

SPACE TO OPEN MINDS

camLIFE

CAMBRIDGE, UK

Inspired by potential



As the premier owner and operator of Class-A science real estate in the US, Longfellow is excited to deliver CamLIFE, a Lab and Innovation focused Environment to Cambridge.

Creativity and innovation flourish when the fundamentals are in place to support and stimulate people, organisations and collaborative endeavours.

“Longfellow showed outstanding professionalism from the start of the design process and offered a custom solution projecting us to occupy our new headquarters at Biovista in San Diego, CA. Longfellow's ability to manage consultants and budget, and their transparency throughout the entire process was critical to our company's success and we look forward to the partnership with Longfellow ahead!”

Dr. Bill Efcavitch
Co-Founder & Scientific Officer
Molecular Assemblies



Space for start-ups, spin-outs, scale-ups and global enterprises



Up to 170,000 sq ft

of high-quality, fitted lab space to containment level 2 (CL2). Super flexible with options ranging from 7,000 sq ft suites, 20,000 sq ft floors to 75,000 sq ft buildings and plenty in between.



Outstanding location

12 mins from Cambridge station, Cambridge Biomedical Campus and Addenbrooke's Hospital. Easily accessible by cycle, bus and car.



Amenity-rich campus

Supported by our ever-expanding hospitality programme, Elevate™.



Available as early as Q4 2024

Buildings being delivered through 2024–2025.



42-acre parkland campus

With lots of outdoor green space.

170,000 sq ft delivering as early as Q4 2024










	CamLIFE 1	CamLIFE 2	CamLIFE 3
Level	sq ft	sq ft	sq ft
2	21,173	1,625	-
1	21,162	20,075	14,940
G	22,195	20,807	15,683
LG	10,667	12,002	6,178
Total	75,197	54,508	36,802

sq ft



Areas are approximate GIA including plant, lobby and other shared zones. Areas are subject to final measurement on completion.

On site amenities

-  CamLIFE apartments
-  Day nursery and preschool
-  Landscaped grounds and outdoor seating
-  Pilates studio
-  Parking and EV charging stations
-  Coffee and rotating street food trucks
-  Bike storage & end-of-trip facilities
-  Concierge services
-  Cycle & footpath links to city centre

Current customers



The complete campus for Cambridge

Bringing together best-in-class fitted lab space and workspace and lifestyle amenities, with over half of CamLIFE left open as green space.



CamLIFE's bright open office



Cambridgepark Drive, Cambridge, MA



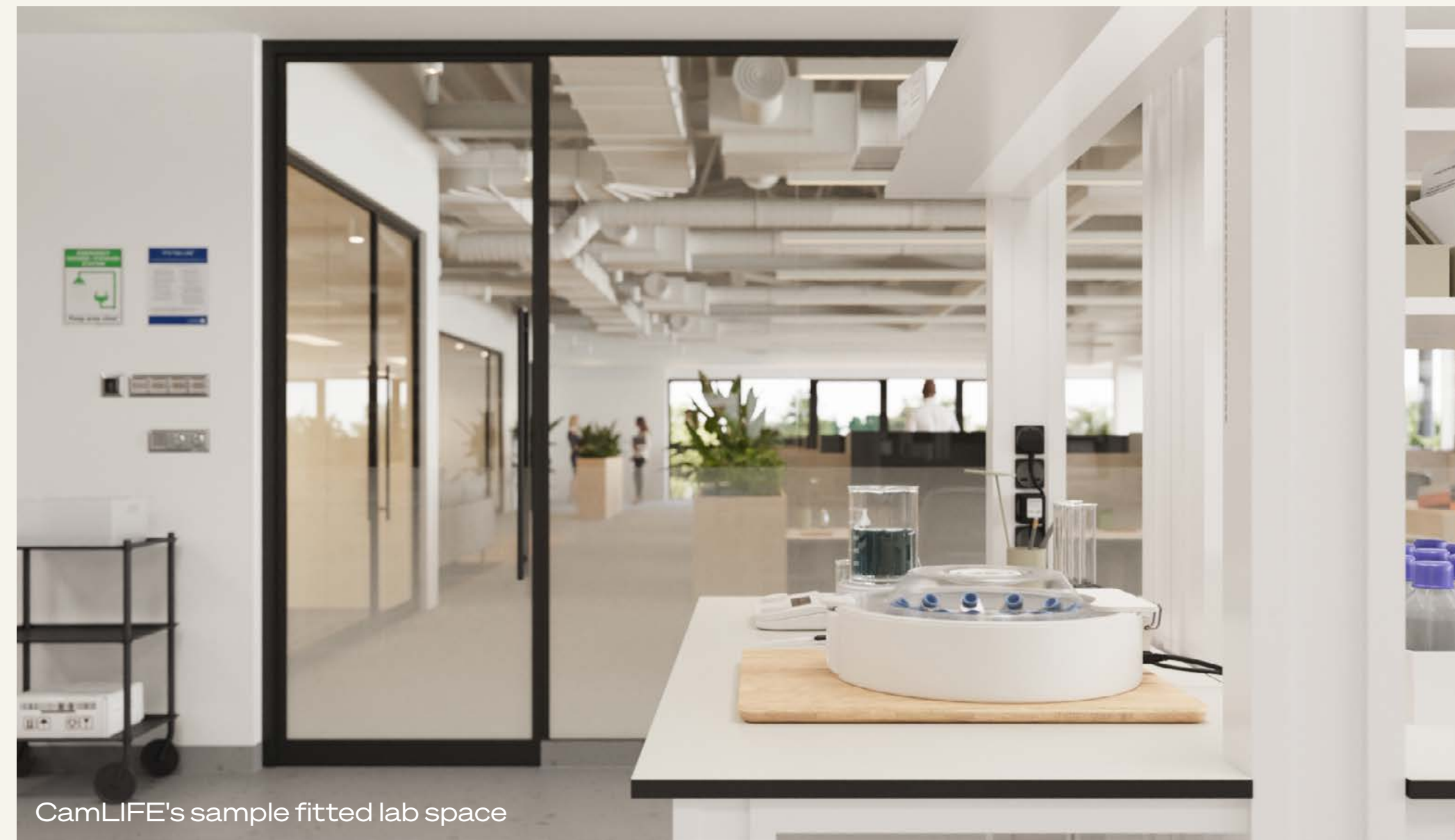
Redwood LIFE, Bay Area, CA



CamLIFE, Cambridge, UK



Biovista, San Diego, CA



CamLIFE's sample fitted lab space

Longfellow

Market-leading investor-operator of science and innovation real estate with a proven track record of operational excellence within both academic and industry environments.

As a long-term proactive owner, we pride ourselves on being a trusted partner of customers at every stage of their life cycle.

Deep expertise in the curation and cultivation of science ecosystems combined with the delivery of high quality amenities and accessible open spaces for our customers and communities.

Extensive experience in the delivery and operation of fitted lab product to meet the needs of early and growth stage companies.



