

# BIOTERRA

For Lease: Floors 3-4 | 73,297 RSF



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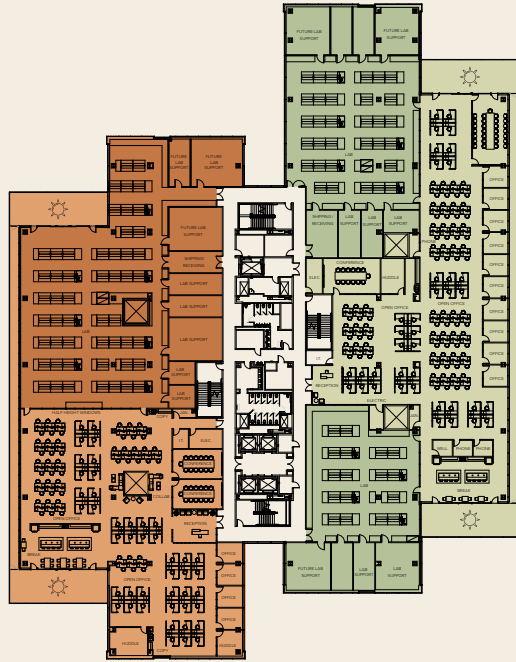


LONGFELLOW



JLL

# Floors 3-4 Concept | Two Tenants & One Tenant



**Upper Floor Highlights**  
15' floor-to-floor height  
Two private balconies in each space  
Seamless collaboration w/ office + lab on one floor

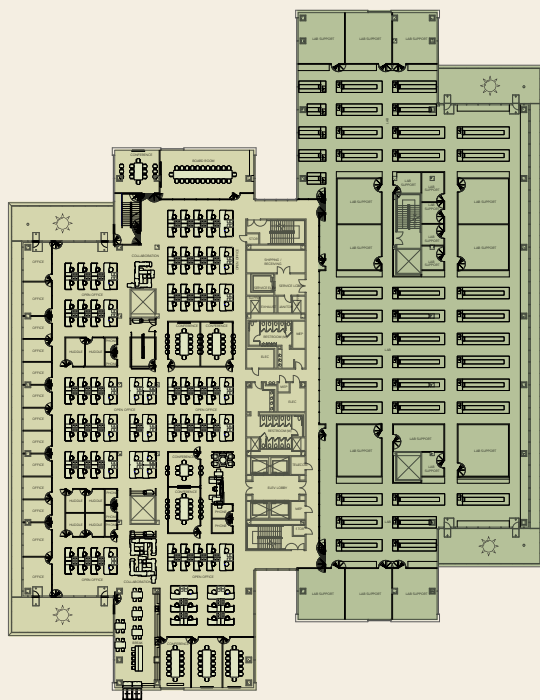


**Tenant No. 1**  
34,699 RSF  
51.2% Lab | 48.8% Office

**Tenant No. 2**  
38,598 RSF  
48.3% Lab | 51.7% Office

● OFFICE  
● LAB

● OFFICE  
● LAB



**Upper Floor Highlights**  
15' floor-to-floor height  
Four private balconies in each corner  
Seamless collaboration w/ office + lab on one floor



**Tenant No. 1**  
73,297 RSF  
52.9% Lab | 47.1% Office

● OFFICE  
● LAB



# L5 - The Canopy

## From routine to retreat...

Take a Visual Tour of  
**The Canopy**



### 01

#### Lounge

Collaboration areas, discoverable nooks, a cozy library with a secret door to a nostalgic rec room. Counter F&B service with bespoke culinary experiences and happy-hours curated exclusively for tenants.



### 02

#### Terrace

Hospitality inspired indoor/outdoor bar with coastal views, serene nooks surrounded by abundant landscaping, outdoor meeting pod.



### 03

#### Fitness + Wellbeing

State-of-the-art fitness equipment, indoor/outdoor workout areas, cold plunges + saunas, spa-style locker rooms.



### 04

#### Seminar Space

Reservable conference/training room hosts up to 165 guests, 70 seated with desks. Breakout area with self serve bar for catering, indoor/outdoor prefunction seating and areas for networking.



### 05

#### Private Meeting Rooms

Two in-person meeting spaces. The larger room seats 14 people for comfortable roundtables. The smaller room is an inviting space that encourages creativity for a group of 8.

