



Keegan & Coppin  
COMPANY, INC.

FOR SALE

927 PARKER STREET  
BERKELEY, CA

CAMPUS OPPORTUNITY

[CLICK HERE FOR VIRTUAL TOUR](#)

REPRESENTED BY:

VESA BECAM, PARTNER  
LIC # 01459190 (415) 461-1010, EXT 114  
VESA@KEEGANCOPPIN.COM



## EXECUTIVE SUMMARY



927 PARKER STREET  
BERKELEY, CA

### CAMPUS OPPORTUNITY

Available for the first time in decades, 901-921 Parker Street, Berkeley, represents a unique opportunity to acquire a fully modernized iconic sawtooth building, along with three light industrial structures in the heart of the East Bay's premier research and innovation corridor. Spanning the width of a full city block along Parker Street, between Seventh and Eighth Streets, the property boasts visibility and access for any business seeking a campus environment or a best-in class office. Originally built in 1924, 921 Parker Street was altered several times, before being completely remodeled, seismically retrofitted and upgraded between 2008 and 2012. The exposed wood trusses, abundant natural light and best in class finishes make the property an enviable place to work, while the distribution between office and light industrial areas, complete with rollup doors, contribute towards maximum efficiency.

All buildings are fully sprinklered, with ADA upgrades throughout. All building systems are in pristine condition.



**PRICE: \$12,000,000**

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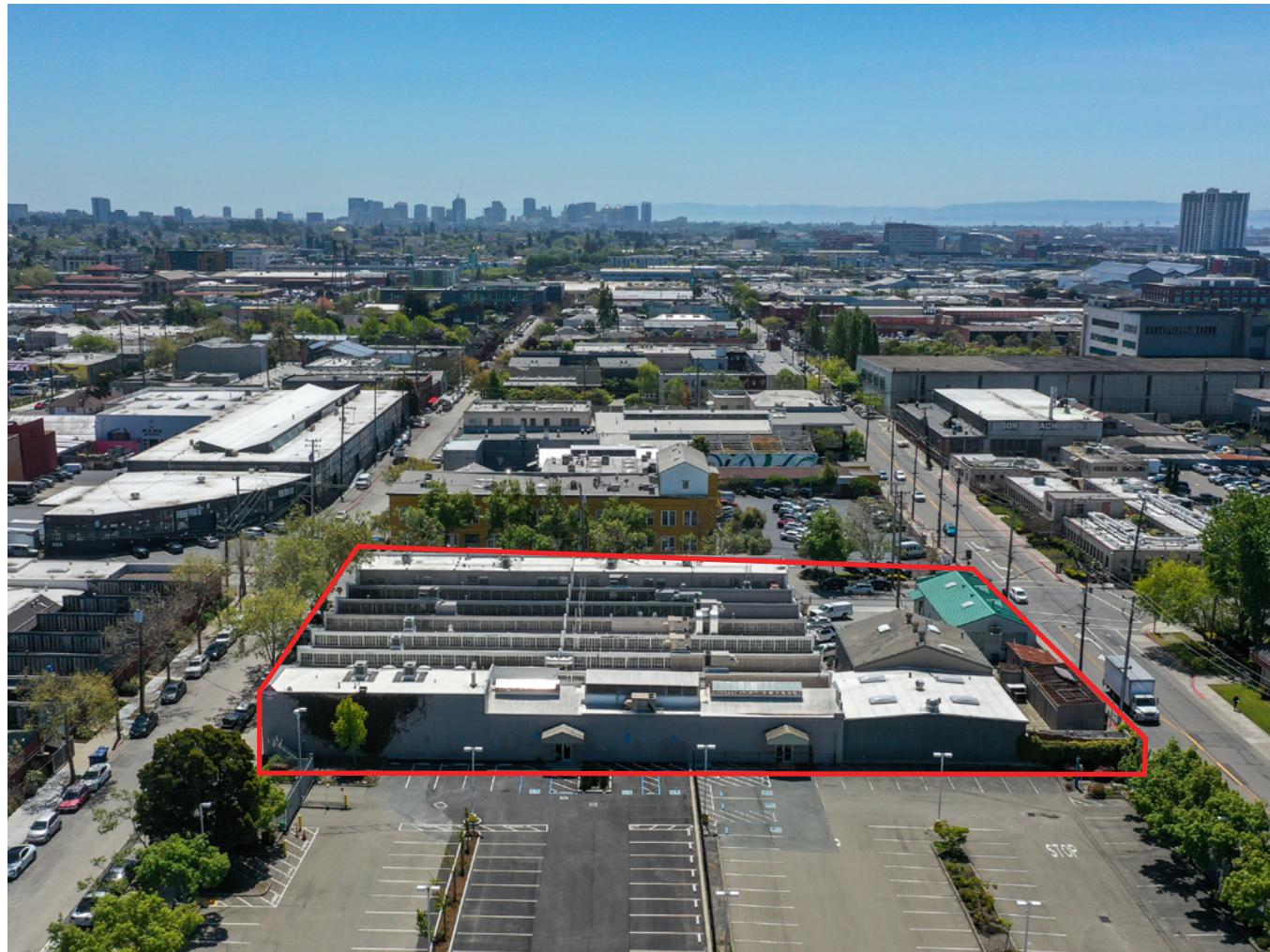