16.5m sq ft

global portfolio

300+

customers in our portfolio

200+

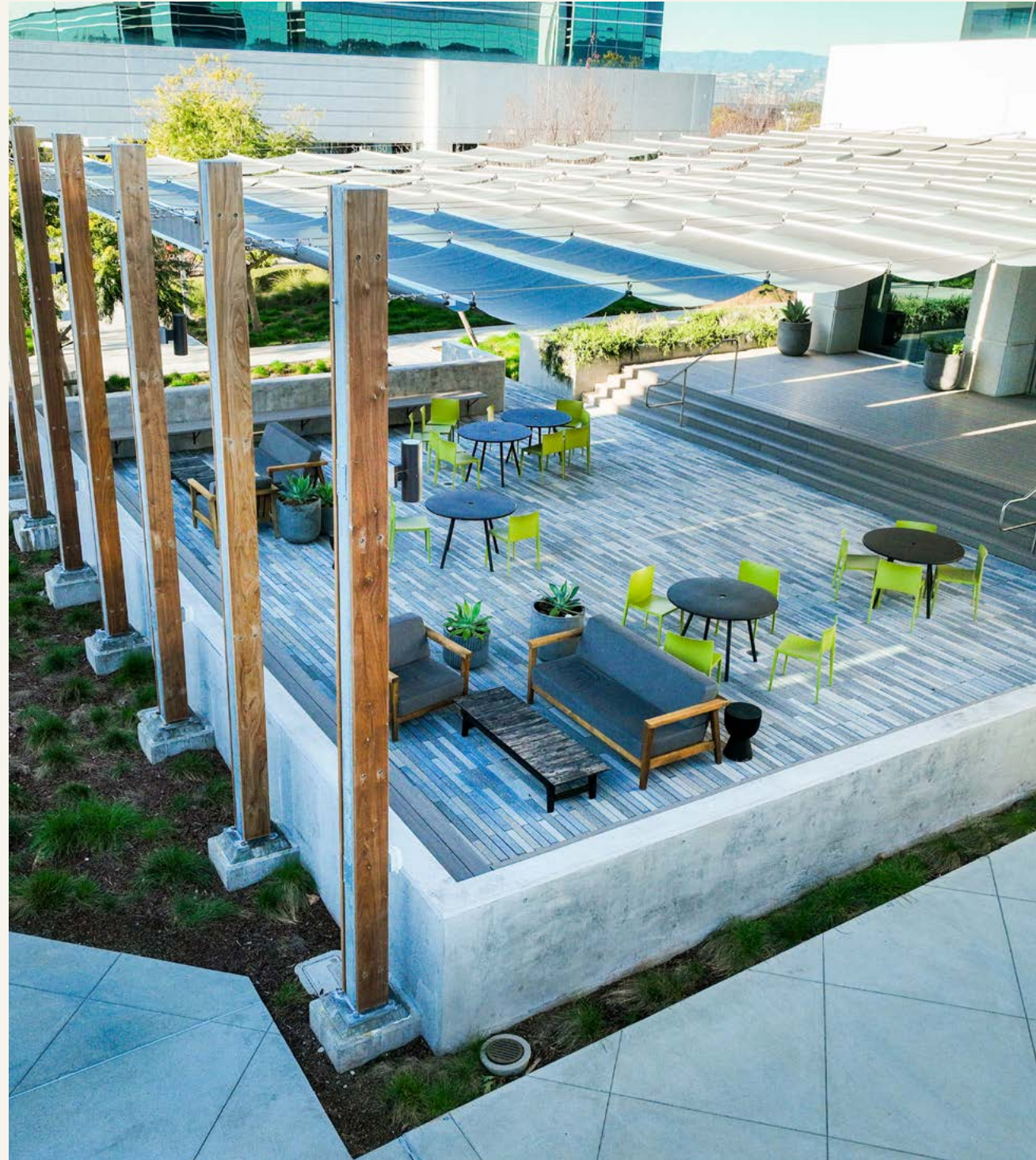
professionals in our talented teams

8 ↑

existing markets

Sample of existing Longfellow customers:





Redwood LIFE

📍 Bay Area, California

🏠 3.3m sq ft

📅 2020-2030

Redwood LIFE currently comprises of 20 buildings and is slated for redevelopment, increasing the property to 3.4 million sq ft by 2030.

Triangle LIFE

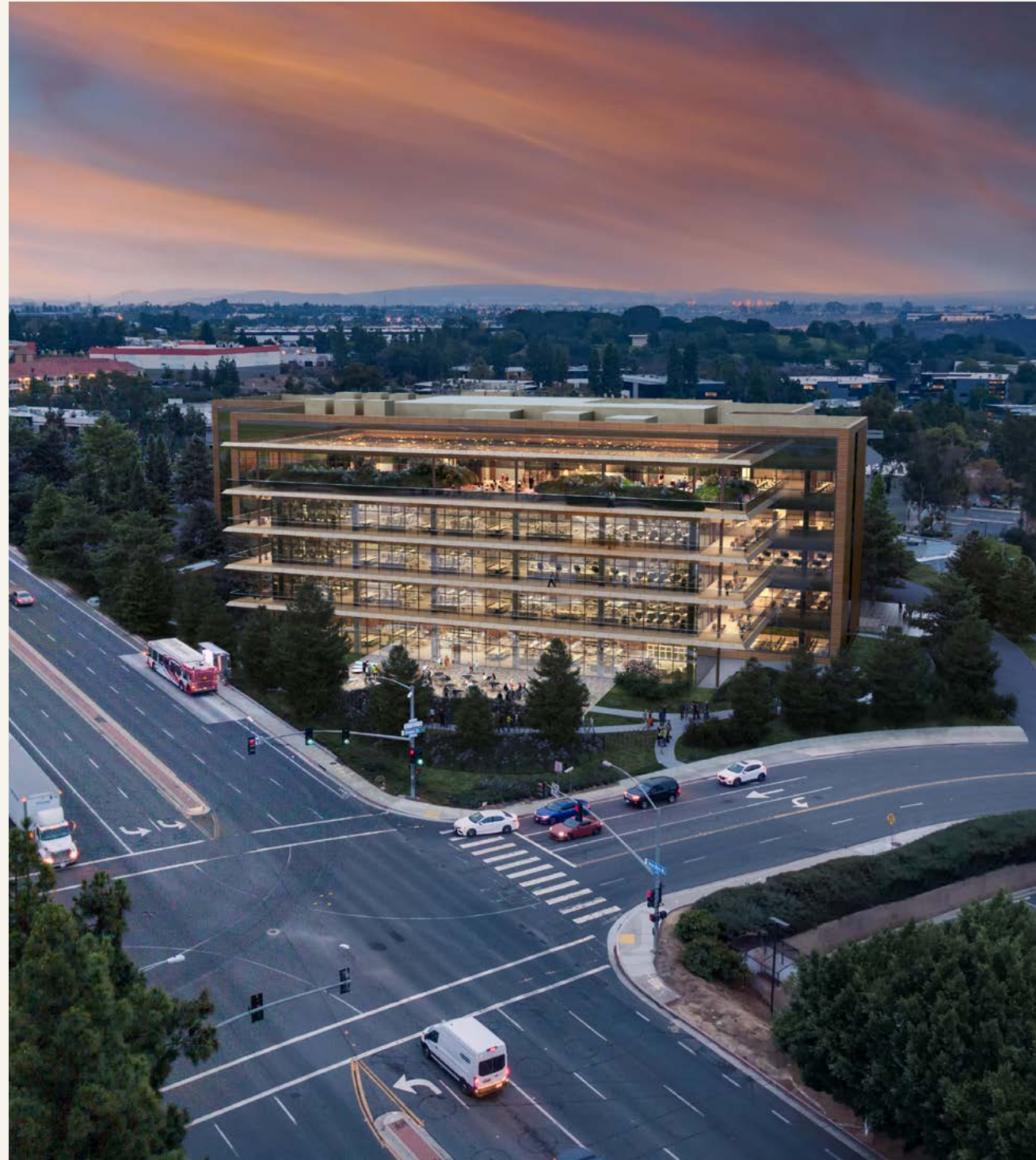
📍 Morrisville, North Carolina

🏠 806,000+ sq ft

📅 Available now

Triangle LIFE is an 806,000 sq ft campus home to 30 leading research and technology companies, including: Metabolon, Sensus, Liquidia Technologies and Lonza Pharmaceuticals.

Longfellow



Bioterra

📍 San Diego, California

🏠 320,000+ sq ft

📅 2024

Currently under construction and delivering in early 2024 is Bioterra, a future science hub in the maturing Sorrento Mesa sub market of San Diego, California.

Palo Alto Labs

📍 Palo Alto, California

🏠 260,000 sq ft

📅 Available now

Located just three miles from Stanford University and a short distance from the Stanford Research Park, Palo Alto Lab's ten buildings total 259,771 sq ft.

Testimonials

“One thing I particularly love about our experience with Longfellow is that they are eager to learn exactly how we operate and what our best practices are in order to better support BioLabs and our resident companies. We love the entrepreneurial mindset they've brought to our partnership and the fact that they are not stuck in a certain mould.”

Dina Uzri
BioLabs
Biovista, San Diego, CA



“Longfellow was the perfect partnership as they welcomed our R&D, manufacturing, and administrative teams on campus to support our development in a seamless transition.”

Katherine Ton-Tho
Gator Bio
Palo Alto Labs, Palo Alto, CA



“Since beginning our partnership in 2012, Longfellow has provided state-of-the-art lab facilities for Duke researchers to conduct their life-changing work. Our region’s future is bright as we continue to work with Longfellow on the Durham ID master planned development that is revolutionizing Downtown Durham into a vibrant life science ecosystem.”

Scott Selig
Duke University
Durham ID, Durham, NC



camLIFE

Welcome to
CamLIFE 1

08 | 31 | 2023 — 22° — 10:14AM

Elevate Picnic
12:15 THE COMMONS

THIS WEEK

Taco Truck
11-2PM THE COMMONS

CPR Training
10AM VICTORIA HOUSE

Warm and welcoming reception area

CGIs



Bright communal areas



CGIs

2 ACH* fresh air with
local FCU cooling



Bright open offices with a modular design for seamless collaboration

*Office spaces designed to provide minimum 14 l/s per person, based on 11m³ HSE guidance per person.
Longfellow base specification includes office space delivered to CAT A+ condition, including kitchen, a range of meeting rooms and flooring.

CGIs

BREEAM®
Breeam excellent rating

EPC A

Each customer suite incorporates break-out space with an office kitchen
Longfellow base specification includes office space delivered to CAT A+ condition, including kitchen, a range of meeting rooms and flooring.

CGIs

Electrical Loads:
185 W / sqm lab design load
100 W /sqm lab plug load

1 x fume cupboard per suite
(c.5,000 - 8,000 sq ft)
included in Longfellow spec
with ability to increase further

Mobile lab benching
to facilitate easy
customer adaptation

High quality, fitted CL2 lab space

Typical base specifications. Buildings are designed to enable enhanced lab requirements tailored to customer's needs.

CGIs

Controlled air change 6 ACH
with single pass air + FCU

Water provision:
Labs have Cat 5 water
Building has centrally
softened water

High quality, fitted CL2 lab space

Typical base specifications. Buildings are designed to enable enhanced lab requirements tailored to customer's needs.



