



RESERVE LABS



LONGFELLOW

Where science flourishes, naturally.

Steps from the freeway and surrounded by leading research clusters, Reserve Labs offers convenience with serenity.

From usable outdoor spaces to panoramic views, every element is crafted to remind teams why they chose science in the first place — to explore, to imagine, and to make an impact.





**THE
OUTLOOK**
BY ELEVATE

3394

P

THE LOT
PICKLEBALL &
FITNESS

5

3390

3398

Carmel Mountain Rd

CONNECTION TO NATURE

Campus consisting of three buildings totaling 127,953 SF of Class A Lab and Office space overlooking picturesque Torrey Reserve.

CENTRAL & ACCESSIBLE

A prominent location offering direct entry to the I-5, I-805 and CA-56 freeways, within strolling distance of local restaurants and cafes, and access to biking, hiking, and beach trails.

COLLABORATION MAGNET

Strategically located near UCSD and the Torrey Pines Mesa, Sorrento Mesa, and Carmel Valley STEM workforces.

FUTURE-FOCUSED DESIGN

Flexible lab and office spaces featuring balconies, roll-up doors, private outdoor tenant space and high ceilings.

TALENT ATTRACTION

Dedicated amenity areas featuring Elevate, Longfellow's hospitality and experience platform makes Reserve Labs a place teams want to be.

PARKING WITH EASE

353 surface and covered parking space (2.9 per 1,000 SF), including 8 EV charging stations.

Conveniently connected, yet remarkably secluded.

