friday.



EAST TOWER AVAILABILITY

9276 SCRANTON ROAD



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.

FLOOR 2		FLOOR 3	
Suite 200	13,352 SF	Suite 300	26,024 SF
Suite 225	11,348 SF		
Two-Tenant Option Available Now		Available Now	

■ AVAILABLE SPACES

EAST TOWER

9276 SCRANTON ROAD | SUITE 200 & 225 FLOOR PLAN



*FFE shown as conceptual.



KEY PLAN

- TWO-TENANT CONCEPTUAL OPTION AVAILABLE NOW

2ND FLOOR	200	±13,352 SF
2ND FLOOR	225	±11,348 SF

■ AVAILABLE SPACE

EAST TOWER

9276 SCRANTON ROAD | SUITE 300 FLOOR PLAN



		SUITE	SQ FT	
• FULL FLOOR AVAILABLE	3RD FLOOR	300	26,024 SF	AVAILABLE SPACE

WEST TOWER AVAILABILITY

9330 SCRANTON ROAD



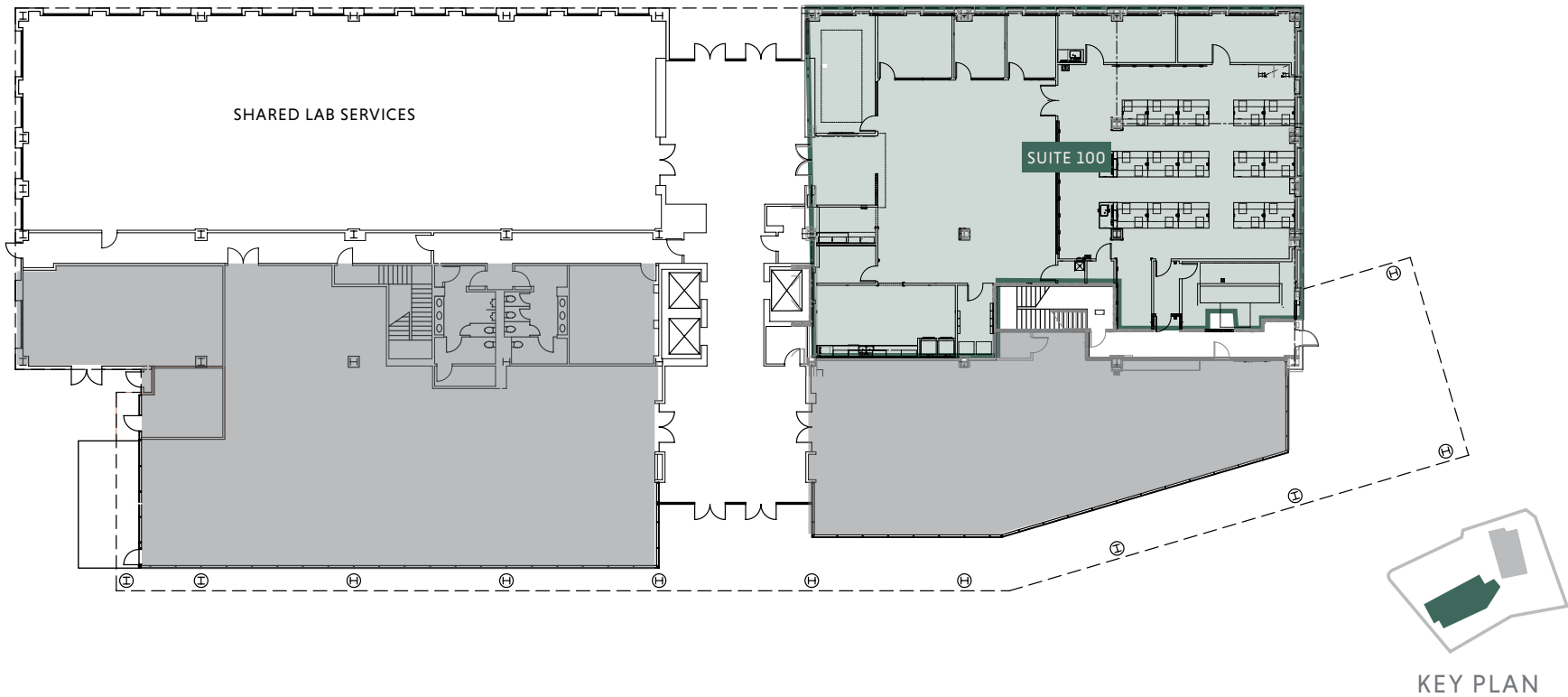
SCIENCE WITH A VIEW.

Biovista is a Class A lab workspace with a premier location in Sorrento Mesa. The campus offers extensive views and has unmatched visibility and access from the I-805.

