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SEVENTH



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**HEAVY POWER ADVANCED MANUFACTURING
R&D CAMPUS OPPORTUNITY IN THE HEART
OF BERKELEY**

BE A PART OF WAREHAM'S POWER

NEARLY 50 YEARS OF NEW
APPROACHES AND ADAPTABILITY
AT OUR INNOVATIVE R&D CAMPUS

Wareham's unrivaled history of creating one of the largest life science and research clusters in the Bay Area is well known. **Our research and development campuses continue to attract and retain the best and the brightest innovators because we as a company never shy away from doing things differently.**

Building our award-winning laboratory buildings and research campuses right to begin with lets our talented team of real estate development and property management professionals quickly and easily develop, redevelop, and upgrade our massive campus infrastructure to meet ongoing changes and needs of our amazing tenants and this great research cluster.

Our long-term commitment to the cities in which we build – to their schools, their artists, and to all the nonprofits that serve them – is also steadfast.



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SEVENTH

24,755 RSF with 5,141 SF office



2 Roll-up Doors



2000 amps at
277/480V 3-phase
(Restaurant uses 200
amps of this total)



CDA (Clean Dry
Air) system



Clear heights
11'0" in ground floor office

24'4" in predominant
open area in central,
developed lab area.

20'+ clear in Warehouse
areas along south face



Zoning
Research & Development



29 Parking Spaces



S2 Security Card
Access System



Fully sprinklered



UTILITIES

Natural gas: 3" meter 2000 CFH for Premises
(restaurant has its own separate service and
meter)

Water/Sewer: 2" domestic water line/meter,
4" dedicated fire main with meter, ¾" irrigation
meter, 4" sewer line



HVAC

Office area: two package units of 2000 CFM
each plus three split systems with a total 5200
CFM

Other areas: 3 gas-fired heaters producing
625,000 BTU total, three ductless split systems
providing capacity of 10 tons total for the various
independent lab rooms, three exhaust fans to
6000 CFM, 6500 CFM and 18,000 CFM.