5 MINUTES
to Torrey Pines Mesa

7 MINUTES
to Sorrento Mesa

20 MINUTES
to San Diego
International Airport

6 MINUTES
to One Paseo & Del Mar
Heights Shopping Center

8 MINUTES
to Westfield UTC &
The Shops at La Jolla Village

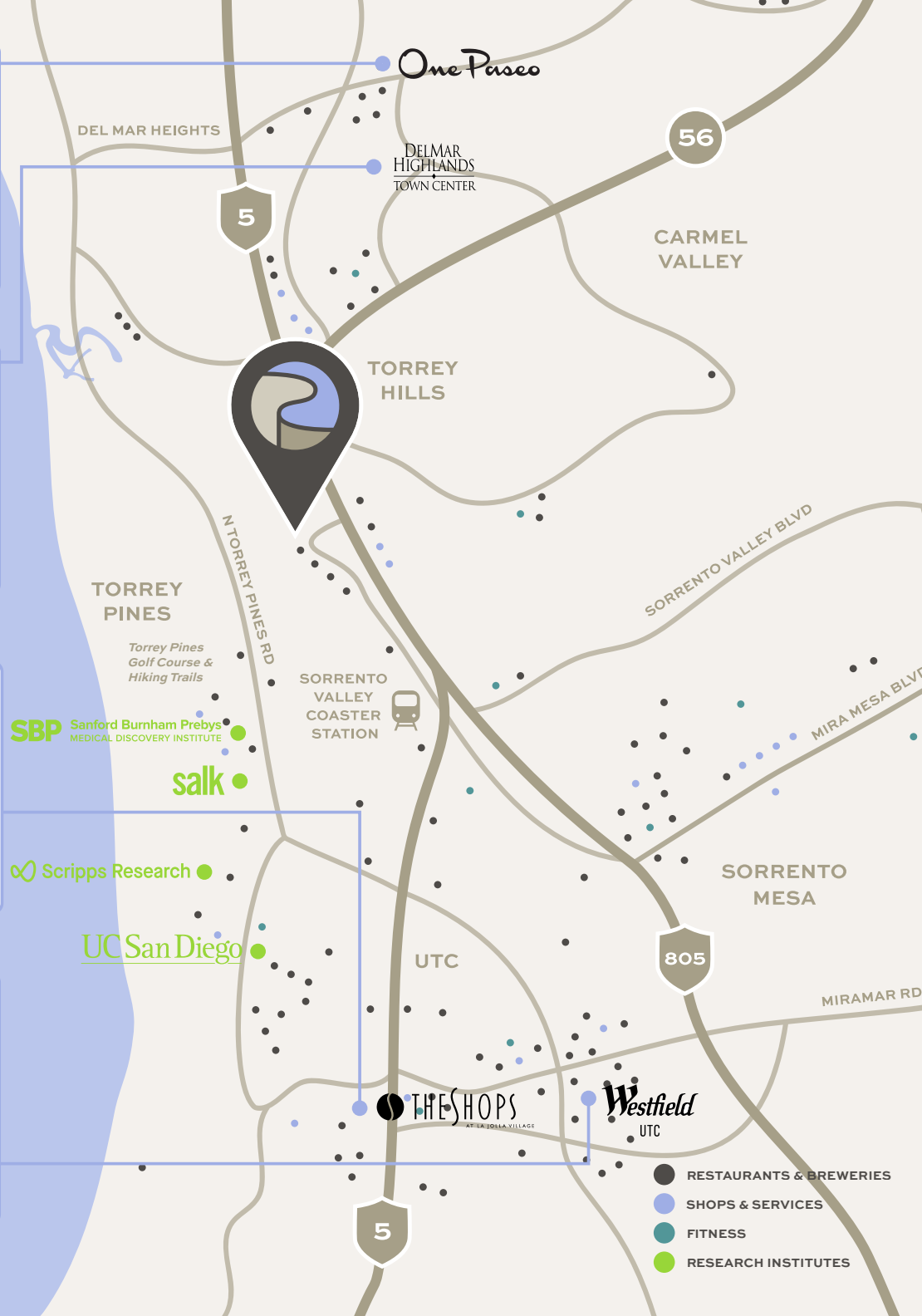
21 MINUTES
to Downtown
San Diego

- | | |
|-----------------|-----------------|
| BODYROK | BLUE BOTTLE |
| LAND & SEA GOLF | CAVA |
| DRYBAR | HARLAND BREWING |
| FAHERTY | NICK'S |
| FJALLRAVEN | NORTH ITALIA |
| LULULEMON | PARAKEET CAFE |
| MARROW FINE | SALT & STRAW |
| PIGMENT | SHAKE SHACK |
| SHOP/GOOD | SWEETFIN |
| SEPHORA | TENDERGREENS |
| SERENA & LILY | TOCAYA |
| VAN DE VORT | URBN |

- | | |
|------------------|---------------------|
| CLUB PILATES | CROSS STREET |
| REVEL FIT CLUB | NEKTAR JUICE BAR |
| ROW HOUSE | HAPPY LEMON |
| TILLYS | SWEETGREEN |
| VUORI | PHILZ COFFEE |
| BLU MERCURY | SAMMY'S FOOD & WINE |
| OPTOMETRY CABANA | WINE |
| MATHNASIUM | SKY DECK |
| STATE FARM | SIDECAR DONUTS |
| FEDEX | JIMBO'S |
| AT&T | SNOOZE |
| UPS | MENDOCINO FARMS |
| | URBAN PLATES |

- | | |
|---------------------|--------------------|
| SOULUTION PILATES | CAVA |
| SOLIDCORE | URBAN PLATES |
| LASH BAR USA | MENDOCINO FARMS |
| WHOLE FOODS MARKET | FLAME BROILER |
| NORDSTROM RACK | NEKTAR JUICE BAR |
| PEARLE VISION | HANDEL'S ICE CREAM |
| EUROPEAN WAX CENTER | SNOOZE |
| PAPER SOURCE | BJ'S BREWHOUSE |
| CVS PHARMACY | THE MELT |
| VITALAB WELLNESS | SPRINKLES |
| SEPHORA | PHILZ COFFEE |
| VERIZON | RUBIOS |

- | | |
|-----------------|-----------------------|
| SOUL CYCLE | SWEETGREEN |
| J.CREW | BOARD & BREW |
| NORDSTROM | LUCREZIA |
| TIFFANY & CO. | SHAKE SHACK |
| TRAVIS MATHEW | QUEENSTOWN BISTRO |
| CRATE & BARREL | BAZILLE |
| TESLA | SEASONS 52 |
| BANANA REPUBLIC | HAI DILAO HOT POT |
| LULULEMON | RED O |
| APPLE | SWAGYU BURGER |
| BONOBOS | PAZZA MARKET & CUCINA |
| HERMES | PACIFIC CATCH |



- RESTAURANTS & BREWERIES
- SHOPS & SERVICES
- FITNESS
- RESEARCH INSTITUTES



Innovation ready.