# PROPERTY DESCRIPTION FOR SALE



927 PARKER STREET  
BERKELEY, CA

CAMPUS OPPORTUNITY



**APN**

54-1777-2

**PARCEL SIZE**

49,904+/- SF

**GLA**

43,678+/- SF

**BUILDING SIZES**

921 Parker St: 36,785+/- SF

905 Parker St: 2,131+/- SF

901 Parker St: 2,240+/- SF

2533 Seventh St: 2,522+/- SF

**YEAR BUILT**

1924

**CONSTRUCTION**

Concrete and wood beams over slab

**TENANCY TYPE**

Single or multiple

**ZONING**

MU-LI

**PARKING**

On-site

Ability to lease 60 spaces adjacent to the property

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# FULL BUILDING OPPORTUNITY



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## CAMPUS OPPORTUNITY

### UNIQUE FEATURES

Efficient layout  
Secure reception area  
Bright open areas  
Perimeter private offices and conference room  
Large conference room/auditorium  
Break areas  
Lift-served second floor  
Skylights and exposed wood trusses

### COMPLETE SEISMIC UPGRADE

2012

### ROOF

Replaced 2012

### HVAC

100% conditioned space

### ELECTRICAL SYSTEMS

Amperage to 921 Parker: 660 AMP, 3-phase

### LIFE SAFETY

Fully sprinklered throughout

### MOST RECENT REMODEL

2014

### CLASS A FINISHES THROUGHOUT



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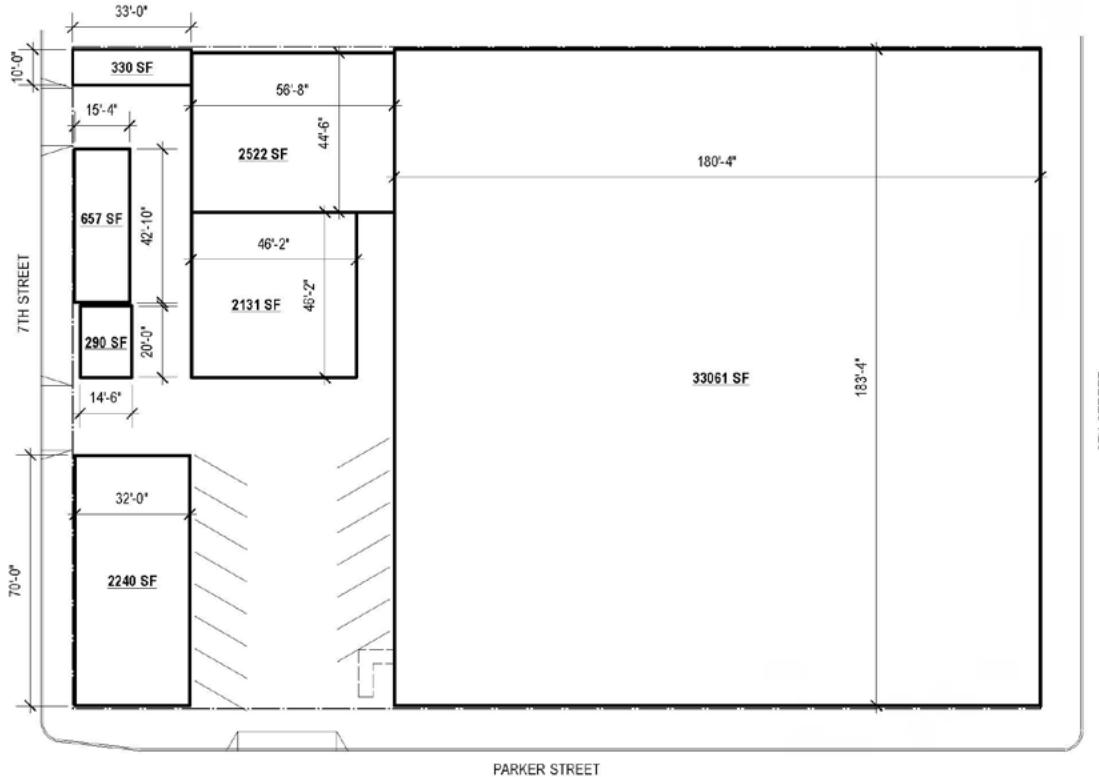
## FLOOR PLAN



