

Foundry31

3100 San Pablo Ave
Berkeley, CA

For Lease

Contemporary
Life Science Space

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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.

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

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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

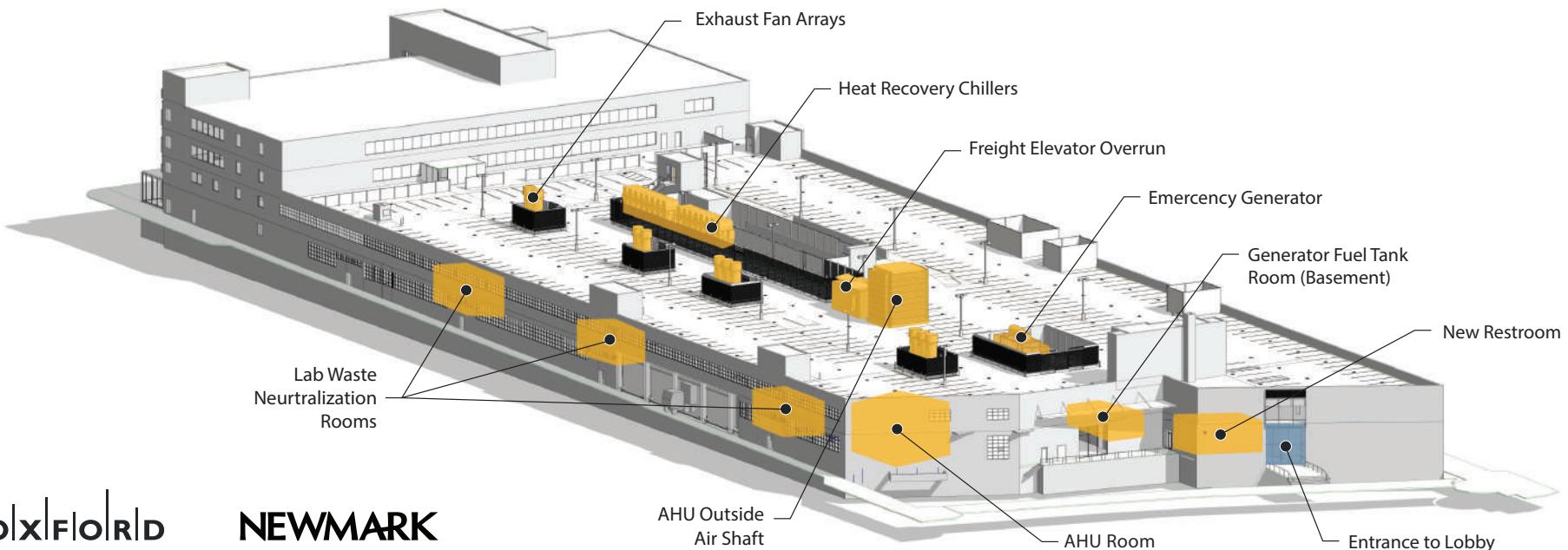
- 15 watts/sf for lab areas
- 5 watts/sf of emergency backup power for lab areas

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



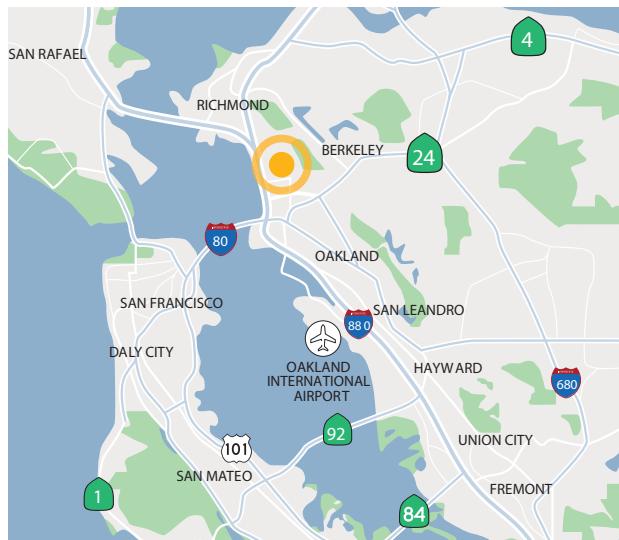
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In the heart of the East Bay Innovation Cluster

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

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Availabilities

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- Spec Suites / Life Science Warm Shell
- R&D / Flex
- Office
- Future Growth Availability