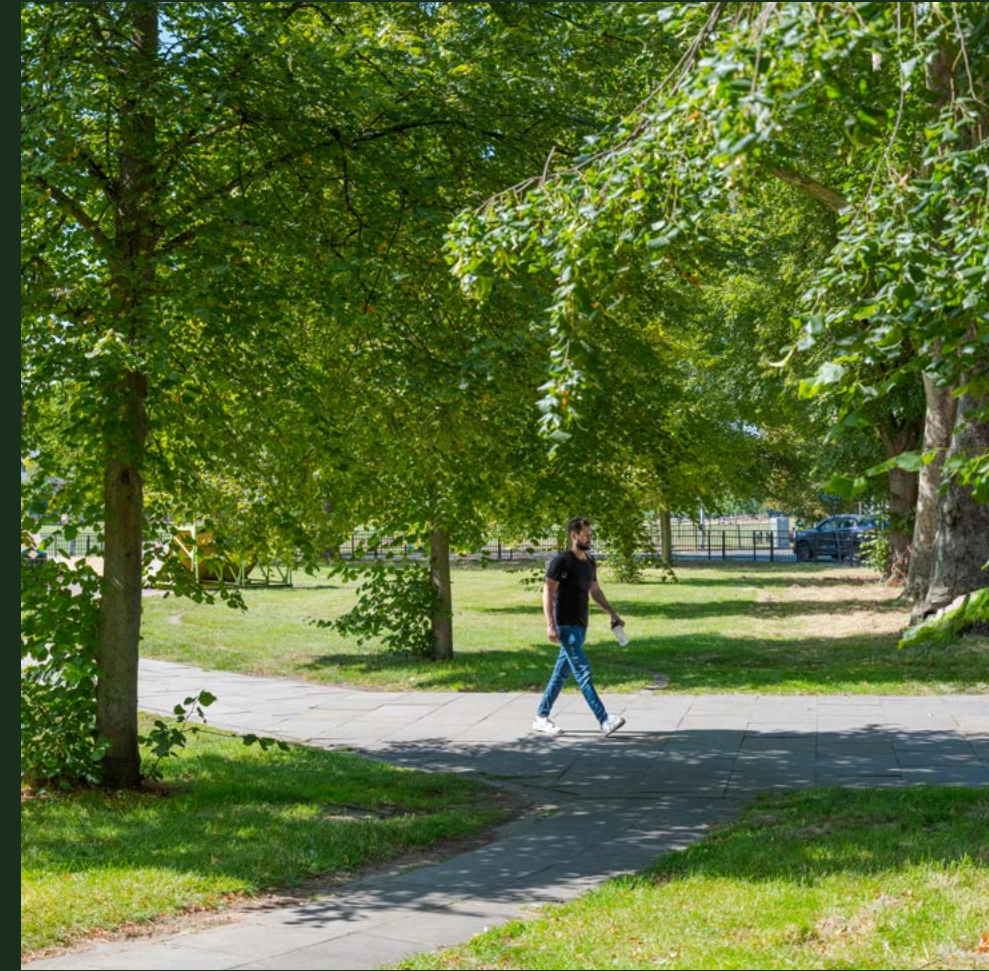
For cyclists, joggers or an evening out, building facilities include lockers, high quality showers and changing rooms

Well-connected by transport links

It's just 12 mins to Cambridge station. As well as a straightforward drive, CamLIFE is easily accessed by bus (the route from Cambridge to Fulbourn runs through the campus), cycle and e-scooter (15 mins ride).

This multi-modal connectivity will be further supported with the arrival of the Fulbourn Greenway. As a key part of the city's new sustainable transport network, this will provide an easy and safe connection with Cambridge historic centre for cyclists and runners.

Longfellow is focused on supporting a range of sustainable transport solutions, complementing the existing options. This includes enhanced end-of-journey facilities, EV charging, and a potential campus shuttle service to key transport nodes.



River Cam



Cambridge station



Well-connected by transport links

12 mins

To Cambridge station & Addenbrooke's Hospital by car

16 mins

To Cambridge station & Addenbrooke's Hospital by bike

25 mins

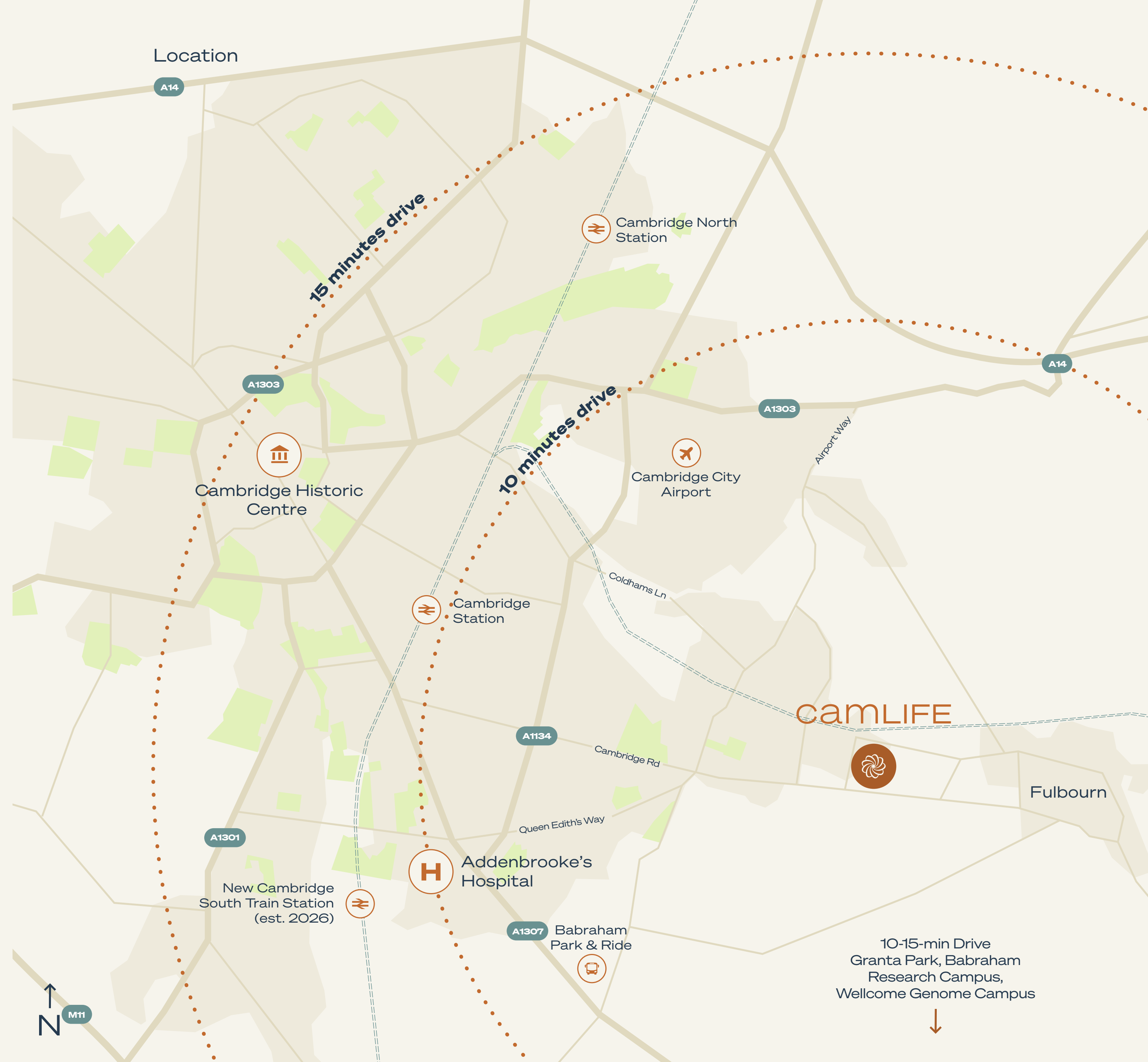
To Cambridge station & historic centre by bus

30 mins

To Stansted Airport by train from Cambridge station

49 mins

To King's Cross station by train from Cambridge station





Location

St John's Innovation Park

Cambridge Science Park

Cambridge Business Park

Cambridge North Station

University of Cambridge West Cambridge Site

Cambridge Historic Centre

Cambridge City Airport

7,000-home & 2m sq ft Cambridge East regeneration - Marshall

CB1 Estate PSP/AVIVA/RailPen

Cambridge Station

Science-Focused Development at Colham's Lane - Mission Street

Peterhouse Technology Park - British Land / Peterhouse College

camLIFE

203-home development - Morris Homes

Fulbourn

Cambridge International Technology Park Consented lab/office development - BioMed Realty

Addenbrooke's Hospital

10-15-min Drive Granta Park, Babraham Research Campus, Wellcome Genome Campus

New Cambridge South Train Station (est. 2026)

Cambridge Biomedical Campus

Babraham Park & Ride

- Existing sites
- Future developments



Be at the forefront

Cambridge is a globally leading innovation ecosystem.

The cluster benefits from all the components required to foster research and innovation: world-leading university and research institutes, high-quality teaching hospitals, a vibrant culture of entrepreneurialism, a long line of global blue-chip businesses, and a dynamic start-up community and venture investment network.

