



LONGFELLOW

±323,403 SF

Delivering
2024 CLASS A
Lab Space

5889 OBERLIN DR.

SAN DIEGO,
CALIFORNIA
92121

bioterrasd.com

BIOTERRA





Coming soon to Sorrento Mesa...

2022

Q2

Meet
Bioterra

Q3

Demolition &
Groundbreaking
activities

2023

Q1

Building
Construction
is underway

2024

Q2

Completion
Date
Lab Delivery

117°13'1.06"W | 32°53'45.89"N



Why BIOTERRA?



It begins at Bioterra.

Controlled environments giving way to abundant fresh air and sunlight. Progressive architecture that seamlessly blends indoors and out. Bioterra infuses life science spaces with an ever-present sense of life. Prominently featuring natural materials, it embodies the refreshing future of the lab-centered workplace.

Centrally located in a growing hub of the San Diego scientific community, Bioterra is among the first ground-up lab projects to rise in Sorrento Mesa. Proximate to UCSD and multiple cutting-edge research and medical facilities, the area is primed to attract top talent seeking to make an impact.



323,403 SF ground-up life science campus on a 4.14 acre site



Located on a prominent corner of Oberlin & Mira Mesa Blvd in Sorrento Mesa, San Diego's flourishing life science cluster



Masterfully designed to the latest ESG standards with LEED Gold & Fitwel certifications



±50-70K SF open floor plates designed for flexibility to accommodate both full and multi-tenant configurations



Open air full-service rooftop restaurant, state-of-the-art conferencing, serene wellness & fitness facilities, and a bespoke art program



Subterranean parking scheme provides convenient employee access



Abundant natural light and exterior terraces featuring sweeping views



117°13'1.06"W | 32°53'45.89"N





Venture beyond the Status Quo..

Be a part of a flourishing scientific community...

Knowledge clusters are leading the modern economy. Innovation thrives when talented people collide in chance encounters, share ideas and spark creativity; Sorrento Mesa is the preeminent location for interaction between the technological “seeds” of core research institutions and the needs of the business world based on close collaboration and daily communication.



& an inviting sense of hospitality.

Warmth and uplift define every corner of the space, and are at the center of the Longfellow proprietary amenity program, Elevate. Offering a renewing escape just steps from the intense, world-changing work in the lab, teams are never far from an inviting sense of hospitality that sets a new standard for the life science environment.

Full Service Rooftop Restaurant
State-of-the-Art Conferencing
Cafe/Coffee Shop
Open Air Rooftop Patio
Sweeping Views
Bespoke Art Installations
Curated Amenity Programming

