



CENTERPARK LABS

centerparklabs.com

Colliers



LONGFELLOW



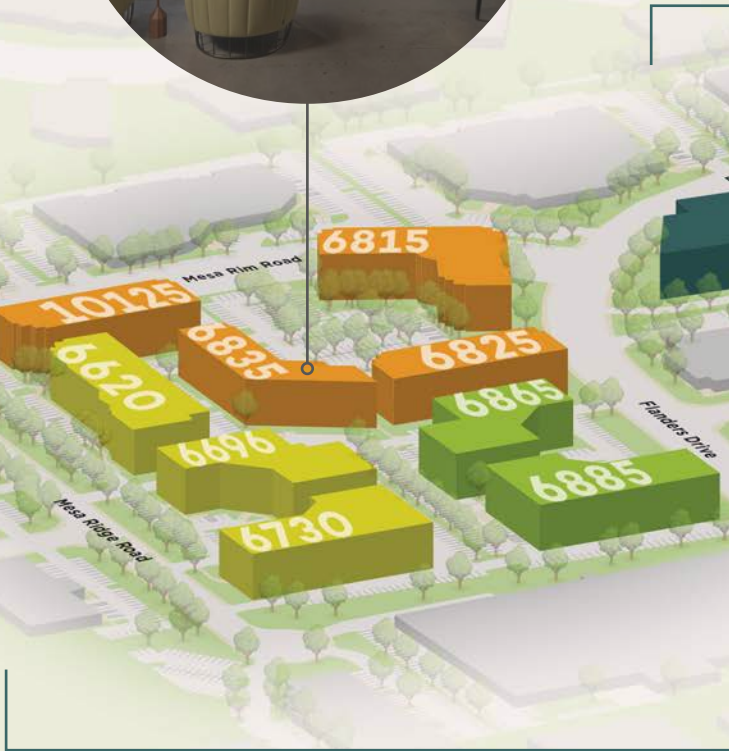
Centerpark Labs is a vibrant new development and refreshed life sciences hub in the heart of San Diego's Sorrento Mesa submarket.

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.





BUILD-TO-SUIT OPPORTUNITY



EXISTING CAMPUS

Camino Santa Fe

- Mesa Rim District
- Mesa Ridge District
- Flanders District
- 6790 Flanders
Ground Up Development

Life is at the heart of it all.

- Nine (9) buildings totaling 194,000 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.
- 202,000 SF Ground Up Class A life science building located at 6790 Flanders with adjacent parking garage.



Existing Campus

9 BUILDING CAMPUS | 202,000 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 delivering Q1 2025

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



Abundant Outdoor Space

Perfect for collaboration, food and beverage





6790

6885

6865

6730

6696

6825

6835

6815

FLANDERS AVE

MESA RIM RD



Availabilities

Address	RSF	Date Available
6696 Mesa Ridge Rd.	10,547 RSF	Available
6815 Flanders Ave.	Suite 100: 12,453 RSF Suite 150: 12,346 RSF Suite 200: 28,311 SF	Available
6885 Flanders Dr.	Suite 100: 9,417 RSF Suite 200: 16,462 RSF	September 2024
6790 Flanders Dr.	207,000 RSF	20-Months