Cambridge has the highest proportion per capita of start-ups in the UK

5,200+

knowledge-intensive firms

+6.4%

year-on-year increase in knowledge-intensive jobs in Cambridge City region over last 6 years

71,200+

people work for knowledge-intensive firms

23

billion dollar businesses born in Cambridge

309

patent applications per 100,000 (#1 in the UK and more than 2x the rate of any other UK city)

£19 bn

in total annual turnover generated by knowledge-intensive firms

Selected stakeholders in the Cambridge ecosystem

Introducing Elevate™

42 acres of inspirational surroundings provide the environment for community and camaraderie, with ample opportunities to gather together in vibrant social spaces.

This offering is brought to life through Elevate™, Longfellow's proprietary customer events and hospitality programme. Elevate™ is the final word in thoughtful, curated experiences, enhancing modern, functional workspaces with exclusive lifestyle perks. All available on a dedicated app and supported by our onsite team.



Play - Triangle LIFE, Morrisville, NC



Taste - BioPoint, Research Triangle Park, NC



Connections - SOVA Science District, San Diego, CA



Access - Triangle LIFE, Morrisville, NC

Add some R&R to your R&D

Balance

- Fitness centres
- Wellness events & workshops
- Walking & running trails

Access

- Elevate app
- Dry cleaning services
- Car valet services
- Mobile hospitality services

Brain Power

- Lunch & learn workshops
- Virtual educational opportunities
- Fully equipped meeting & breakout spaces
- Industry-focused talks

Taste

- Food trucks
- Great food & coffee

Generosity

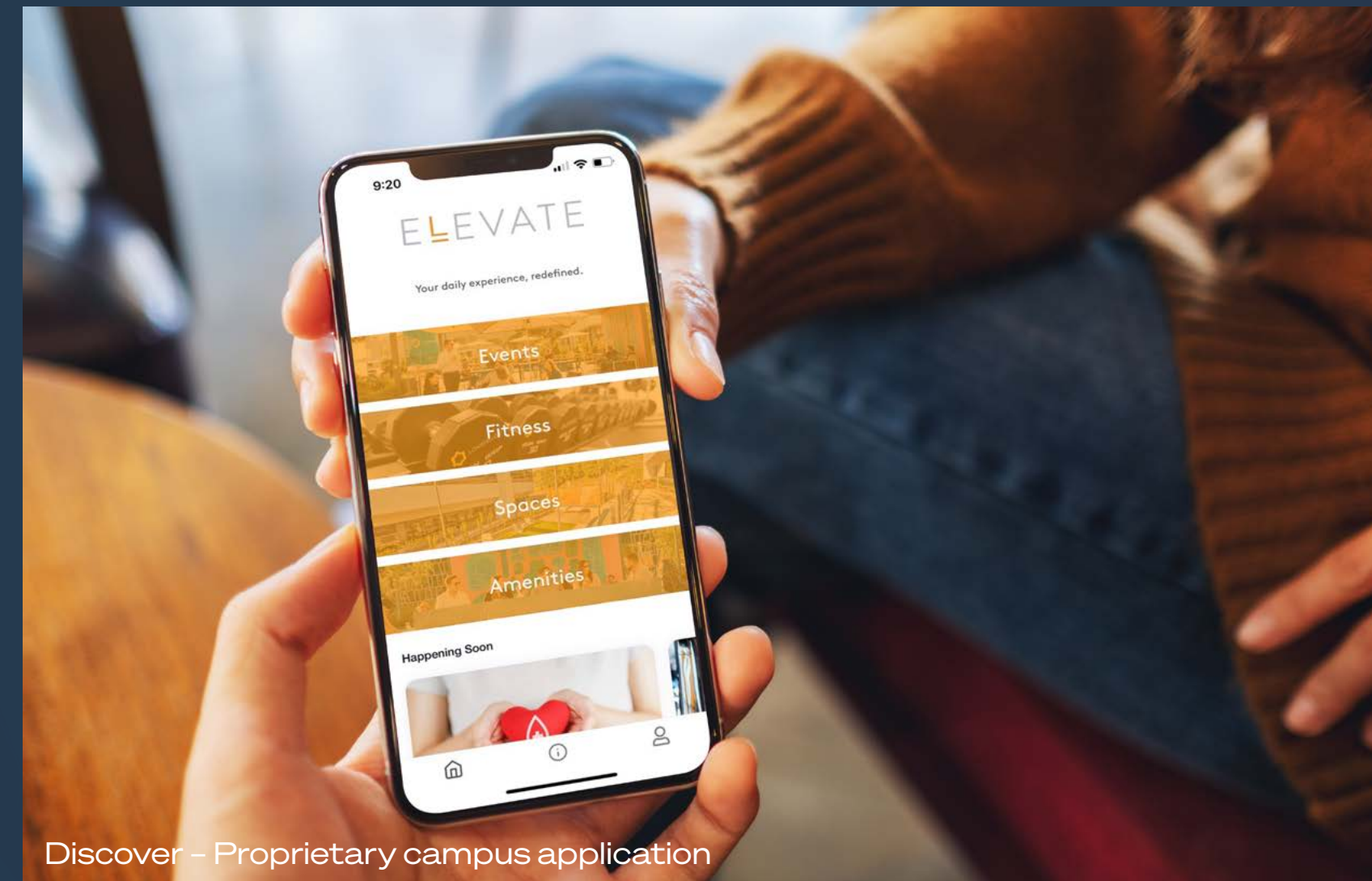
- Donation collections
- E-waste recycling
- Blood drives

Connections

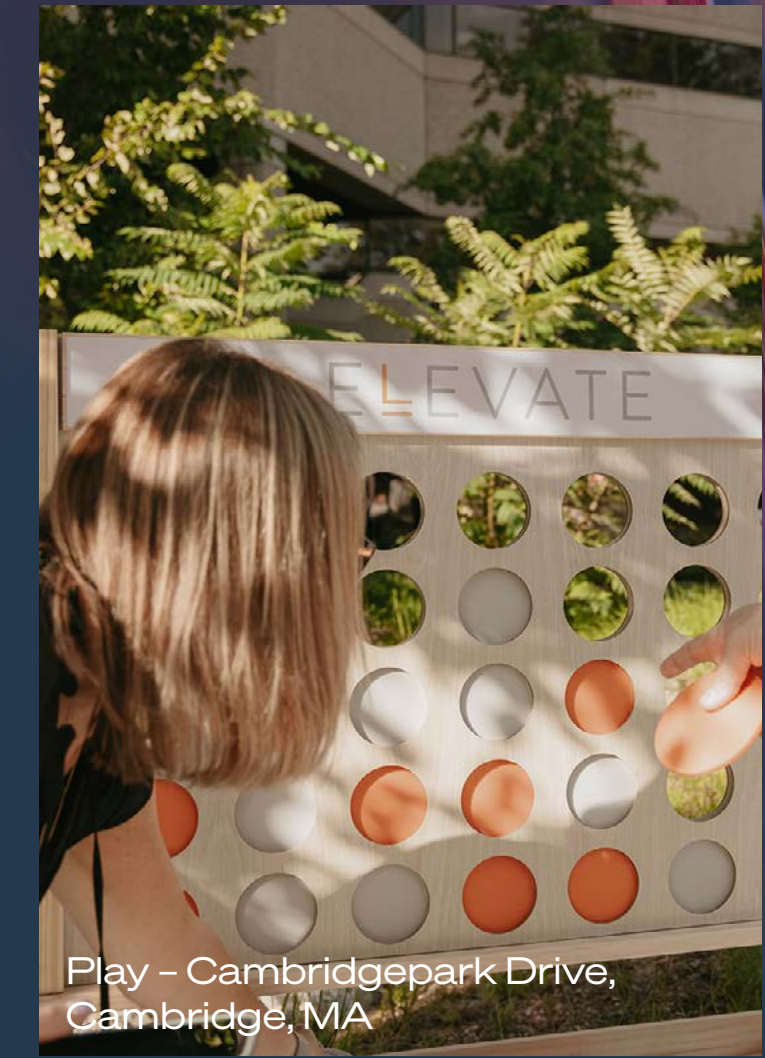
- Networking & happy hours
- Seasonal events
- Welcome tours & gifts
- Connection into Longfellow's broad network

Play

- Competitions & prizes
- Outdoor gaming



Discover – Proprietary campus application



Play – Cambridgepark Drive, Cambridge, MA



Connections – Durham ID, Durham, NC



Balance – SOVA, San Diego, CA

Elevate™ testimonials

“I would say Elevate is kind of a great community where a lot of different companies are congregated into one area. There is a lot of opportunity for collaboration and learning from other people that you may not normally interact with.”

Octaviano Mora Valencia
Pace Life Science
SOVA Science District, San Diego, CA



SOVA Science District, San Diego, CA



“The Sloo, Longfellow's Elevate space at Redwood LIFE, is a place you can go to meet people from other companies and have the opportunity to build partnerships and community.”

Bryn Levitan
Seer
Redwood LIFE, Bay Area, CA



Redwood LIFE, Bay Area, CA

Sustainability

CamLIFE puts sustainability first, starting with the adaptive reuse of what's already on campus.

