

Fuel for the Future.

For Lease 325,410 SF Class A Life Science Campus



117°11'31.06"W | 32°53'45.89"N



BIOTERRA

Scalable 70K+ SF floor plates
Private Tenant Terraces
Sweeping Views
Proximity to Talent + Amenities
Curated Amenity Programming
Dry Storage on 1st Level
Unique Top Floor Amenity Hub

Tenant Hospitality Lounge + Bar
Indoor/Outdoor Fitness Center
Spa-Style Locker Rooms + Showers
165 Person Seminar Space
Open Air Rooftop Patio

Bioterra infuses life science spaces with an ever-present sense of life through progressive architecture that seamlessly blends indoors and out.

Certifications



LEED Gold



ALL-ELECTRIC



LONGFELLOW

±325K SF Life Science campus,
thoughtfully designed with warmth
and social mixing at its core.



THE CANOPY
5 AMENITY + LAB

04 CORE + SHELL

03 CORE + SHELL

02 FITTED LABS

01 CORE + SHELL

P PARKING

Top Floor Amenities
±15,000 SF amenity space
±40,218 SF lab-ready core + shell

73K RSF
Lab-ready scalable floorplate

73K RSF
Lab-ready scalable floorplate

±14 - 23K RSF
2 fitted labs
±33,000 SF shell

±19 - 31K RSF
Lab-ready scalable floorplate
Dry storage

Subterranean Parking
3 parking levels

What if where you need to be and where you want to be were the same place?

