

Foundry31

3100 San Pablo Ave
Berkeley, CA

For lease

Contemporary
Life Science Space

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NEWMARK



Located on the vibrant Emeryville Greenway, Foundry31 is in the heart of the East Bay innovation cluster. Once an industrial building, this converted Life Sciences building now offers state-of-the-art biotech lab space ready for your creativity.

Foundry31

3100 San Pablo Ave, Berkeley, CA

High quality amenities and transportation options make the site a top choice for talent:

Highlights

- Efficient and flexible large floor plate
- Excellent natural light
- 1:650 SF parking ratio
- Close to well-loved eateries and amenities
- Secure bike parking and bike share program
- Nearby Emery-Go-Round shuttle stop
- Immediate freeway access
- Fitness facility on-site



Laboratory ready space

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Structure

- 1st floor – 17'6" floor to floor
- 2nd Floor – 12'2" floor to floor
- Centralized loading dock with 2 bays and trash compactor
- New 5,000 lb capacity freight elevator
- Minimum demise is 20,000 SF
- 100 lbs/sf floor load

Electrical

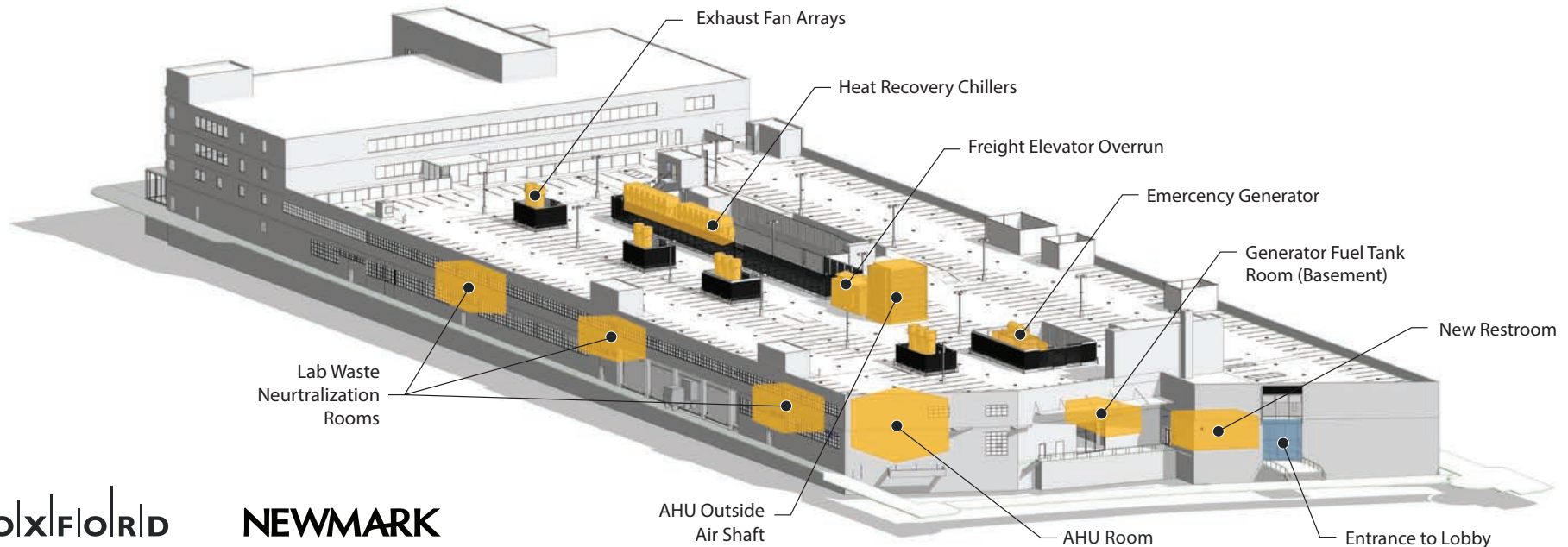
- 15 watts/sf for lab areas
- 5 watts/sf of emergency backup power for lab areas

Plumbing

- Lab waste and vent systems capped in each tenant area
- Non-potable water and tepid water loop distribution
- PH Neutralization system and piping stubbed to Tenant's space

