

AQUATIC

FOURTH STREET, BERKELEY



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CHROMATA
RETAIL

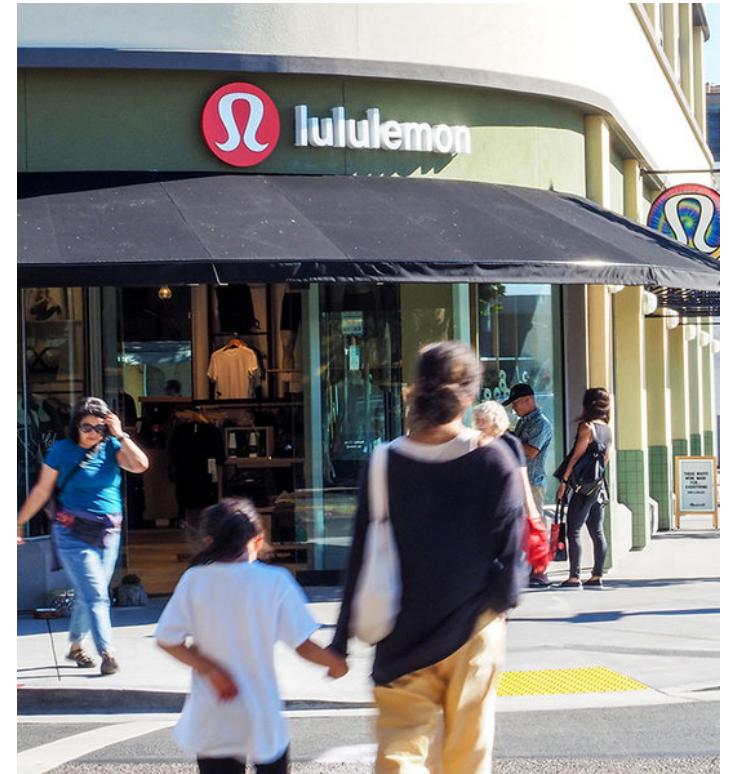
ADDRESS 2015 Fourth Street

AVAILABLE SPACE 2,492 SF

RENTAL RATE Negotiable

NEIGHBORHOOD HIGHLIGHTS

- Fourth Street Berkeley is one of the Bay Area's premier retail neighborhoods. An upscale, vibrant and eclectic mix of one-of-a-kind entrepreneurs and best-in-class regional and national brands, including Apple, Sephora, CB2, Warby Parker, Anthropologie & Lululemon.
- The Aquatic represents the continuation of Fourth Street's organic growth south of University Ave, co-tenancy with Great Notion Brewing, SOL Physical Therapy & IVX Health. Across from Rims & Goggles, Keter Salon, Roberts Hot Tubs, and more.
- 76 on-site retail parking spaces with ample public parking in the neighborhood.
- 258 residential units onsite with an additional 370 units within one block.
- Adjacent to the Berkeley Commons and The Lab, two new life sciences campus developments totalling 820,000 sf.
- Excellent exposure and accessibility from I-880 and University Avenue ramp
- Excellent Demographics: \$4.04B in total spending power (Palo Alto \$2.97B, Walnut Creek \$2.07B).
- Close proximity to major employers such as Pixar, Bayer & UC Berkeley.





Berkeley
Commons

Just a five minute walk from the Aquatic, two major life sciences campuses are under construction that will bring a new vitality & workforce community to the area. With a combined 820,000 square feet of new lab and office space, these developments will house thousands of jobs and revive greenspace and bike and pedestrian pathways.



Berkeley Commons

SITE PLAN



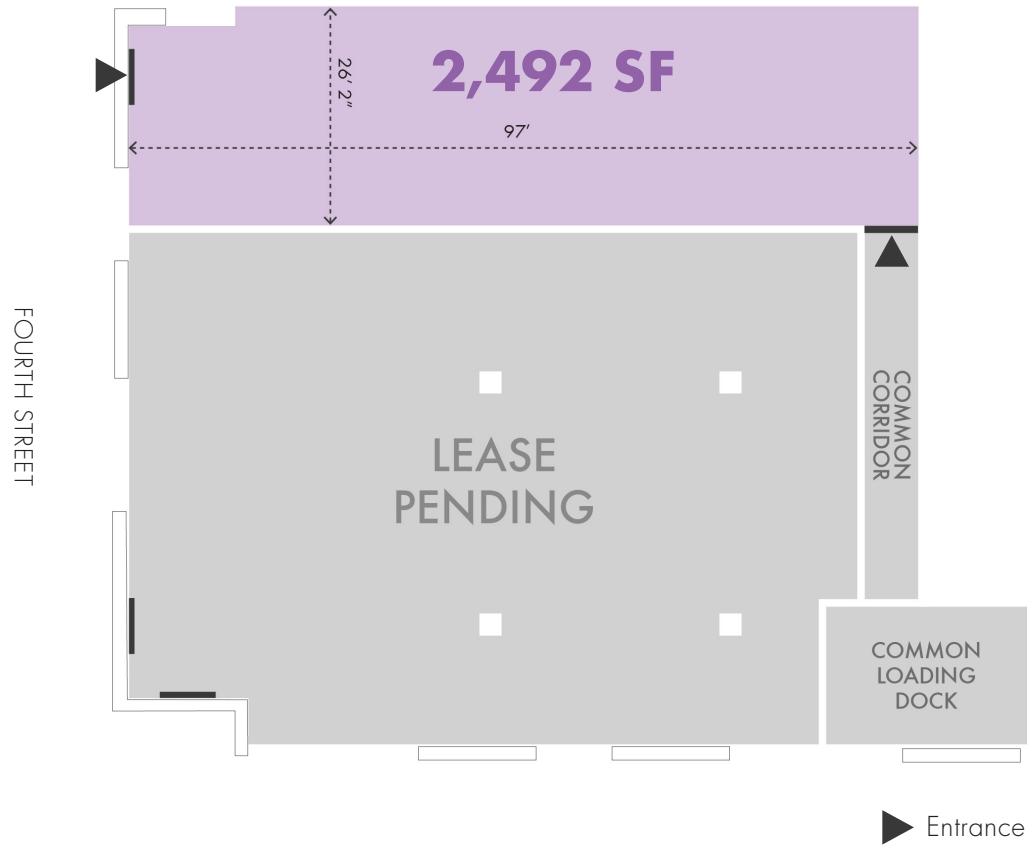


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SPECS

- Power - 400 amp service, 120/208v, 3 phase
- Gas - 2" with 2.6 mill BTU capacity
- Water - 2" water main
- Sewer - 4" grease waste & 6" non-grease waste with 7.98' invert
- HVAC - 1 ton per 275 SF
- Grease Interceptor - gravity fed unit in surface parking lot, 1,200 gallon capacity
- Venting plenums - two (2) locations: 1 - 63" x 15" and 1 - 55" x 12"
- Ceiling height - 16 feet



RETAIL & RESTAURANTS

Anthropologie
Apple
Athleta
Oceanview Diner
CB2
Lululemon
Sol Physical Therapy
TopDrawer
Warby Parker
Takara Sake USA
Cotopaxi
Roark
Madewell
Vuori
Viks Chaat
Zut!
Tacubaya
Dumpling Time
Le Labo
Nike
Vans
Modern Animal
Jo Malone London
IVX Health
American Giant
Aveda
Design Within Reach

+ RESIDENTIAL

Aquatic Fourth Street - 258 Units
Avalon - 93 Units
Fourth & U - 171 Units





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