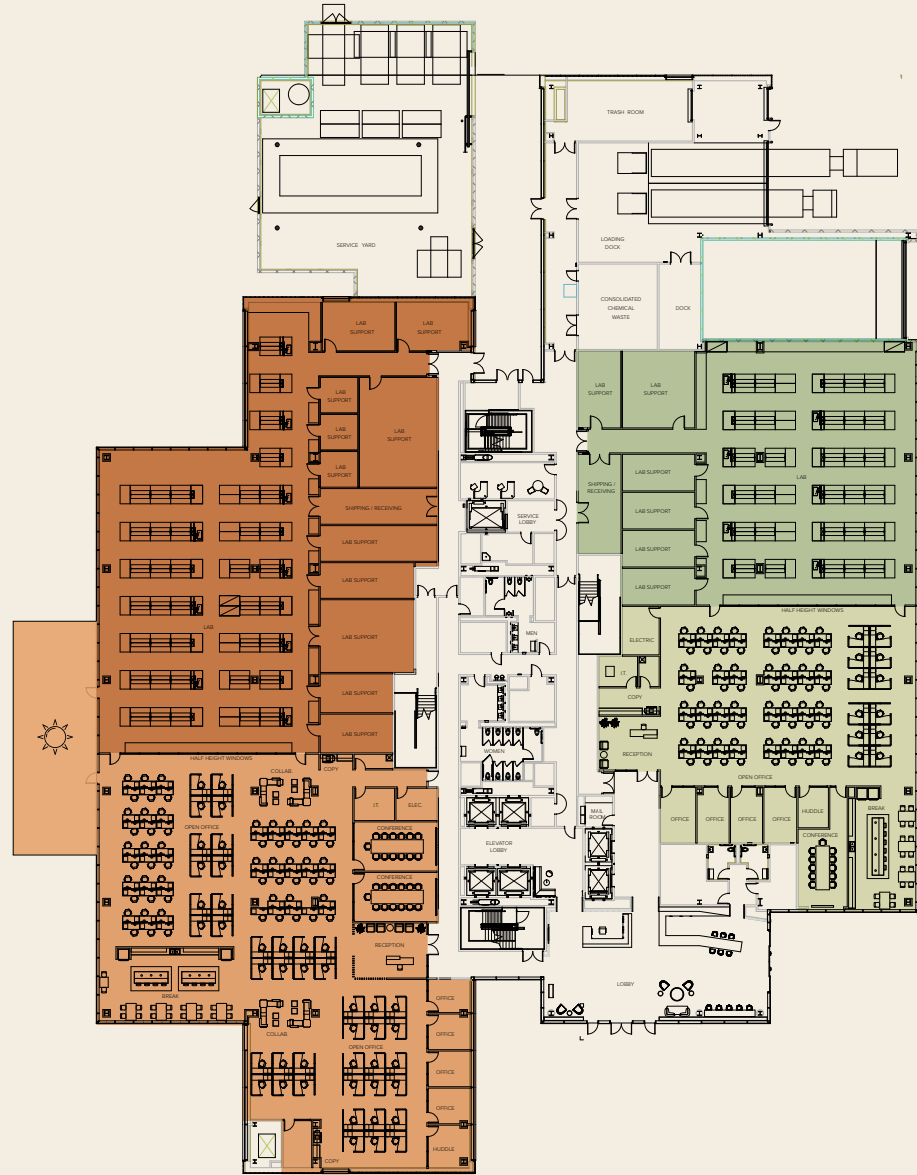


A single floorplate for Office + Lab.

Bioterra is built with flexible floorplates ranging from 50,000 - 73,000 SF. Designed to support convenience and collaboration, providing businesses a full-floor identity with office and lab sitting side by side. Each space has a private outdoor patio for fresh air without leaving the office.

