



CENTERPARK
FLEX



LONGFELLOW



Centerpark Flex 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 and flex 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.



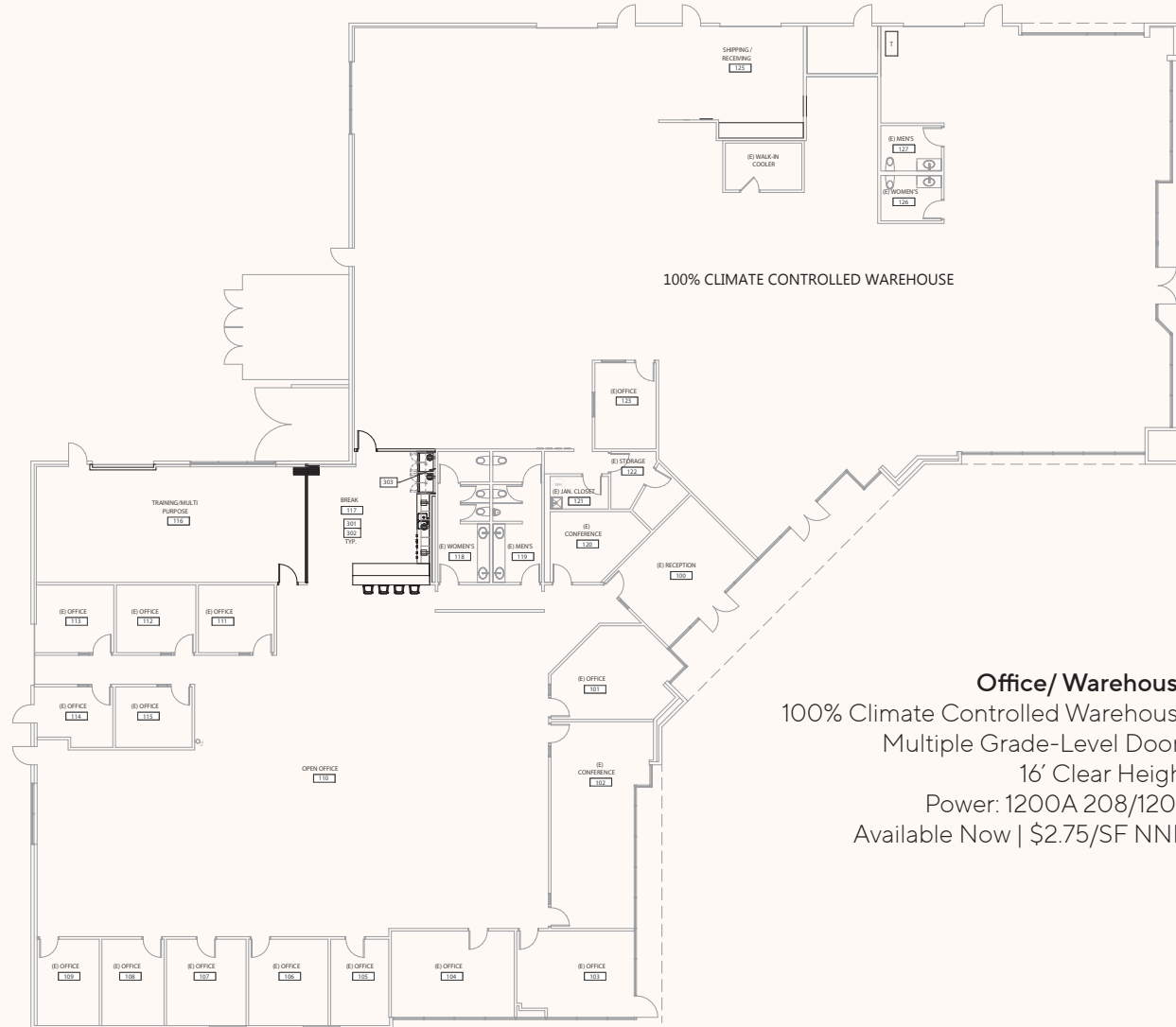


Availability

Address	RSF	Pricing	Date Available
6865 Flanders Dr.	22,379 RSF	\$2.75/SF NNN	Now
10125 Mesa Rim Rd.	18,382 RSF	\$2.75/SF NNN	December 2025