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

Office: Available 2/1/2027 ±50,805 SF

R&D / Flex: Available 8/1/2026 ±59,144 SF

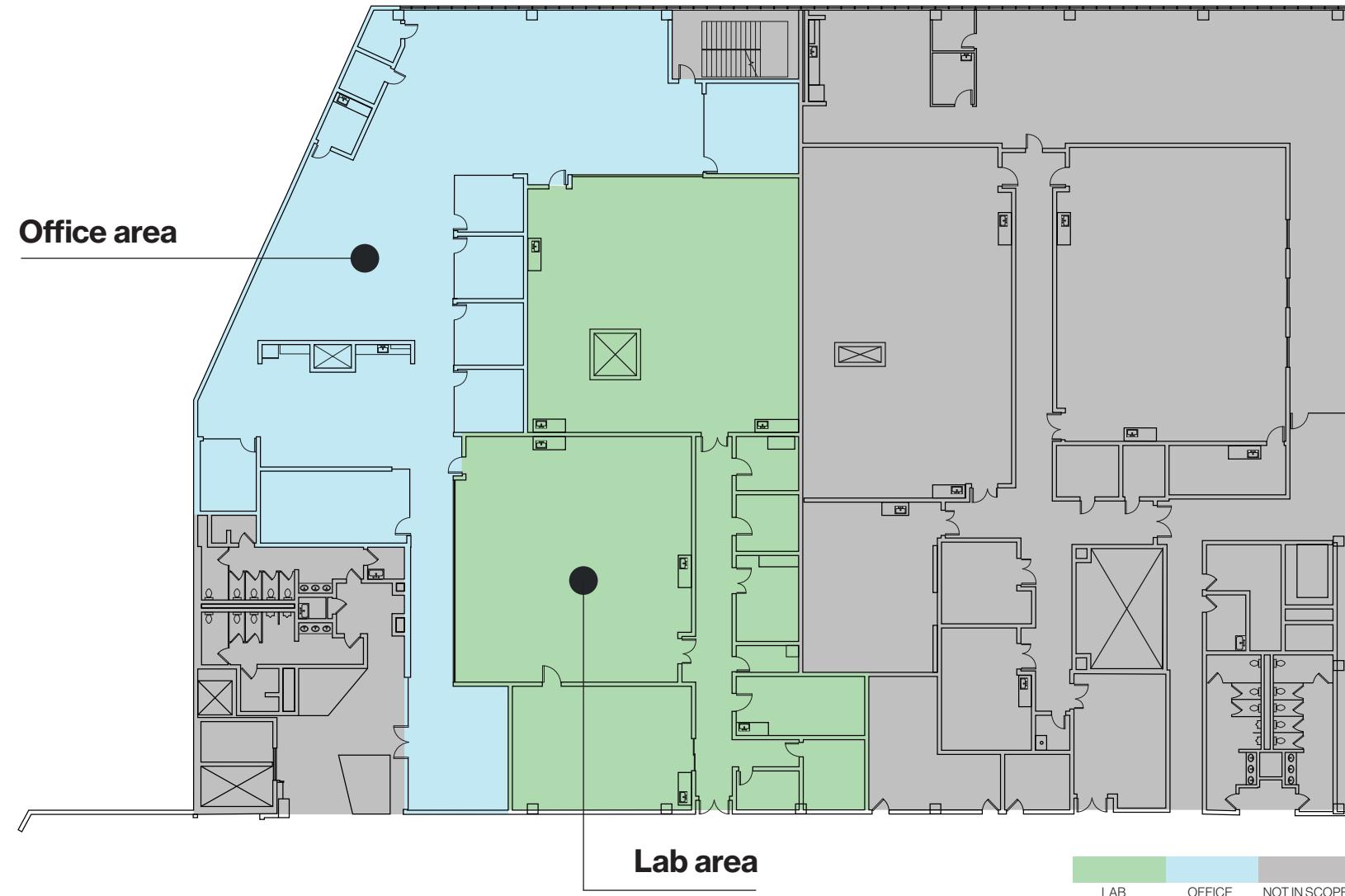
Suite 200A: Spec Labs

Second floor

±18,206 SF

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Suite 200B & C: Spec Labs

Second floor

SUITE B: $\pm 11,972$ SF

SUITE C: $\pm 9,432$ SF

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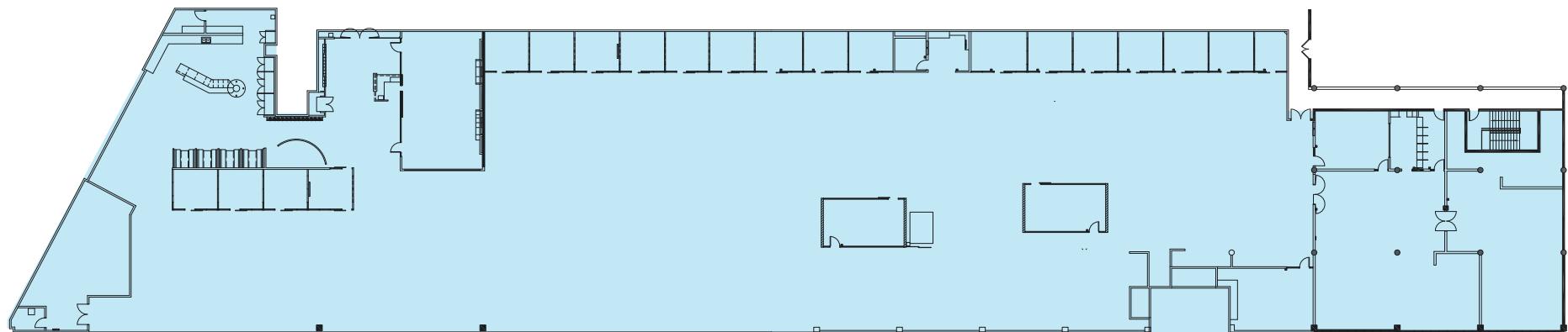
Suite 210: Office Space