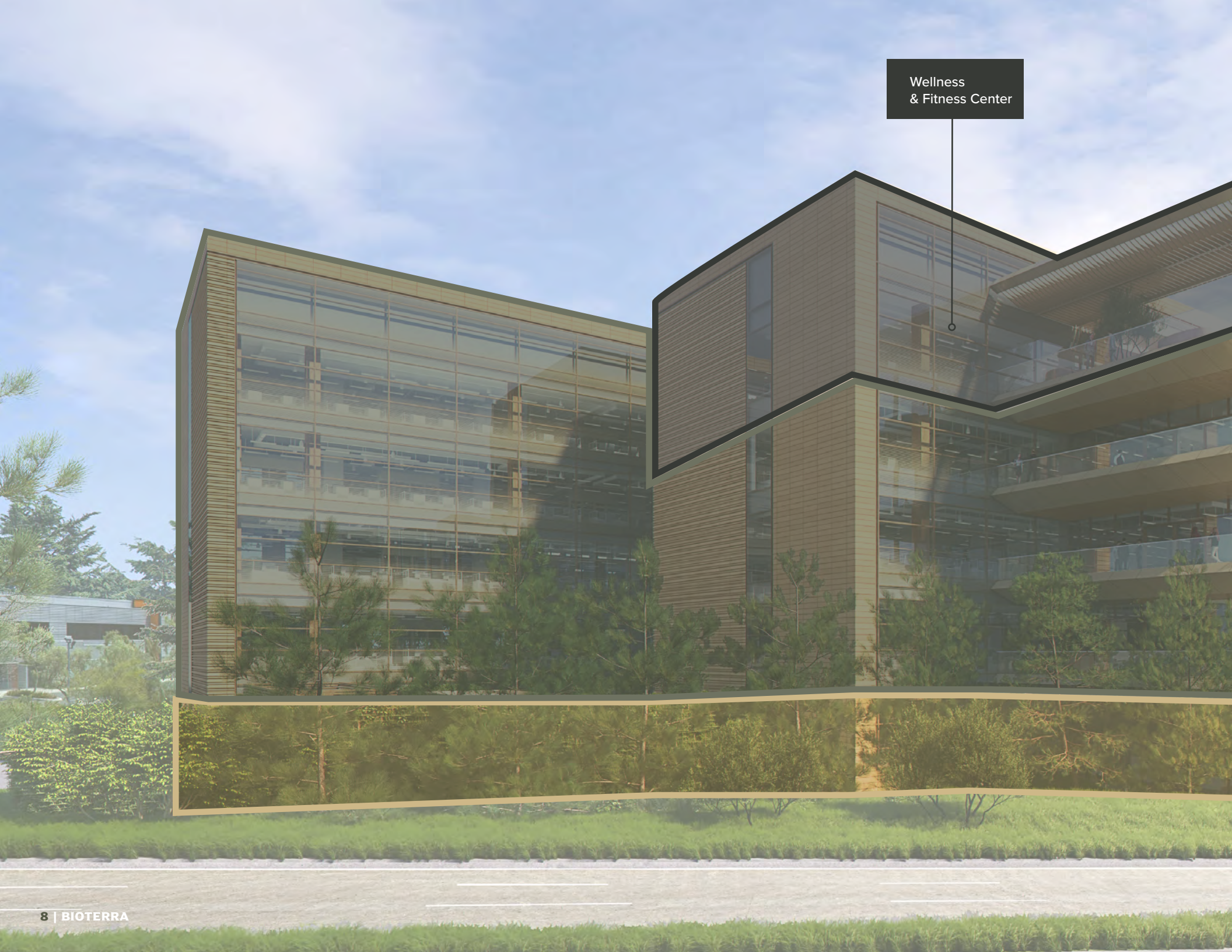
Electric HVAC System
Wellness & Fitness Amenities
Private Tenant Terraces
Outdoor Lounge Areas
Nature Trails
LEED Gold Standards
Fitwel Certification




41°17'13.106"W | 32°53'45.89"N



Wellness
& Fitness Center





Open Air
Restaurant

Conference
Area

Top Floor Amenities

55,973 SF

Open air rooftop restaurant, serene wellness & fitness facilities, bespoke art sculpture, large scale conferencing

Levels 2-5

±50-70K SF

Scaleable floorplates starting at 50,000 SF providing easily adjustable floorspace to fit your needs with private terraces and sweeping views

Ground Level

48,470 SF

Elevated amenity experience, digital concierge, communal cafe, bespoke art program