FLOOR 1	FLOOR 3	FLOOR 4	AVAILABLE SPACES
Suite 100 7,820 SF Future Fitted Lab	Suite 300 17,299 SF Suite 325 14,559 SF Two-Tenant Fitted Suite Available Now	Suite 400 31,975 SF Fitted Lab Available Now	

WEST TOWER

9330 SCRANTON ROAD | SUITE 100 FLOOR PLAN



		SUITE	SQ FT	
• FUTURE FITTED LAB	1ST FLOOR	100	±7,820 SF	AVAILABLE SPACE

WEST TOWER

9330 SCRANTON ROAD | SUITE 300 & 325 FLOOR PLAN

AVAILABLE SPACE

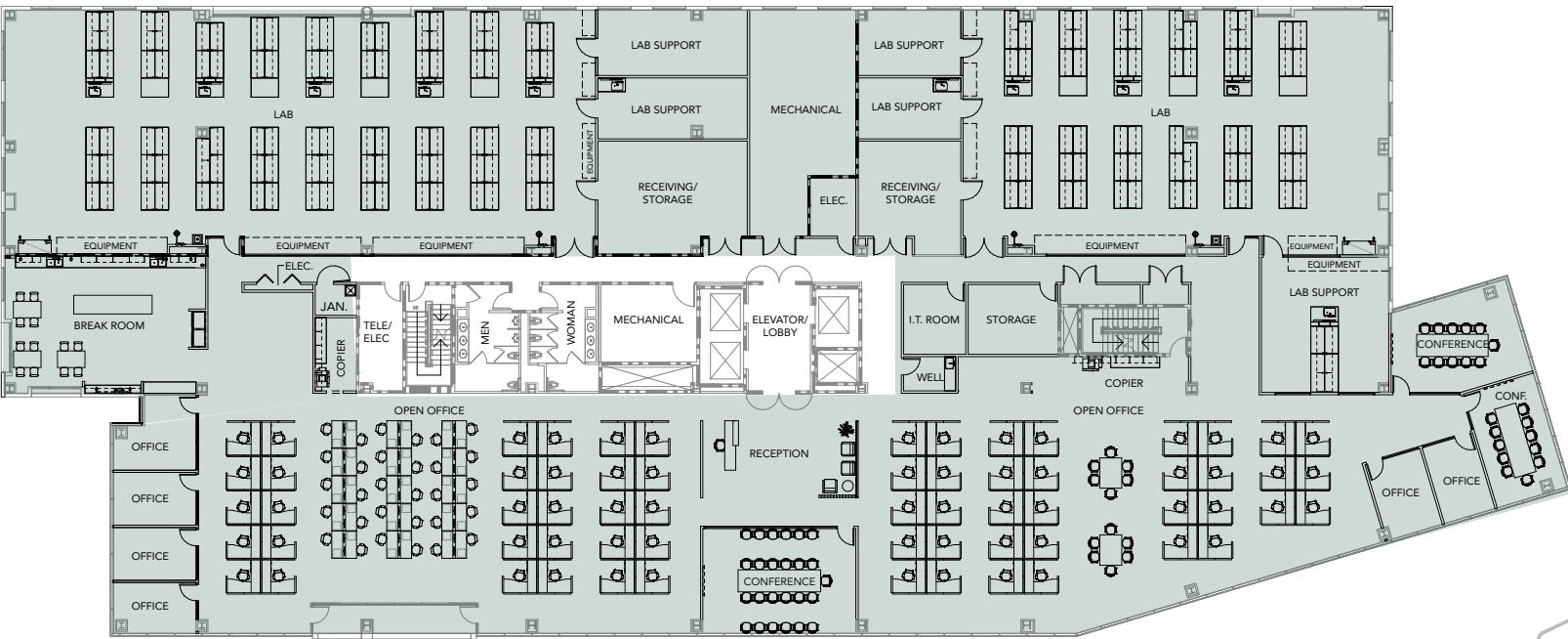


		SUITE	SQ FT	
• TWO-TENANT FITTED SUITE	3RD FLOOR	300	±17,299 SF	CLICK FOR VIRTUAL TOUR
AVAILABLE NOW	3RD FLOOR	325	±14,559 SF	CLICK FOR VIRTUAL TOUR

WEST TOWER

9330 SCRANTON ROAD | SUITE 400 FLOOR PLAN

AVAILABLE SPACE



• FITTED LAB AVAILABLE NOW

4TH
FLOOR

400
SUITE

31,975
SQ FT

[CLICK FOR VIRTUAL TOUR](#)



IT'S IN OUR DNA

16 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.

DEVELOPMENT

Strategy & Partnerships
Advisory & Entitlements
Acquisitions & Conversions

MANAGEMENT

Leasing
Project Management
Property Management

INVESTMENTS

Asset Management
Investment Management



LONGFELLOW

West

San Diego
Bay Area

Southeast

Research Triangle
Durham

Northeast

New York City
Philadelphia
Rockville

United Kingdom

Cambridge



Redwood Life | Redwood City, CA



HATCH Life Sciences | New York, NY



Durham.ID | Durham, NC



SOVA Science District | San Diego, CA



BIOVISTA

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