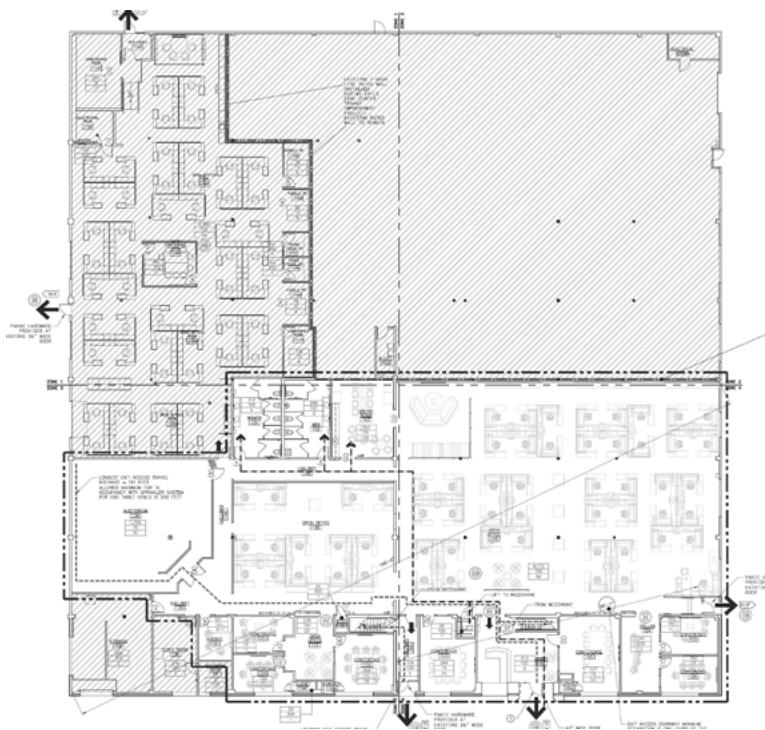
927 PARKER STREET  
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## CAMPUS OPPORTUNITY

SITE PLAN: 901, 905 AND 921 PARKER, 2533 SEVENTH STREET



## 921 PARKER FLOOR PLAN



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# TRANSIT MAP

## Key to Symbols

Lines, Stations, Terminals & Transit Centers

- RL BART
- Ferries
- Buses
- For lines F see below
- Rush Hours, Mon-Fri
- All Day, 7 Days a Week
- Local or Limited Stops
- Express/Non-Stop
- Express, All Day, Mon-Fri (WestCAT)
- All Lines (Bay Bridge)

Map is simplified and not to scale.  
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## San Francisco

## Embarcadero

## Pier 1½/Ferry Building

## Montgomery

## Powell

## Civic Center/UN Plaza

## 16th St Mission

## 24th St Mission

## Glen Park

## Balboa Park

## BL GL Daly City

## to Millbrae & SFO

## RL YL

## Notes on Service

BART Red and Green Lines do not run evenings or Sunday.  
Use Orange Line to transfer to Yellow or Blue Line.

AC Transit Transbay commute service is peak direction only  
(to San Francisco AM, to East Bay PM).