41°11'31.06"W | 32°53'45.89"N





MIRA MESA BLVD

OBERLIN DR

48,470 SF Ground Floor

Service Yard

Loading Docks

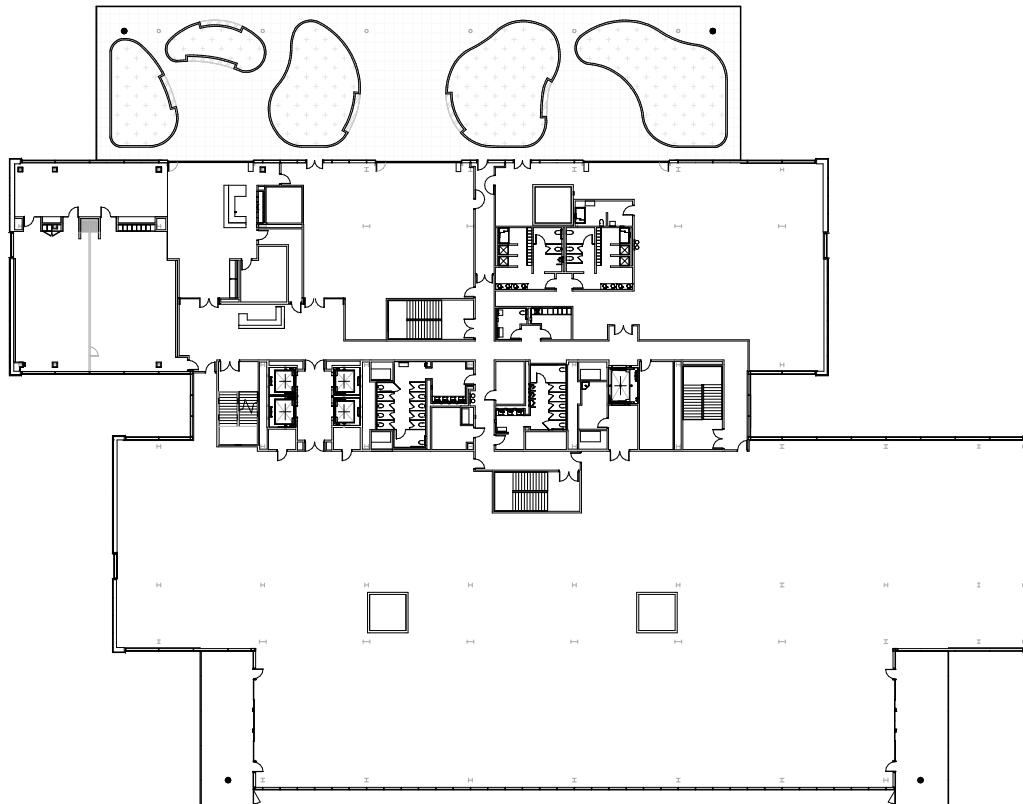
Garage Ramp Down

Subterranean Parking Structure

Main Entry Court

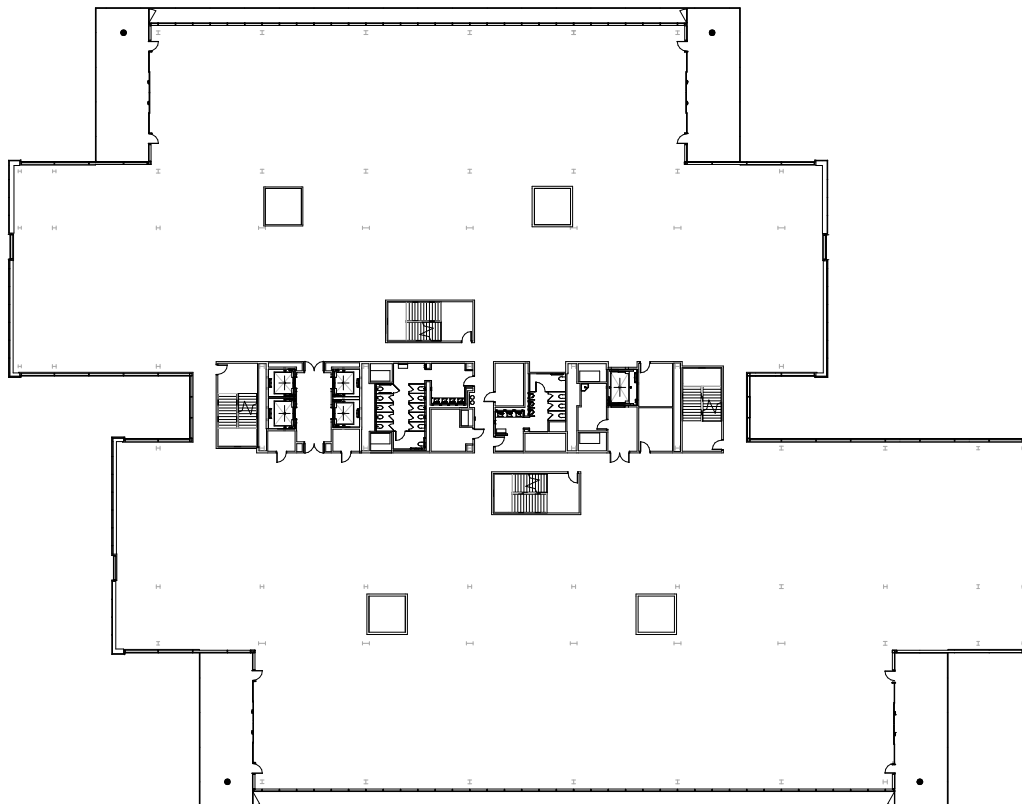
Space Plans

Top Floor (Amenities) | Restaurant and Wellness & Fitness