Mechanical

- 100% outside air HVAC system for lab areas
- 2 CFM/SF for lab areas
- New HVAC system, heat recovery heaters/chillers



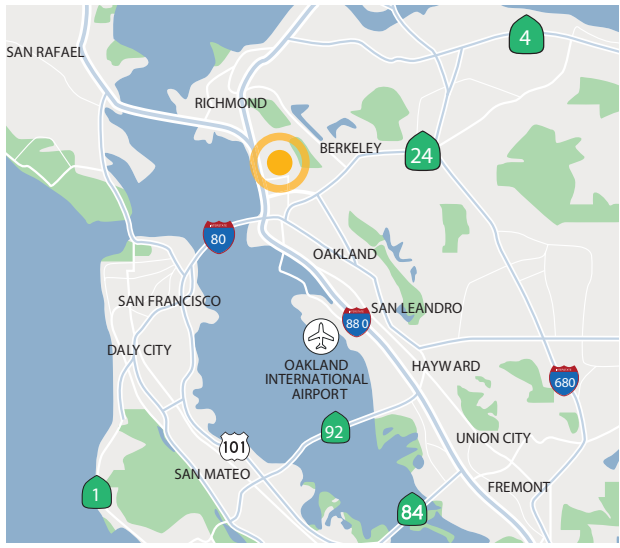
OLX|FLORID

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In the heart of the East Bay Innovation Cluster

Drive times from Foundry31

- 7 minutes** → Downtown Berkeley
- 9 minutes** → UC Berkeley
- 13 minutes** → Downtown Oakland
- 17 minutes** → Downtown San Francisco
- 19 minutes** → Oakland International Airport
- 28 minutes** → San Francisco International Airport



- Life Science Companies
- Restaurants/Cafés



Availabilities

- Spec Suites / Shell Space Available
- Future Growth Availability



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Spec Suites / Life Science Warm Shell : ±39,236 SF