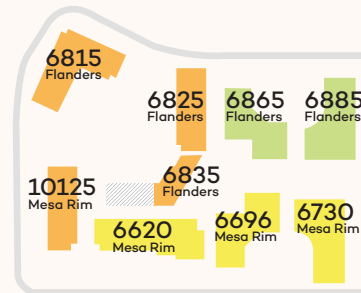
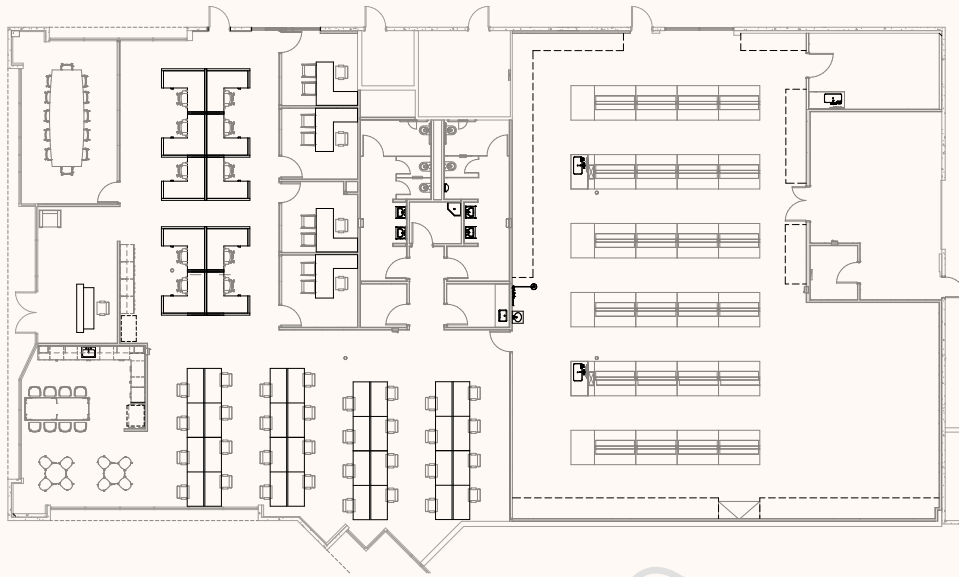


6696 Mesa Ridge Spec Suite

6696 Mesa Ridge Rd

FIRST FLOOR - SUITE A | 10,547 SF

First generation move-in ready suite complete

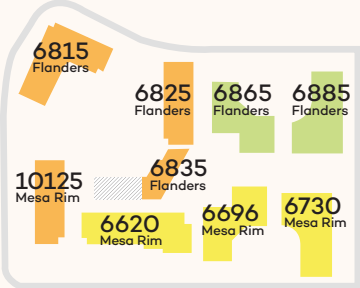
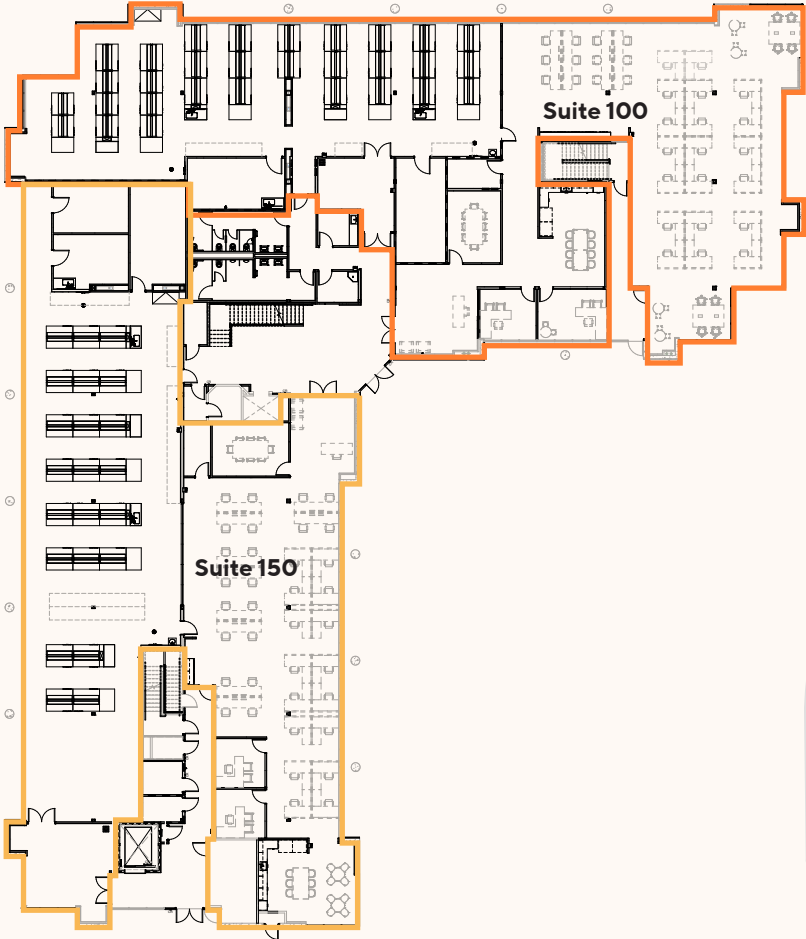