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

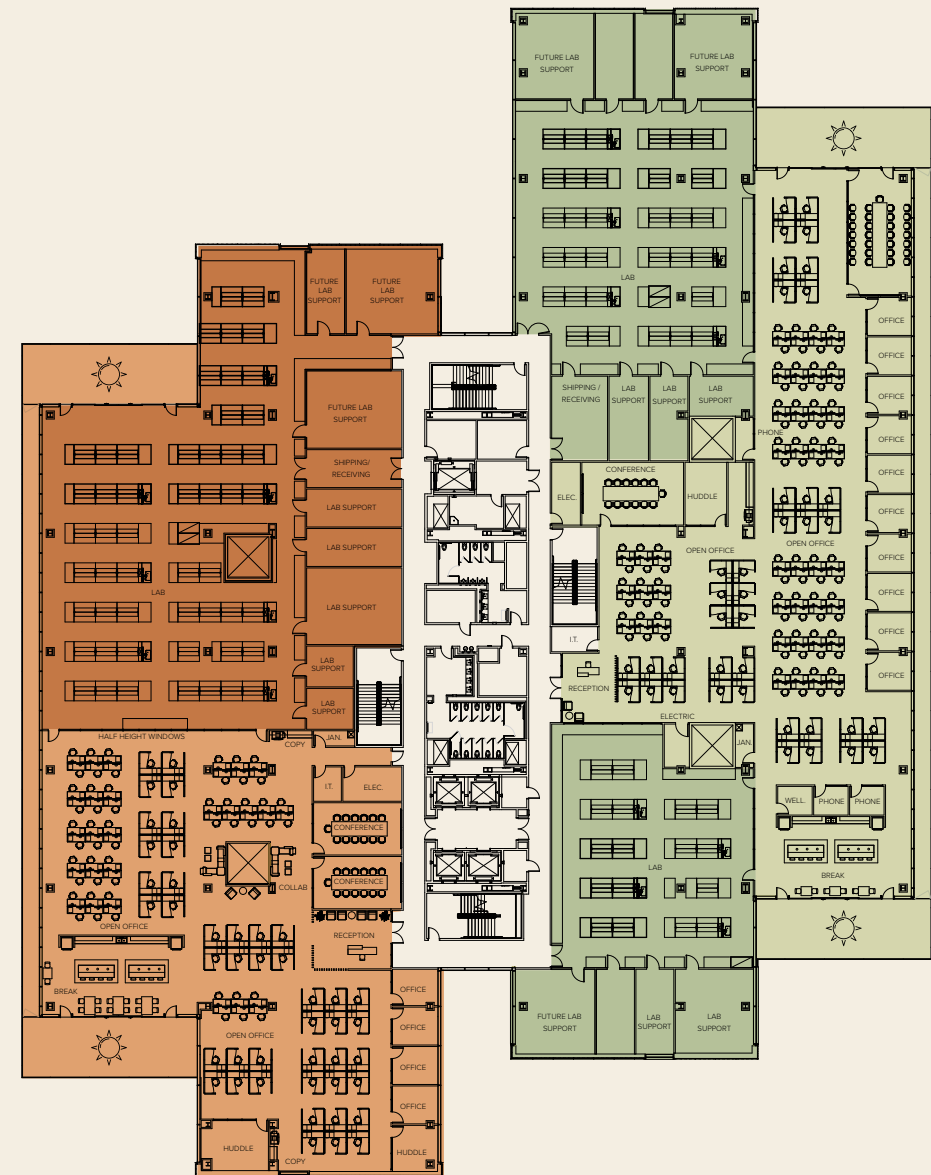
- OFFICE
- LAB

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

- OFFICE
- LAB



Floors 3-4 Concept | Two Tenants



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

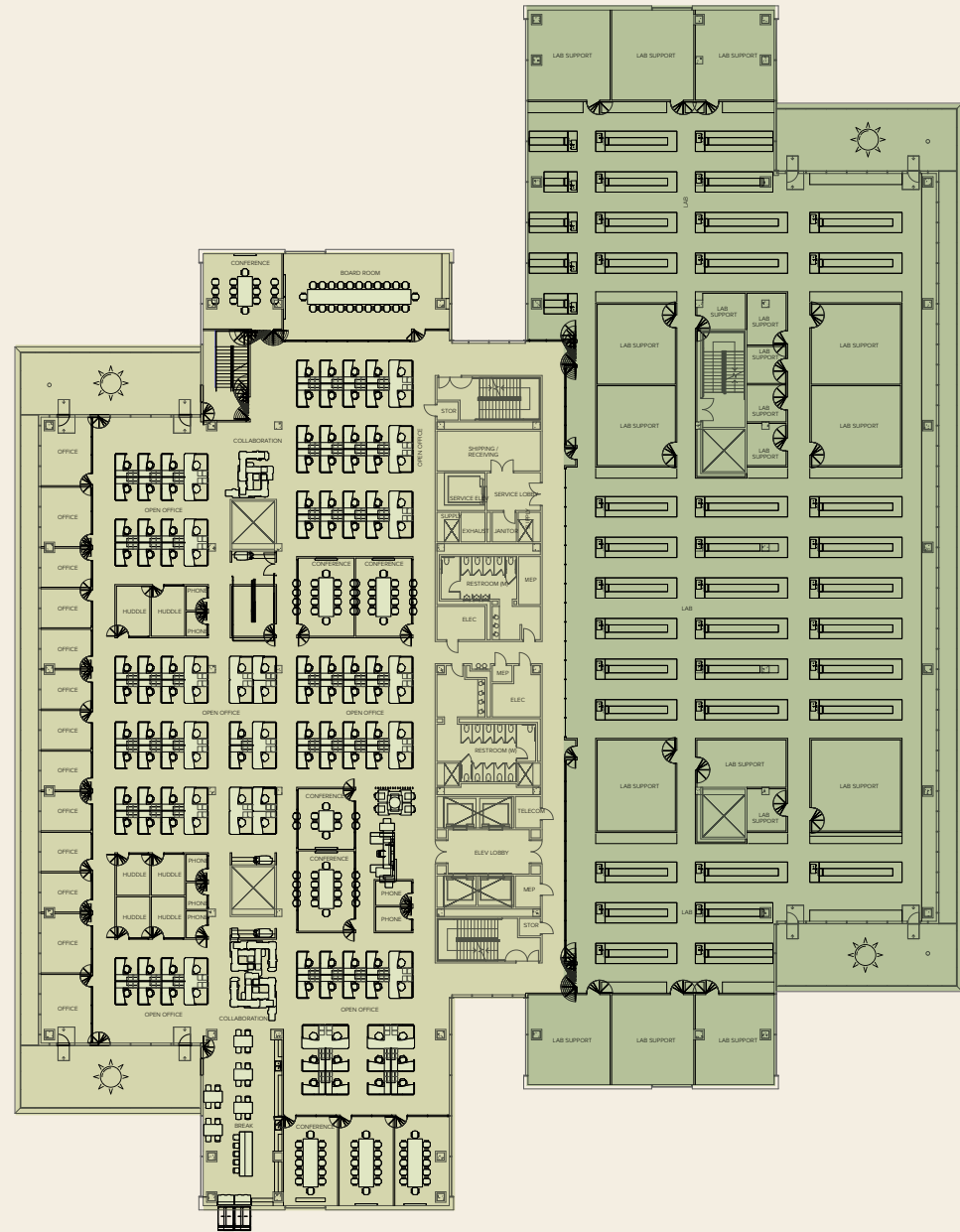
- OFFICE
- LAB

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

- OFFICE
- LAB



Floors 3-4 Concept | One Tenant



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

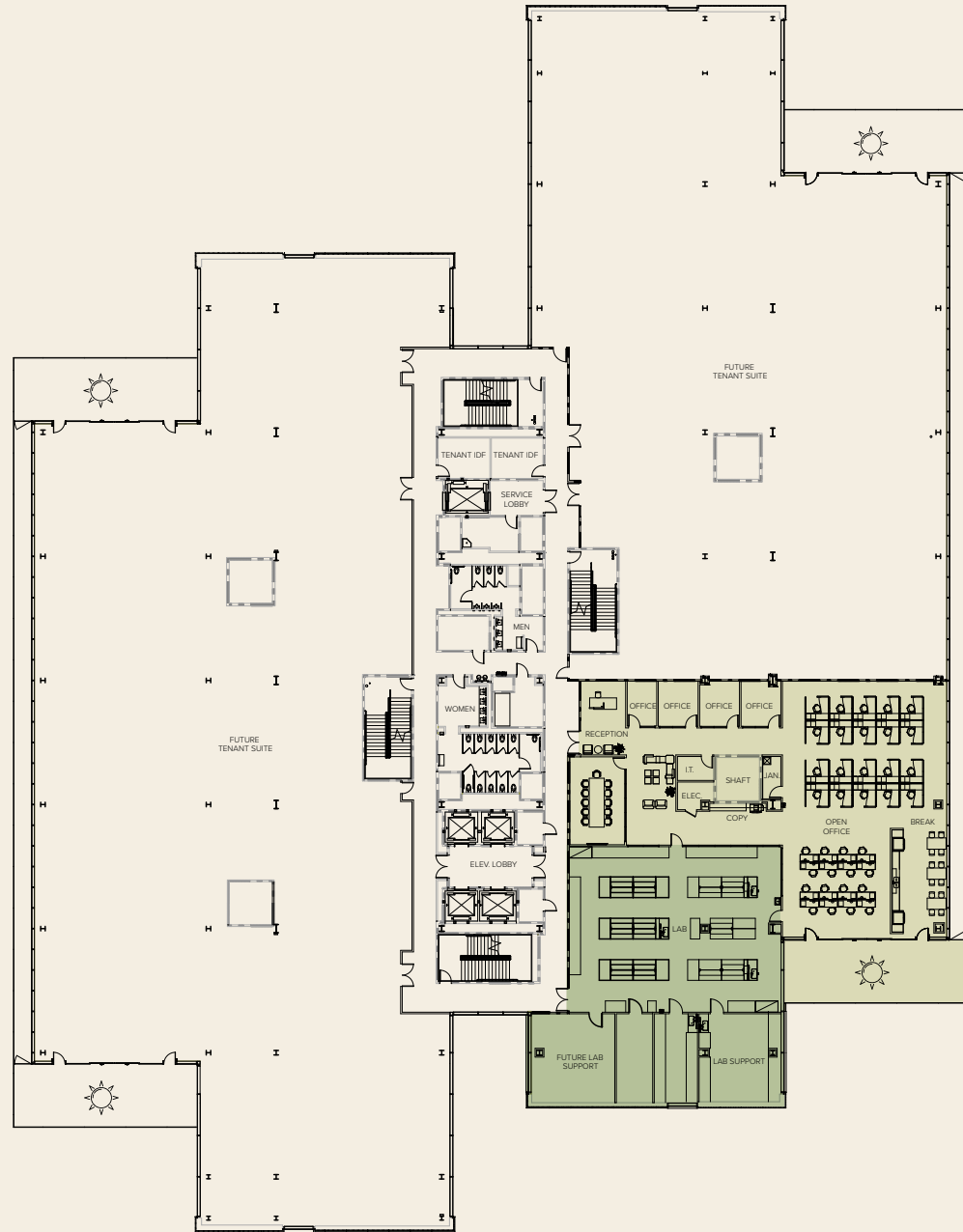