3390
CARMEL MOUNTAIN RD

Suite 200: 21,845 SF

3394
CARMEL MOUNTAIN RD

Suite 100: 11,140 SF
Suite 150: 9,200 SF
Suite 200: 23,430 SF

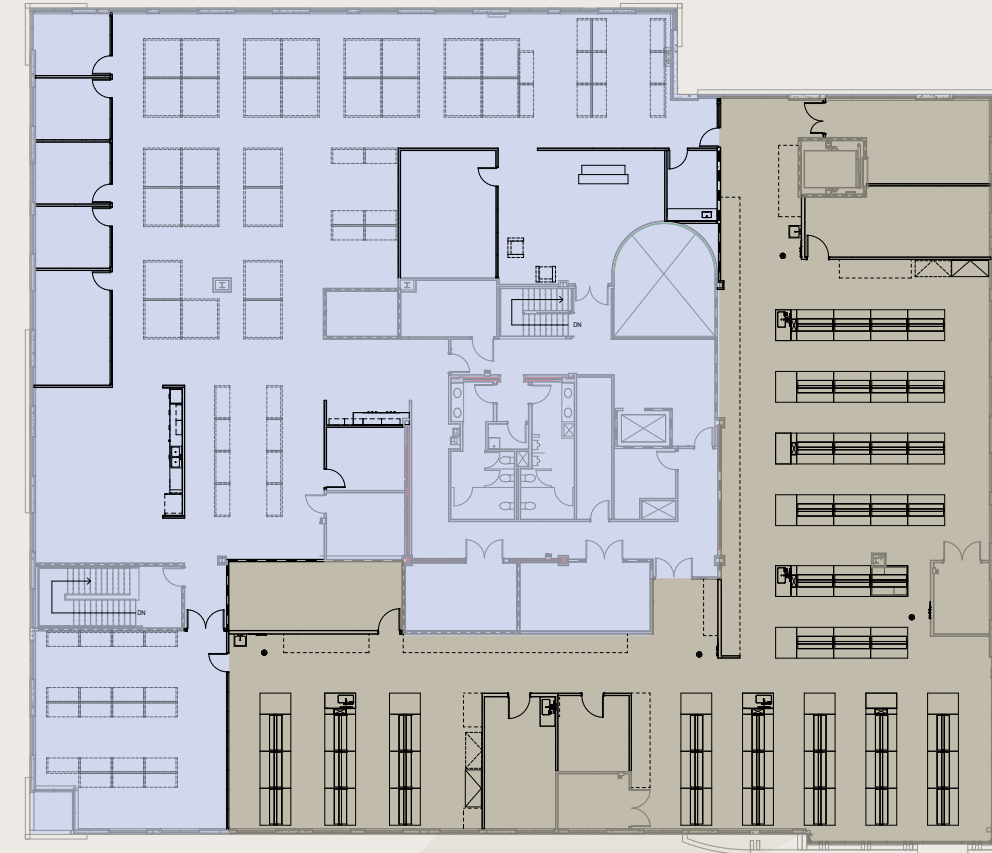
3398
CARMEL MOUNTAIN RD

Suite 100: 20,797 SF
Suite 200: 11,975 SF



3390

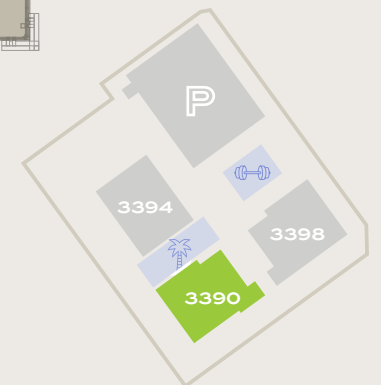
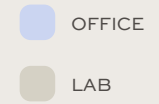
Carmel Mountain Rd



