



INNOVATION PROPERTIES GROUP



# BERKELEY WATERFRONT

A WORLD OF WONDER AWAITS

199 Seawall Drive, Berkeley, California

25,000 SF **Landmark** Event Space & Restaurant - **FOR LEASE**

# Berkeley Waterfront | Location



## Driving radius in minutes

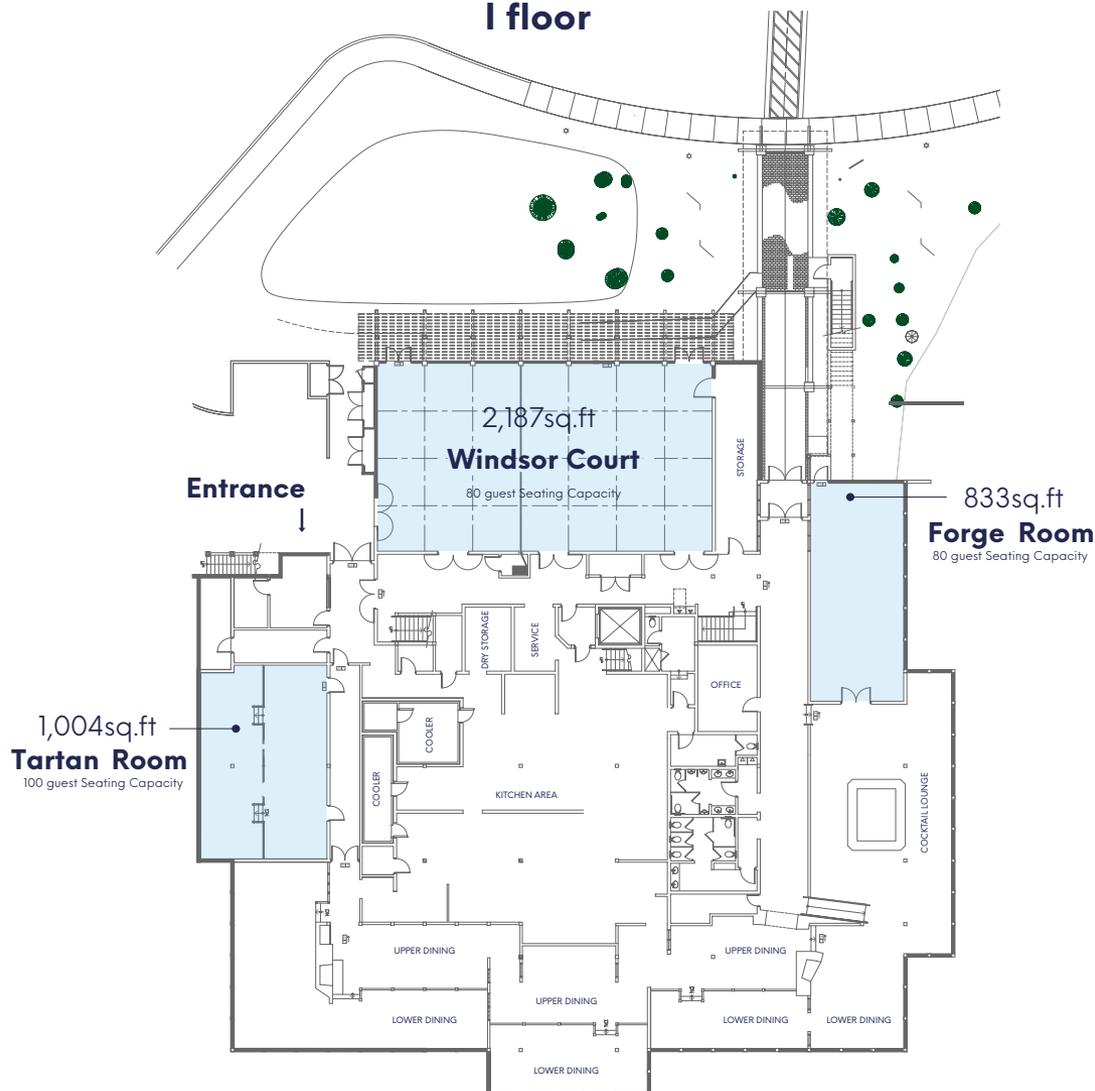
- 10 UC Berkeley
- 20 San Francisco
- 20 Oakland Airport
- 30 SF Airport
- 60 Stanford University