Retaining and remodelling the current buildings represents a 40% whole-life embodied carbon reduction compared with constructing new net-zero equivalents.

Total savings

8,400t

of CO2



Energy & Carbon

- ♦ Net-zero energy-ready buildings
- ♦ 10% reduction through solar renewables
- ♦ WLC target of <500kg CO2
- ♦ Upfront carbon target of <300kg CO2
- ♦ Target average of 70kWh/m2 for offices and 300kWh/m2 for labs

That's the same as

4,940

single flights from London to Boston



Climate Resilience

- ♦ Future weather modelling to assess comfort
- ♦ Upgraded drainage and storm attenuation
- ♦ Designed for durability and functional adaptability
- ♦ All-electric buildings, with low or zero carbon energy sources

1,680

people's annual personal carbon footprint



Biodiversity & Water

- ♦ Minimum 20% biodiversity net gain target masterplan
- ♦ Use of bioswales
- ♦ Creating new habitats for species
- ♦ Aiming for site-wide water neutrality

Sustainability schemes and accreditations

Through ambitious embodied and whole life carbon targets, Longfellow is aligning its goals with market leading benchmarks from the likes of LETI (Low Energy Transformation Initiative) and UKGBC NZ (UK Green Building Council Net Zero carbon buildings framework).

CamLIFE is targeting BREEAM Excellent and EPC A as well as aligning design with the WELL Building Standard to drive a more sustainable built environment and create a place that positively contributes to health, wellbeing and productivity.



Certifications

- ♦ BREEAM pursuing Excellent
- ♦ Well Gold enabled
- ♦ EPC A: future MEES compliant
- ♦ Nabers enabled
- ♦ Smartscore: Gold
- ♦ Wirescore: Gold



Wellbeing

- ♦ Offices designed for enhanced filtered fresh air (14 l/s/p)
- ♦ Exemplary cycling facilities aligned with BREEAM and WELL
- ♦ Lots of natural light with high-quality artificial lighting (daylight balanced with high colour rendering index)



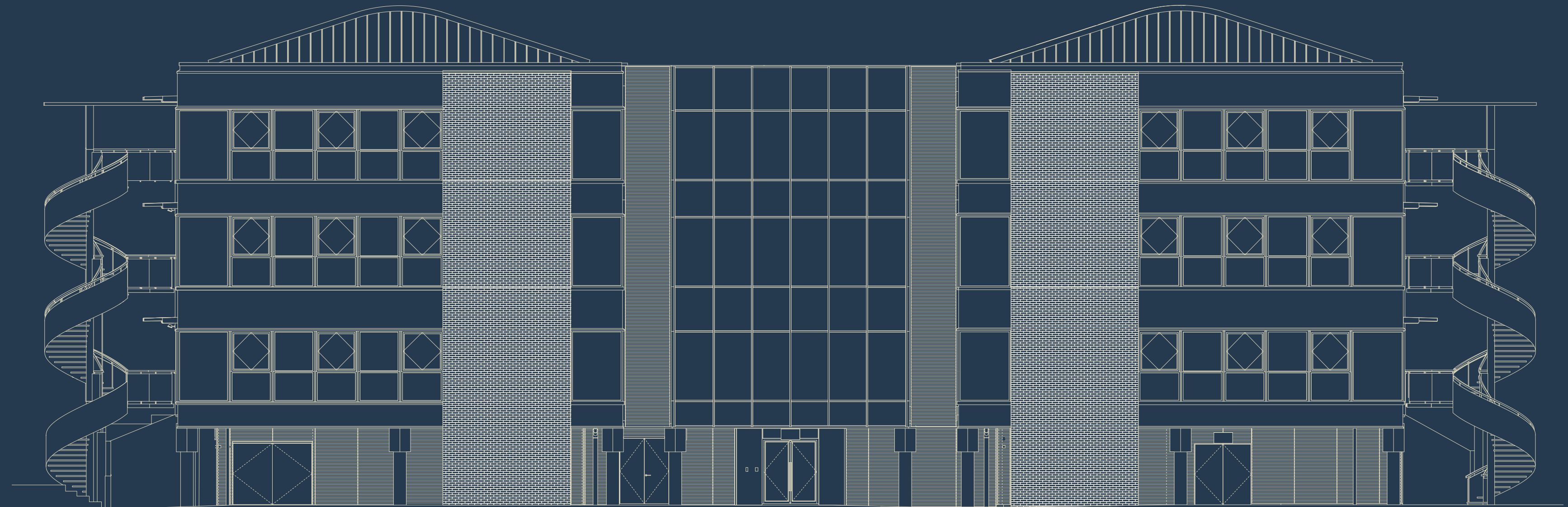
Circular Economy

- ♦ Existing buildings adapted to be fit for a zero-carbon future

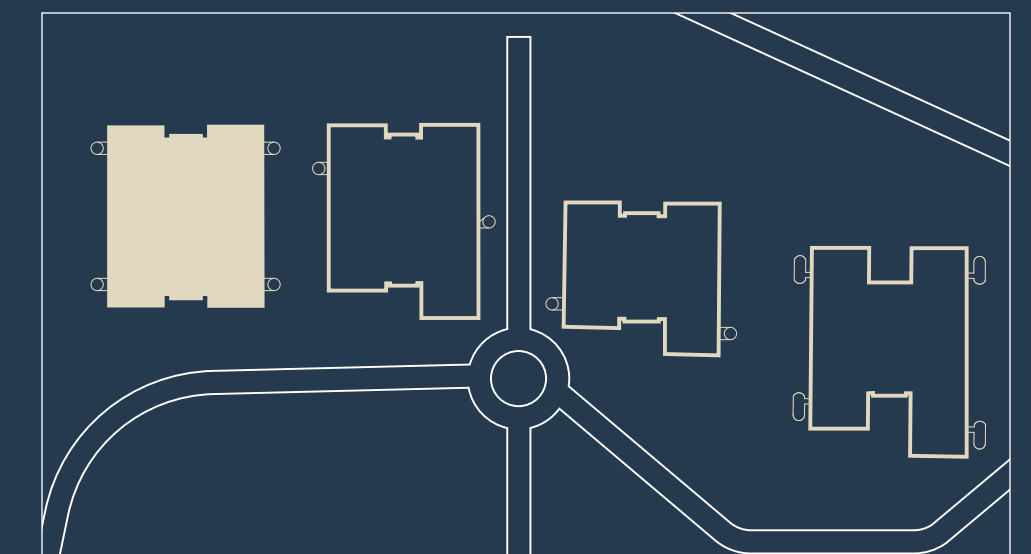


CamLIFE 1

Level	sq ft	sq m
2	21,173	1,967
1	21,162	1,966
G	22,195	2,062
LG	10,667	991
Total	75,197	6,986



Areas are approximate GIA including plant, lobby and other shared zones. Areas are subject to final measurement on completion.



CamLIFE 1 Level LG

Level	sq ft	sq m
2	21,173	1,967
1	21,162	1,966
G	22,195	2,062
LG	10,667	991
Total	75,197	6,986

Areas are approximate GIA including plant, lobby and other shared zones. Areas are subject to final measurement on completion.



Key:

- End of trip facilities
- Plant
- Shared space
- - - Customer route
- - - Goods route