Amtrak operates shuttles between Emeryville and  
Downtown San Francisco.

## More Information

For auto and bike parking, bus connections, schedules and fares, see:

[bart.gov](http://bart.gov) [sanfranciscobayferry.com](http://sanfranciscobayferry.com)

[tidelinetickets.com](http://tidelinetickets.com)

[actransit.org](http://actransit.org)

[westcat.org](http://westcat.org)



927 PARKER STREET  
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## CAMPUS OPPORTUNITY

## Guide to Lines

### BART

- RL Red Line Richmond–Millbrae
- YL Yellow Line Antioch–SFO
- BL Blue Line Dublin/Pleasanton–Daly City
- GL Green Line Berryessa/North San Jose–Daly City
- OL Orange Line Richmond–Fremont
- OL OAK Line Oakland Int'l Airport–Coliseum

### San Francisco Bay Ferry

- Richmond–Ferry Building
- Oakland–Alameda Main St–Ferry Building–Pier 41
- Alameda Seaplane Lagoon–Ferry Building
- Alameda Harbor Bay–Ferry Building

### Tideline

- Berkeley–Pier 1½–Pier 52

All buses to  
Salesforce Transit Center

### AC Transit

Transbay Service

All Day, 7 Days a Week

- F Berkeley
- NL Eastmont Limited
- O Alameda

Rush Hours, Mon-Fri

- B Trestle Glen
- C Piedmont
- CB Broadway Terrace
- E Tunnel Road
- FS Berkeley
- G El Cerrito
- H El Cerrito
- J Berkeley
- L Richmond
- LA El Sobrante
- NX Mills College
- NX1 Dimond District
- NX2 Laurel District
- NX3 Sheffield Village
- NX4 Castro Valley
- NXC Castro Valley
- OX Bay Farm Island
- P Piedmont
- S Hayward
- SB Newark
- V Montclair
- W South Shore
- Z Berkeley/Albany