## Potential future ferry service

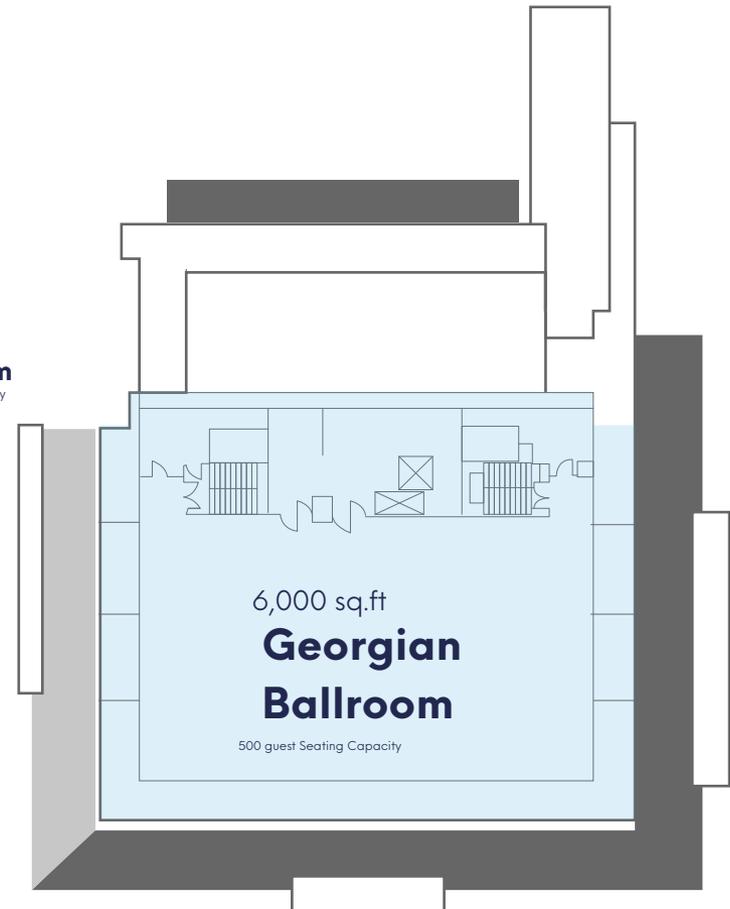
- 44 Vessels
- 16 Terminals
- 12 Routes
- \* Potential Future Ferry Terminal
- Present ferry lines and terminals
- - - Potential Future Ferry Service
- ..... Small scale ferry service

# 199 Seawall Drive | Floor plans

## I floor



## II floor



# Berkeley Waterfront | Amenities and Transit

-  **UC Berkeley**  
3 miles
-  **Bus stops**
-  **Golden Gate fields**  
2.8 miles
-  **Target**  
2 miles
-  **Fieldwork Brewing**  
2 miles
-  **Whole Foods**  
2 miles
-  **Gilman Brewing**  
2 miles
-  **Skates on the Bay**
-  **Cesar Chavez Park**
-  **Shorebird park**  
with Nature Center and Adventure Playground
-  **Belkeley Commons**  
1.9 miles
- Tideline Ferry**

 **Fine shops and outdoor dining**



# Berkeley Waterfront | By the numbers

- **201,152** residents within a three-mile radius
- **102,935** aged 35 or older
- **89,935** with B.A. degrees or more
- **36,493** households earning \$75,000 or more
- **\$4.04** billion in total spending power
- **17th**-most-dense city in the US,  
at **10,470** persons per square mile  
(higher than Washington, D.C, Seattle, Oakland and San Jose)
- **46,000** students
- **13,000** university faculty/staff
- **1.65** million annual visitors,  
approaching 2 million by 2018
- **Cultural epicenter of the East Bay,**  
a sub-region of 2.5 million people



# \$30 Million

## Invested & In Progress

The city is investing significant capital on revamping the Marina.



### Recently Completed

\$2.3M	South Cove Parking Lot and Public Restroom
\$2M	Marina Restroom Modernization/Dock Improvements
\$1M	Marina Streets Realignment/Paving – Design/Permits
\$900K	San Francisco Bay Trail Extension
\$500K	Sailing Dock Replacement & ADA Ramp
\$100K	Boat Launch Ramp Improvements
\$8.5M	Construction Marina Streets
*Est. \$2.5M	EBRPD Eastshore State Park Visitor Center & Landscaping
\$500K	Public Restroom Upgrade – South Side
\$125K	New Bike Lockers

### In Progress Planning

\$1M	South Cove West Parking Lot Improvements
\$7.5M	Marina Dredging
\$3M	Berkeley Marina Area Specific Plan Planning Process
\$700M	Pier/Ferry Planning
*\$30+M	CalTrans Intersection/Bridge Improvements @ University/I-80
\$5M	Misc. Marina improvements (new pilings, electrical, finger docks)
\$100K	Marina Key Fob System Upgrade
\$7.5M	D/E Dock Replacement
\$500K	New Restroom at Cesar Chavez Park and remodeled public restroom at K-Dock.