- OFFICE
- LAB



Fitted Lab 250 | 14,403 RSF

43.3% Lab | 56.7% Office

VR Experience

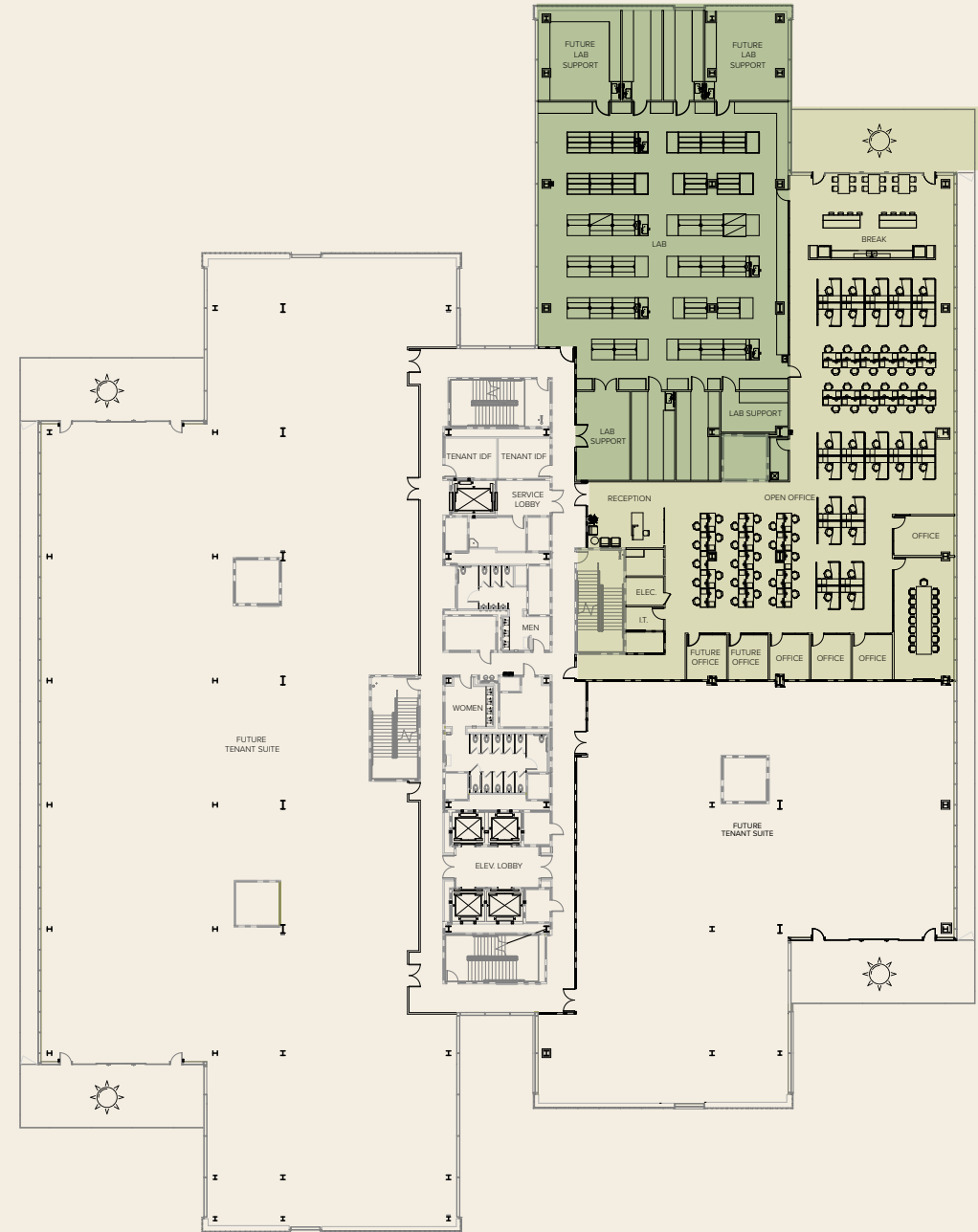


- OFFICE
- LAB

Fitted Lab 275 | 23,934 RSF

47.3% Lab | 52.7% Office

VR Experience



- OFFICE
- LAB

*Office furniture exhibited for layout purpose only

What if you were closer to discovery
and closer in proximity?



Find convenience in
every direction.

Centrally located within the Nation's
#3 Life Science Cluster, get inspired
by the bustle of collaboration and