6865 Flanders Dr

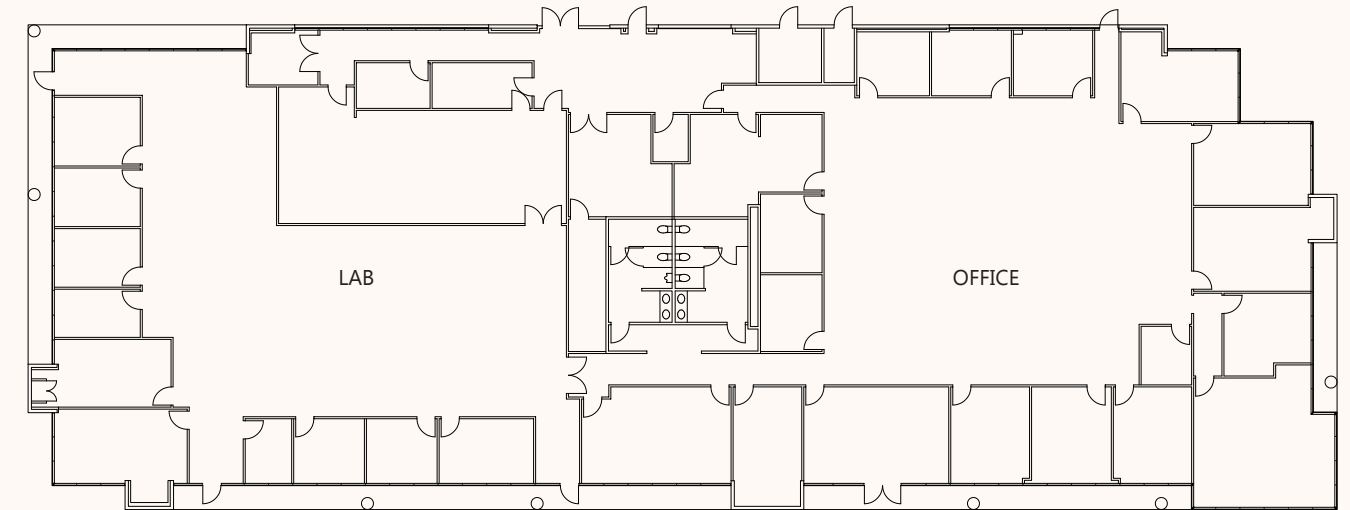
FULL BUILDING | 22,379 SF



Office/Warehouse
100% Climate Controlled Warehouse
Multiple Grade-Level Doors
16' Clear Height
Power: 1200A 208/120V
Available Now | \$2.75/SF NNN

10125 Mesa Rim Rd

FULL BUILDING | 18,382 SF



Flex/ Light Lab
Access to Backup Power
Available December 2025 | \$2.75/SF NNN



RESERVE LABS

SOVA SCIENCE DISTRICT North

SOVA SCIENCE DISTRICT Central

CENTERPARK LABS

Mira Mesa Library

Walgreens

Luna Grill mediterranean kitchen

Jollibee

SORRENTO VALLEY

LUSK MASTER PLAN

Village at Mira Mesa

TARGET	petco	VONS
Chick-fil-A	SPROUTS	Michaels
Biggs	BEVMO!	FISH GRILL
BevMo!	BETTER BUZZ	GameStop

SOVA SCIENCE DISTRICT South

SOVA SCIENCE DISTRICT Sycamore

THE WINESELLER & BRASSERIE

MIRA MESA

Tightbird

BIOTERRA

BIOVISTA

Performance RCHERY

ALESMITH

Prestons

BREWKS BAR & ARCADE

TORREY PINES

GENESEE AVE

CREEKSIDE LABS

3ROOTS SORRENTO MESA

Master plan focused on sustainability, healthy living, and connectivity. ±200 acres of open space and 4 new home communities linked by nature.

Westfield UTC

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

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

N TORREY PINES RD

SORRENTO VALLEY BLVD

MIRA MESA BLVD

CAMINO RUIZ

MIRA MESA RD

MIRAMAR RD

MIRAMAR RD

LA JOLLA VILLAGE DR

GILMAN DR

805



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





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

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