### In Progress Construction

\$1.7M	Electrical Upgrades O & K Docks
\$1.2M	Marina Piling Replacement
\$140K	Security Cameras
\$150K	Cesar Chavez Park Shoreline Improvements

# 199 Seawall Drive | Property features

## 25,000 SF OF SECOND GENERATION RESTAURANT SPACE

- Situated at the southern edge of the Berkeley Marina with visibility from I-80 freeway and Bay Bridge
- Active Marina with over 100 acres of park space, 7 miles of trails, Adventure Playground, and SF Bay Trail.
- Near the Berkeley Yacht Club, small scale ferry service to SF, and a 1,000 slip Marina
- Nearby restaurants include Skates On the Bay, Hana Japan and Berkeley Boathouse Restaurant
- Close to the 4th Street shopping district and 7 minute drive Bay Street Emeryville
- Minutes to UC Berkeley campus
- 378-Room Full Service Doubletree Hotel in the Berkeley Marina



**Contact** Warner Bonner | Managing Partner  
CalDRE License: 01260011

Ivan Smiljanic | Partner  
(510) 717 5008 | ivane@ipgsf.com  
BRE License: 01995999

Justin Fink | Senior Associate  
(650) 576 5408 | justin@ipgsf.com  
CalDRE License: 02100750

# 199 Seawall Drive | Property features



## Included on the first floor:

- Restaurant space, a built in wet bar, fireplace, host/greeter area, dining tables, special event rooms, offices, and restrooms.
- Centrally located, 5,000 SF commercial kitchen area with two walk-in refrigerators, a walk-in freezer, two built-in warming islands and preparation areas, and a large hood.

## Included on the second floor:

- Preparation kitchen, open-concept ball room with floor to ceiling windows and 20' high ceilings.
- Partition wall, large closets, and the potential for outdoor patio space.



## Parking:

- 320-stall public parking lot that will support the sculpture park, surrounding parks, waterfront and forthcoming ferry terminal.

# 199 Seawall Drive | Community & Culture



This iconic Berkeley Waterfront restaurant and event space calls for an updated concept to take advantage of all that it has to offer: stunning views, an active marina that will bring thousands of visitors per week and hundreds of thousands per year, quick and easy access from neighboring cities and amenities throughout for endless possibilities.



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# 199 Seawall Drive | Proposed Site Plan



199  
Seawall  
Drive

LANDMARK  
RESTAURANT AND  
EVENT VENUE

PYI  
PYRAMID  
OR SONIC  
SPHERE

PARKING  
LOT

SCULPTURE  
PARK

MOBILE  
FOOD  
TRUCKS



# 199 Seawall Drive | The Berkeley Waterfront Sculpture Park



## Partnership with Art With Me collective

In Partnership with Art with Me and Innovation Properties Group, the City of Berkeley is bringing forth a collaborative activation of the Waterfront, based on the core principals of Art with Me:



# Berkeley Waterfront | Art with Me Sculpture Park

## SIX CORE PILLARS Art With Me



ART

Life is not something we move through—it's something that moves through us.



CARE

Self. Less. Get back your sense of wonder by giving back to the world.



DANCE

Enter the temple of your body at DanceWithMe and bring back the rhythm wythin.



BREATHE

Oxygenate your approach to self-love at BreathWithMe, where a full array of wellness programs come together to fill your spirit's lungs with fresh air.



PLAY

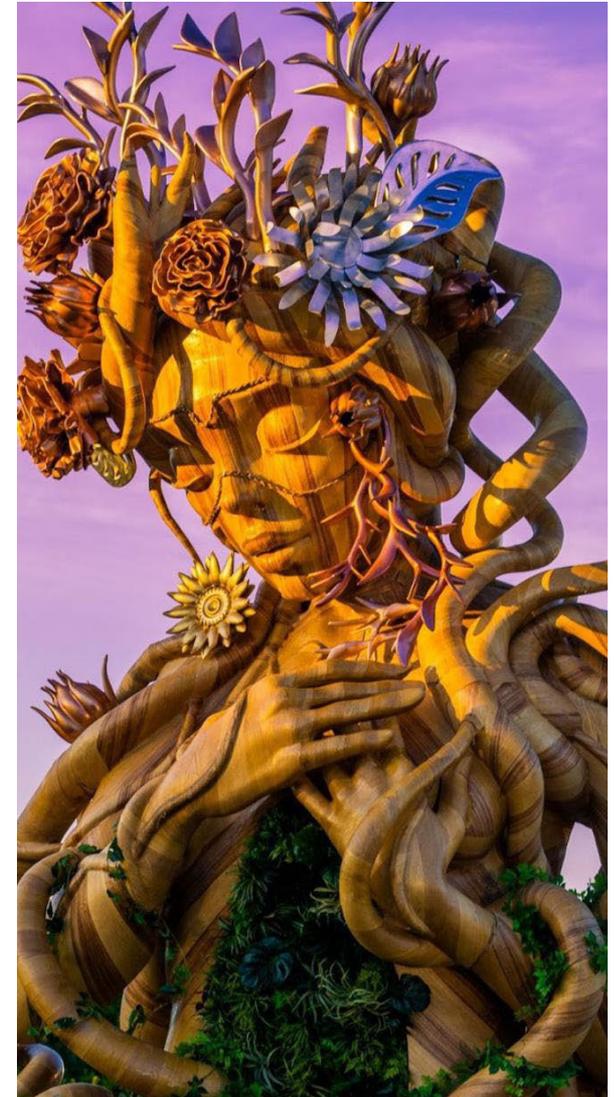
Awaken the kid within at PlayWithMe—a special offshoot of ArtWithMe that curates events for families and children.



