

FOR SALE / DELIVERED VACANT & FULLY EQUIPPED

±25,400 SF

901 HEINZ / BERKELEY

201
heinz
berkeley

ASKING PRICE NOW REDUCED TO
\$15,000,000!!!

agenus

901
HEINZ

**FULLY EQUIPPED PURPOSE-BUILT LICENSED CGMP MANUFACTURING & PILOT PLANT FACILITY
WITH QC LAB & PROCESS DEVELOPMENT LAB**

RYAN HATTERSLEY
510-891-5802 / ryan.hattersley@cushwake.com

 **CUSHMAN &
WAKEFIELD**

BUILDING HIGHLIGHTS

PURPOSE-BUILT IN 1993, THIS FULLY EQUIPPED, LICENSED AND OPERATIONAL FACILITY FEATURES:

- Facility currently houses two (2) 1,000L Bioreactors one (1) 500L Bioreactor and one (1) 50L Bioreactor
- Pretreatment water
- RO/DI water generation, storage and distribution
- Hot and cold WFI generation, storage and distribution
- Pure steam generation and distribution
- Plant steam generation and distribution
- Chilled water generation and distribution
- Hot water generation and distribution
- Instrument air and clean compressed air generation and distribution
- Oxygen distribution
- Carbon Dioxide distribution
- Liquid Nitrogen distribution
- 300 KW emergency generator
- Full mezzanine for equipment generator
- Johnston Control BAS system monitors all AHU's
- 1562 amps of Power at 480V