get centered with sweeping views of
the valley. With convenience in any
direction, working at Bioterra will give
employees precious time back to their
daily routine.



- SHOPS + SERVICES
- FITNESS
- RESEARCH INSTITUTES
- HOTELS
- RESTAURANTS + BREWERIES

What if your office space was better than your home space?

Tenant Hospitality Lounge + Bar



Working from home is no longer a perk.

With San Diego's thriving talent pool continuing to grow, it's more important than ever to stay ahead of the curve to retain employees. L5 is a space where top talent wants to be, just steps above the intense, world-changing work in the lab. Nestled at the top of Bioterra, L5 is a place exclusive to the tenants.

L5 - The Canopy

From routine to retreat...

Take a Visual Tour of
The Canopy



01

Lounge

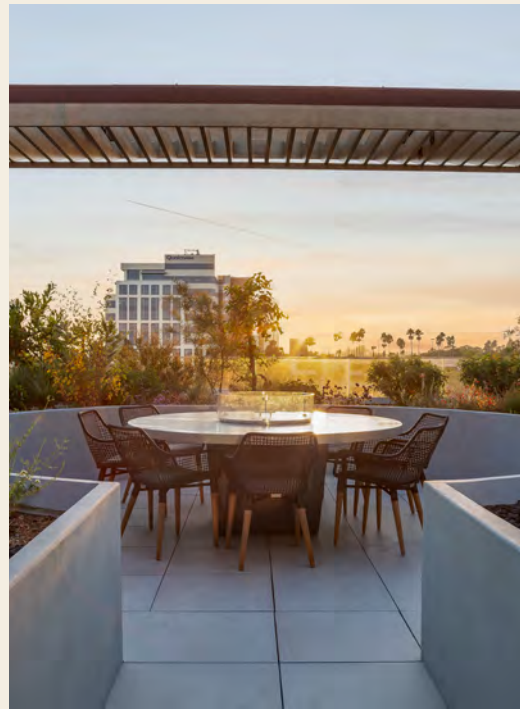
Collaboration areas, discoverable nooks, a cozy library with a secret door to a nostalgic rec room. Counter F&B service with bespoke culinary experiences and happy-hours curated exclusively for tenants.



