

AQUATIC

FOURTH STREET, BERKELEY



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CHROMATA
RETAIL

ADDRESS 2015 Fourth Street

AVAILABLE SPACE 1,576 - 8,810 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.





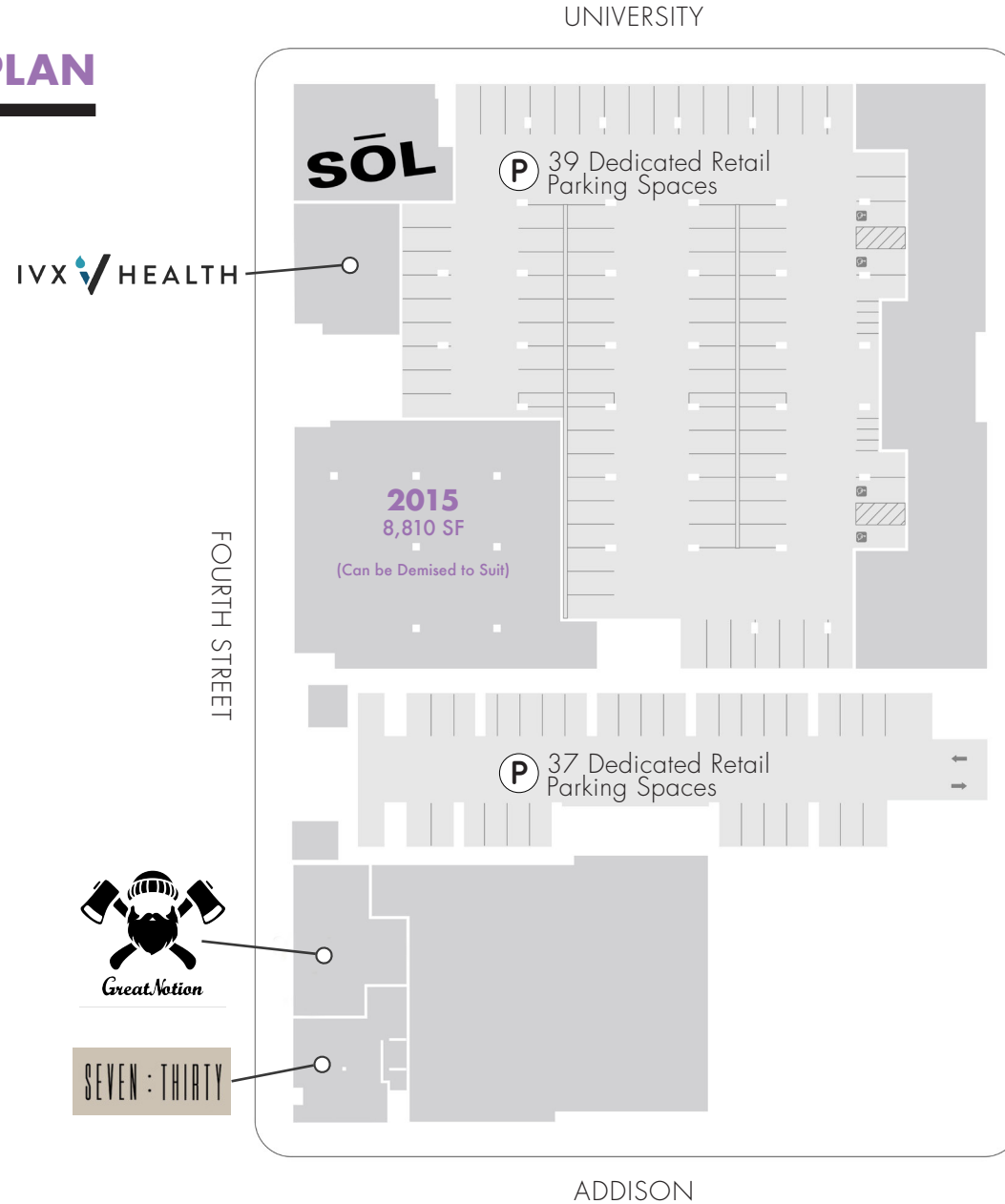
Berkeley
Commons

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.