FLOOR PLAN

201
heinz
berkeley

1ST FLOOR



901
HEINZ



FLOOR PLAN

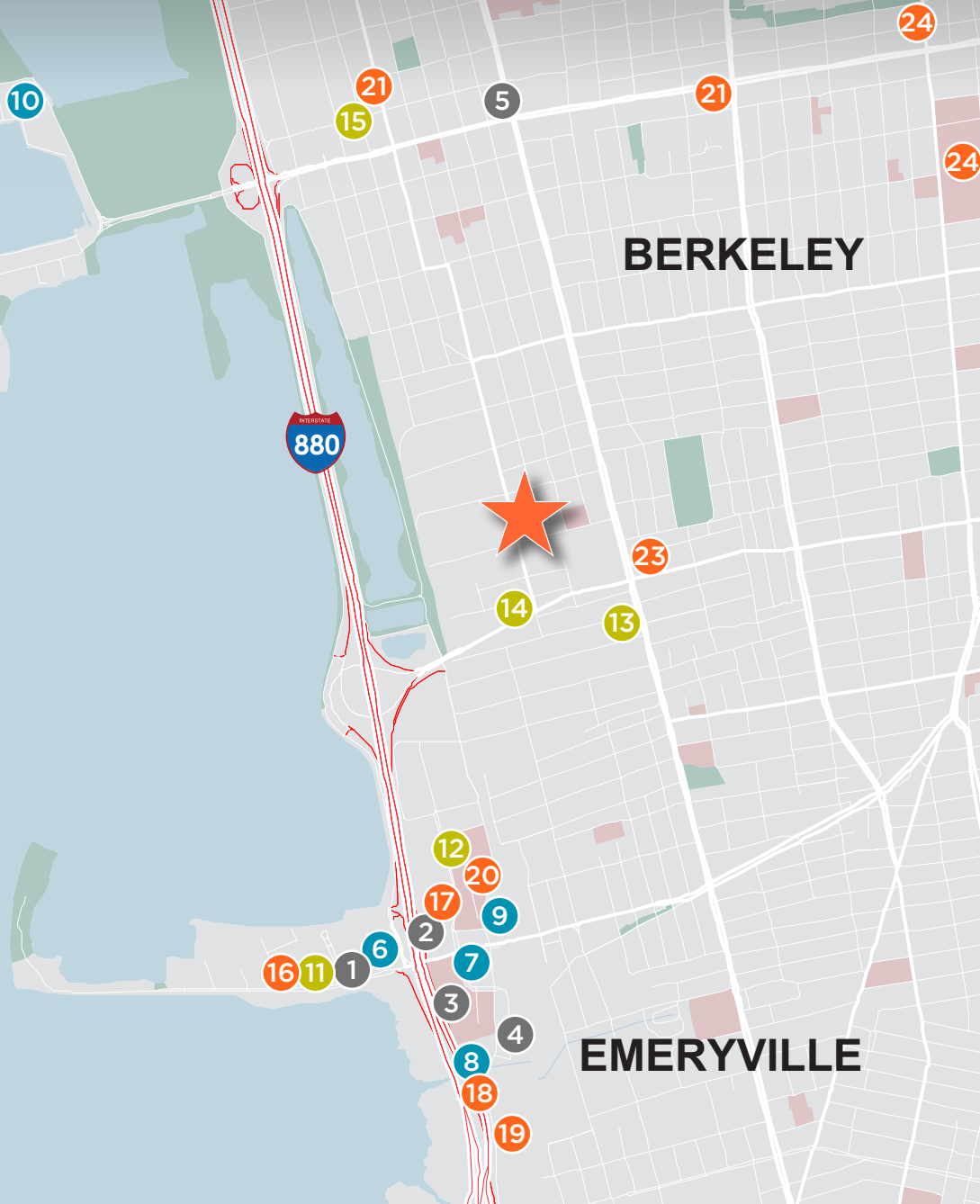
AIR HANDLER UNIT ZONES



SEVENTH ST

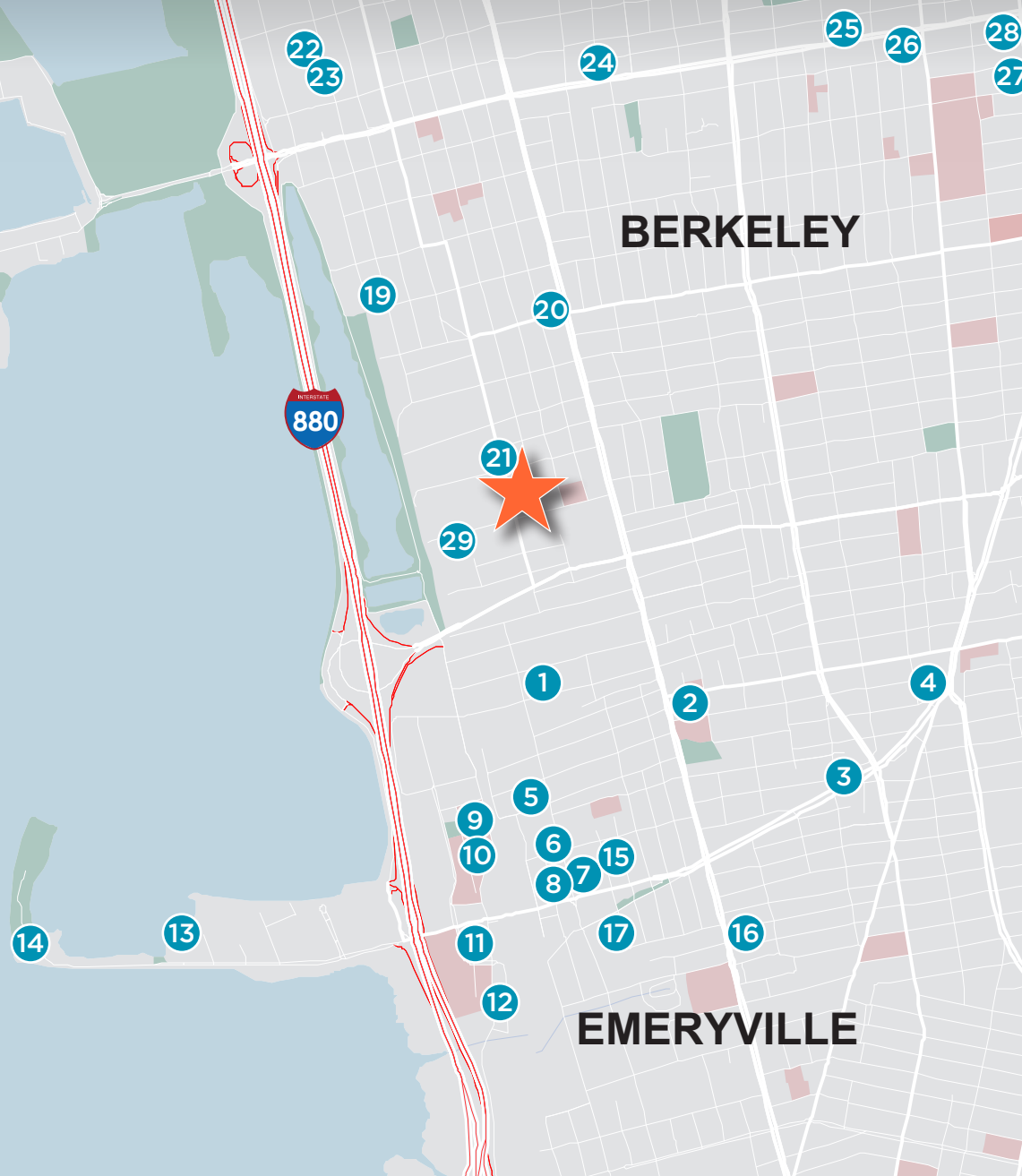
HEINZ AVE

AMENITIES MAP



| BANK | | CITY |
|------------------------|-----------------------|------------|
| 1 | SUMMIT BANK | EMERYVILLE |
| 2 | WELLS FARGO BANK | EMERYVILLE |
| 3 | CHASE | EMERYVILLE |
| 4 | BANK OF AMERICA | EMERYVILLE |
| 5 | WELLS FARGO BANK | BERKELEY |
| HOTEL | | |
| 6 | HILTON GARDEN INN | EMERYVILLE |
| 7 | FOUR POINTS | EMERYVILLE |
| 8 | COURTYARD | EMERYVILLE |
| 9 | HYATT HOUSE | EMERYVILLE |
| 10 | DOUBLETREE | BERKELEY |
| GYM | | |
| 11 | TOWERS FITNESS | EMERYVILLE |
| 12 | IN SHAPE | EMERYVILLE |
| 13 | CITY SPORTS | EMERYVILLE |
| 14 | BERKELEY IRONWORKS | BERKELEY |
| 15 | SOULCYCLE | BERKELEY |
| SHOPPING CENTER/RETAIL | | |
| 16 | UPS STORE | EMERYVILLE |
| 17 | FEDEX | EMERYVILLE |
| 18 | POWELL STREET PLAZA | EMERYVILLE |
| 19 | BAY STREET EMERYVILLE | EMERYVILLE |
| 20 | PUBLIC MARKET | EMERYVILLE |
| 21 | FOURTH STREET SHOPS | BERKELEY |
| 22 | TARGET | BERKELEY |
| 23 | WALGREENS | BERKELEY |
| 24 | BERKELEY PLAZA | BERKELEY |