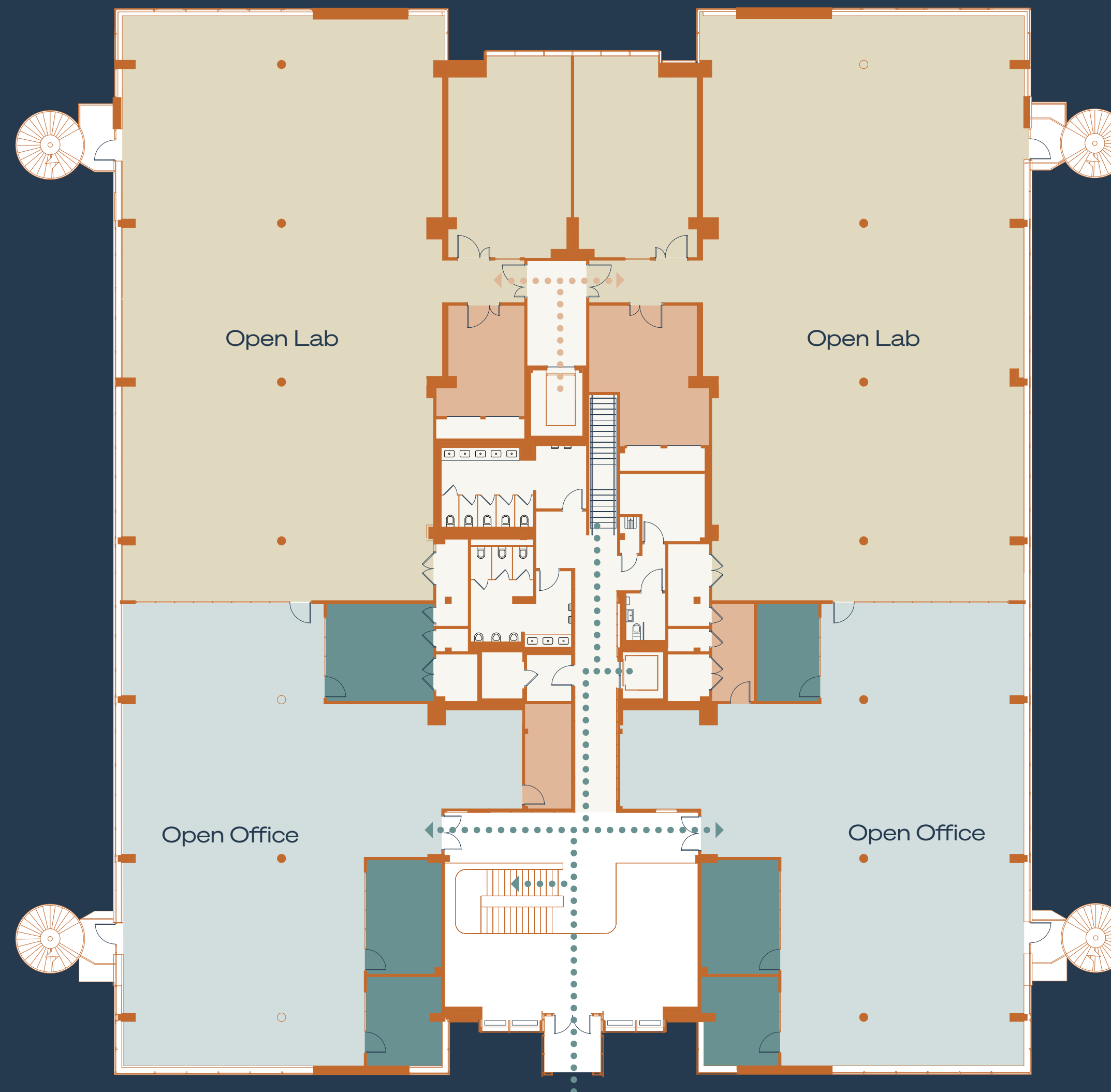


CamLIFE 1 Level G

Level	sq ft	sq m
2	21,173	1,967
1	21,162	1,966
G	22,195	2,062
LG	10,667	991
Total	75,197	6,986

Areas are approximate GIA including plant, lobby and other shared zones. Areas are subject to final measurement on completion.

[View Floor Plan](#)



Key:

- Lab
- Lab/technical support
- Open office/collaboration
- Enclosed collaboration
- Shared space
- Customer route
- Goods route



CamLIFE 1 Level G

Level	sq ft	sq m
2	21,173	1,967
1	21,162	1,966
G	22,195	2,062
LG	10,667	991
Total	75,197	6,986

Areas are approximate GIA including plant, lobby and other shared zones. Areas are subject to final measurement on completion.

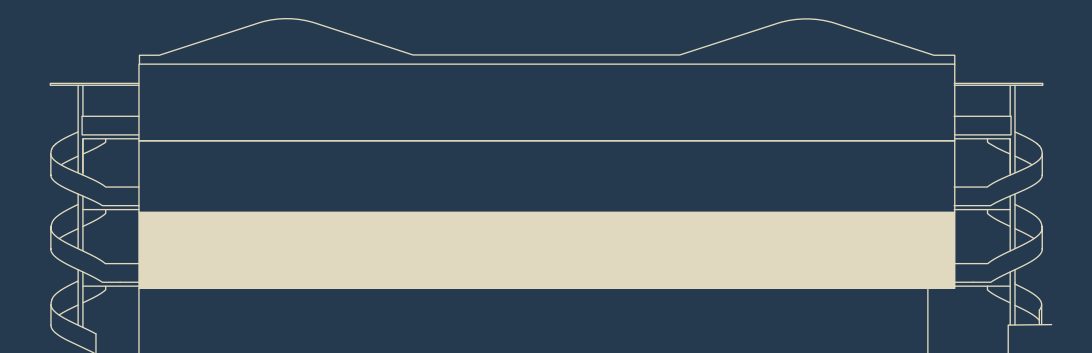
[View Space Plan](#)



Key:

- Lab
- Lab/technical support
- Open office/collaboration
- Enclosed collaboration
- Shared space

Indicative office fit-out and lab bench configuration



CamLIFE 1 Level 1

Level	sq ft	sq m
2	21,173	1,967
1	21,162	1,966
G	22,195	2,062
LG	10,667	991
Total	75,197	6,986

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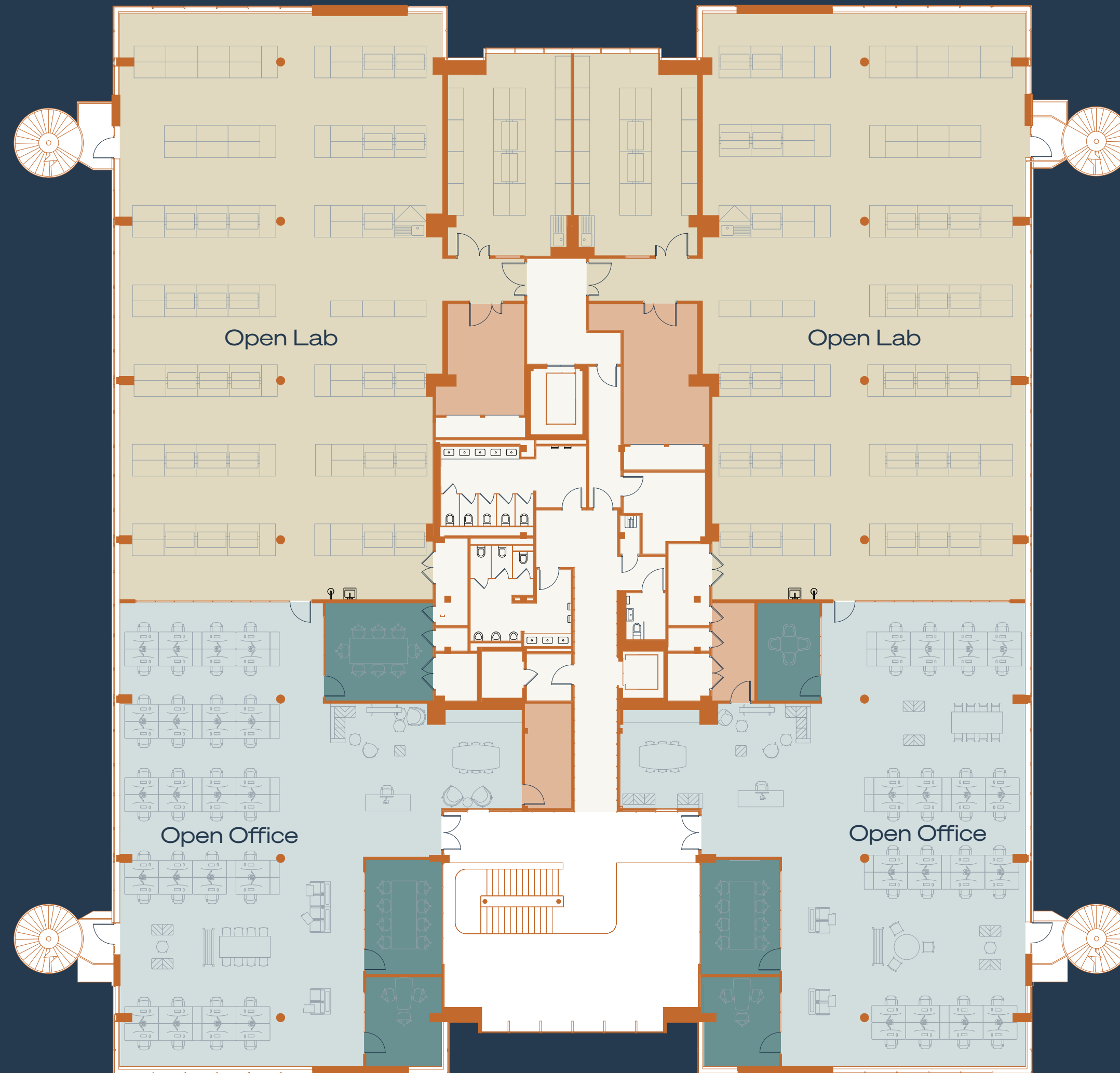


CamLIFE 1 Level 1

Level	sq ft	sq m
2	21,173	1,967
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LG	10,667	991
Total	75,197	6,986

Areas are approximate GIA including plant, lobby and other shared zones. Areas are subject to final measurement on completion.