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.



What if you could discover a scientific breakthrough and your inner calm?



Fitness Center

Indoor/Outdoor Workout Areas
Bifold Doors, Spa-Style Locker
Rooms + Showers

A healthier workforce is a productive workforce.

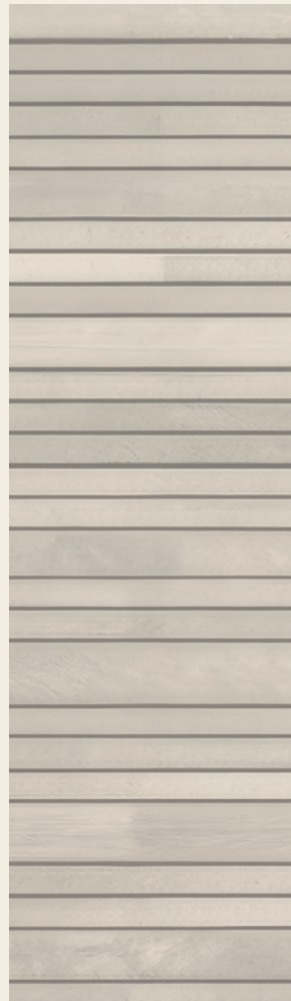
We were inspired to create an alternative- an escape where employees can boost their wellbeing and heighten their state of mind. A place for social interactions surrounded by nature. Workouts can start indoors or outdoors with the option to wrap up with a cold plunge or sauna, providing the space to get centered and find peace.



Saunas



Cold Plunges



Team members are empowered to enjoy lunch with a view, break up the day with a game of pool in the rec room, or cozy up in the library with a good book.

Meet Elevate, your new work bestie.

Step off the elevator on L5 and encounter the Elevate concierge upon entering The Canopy. Elevate, Longfellow's proprietary tenant experience program, offers specially curated events and services to bring a little life to the workday.

01

Balance

Health + Wellness Offerings

02

Access

Thoughtfully Curated Space, Extended Convenience

03

Connections

Dedicated Elevate Team, Enriching + Inspiring Events

04

Generosity

Sustainable Program Resources, Philanthropic Drives + Community Initiatives

05

Play

Engaging Challenges + Contests

06

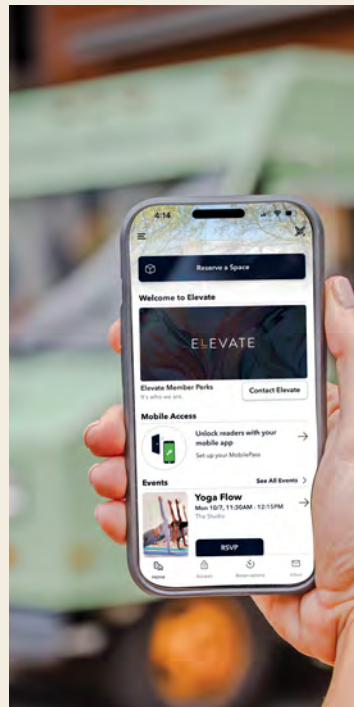
Taste

Uniquely Crafted Food + Beverage Services

07

Brain Power

Professional + Personal Development Workshops



Exclusive to The Canopy:

A unique food and beverage experience exclusively for Bioterra tenants offering bespoke culinary experiences and networking happy hours.

A curated F&B offering, through a dedicated on-site team or preorder/pickup via the app:

- Café selections
- Lunch offerings
- Health-conscious snacks

Happy hour beer and wine service

Expanded catering and bar options available for private tenant events

Because routine is overrated.



LONGFELLOW



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