| 25 | DOWNTOWN BERKELEY | BERKELEY |

AMENITIES MAP



| | RESTAURANTS | CITY |
|----|------------------------|------------|
| 1 | LOS MOLES | EMERYVILLE |
| 2 | PARADISE PARK CAFE | OAKLAND |
| 3 | SIDESHOW KITCHEN | OAKLAND |
| 4 | SWEET ADELINE BAKESHOP | BERKELEY |
| 5 | RUBY'S CAFE | EMERYVILLE |
| 6 | SUMMER SUMMER THAI | EMERYVILLE |
| 7 | THE BUREAU 510 | EMERYVILLE |
| 8 | BEST COAST BURRITOS | EMERYVILLE |
| 9 | HOT ITALIAN | EMERYVILLE |
| 10 | KOJA KITCHEN | EMERYVILLE |
| 11 | BLACK BEAR DINER | EMERYVILLE |
| 12 | P.F. CHANG'S | EMERYVILLE |
| 13 | TRADER VIC'S | EMERYVILLE |
| 14 | HONG KONG EAST OCEAN | EMERYVILLE |
| 15 | TOWNHOUSE | EMERYVILLE |
| 16 | CASSAVE | EMERYVILLE |
| 17 | DOYLE STREET CAFE | EMERYVILLE |
| 18 | THIRD CULTURE BAKERY | BERKELEY |
| 19 | VIKS CHAAT | BERKELEY |
| 20 | ANCHALEE | BERKELEY |
| 21 | 900 GRAYSON | BERKELEY |
| 22 | TACUBAYA | BERKELEY |
| 23 | ZUT! | BERKELEY |
| 24 | LA MISSION | BERKELEY |
| 25 | LONG LIFE VEGI HOUSE | BERKELEY |
| 26 | THE BUTCHER'S SON | BERKELEY |
| 27 | EUREKA! | BERKELEY |
| 28 | BERKELEY SOCIAL CLUB | BERKELEY |
| 29 | RIVA CUCINA | EMERYVILLE |