View Space Plan



Key:

- Lab
- Lab/technical support
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Indicative office fit-out and lab bench configuration

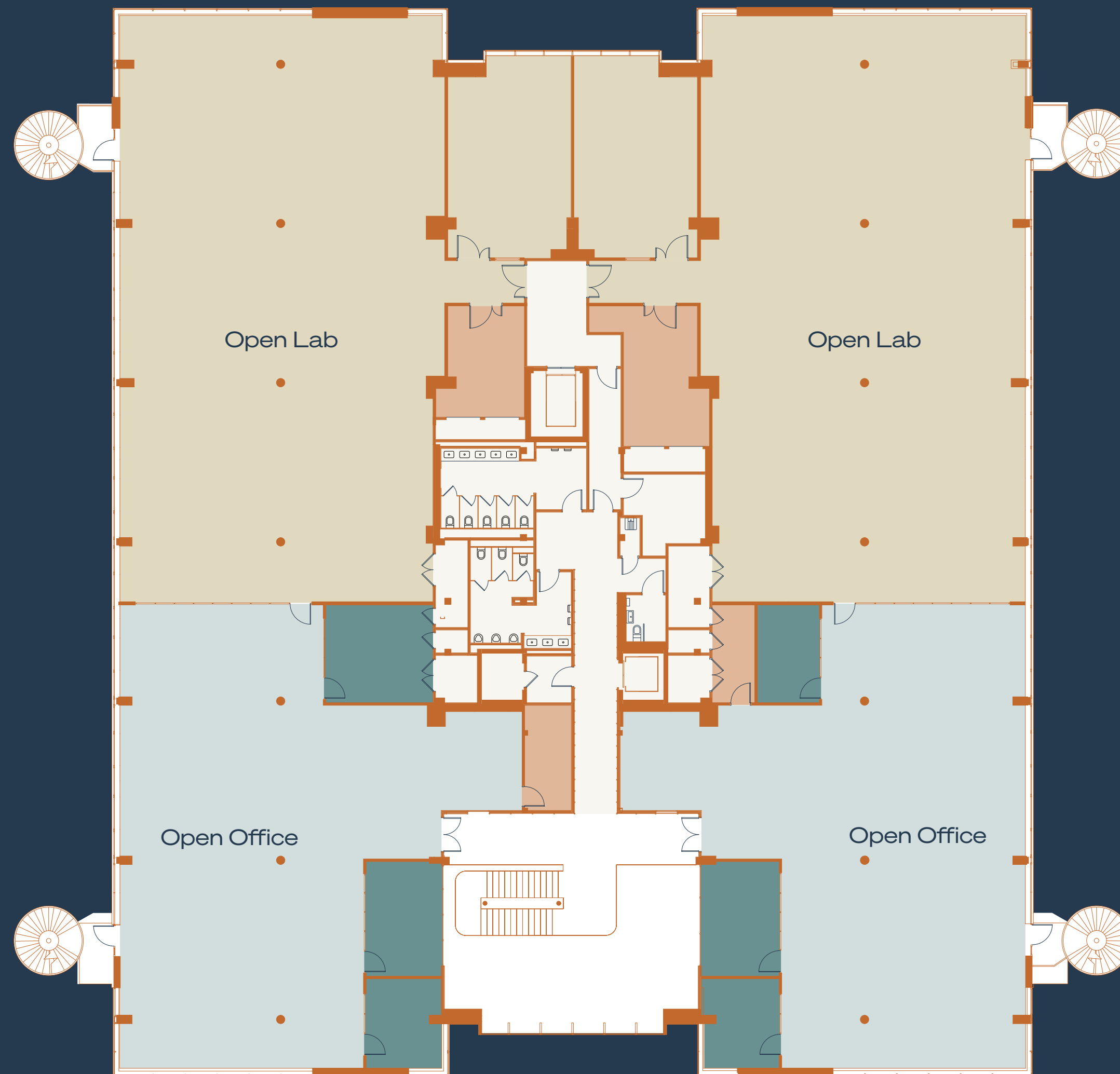


CamLIFE 1 Level 2

Level	sq ft	sq m
2	21,173	1,967
1	21,162	1,966
G	22,195	2,062
LG	10,667	991
Total	75,197	6,986

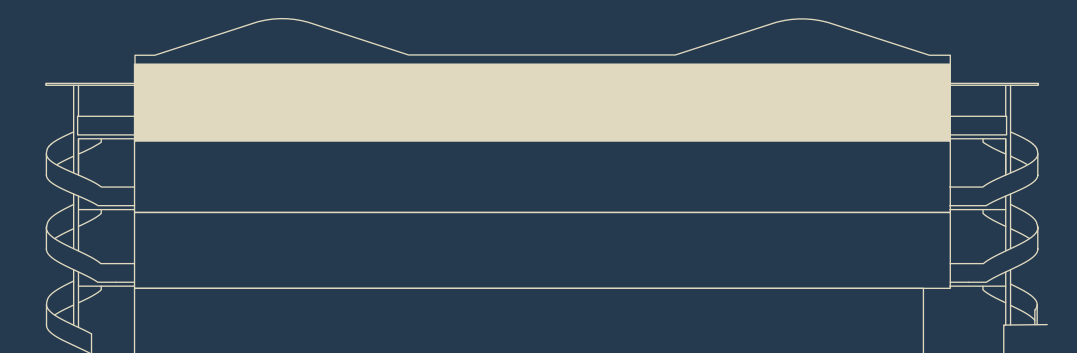
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[View Floor Plan](#)



Key:

- Lab
- Lab/technical support
- Open office/collaboration
- Enclosed collaboration
- Shared space



CamLIFE 1 Level 2

Level	sq ft	sq m
2	21,173	1,967
1	21,162	1,966
G	22,195	2,062
LG	10,667	991
Total	75,197	6,986

Areas are approximate GIA including plant, lobby and other shared zones. Areas are subject to final measurement on completion.

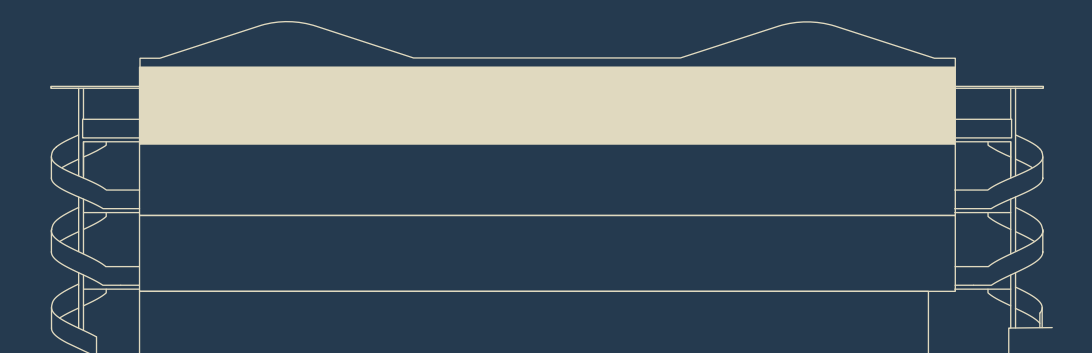
[View Space Plan](#)



Key:

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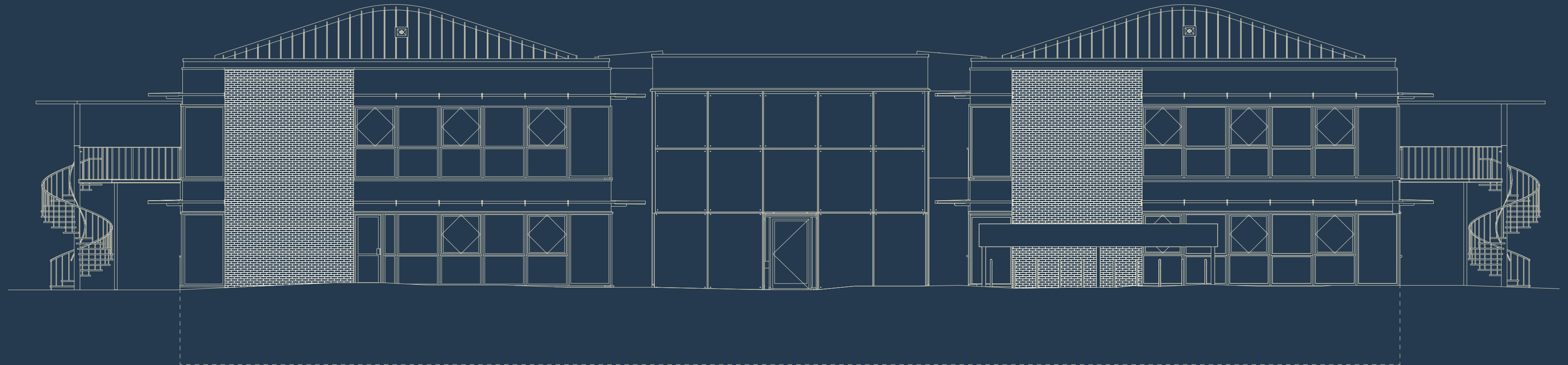
Indicative office fit-out and lab bench configuration



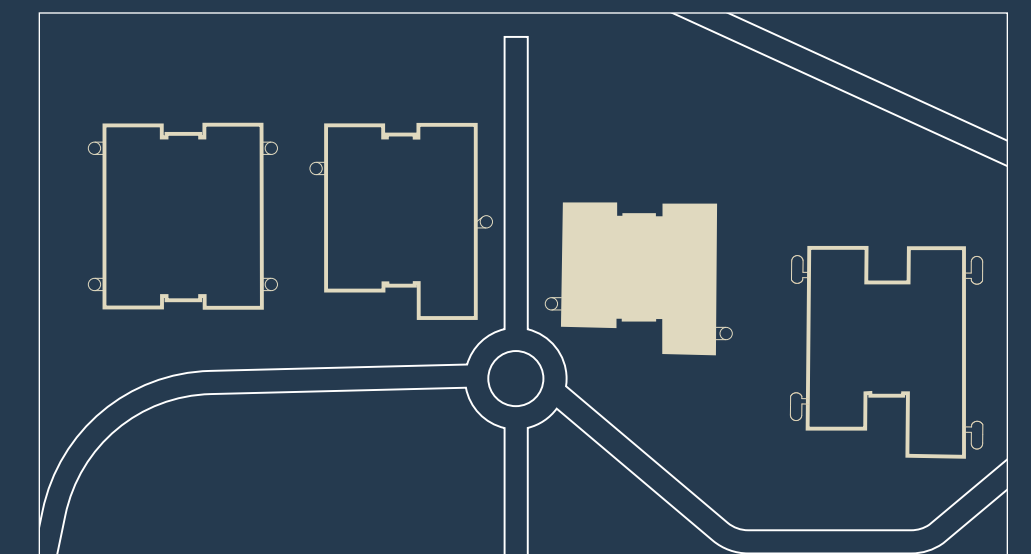


CamLIFE 3

Level	sq ft	sq m
1	14,940	1,388
G	15,683	1,457
LG	6,178	574
Total	36,801	3,419



Areas are approximate GIA including plant, lobby and other shared zones. Areas are subject to final measurement on completion.



