

Longfellow Acquires Second San Diego Life Sciences Hub

Roselle Campus Complements Inspire Portfolio that Longfellow Acquired in 2018, Will Receive Signature Longfellow Upgrades

(SAN DIEGO, CA) -- January 30, 2019 -- Hot on the heels of acquiring San Diego's Inspire campus, [Longfellow Real Estate Partners](#) continues to grow its life sciences portfolio into one of the nation's largest with the acquisition of the nearby Roselle buildings.

"We at Longfellow view the San Diego life science cluster as ripe for continued growth, so it only made sense to expand our presence here," says Longfellow partner Jessica Brock. "And this move won't be the last word. We look forward to future growth on the West Coast."

The Roselle campus consists of two buildings totaling 37,555 SF. The building at 10575 Roselle St. measures 10,000 SF; 10581 Roselle St comes in at 27,555 SF. The project is 77 percent occupied, and all vacant spaces will undergo full lab buildouts.

Roselle is located about a mile from the Inspire campus, which Longfellow acquired in November 2018. Inspire is made up of 12 buildings totaling 318,969 square feet (SF), and is a key part of the tech and life science cluster thriving in and around the Sorrento Valley.

The Roselle acquisition increases Longfellow's portfolio to nearly 3,100,000 SF of tech and life sciences space owned and under management in innovation hubs such as Greater Boston, Philadelphia and North Carolina's Research Triangle region.

As with the Inspire campus, Parallel Capital Partners is the seller.

Availability & Upgrades

Approximately 25 percent of the Roselle campus is available for lease, or around 10,000 SF. Tenants at Roselle -- located less than half a mile from Interstate 5, the Sorrento Valley's main artery -- include Omniome, Inc and AlivaMab Discovery.

Longfellow's planned capital improvements include amenity enhancements, landscaping, and signage/wayfinding.

In addition, Longfellow will implement its proprietary services and amenities package, Elevate, which aims to redefine workplaces with lifestyle perks. In all, Longfellow will significantly re-shape the amenities, services and programming at both Roselle and Inspire.

Images

Images of the Roselle and Inspire portfolios are [here](#).

About Longfellow Real Estate Partners

[Longfellow Real Estate Partners](#) serves the unique demands of science and technology companies and focuses on the most innovative cluster locations in the US. The firm acquires and develops facilities in strategic locations and builds long-term relationships with research-centric organizations including life science companies, universities, medical centers, and research institutes. The principals of Longfellow have developed more than 3.5 million square feet of laboratory and high tech space over their careers including numerous high profile projects on the East Coast. The Company's institutional capabilities and entrepreneurial vision enable Longfellow to deliver high-quality laboratories and innovation space while satisfying each tenant's unique requirements. More at www.lfrep.com and on [Twitter](#) (@LongfellowREP) and [Instagram](#).

Other Longfellow Projects

As an example of Longfellow's vision and capabilities, consider the award-winning 15 acre, 1.7 million SF "Durham Innovation District" (aka [Durham.ID](#)). Complete with lab and office space, restaurants, residences, parks and other amenities, Durham.ID is a world-class research and business hub taking shape in the heart of a thriving downtown. Organizations associated with Duke University are among the anchors at Durham.ID, demonstrating Longfellow's ability to work closely and collaboratively with major research universities.