ARRIS

**Bayer HealthCare
Pharmaceuticals**

201
heinz
berkeley

agenus

DTSC
Department of Toxic
Substances Control

Perfect Day

HEINZ AVE

**WILD
EARTH**

7TH ST

9TH ST

RODAN+FIELDS

**MEMPHIS
MEATS**

PIVOT BIO

NEWOMICS

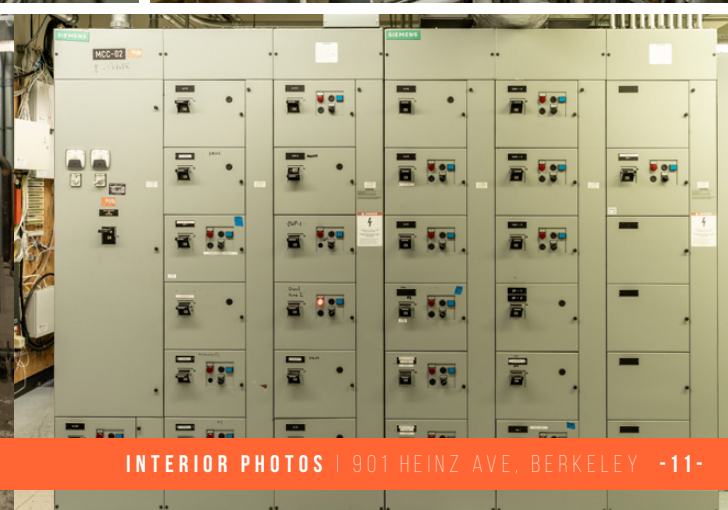
**CARIBOU
BIOSCIENCES**

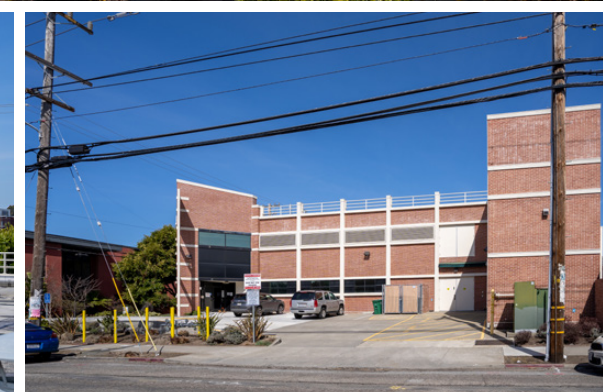
**SIEMENS
Healthineers**

ASHBY AVE

DEMETRIX







THERE ARE TOTAL OF 6 AIR HANDLING UNITS SERVING THE BUILDING. FOUR OF WHICH SERVE THE GMP MANUFACTURING SUITES AND 2 FOR NON-Classified AREAS (LABS, CORRIDORS, ETC). THE BUILDING HAS ONE 300KW EMERGENCY GENERATOR SUPPORTING CRITICAL EQUIPMENT AND THE BUILDING IS SERVED WITH 1,562 AMPS OF POWER AT 480V.

PRETREATMENT SYSTEM

The pretreatment system treats incoming city water by filtering it through two 5um pretreatment filters to remove particulate. Then, a twin water softener removed mineral such as calcium and magnesium from the stream. The water can be used as boiler make up. To remove chlorine/chloramine, the soft water is filtered through 3 activated carbon tanks. The water is considered “pretreated” at this point.

RO/DI WATER GENERATION & DISTRIBUTION

RO/DI water was generated by purifying pretreated water by a standalone reverse osmosis (RO) skid, which has a capacity of 2.5GPM. RO water is further purified by passing it through 2 mixed DI bed for water polishing. After polishing, the product is known as “RO/DI water” and is filtered through 1um post make up filter before being stored in a 335gal storage tank. A distribution pump operated at 12.5GPM distribute water to WFI still and clean steam generator. The distribution loop has integrated UV sterilization, 0.1um final filters and TOC/conductivity monitoring to ensure water quality.

PLANT STEAM GENERATION & DISTRIBUTION

There are two plant steam systems at 901 Heinz, which are the low pressure plant steam and high pressure plant steam system. The low pressure system is mainly utilized for CWFI sanitization and comfort heating (hot water loop for HVAC), while high pressure steam is supplied to WFI distillation and clean steam generation. The low pressure plant steam is generated by one boiler, while the high pressure plant steam is generated by two boilers. A pressure reducing station is integrated in the distribution network to support low pressure steam for operation reliability purposes.