2
FLOOR

21,845 SF
FITTED LAB

Available
NOW



3394

Carmel Mountain Rd



SUITE 100
11,140 RSF

SUITE 150
9,200 RSF

1
FLOOR

Up to
20,340 SF
FITTED LAB

Available
NOW



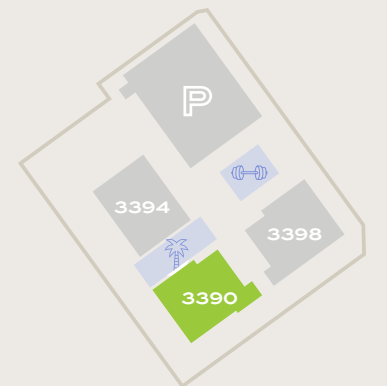
2
FLOOR

23,430 SF
FITTED LAB

Available
NOW

[CLICK FOR
VIRTUAL TOUR](#)

OFFICE
LAB



3398

Carmel Mountain Rd



1
FLOOR

20,797 SF
FITTED LAB

Available
NOW

[CLICK FOR
VIRTUAL TOUR](#)

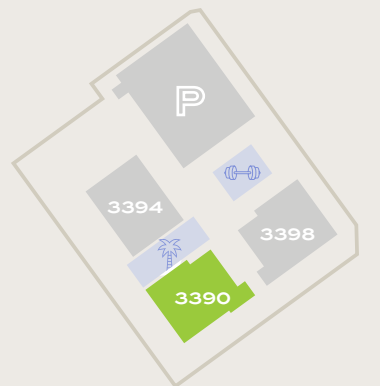


2
FLOOR

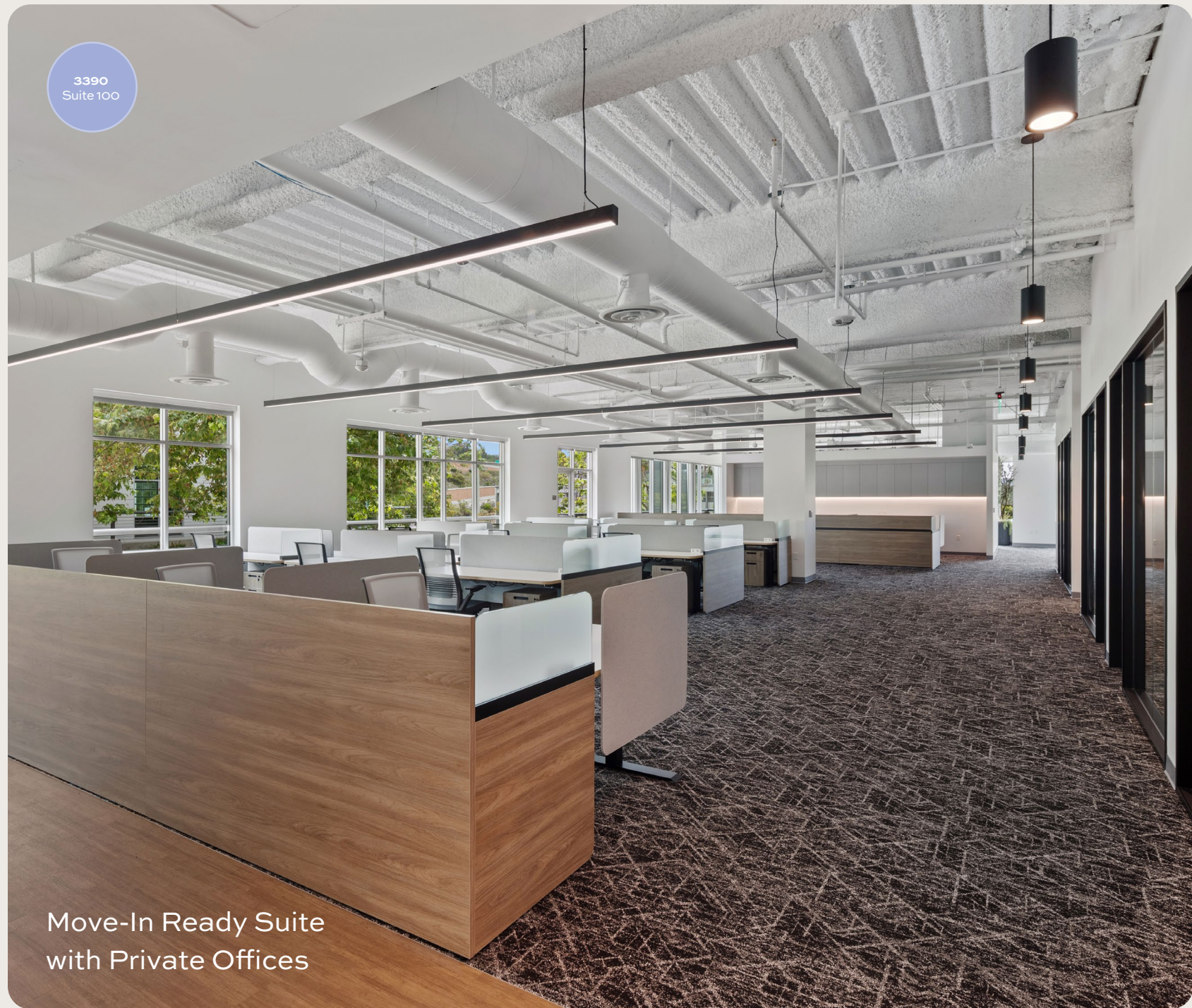
11,975 SF
FITTED LAB

Available
NOW

OFFICE
LAB



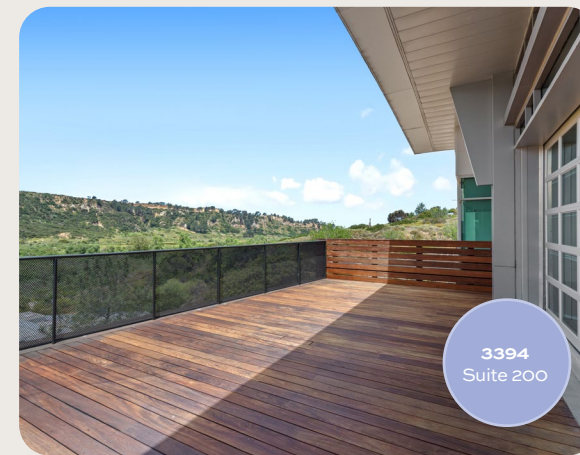
3390
Suite 100



Move-In Ready Suite
with Private Offices



3394
Suite 200



3394
Suite 200



3398
Suite 100

ELEVATE

Beyond the lab...

Good vibes make the workday better. That's why Reserve Labs brings you Elevate, Longfellow's tenant experience platform.

From outdoor workouts to community gatherings, our concierges curate moments that connect teams and boost happiness.

Start the day with a coffee at The Outlook, overlooking the calm of Torrey Reserve. From outdoor meetings to catered team events and games on the lawn, it's all set up to unwind and connect.



THE OUTLOOK

CATERING COUNTER

SEATED NOOK

OUTDOOR CONFERRING

COWORKING TRELLIS

EVENT LAWN

FUN FACT
Research shows that proximity to nature improves creativity & focus.

OVERLOOK DECK

COWORKING DECK

LOUNGE SEATING

FOOD TRUCK PARKING





THE LOT

PICKLEBALL

