



CENTERPARK  
LABS

[centerparklabs.com](http://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 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.





# 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 Coming Soon**

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



**Abundant Outdoor Space**

Perfect for collaboration, food and beverage







## Availabilities

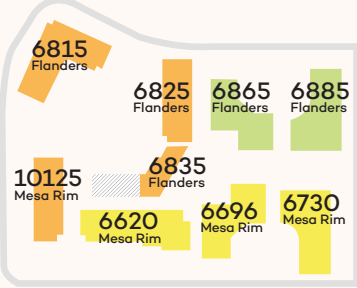
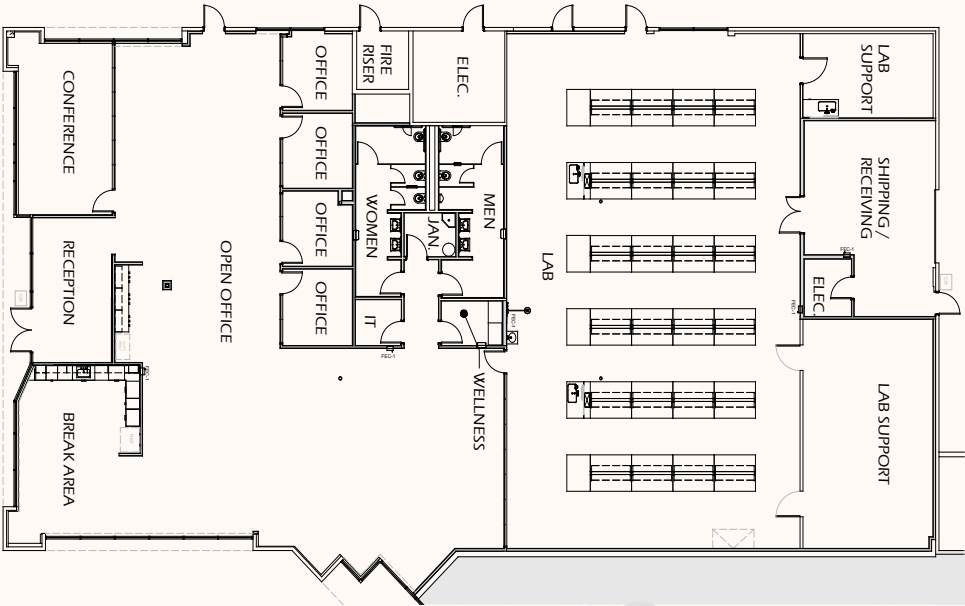
Address	RSF	Date Available
6696 Mesa Ridge Rd.	10,547 RSF	Available
6730 Mesa Ridge Rd.	25,118 RSF	Available
6815 Flanders Dr.	Suite 100: 12,453 RSF Suite 150: 12,346 RSF Suite 200: 28,311 SF	Available
6885 Flanders Dr.	Suite 200: 16,462 RSF	Available





# 6696 Mesa Ridge Rd

FIRST FLOOR - SUITE A | 10,547 SF  
First generation move-in ready suite complete



6696 Mesa Ridge Fitted Suite

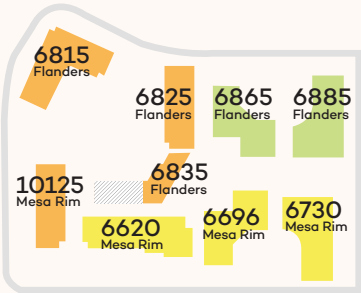
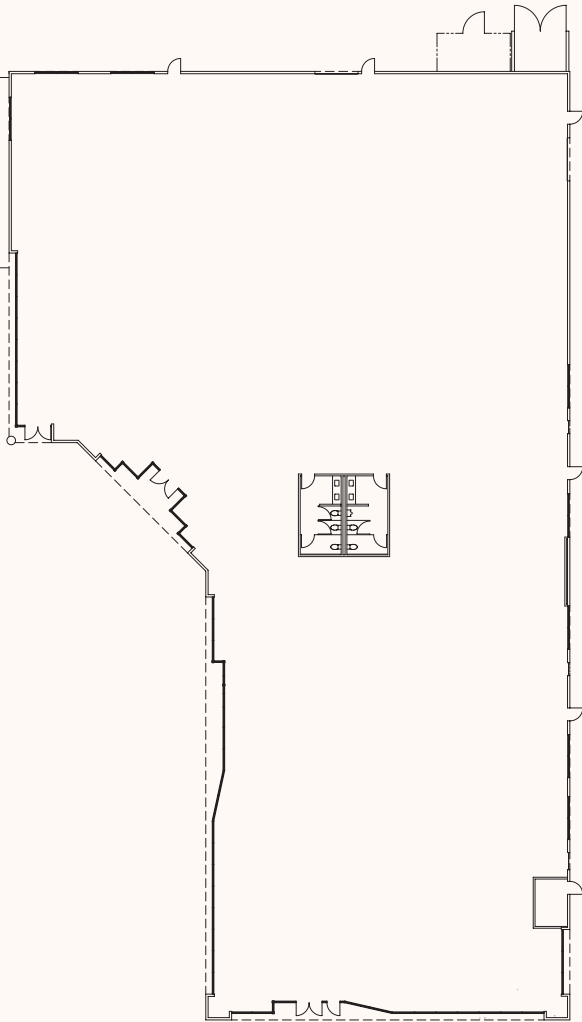
Furniture included is for conceptual purposes