Space Plans

Floors 2-4 (Typical Plan) | $\pm 50\text{-}70\text{K SF}$



Approximate SF Per Floor

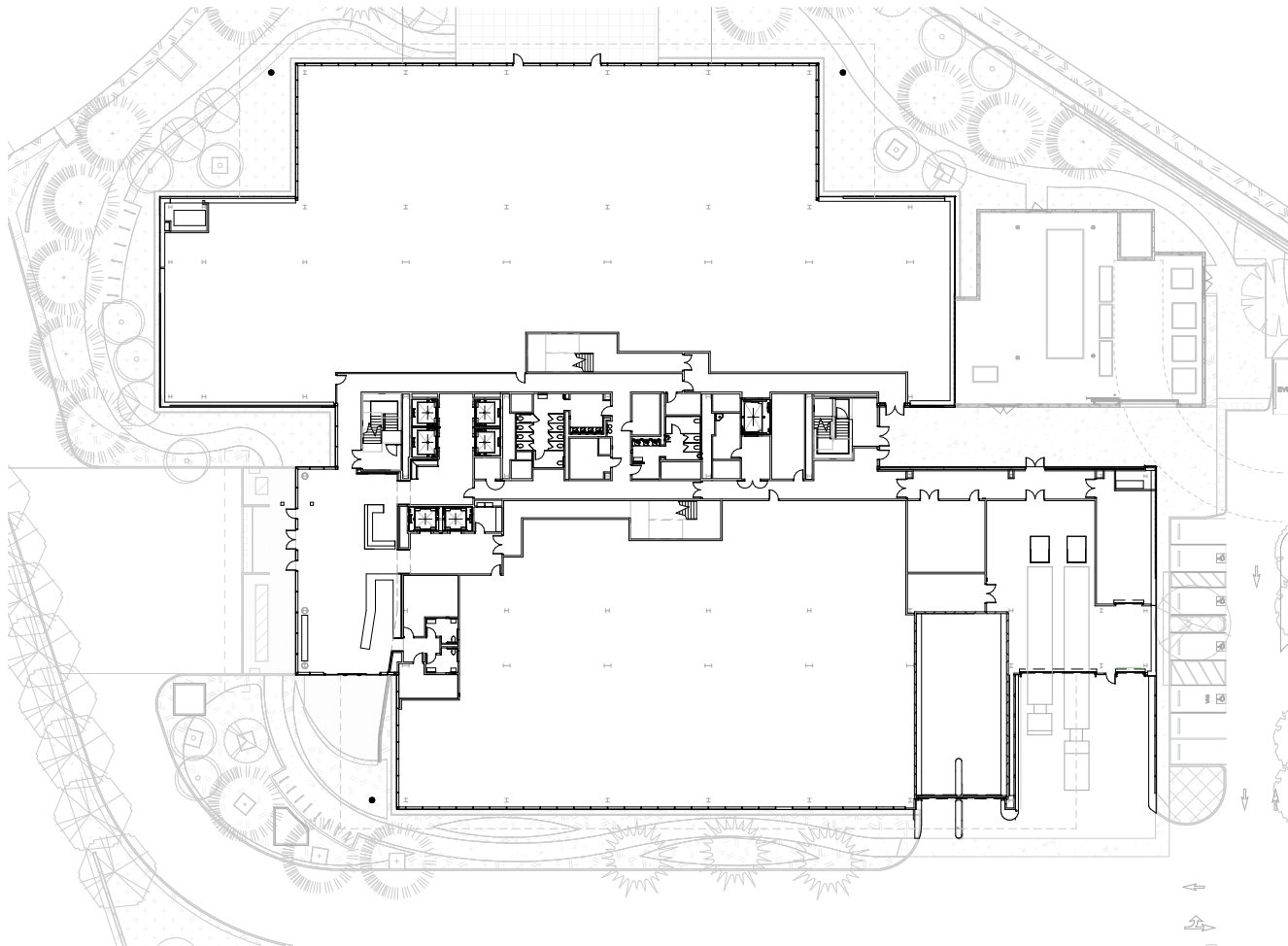
Floor 2 – 70,020

Floor 3 – 70,013

Floor 4 – 70,013

Space Plans

First Floor | 48,470 SF



417°13'10.6"W | 32°53'45.89"N







Fuel for
the future.