Furniture included is for conceptual purposes



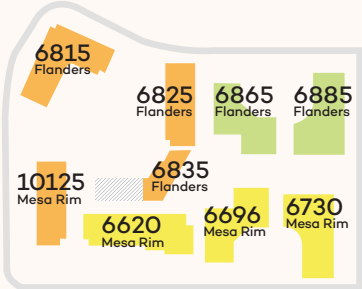
6815 Flanders Ave

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



6815 Flanders Ave

SECOND FLOOR - SUITE 200 | 28,311 SF



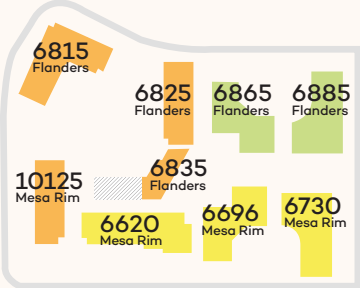
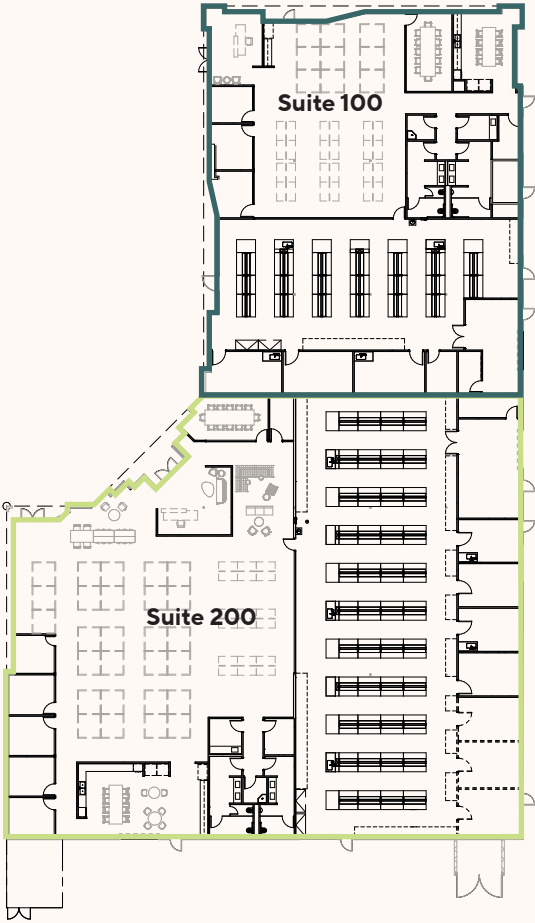
Furniture included is for conceptual purposes