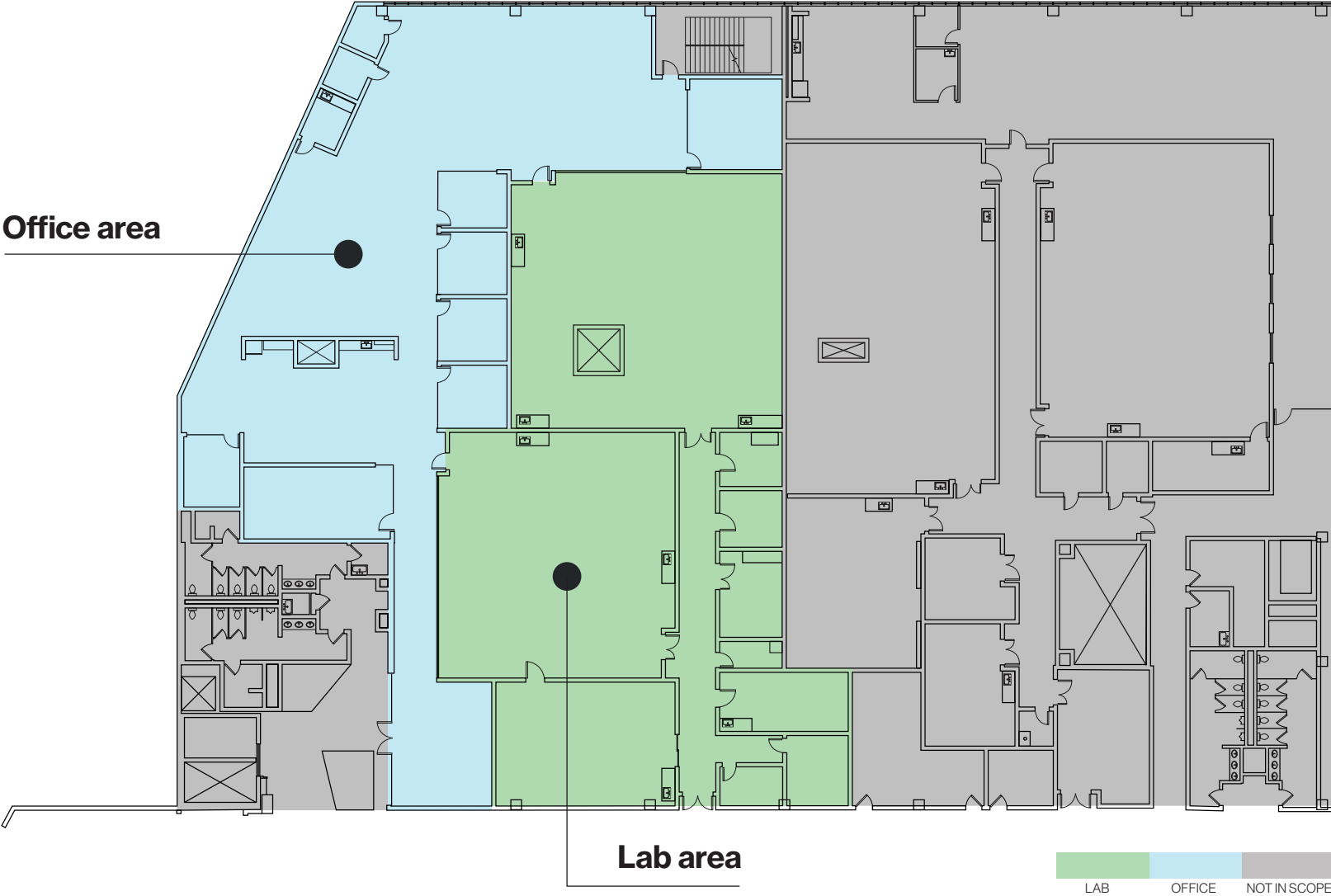
Suite 200A: Spec Labs

Foundry31

3100 San Pablo Ave, Berkeley, CA

Second floor

±18,206 SF



Suite 200B & C: Spec Labs

Foundry31

3100 San Pablo Ave, Berkeley, CA

Second floor

SUITE B: ±11,972 SF

SUITE C: ±9,432 SF





Suite 200 - Lab Visualization

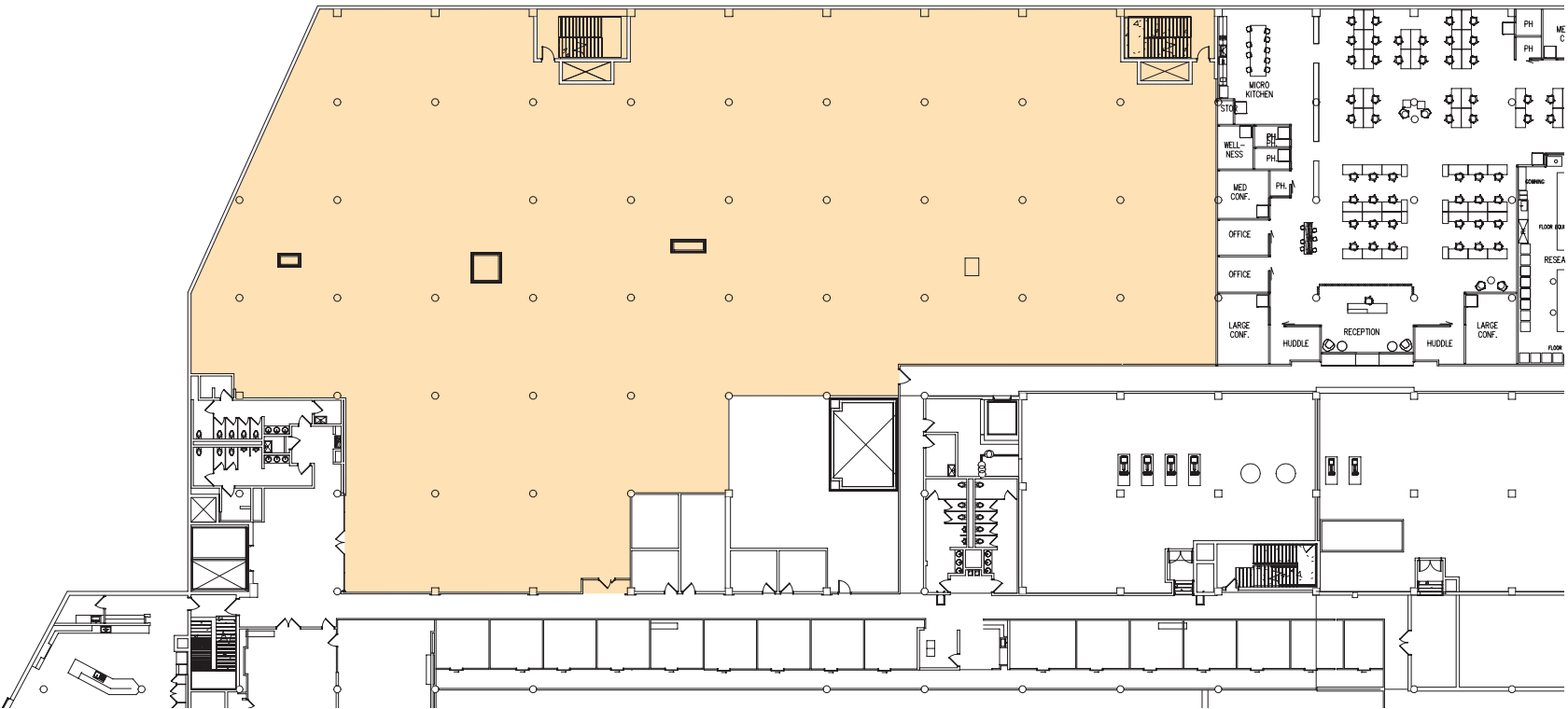
Life Science Warm Shell

Second floor shell

±39,236 SF

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Open office visualization

Top amenities, to attract top talent

Trails, art and transportation at your door

Foundry31

3100 San Pablo Ave, Berkeley, CA



The Greenway Path at your door



Exterior mural painted by local artist, Ian Ross



On site fitness club



Light-filled, modern common area

About Oxford Life Sciences

As a leading global real estate business, Oxford currently oversees more than 3 million square feet of Life Sciences space across a mix of managed properties and development projects. We provide the platforms, amenities and services Life Sciences companies need to grow and prosper. Our fully integrated, global portfolio supports business at all stages of work in the sector, from early research and development through to production and manufacturing. In the US, Oxford's Life Sciences portfolio is supported by expert on-the-ground presence in Boston, San Francisco, Washington DC and New York.

Oxford is owned by OMERS, the defined benefit pension plan for over 500,000 of Ontario's municipal employees with \$90B in net assets.

oxfordproperties.com