417°13'1.06"W | 32°53'45.89"N



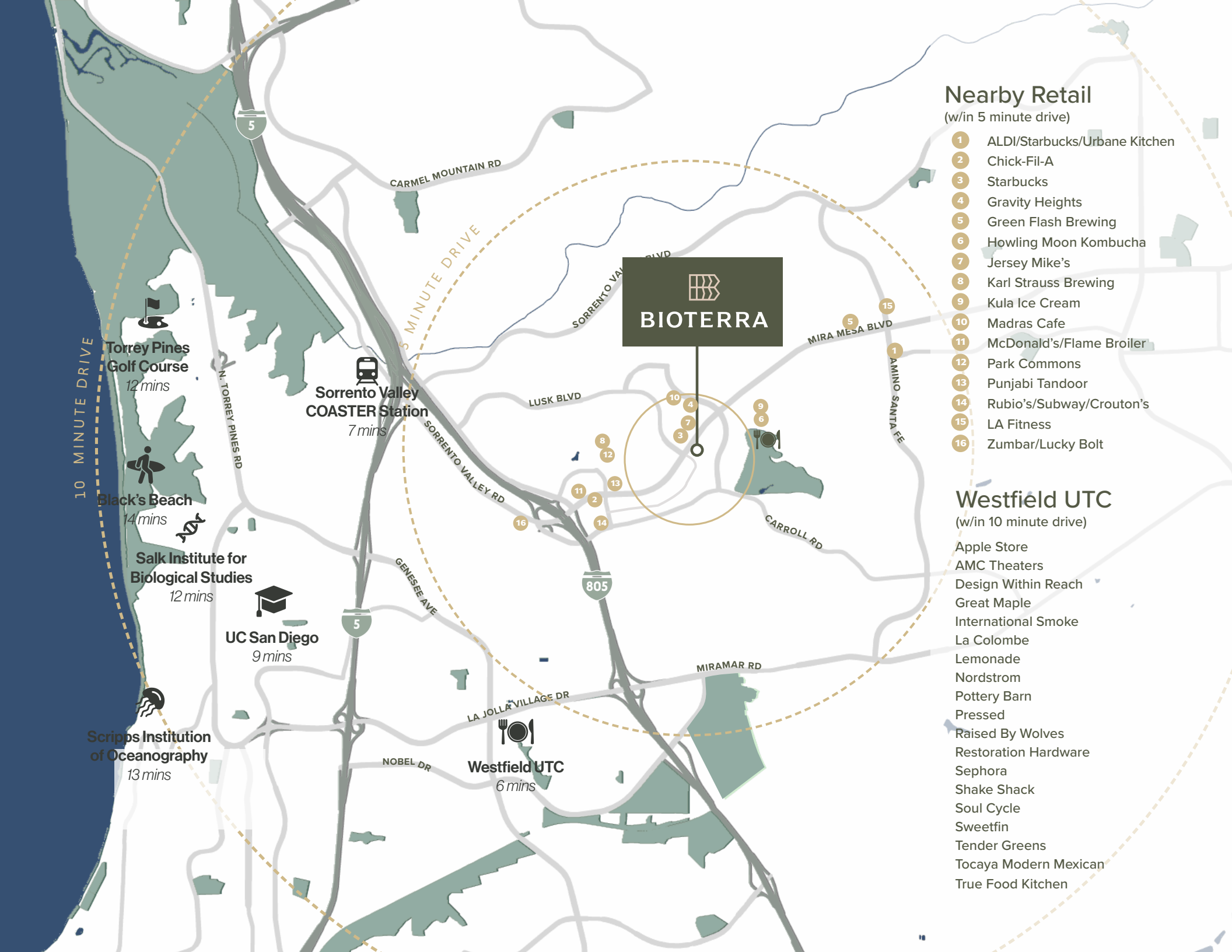


San Diego

Well known for its sun and surf, active lifestyle and diverse, vibrant communities. San Diego offers a unique culture of design and innovation defined by its geographical location and opportunities, an economy and ecology that functions as one. Historically, San Diego has always been activated and mobilized through exceptional binational events, innovation, and exchanges that have shaped our understanding of its connectivity and complexity. Testaments to this include Balboa Park, the CBX border expansion and a legacy of biotech and science/ medical research that has changed genetic sequencing.

San Diego today is the eighth largest city in the nation with a 2020 population of 1,429,653, it is the 2nd largest city in California (after Los Angeles) . San Diego is currently growing at a rate of 0.14% annually and its population has increased by 9.35% since the most recent census, which recorded a population of 1,307,402 in 2010. Spanning over 372 miles, San Diego has a population density of 4,387 people per square mile.*

**Credit: Worldpopulationreview.com*



BIOTERRA

Nearby Retail

(w/in 5 minute drive)

- 1 ALDI/Starbucks/Urbane Kitchen
- 2 Chick-Fil-A
- 3 Starbucks
- 4 Gravity Heights
- 5 Green Flash Brewing
- 6 Howling Moon Kombucha
- 7 Jersey Mike's