6885 Flanders Dr

SUITE 100 | 9,417 SF

SUITE 200 | 16,462 SF



Floor plan is conceptual



New Development

Build-to-Suit Opportunity

6790 FLANDERS | 207,000 SF

Ground up Class A life science building
with 20-month construction duration



207,000 SF
5-story lab/office



155,000 SF
Parking Structure
5 levels (55' tall) | 414 stalls total

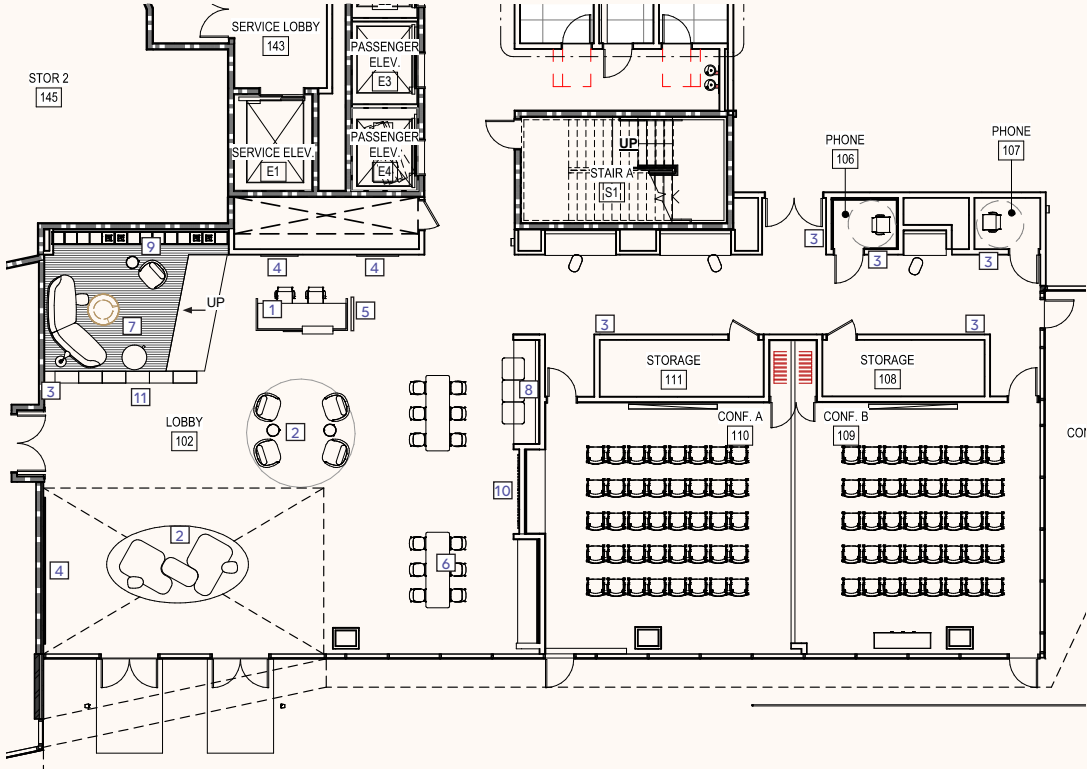


LEED Gold & Fitwel Certification
Pursuing Status



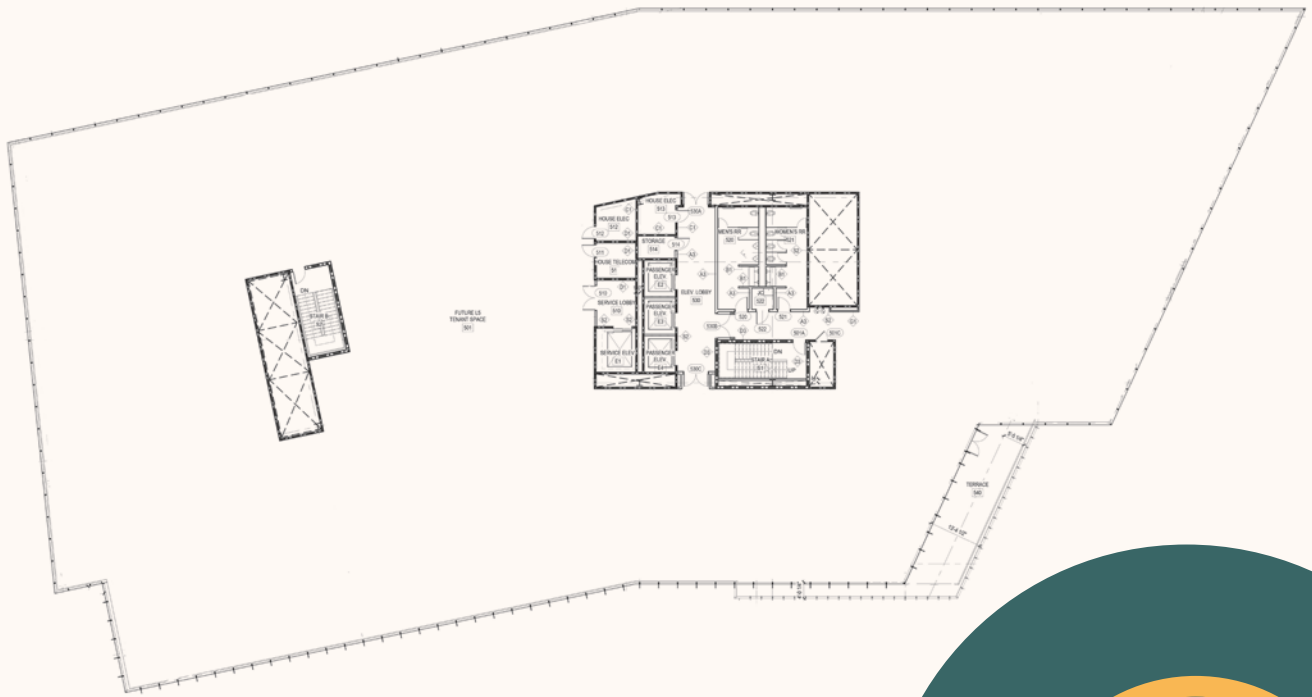
6790 Flanders Ave

FIRST FLOOR | AMENITIES



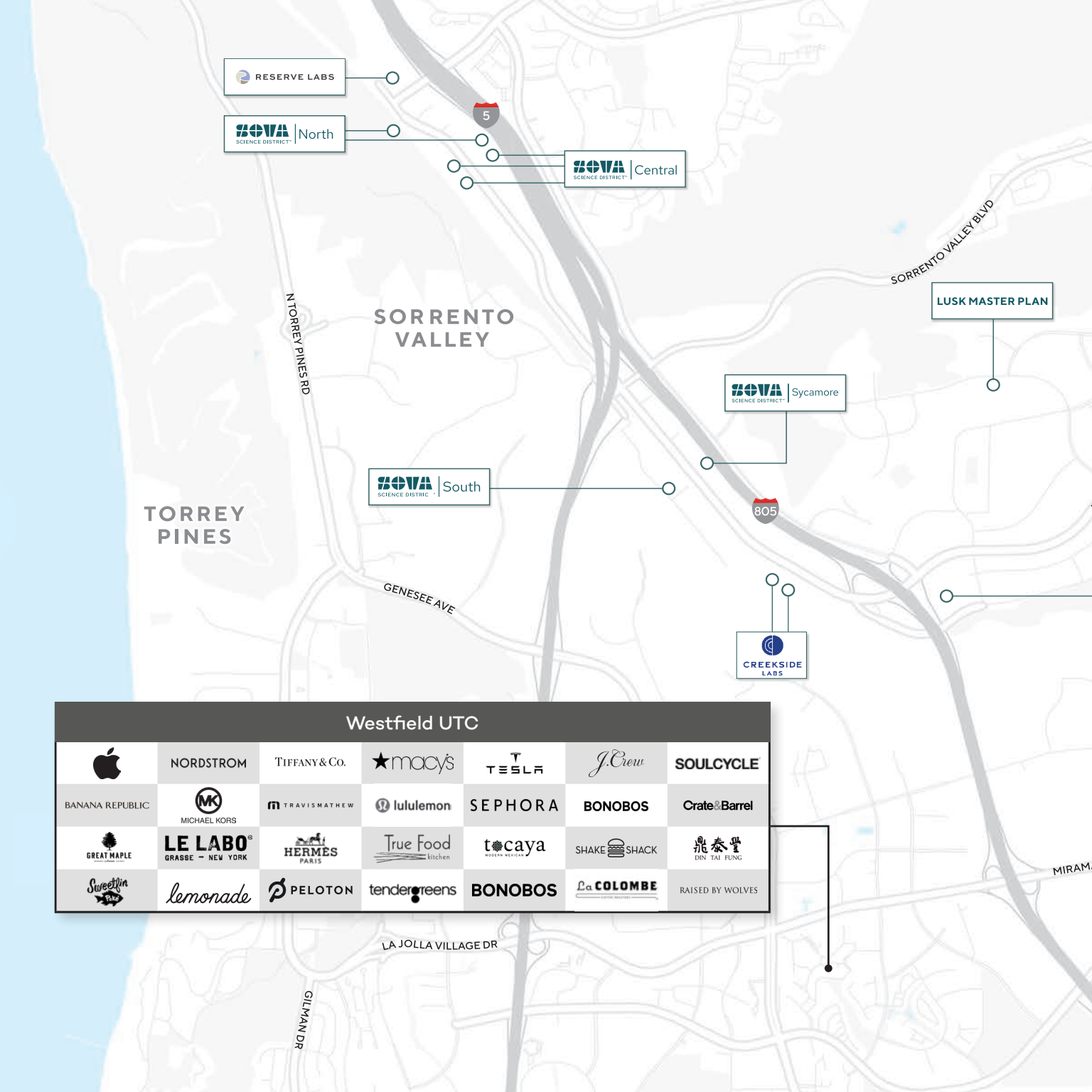
6790 Flanders Ave

TYPICAL FLOOR PLATE | +/- 41,000 SF



Furniture included is for conceptual purposes





RESERVE LABS

SOVA SCIENCE DISTRICT North

SOVA SCIENCE DISTRICT Central

LUSK MASTER PLAN

SOVA SCIENCE DISTRICT Sycamore

SOVA SCIENCE DISTRICT South

CREEKSIDE LABS