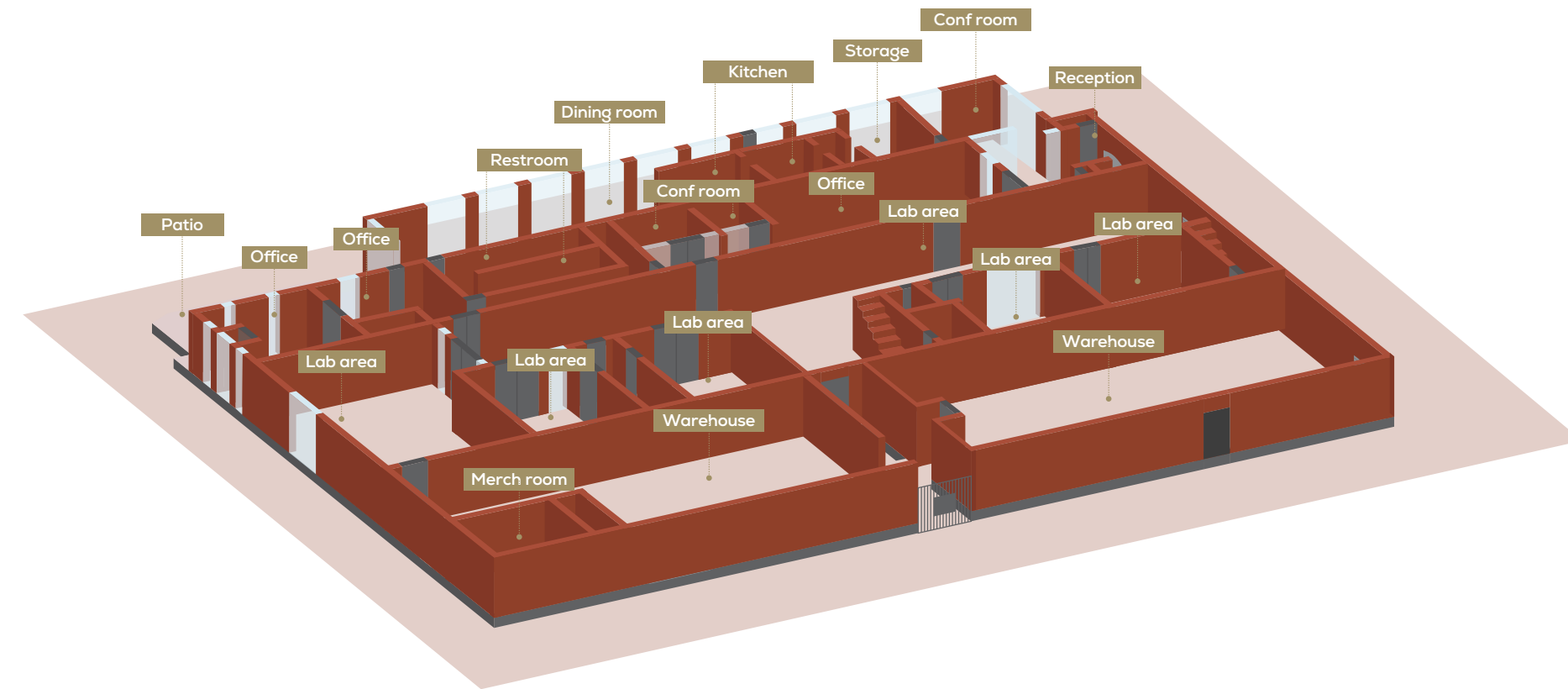


TEL/DATA

AT&T Broadband

Comcast via coax cable

Paxio fiber

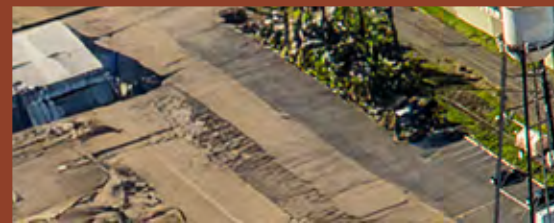


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CAMPUS AMENITIES

- Massive campus infrastructure
- **Part of a 16-building, 800,000 SF campus owned**, developed, and managed by Wareham Development
- Urban infill
- History of successful public-private partnerships with the City of Berkeley since 1977
- **Recruiting and collaboration opportunities** with UC Berkeley, UC San Francisco, Stanford University, and Berkeley Lab



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ABUNDANT CAMPUS AMENITIES



Easy access from all major public transportation and freeways with plentiful campus parking and car-charging stations.



Popular restaurants: Bangkok By The Bay and Mint Leaf on campus, and quick walk to Berkeley Bowl West and its Café



Free Emery Go-Round to and from BART



Aquatic Park School for Early Childhood Education on-site



Amtrak Intermodal Transit Center for easy commutes between Sacramento and San Jose on Capitol Corridor Route



Blocks from popular Fourth Street Shopping District and other desirable West Berkeley dining, shopping, hospitality, and entertainment options



Ongoing tenant events designed to inspire and connect



Lush organic gardens and pocket parks



Campus Fitness Center onsite, and Berkeley Ironworks Touchstone Climbing, yoga studios, hiking and biking trails within blocks



Sculptures and art throughout the campus



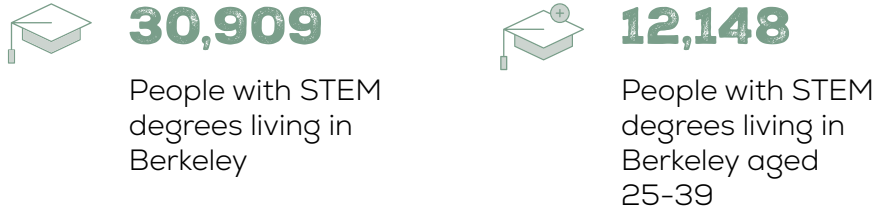
Bike parking, bike share, and bike repair stations

MANUFACTURED IN BERKELEY

ACCESS TO TALENT (WITHIN A 30-MIN DRIVE TIME)



MANUFACTURING IN BERKELEY (WITHIN A 30-MIN DRIVE TIME)



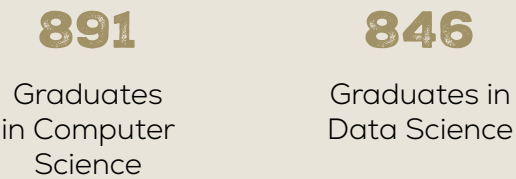
IDEAL LOCATION FOR BERKELEY COMPANIES TO GROW



BERKELEY GRADS 2024



STEM GRADUATES 2024



BUILT IN BERKELEY

Berkeley's manufacturing history began in the late 19th century with waterfront industries like Standard Soap Company and Cutter Laboratories, before experiencing significant expansion during WWII when the city's proximity to naval shipyards made it a hub for wartime production.

1970'S & 1980'S

Brought challenges of deindustrialization as traditional manufacturing declined, but simultaneously planted seeds for Berkeley's innovation economy through emerging biotechnology and computer development.



Photo: Berkeley Public Library

TODAY

Berkeley's manufacturing landscape is defined by advanced technologies and sustainability initiatives, with UC Berkeley and Berkeley Lab serving as crucial incubators for cutting-edge research and spin-off companies. The city now balances preserving manufacturing jobs with fostering innovation in a space-constrained urban environment, focusing on high-value, knowledge-intensive production that leverages the community's intellectual capital and progressive values.