EAT

Take your place at a table where the culinary inspires the community.





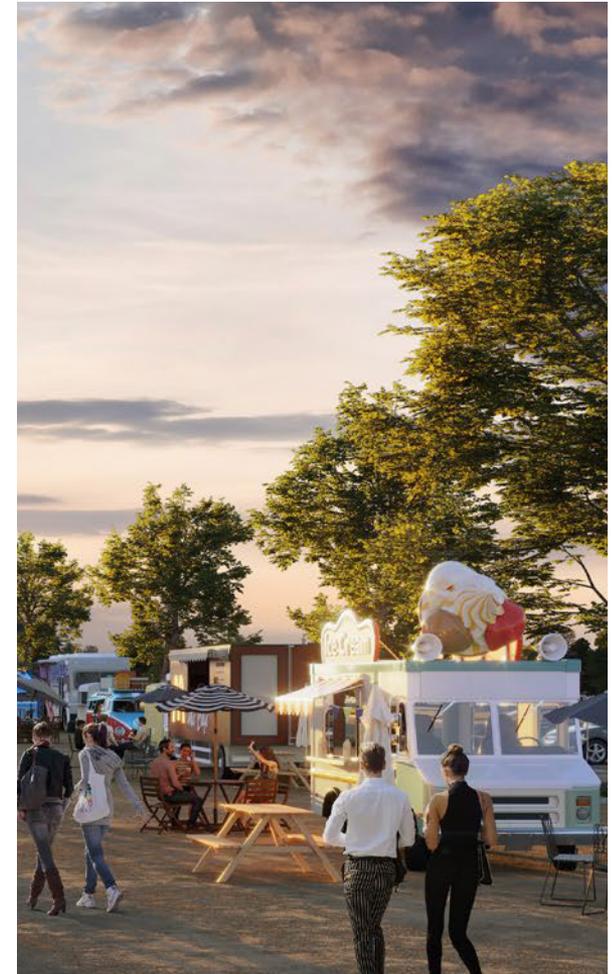
# Sculpture Park | Potential Partners



Sonic Sphere is a spherical concert hall lined with lights and speakers for mind-blowing immersive experiences.



PY-1 is an innovative pyramid shaped venue capable of hosting up to 1000 guests



The Art with Me Sculpture Park at the Berkeley Waterfront will be one of the top tourist destinations in the Bay Area.

# Sculpture Park | PY1 Pyramid Potential



From the visionary mind behind Cirque du Soleil comes PY1. An innovative pyramid shaped venue capable of hosting up to 1000 guests, the 81-foot high travelling structure is dedicated to the presentation of memorable entertainment experiences. PY1 offers an opportunity to create a world class landscape to the Berkeley Waterfront.

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# Sculpture Park | Sonic Sphere Potential



A spherical concert ball lined with lights and speakers for mind-blowing immersive experiences.

The Sonic Sphere is a reimagining of Karl-Heinz Stockhausen's legendary 3-D concert hall of 1970 with dazzling modern technology for this year's Burning Man Festival.

The elevated 12.5m geodesic sphere will be lined over its entire interior surface with a 52.4 speaker rig and more than 20,000 LEDs to create the first fully spherical audiovisual experience ever created.

Hundreds of souls will lie in sound and light perforable nets suspended in the centre to experience incredible 3-dimensional audiovisual compositions.

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New Planned Ferry Terminal / Public Pier

ART with ME Sculpture Park

199 Seawall Drive

Shorebird Park



Berkeley Waterfront: **WOW!**

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25,000 SF **Landmark** for Lease – **360 degree views**

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