Tenants can enjoy a spirited game of pickleball complete with top-notch equipment and ample space for spectators to cheer on their team.



FITNESS & YOGA CLASSES

State-of-the-art outdoor shaded fitness yard offers group workout classes, ranging from vinyasa yoga to cardio kickboxing and everything in between, with locker rooms conveniently located just steps away.



PERSONALIZED WORKOUTS

Tenants can enjoy a personalized training experience in an outdoor fitness yard equipped with cardio machines, weights, a floor exercise zone, and an open turf lawn, perfect for tailored workouts in a refreshing, open-air setting.



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.

12 Million SF
Global Portfolio

Management

Leasing
Project Management
Property Management

Development

Strategy & Partnership
Advisory & Entitlements
Acquisitions & Conversions

Investments

Asset Management
Investment Management

West

San Diego
Bay Area

Southeast

Research Triangle
Durham

Northeast

Boston
New York City
Philadelphia
Rockville

United Kingdom

Cambridge





LONGFELLOW

STEVE BRUCE

Vice Chair & Co-Lead

t 858-291-1414

steve.bruce@colliers.com

CA RE Lic. #01455744

CHRIS HIGH, SIOR

Vice Chair & Co-Lead

t 858-291-1413

chris.high@colliers.com

CA RE Lic. #01734544

CONOR EVANS

Vice President

t 858-291-1415

conor.evans@colliers.com

CA RE Lic. #01963596

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