YOU CAN BE PART OF THIS
MANUFACTURING RENAISSANCE
AT 2865 SEVENTH WHERE
INNOVATORS COLLABORATE TO
DEVELOP NEXT-GENERATION
MANUFACTURING SOLUTIONS.



UC Berkeley

#2

Top 100 universities ranked by startup founders
Globally for undergraduate students

#1

Company count
1,305 companies

#2

Founder count
1,433 companies

#3

Capital raised
\$47.5B in total capital raised

THE GATEWAY TO BERKELEY

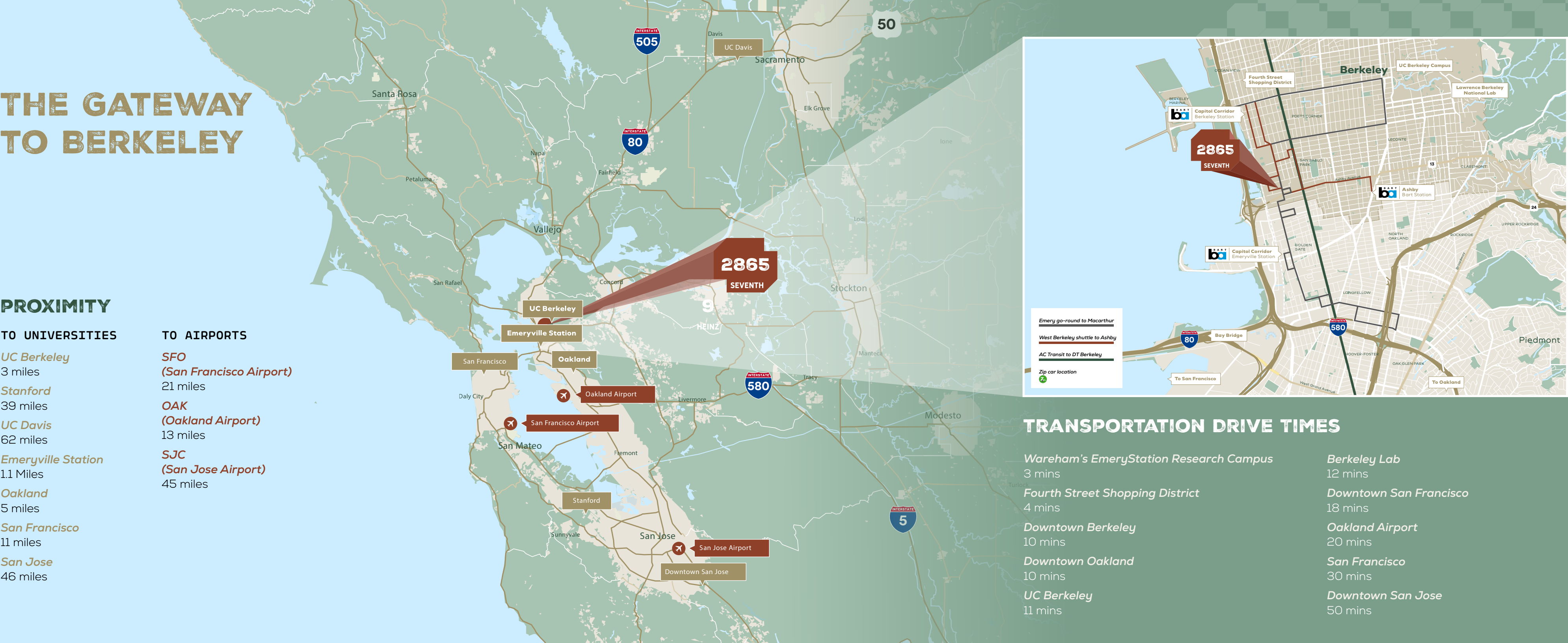
PROXIMITY

TO UNIVERSITIES

- UC Berkeley*
3 miles
- Stanford*
39 miles
- UC Davis*
62 miles
- Emeryville Station*
1.1 Miles
- Oakland*
5 miles
- San Francisco*
11 miles
- San Jose*
46 miles

TO AIRPORTS

- SFO*
(*San Francisco Airport*)
21 miles
- OAK*
(*Oakland Airport*)
13 miles
- SJC*
(*San Jose Airport*)
45 miles



TRANSPORTATION DRIVE TIMES

- Wareham's EmeryStation Research Campus*
3 mins
- Fourth Street Shopping District*
4 mins
- Downtown Berkeley*
10 mins
- Downtown Oakland*
10 mins
- UC Berkeley*
11 mins

- Berkeley Lab*
12 mins
- Downtown San Francisco*
18 mins
- Oakland Airport*
20 mins
- San Francisco*
30 mins
- Downtown San Jose*
50 mins



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