CamLIFE 3 Level LG

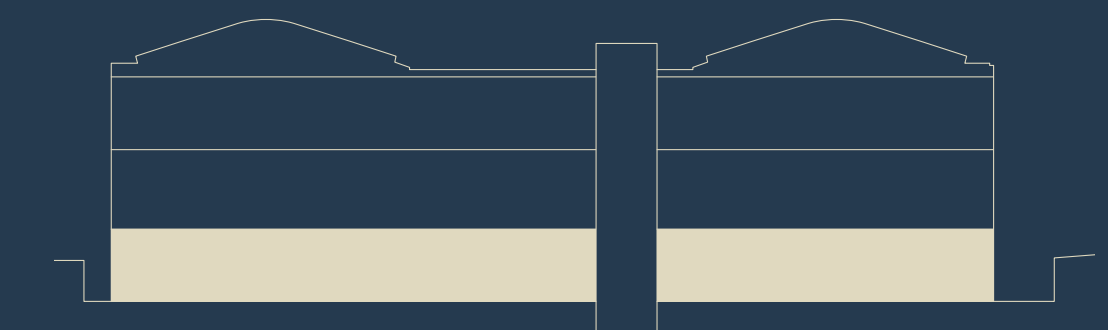
Level	sq ft	sq m
1	14,940	1,388
G	15,683	1,457
LG	6,178	574
Total	36,801	3,419

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Key:

- End of trip facilities
- Plant
- Shared space
- Customer route
- Goods route



CamLIFE 3 Level G

Level	sq ft	sq m
1	14,940	1,388
G	15,683	1,457
LG	6,178	574
Total	36,801	3,419

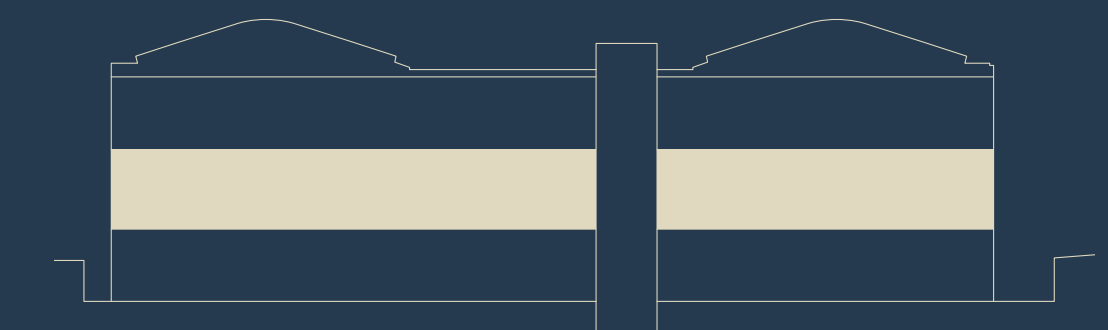
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Key:

- Lab
- Lab/technical support
- Open office/collaboration
- Enclosed collaboration
- Shared space
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- Goods route

[View Floor Plan](#)



CamLIFE 3 Level G

Level	sq ft	sq m
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Total	36,801	3,419

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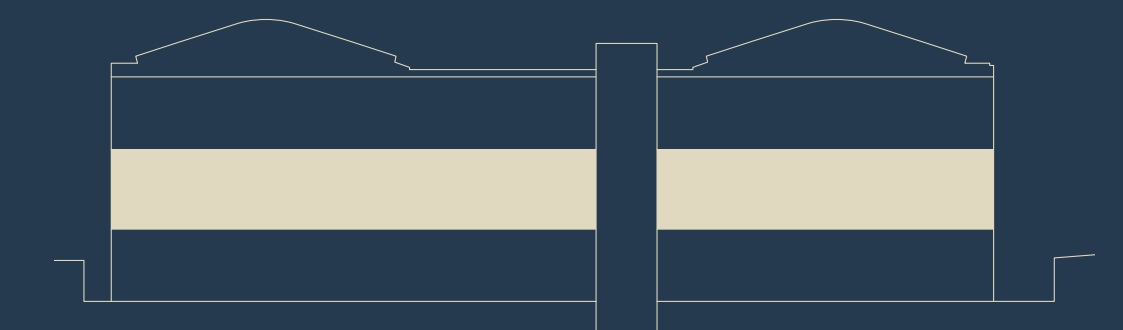


Key:

- Lab
- Lab/technical support
- Open office/collaboration
- Enclosed collaboration
- Shared space

Indicative office fit-out and lab bench configuration

[View Space Plan](#)



CamLIFE 3 Level 1

Level	sq ft	sq m
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G	15,683	1,457
LG	6,178	574
Total	36,801	3,419

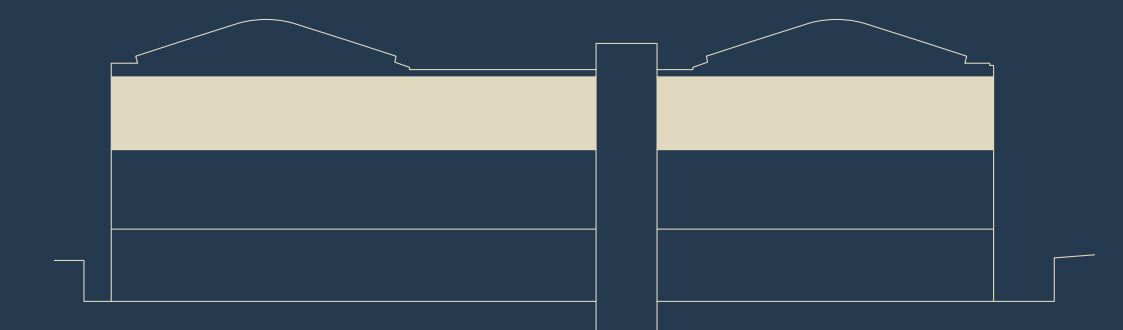
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CamLIFE 3 Level 1

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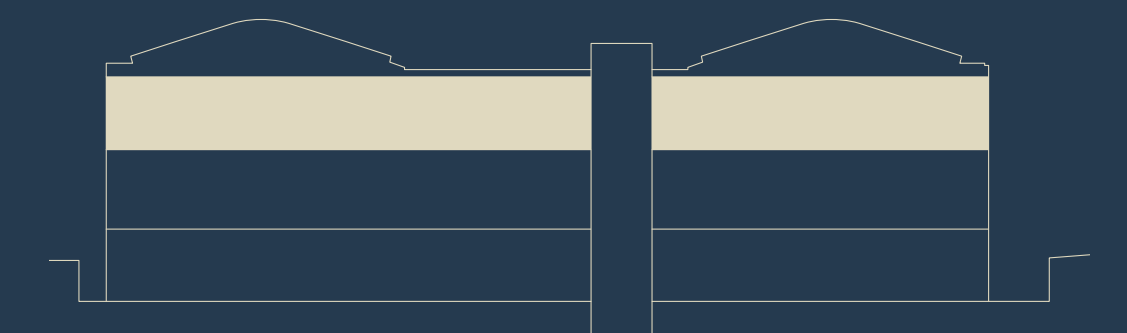


Key:

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- Lab/technical support
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- Enclosed collaboration
- Shared space

Indicative office fit-out and lab bench configuration

[View Space Plan](#)



Write Cambridge's next chapter at CamLIFE

As developer and operator, we're excited to deliver on our campus vision, and be here to support you in achieving your goals.

lfrep.com

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170,000 sq ft delivering as early as Q4 2024

	CamLIFE 1	CamLIFE 2	CamLIFE 3
Level	sq m	sq m	sq m
2	1,967	151	-
1	1,966	1,865	1,388
G	2,062	1,933	1,457
LG	991	1,115	574
Total	6,986	5,064	3,419

sq m



Areas are approximate GIA including plant, lobby and other shared zones. Areas are subject to final measurement on completion.