An architectural rendering of the Berkeley Commons development. The image shows a modern, multi-story building with large glass windows and a prominent red brick facade. The building has several levels of outdoor terraces with greenery and people. In the foreground, there is a road with a red-paved bike lane, a sidewalk with pedestrians, and a car. The background shows a hilly landscape under a clear blue sky.

Berkeley Commons

SITE PLAN



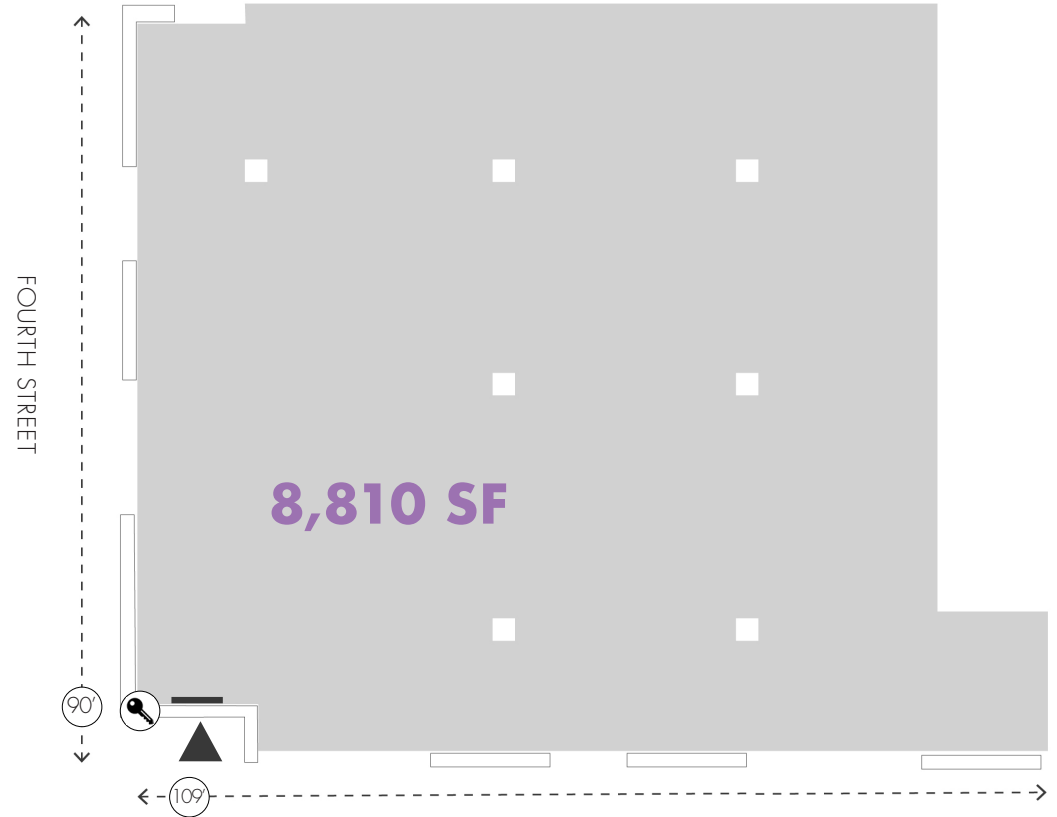
PROPERTY SUMMARY



ADDRESS 2015 Fourth Street
AVAILABLE SPACE 8,810 SQ FT
 (Can be Demised to Suit)

SPECS

Power - 800 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 | Prizefighter |
| Apple | Viks Chaat |
| Athleta | Zut! |
| Oceanview Diner | Tacubaya |
| CB2 | Dumpling Time |
| Lululemon | BoConcept |
| Sol Physical Therapy | Le Labo |
| Tacubaya | Nike |
| TopDrawer | Vans |
| Warby Parker | Modern Animal |
| Takara Sake USA | MAC Cosmetics |
| Cotopaxi | IVX Health |
| Roark | American Giant |
| Madewell | Aveda |
| Vuori | Design Within Reach |

+ RESIDENTIAL

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





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