- 8 Karl Strauss Brewing
- 9 Kula Ice Cream
- 10 Madras Cafe
- 11 McDonald's/Flame Broiler
- 12 Park Commons
- 13 Punjabi Tandoor
- 14 Rubio's/Subway/Crouton's
- 15 LA Fitness
- 16 Zumbar/Lucky Bolt

Westfield UTC

(w/in 10 minute drive)

- Apple Store
- AMC Theaters
- Design Within Reach
- Great Maple
- International Smoke
- La Colombe
- Lemonade
- Nordstrom
- Pottery Barn
- Pressed
- Raised By Wolves
- Restoration Hardware
- Sephora
- Shake Shack
- Soul Cycle
- Sweetfin
- Tender Greens
- Tocaya Modern Mexican
- True Food Kitchen





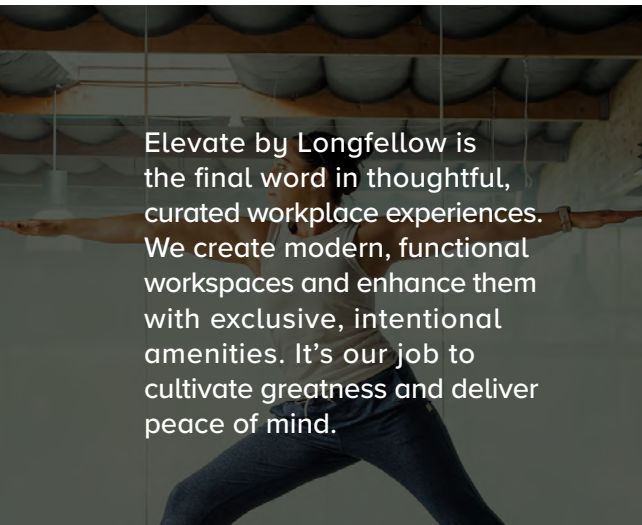
A natural
step up.

417°13'1.06"W | 32°53'45.89"N



ELEVATE

It's Not What We Do.
It's Not How We Do It.
It's Who We Are.



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.



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



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.

San Diego • Bay Area • Research Triangle • Durham • Boston • New York City • United Kingdom

14.5+ MILLION SF
National Portfolio

DEVELOPMENT

Strategy & Partnership
Advisory & Entitlements
Acquisitions & Conversions

MANAGEMENT

Leasing
Project Management
Property Management

INVESTMENTS

Asset Management
Investment Management

117°13'10.6"W | 32°53'45.89"N





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BIOTERRA

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.