OXFORD



Completed build out at
645 Summer Street, Boston

A network of life science expertise

Foundry31

3100 San Pablo Ave, Berkeley, CA

Oxford and its parent company OMERS have both built immense experience in the Life Sciences sector since 2016. OMERS' specialist Life Sciences team has completed 20+ transactions valued in excess of \$2B across a variety of healthcare-related investments, including royalties and private credit. Our global network benefits our customers, partners and team by providing access to greater opportunities, diversity of thought and best practices.

Oxford Properties Group

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ONCOLOGY

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G1
THERAPEUTICS

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IUPAC
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PURE AND APPLIED CHEMISTRY

OMERS

OMERS Life Sciences

Kadcyla
trastuzumab emtansine

Roche

Zytiga
(abiraterone acetate)

Johnson & Johnson

onpatro
(patisiran)

Alynham
PHARMACEUTICALS

OMERS Private Equity

CBI HEALTH GROUP

INMAR
intelligence

MatrixCare
by ResMed

epiq

Oxford Life Sciences markets



Foundry31

3100 San Pablo Ave, Berkeley, CA

Bill Benton

415.274.4421

bbenton@nmrk.com

CA RE License #01247617

Ari Rokeach

510.923.6206

ari.rokeach@nmrk.com

CA RE License #01986061

Conor Ranahan

510.923.6204

conor.ranahan@nmrk.com

CA RE License #01850797

Abby Middleton Mondani

amondani@oxfordproperties.com

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