TORREY PINES

SORRENTO VALLEY

Westfield UTC

	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

LA JOLLA VILLAGE DR

GILMAN DR

MIRAMonte



Village at Mira Mesa

TARGET	petco	VONS
Chick-fil-A	SPROUT'S PRODUCE MARKET	Michaels
Biggs	THE FISH MARKET	California FISH GRILL
BevMo!	BETTER BUZZ	GameStop

Mira Mesa Library

Walgreens

Luna Grill
mediterranean kitchen

Jollibee

MIRA MESA BLVD

CAMINO RUIZ

Performance RCHERY

THE WINSELLAR & BRASSERIE

MIRA MESA FITNESS CENTER

Taybird

THE BOTTLE

Prestons

ALESMITH

MIRAMAR RD

BREWSKIS BAR & ARCADE

BIOTERRA

BIOVISTA

3ROOTS
SERRANO MESA

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

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



Amenity Space

The Social | Room for life-at work

ONSITE RESTAURANT

FOOD TRUCKS

MINDFULNESS SPACES

OUTDOOR SEATING

COLLABORATION AREAS

RESORT STYLE FITNESS CENTER

Delivering April 2025:

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
Walking And Running Trails

Access

Car Detailing Services
Mobile Hospitality Services

Taste

Rotating Food Trucks
Beer & Wine Tastings

Brain Power

Lunch & Learn Workshops
Virtual Educational Opportunities
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

West

San Diego
Bay Area

Southeast

Research Triangle
Durham

Northeast

Cambridge
New York City
Philadelphia
Rockville

United Kingdom

Cambridge



16.5+ 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



centerparklabs.com

STEVE BRUCE

Vice Chairman | Co-Lead
Southwest Life Science Practice
t 858-922-3056
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
CA RE Lic. #01734544

CONOR EVANS

Vice President
t 858-291-1415
conor.evans@colliers.com
CA RE Lic. #01963596