Second floor

±50,805 SF

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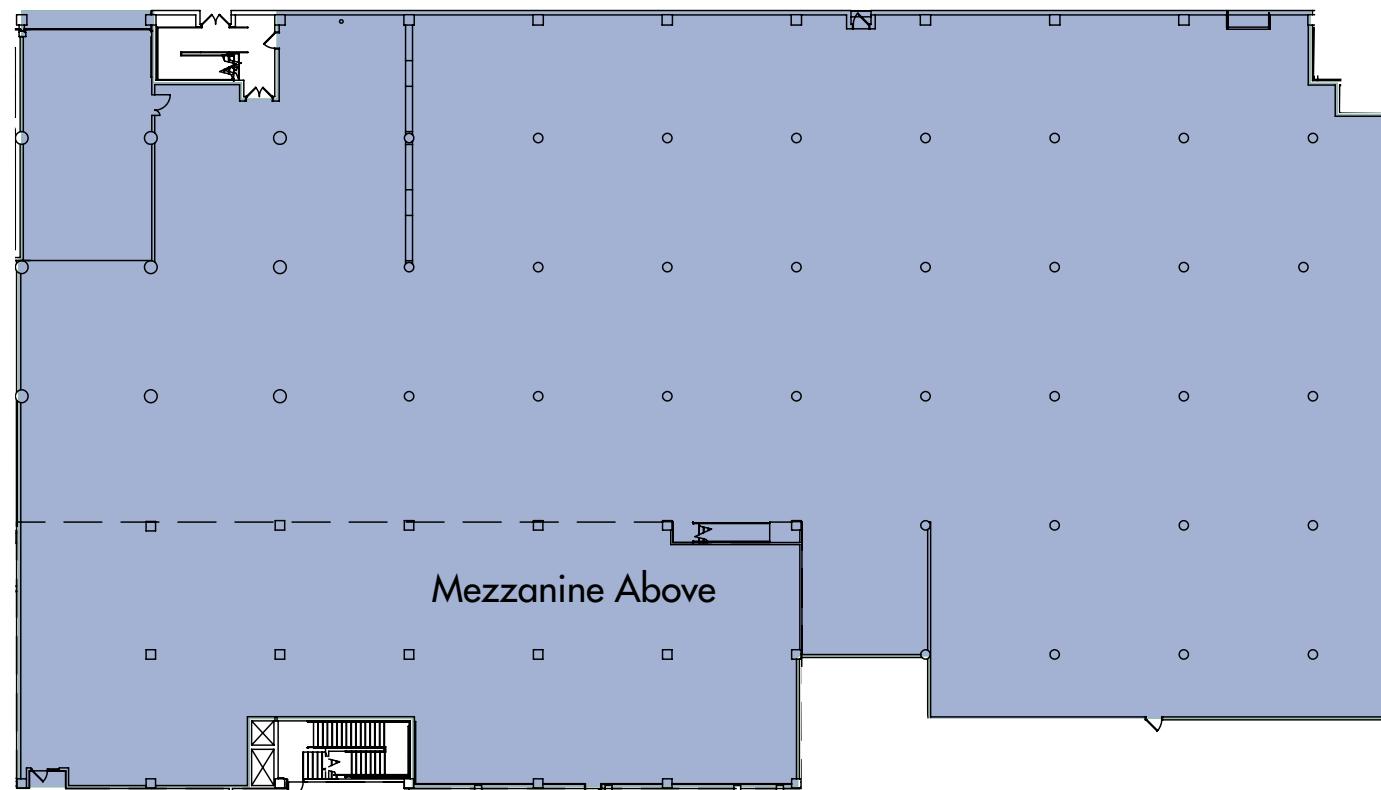
R&D / Flex

Ground floor shell

±59,144 SF

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Top amenities, to attract top talent

Trails, art and transportation at your door



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Our strategy is propelled by scale, sector momentum, and social impact.

Oxford and OMERS entered the Life Sciences sector through a substantial credit investment in 2017. Since the start of 2021, we've globally invested \$3 billion and identified a significant pipeline of further development opportunities.

Committed to establishing a notable presence in the life sciences sector— one of the world's most transformative markets—we recognize the convergence of biotechnology, artificial intelligence, big data analytics, and deep learning in driving faster and more sophisticated outcomes. Simultaneously, shifting demographics, global trends, and evolving customer needs fuel industry demand and in response, we continue to scale our global presence by pursuing additional equity commitments, lending opportunities and platform investments.

Global reach

Oxford Life Sciences spans strategic markets in North America, the UK, and Europe. We focus on existing and emerging markets underpinned by the fundamentals for life sciences: universities and academic ecosystems; public and private funding and access to talent.

Trusted Partners



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