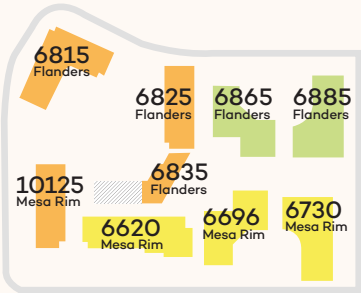
# 6730 Mesa Ridge Rd

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



# 6815 Flanders Dr

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





# 6815 Flanders Dr

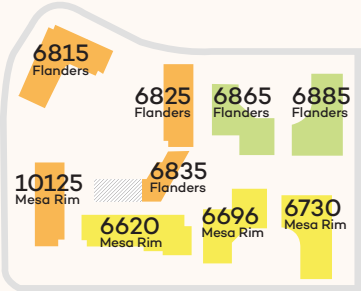
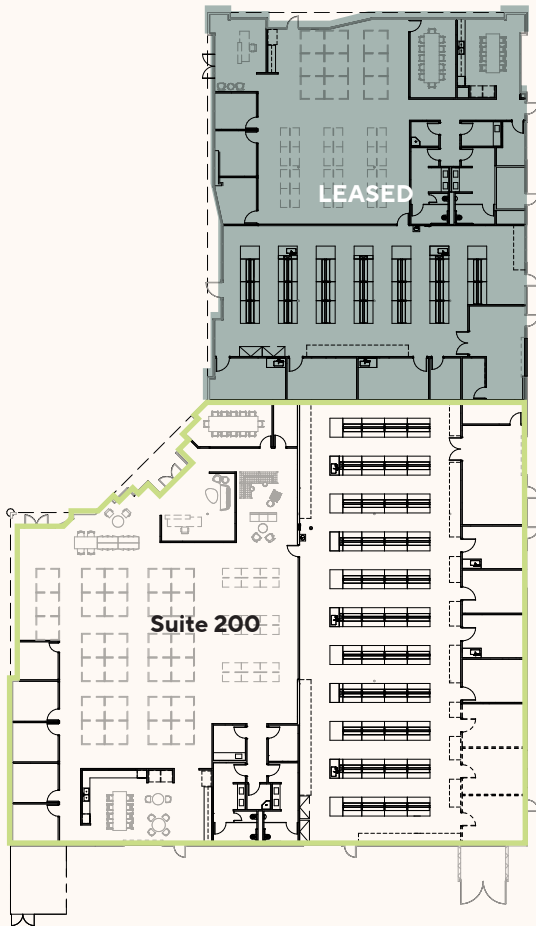
SECOND FLOOR - SUITE 200 | 28,311 SF



