

BIOTERRA

For Lease: Floor 1 | 51,536 RSF



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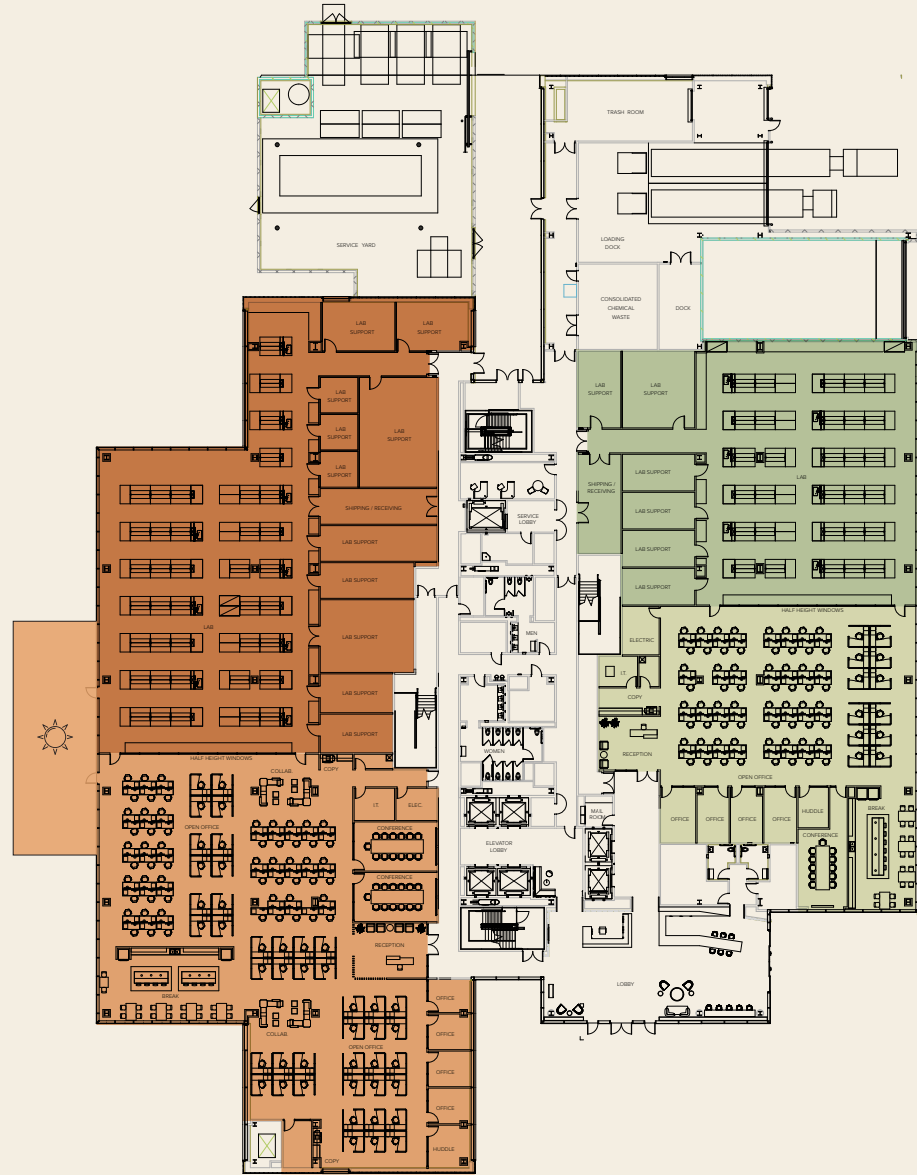


LONGFELLOW



Floor 1 Concept | Two Tenants

VR Experience



First Floor Highlights
18' floor-to-floor height
Dedicated shipping/receiving w/ full-time staff
Shared chemical waste/storage

Tenant No. 1
31,726 RSF
50.5% Lab | 49.5% Office

- OFFICE
- LAB

Tenant No. 2
19,810 RSF
52.5% Lab | 47.5% 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.