HOT & COLD WFI GENERATION & DISTRIBUTION

HOT WFI SYSTEM

The HWFI was generated by distillation by a FINN-AQUA multiple effect distillation unit rated at 175GPH. The water is stored in a HWFI 2800L stainless steel storage tank. HWFI was distributed to lab and GMP users by a centrifugal distribution pump. The temperature of the loop is maintained at 85°C by a temperature maintenance loop (with shell and tube stainless steel heat exchanger), monitored by Johnston Control BAS system for parameters such as TOC, temperature, and conductivity to ensure water quality. The HWFI system fills and maintains the level of a CWFI storage tank.

COLD WFI SYSTEM

The CWFI is stored in a 10,000L stainless steel storage tank. The tank level and filling operation are controlled by Johnston Control BAS system automatically. CWFI is distributed to lab and GMP users by a centrifugal distribution pump. The tank is maintained at ambient operating temperature of about 20°C. There are 2 shell-and-tube heat exchangers to maintain operating temperature and one sanitization heater to sanitize the system periodically. The system is monitored by Johnston Control BAS system for parameters such as TOC, temperature, and conductivity to ensure water quality.

INSTRUMENT AIR & CLEAN COMPRESSED AIR GENERATION & DISTRIBUTION

There is a total of 4 oil-free air compressors for instrument air and clean compressed air systems. One compressor is dedicated to instrument air distribution and three air compressors are dedicated to clean compressed air systems. There is one air dryer for removing moisture and hydrocarbon, which achieves a dew point temperature of approximately -40deg C or better. The clean air distribution piping material is 316SS and is produced by filtering instrument air through a 0.2um filter.



PURE STEAM GENERATION & DISTRIBUTION

Pure steam is generated by a one clean steam generator with maximum capacity of 1200lbs/hour. Plant steam is used to heat up RO/DI feedwater to generate pure steam. The 316SS distribution piping delivers pure steam to end users such as GMP and laboratory autoclaves.

CHILLED WATER GENERATION & DISTRIBUTION

There are two chilled water loops which are cooled by 2 rooftop chillers. The chillers were installed in 2018 and have a total combined output of 80tons. There are totally of 3 chilled water pumps to distribute water to end users. Chilled Water Loop #1 served WFI system and 5 Air Handling units (AHU). Chilled Water Loop #2 serves one AHU. The chilled water temperature is set at 40degF (Loop#1) and 48degF (Loop#2) respectively.

HOT WATER GENERATION & DISTRIBUTION

The hot water loop supplies heated water to HVAC heating coils for comfort heating. Water temperature is maintained by a dedicated stainless steel shell and tube heat exchanger. Low pressure steam heats the water to approximately 165deg F and distributed it to users by a centrifugal pump.

OXYGEN DISTRIBUTION

The oxygen is sourced from portable liquid dewars located in 901-RM144. There is an automatic dewars switch which allows 2 dewars to be connected to the distribution headers simultaneously. The distribution network material is 316SS.



CARBON DIOXIDE DISTRIBUTION

The carbon dioxide is sourced from portable liquid dewars located in 901-RM144. There is an automatic dewars switch which allows 2 dewars to be connected to the distribution headers simultaneously. The distribution network material is 316SS.

LIQUID NITROGEN DISTRIBUTION

The liquid nitrogen is sourced from portable LN2 dewars located in 901-RM135. There is an automatic dewars switch which allows 2 dewars to be connected to the distribution headers simultaneously. The LN2 piping is vacuum insulated and is distributed in RM135 only.

AIR HANDLING UNIT

There a total of six (6) air handling units (AHU) at 901 Heinz, all of which are in the mezzanine level. Four (4) of the AHU (AHU-02, AHU-03, AHU-05, AHU-06) are GMP equipment and service the GMP production suites/clean rooms. AHU-1 and AHU-4 are non-GMP units and service all unclassified area. As shown in the floor plan on Page 3, AHUs service majority of the building (except for Mechanical Room 137). The second-floor labs are served by AHU-04. All AHUs are monitored by Johnston Control BAS system for parameters such as discharge temperatures, room differential pressure/temperature and humidity.





201
heinz
berkeley

CONTACT:

RYAN HATTERSLEY

Vice Chairman

ryan.hattersley@cushwake.com

510-891-5802

CA License #01354553

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



**CUSHMAN &
WAKEFIELD**