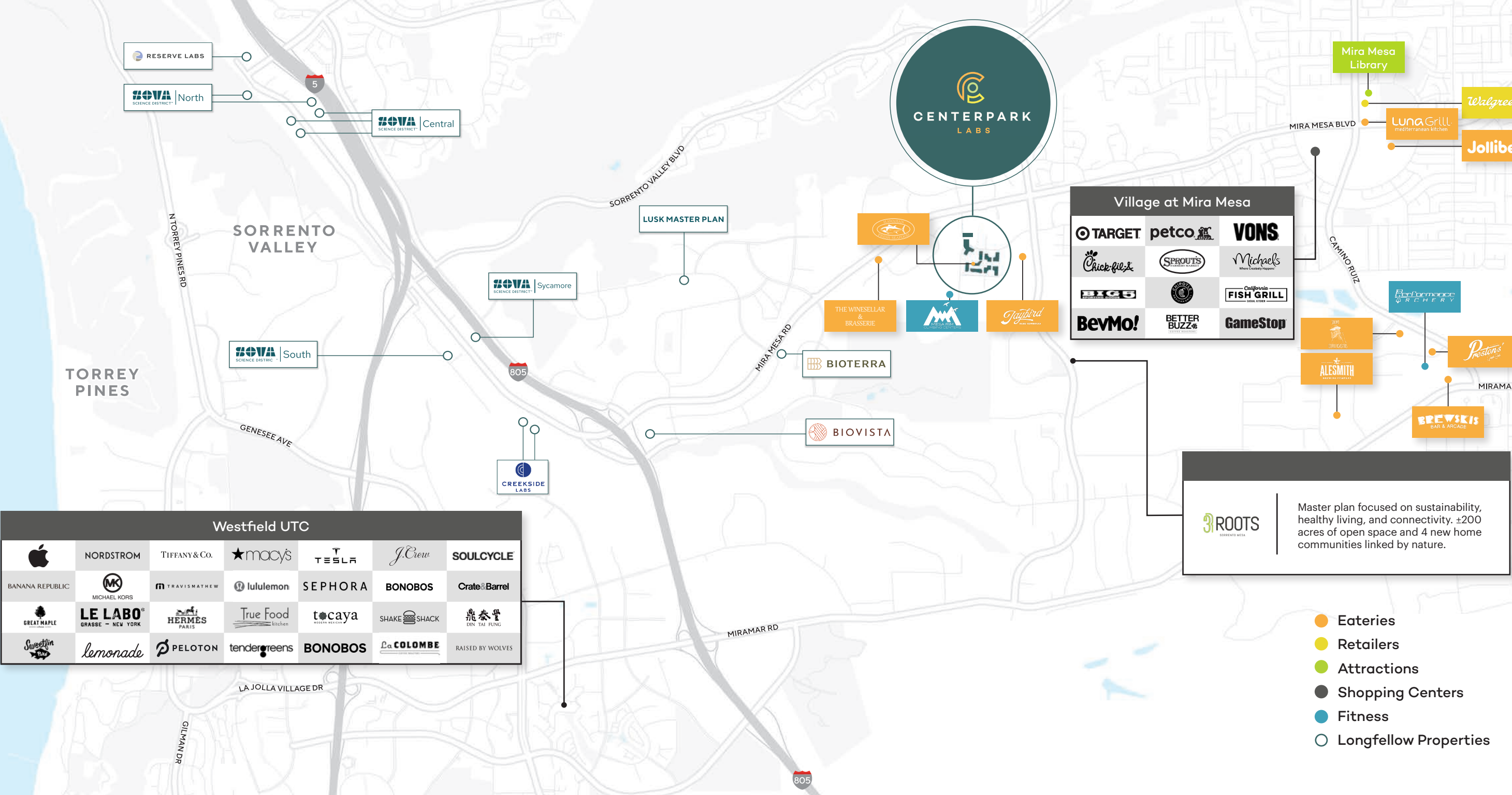
Furniture included is for conceptual purposes

# 6885 Flanders Dr

SUITE 200 | 16,462 SF







Westfield UTC						
	NORDSTROM	TIFFANY & Co.	★ macy's	TESLA	J.Crew	SOULCYCLE
BANANA REPUBLIC	MICHAEL KORS	m TRAVIS MATHEW	lululemon	SEPHORA	BONOBOS	Crate & Barrel
GREAT MAPLE	LE LABO <sup>®</sup> GRASSE - NEW YORK	HERMÈS PARIS	True Food kitchen	tocaya MODERN MEXICAN	SHAKE SHACK	鼎泰豐 DIN TAI FUNG
Sweetgreen	lemonade	PELOTON	tendergreens	BONOBOS	La COLOMBE	RAISED BY WOLVES

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



# 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](http://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





This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



LONGFELLOW



**CENTERPARK**  
LABS

[centerparklabs.com](https://centerparklabs.com)

**STEVE BRUCE**

Vice Chairman | Co-Lead  
Southwest Life Science Practice  
t 858-922-3056  
[steve.bruce@colliers.com](mailto:steve.bruce@colliers.com)  
CA RE Lic. #01455744

**CHRIS HIGH, SIOR**

Vice Chairman | Co-Lead  
Southwest Life Science Practice  
t 619-772-2936  
[chris.high@colliers.com](mailto:chris.high@colliers.com)  
CA RE Lic. #01734544

**CONOR EVANS**

Vice President  
t 858-291-1415  
[conor.evans@colliers.com](mailto:conor.evans@colliers.com)  
CA RE Lic. #01963596

**Colliers**