### WestCAT

Lynx Rodeo/Hercules

## to Hercules & Rodeo

## San Pablo

## Richmond

## El Sobrante

## El Cerrito

## El Cerrito Plaza

## Kensington

## Richmond

## North Berkeley

## Berkeley

## Emeryville

## Downtown Berkeley

## Ashby

## Rockridge

## MacArthur

## Piedmont

## B

## V

## CB

## 19th St/Oakland

## 12th St/Oakland

## City Center

## Lake Merritt

## Fruitvale

## Alameda

## Alameda Main St

## Alameda Seaplane Lagoon

## Alameda Harbor Bay

## Bay Farm Island

## Coliseum

## OL

## San Leandro

## Bay Fair

## Castro Valley

## NX

## NX2

## NX3

## NX4

## NX5

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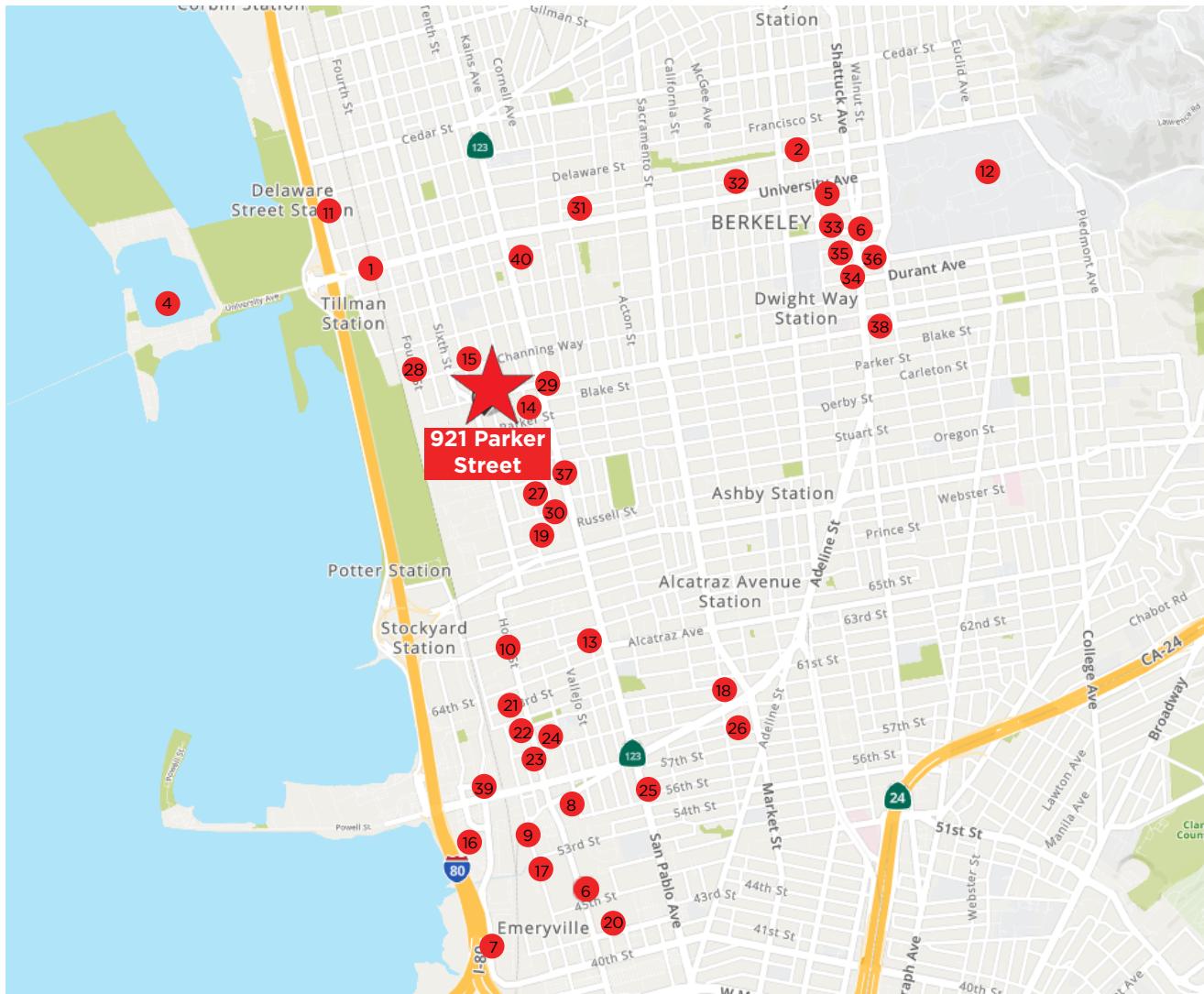


# POINTS OF INTEREST AND NEARBY AMENITIES



927 PARKER STREET  
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## CAMPUS OPPORTUNITY



1	Fourth Street Shops	Berkeley
2	Berkeley Plaza	Berkeley
3	Downtown Berkeley	Berkeley
4	Berkeley Marina	Berkeley
5	Berkeley Repertory Theater	Berkeley
6	Pixar	Emeryville
7	IKEA	Emeryville
8	Chiron Novartis	Emeryville
9	Grifols	Emeryville
10	Leap Frog	Emeryville
11	Kaiser Regional Laboratory	Berkeley
12	UC Berkeley	Berkeley
13	Clif Bar	Berkeley
14	Fantasy Studios	Berkeley
15	Bayer Pharmaceuticals	Berkeley
16	Powell Street Plaza	Emeryville
17	Bay Street	Emeryville
18	Public Market	Emeryville
19	Berkeley Bowl	Berkeley
20	Peet's Corporate HQ	Emeryville
21	Ruby's Café	Emeryville
22	Summer Summer Thai	Emeryville
23	The Bureau 510	Emeryville
24	Townhouse	Emeryville
25	Cassave	Emeryville
26	Tamaleria Azteca	Oakland
27	Third Culture Bakery	Berkeley
28	Viks Chat	Berkeley
29	Anchalee Thai	Berkeley
30	900 Grayson	Berkeley
31	La Mission	Berkeley
32	Long Life Vegi House	Berkeley
33	The Butcher's Son	Berkeley
34	Eureka!	Berkeley
35	Berkeley Social Club	Berkeley
36	Great China Restaurant	Berkeley
37	Standard Fare	Berkeley
38	Fish & Bird Sousaku Izakaya	Berkeley
39	Minnie Bell's Soul Movement	Emeryville
40	Gaumenkitzel Restaurant	Berkeley

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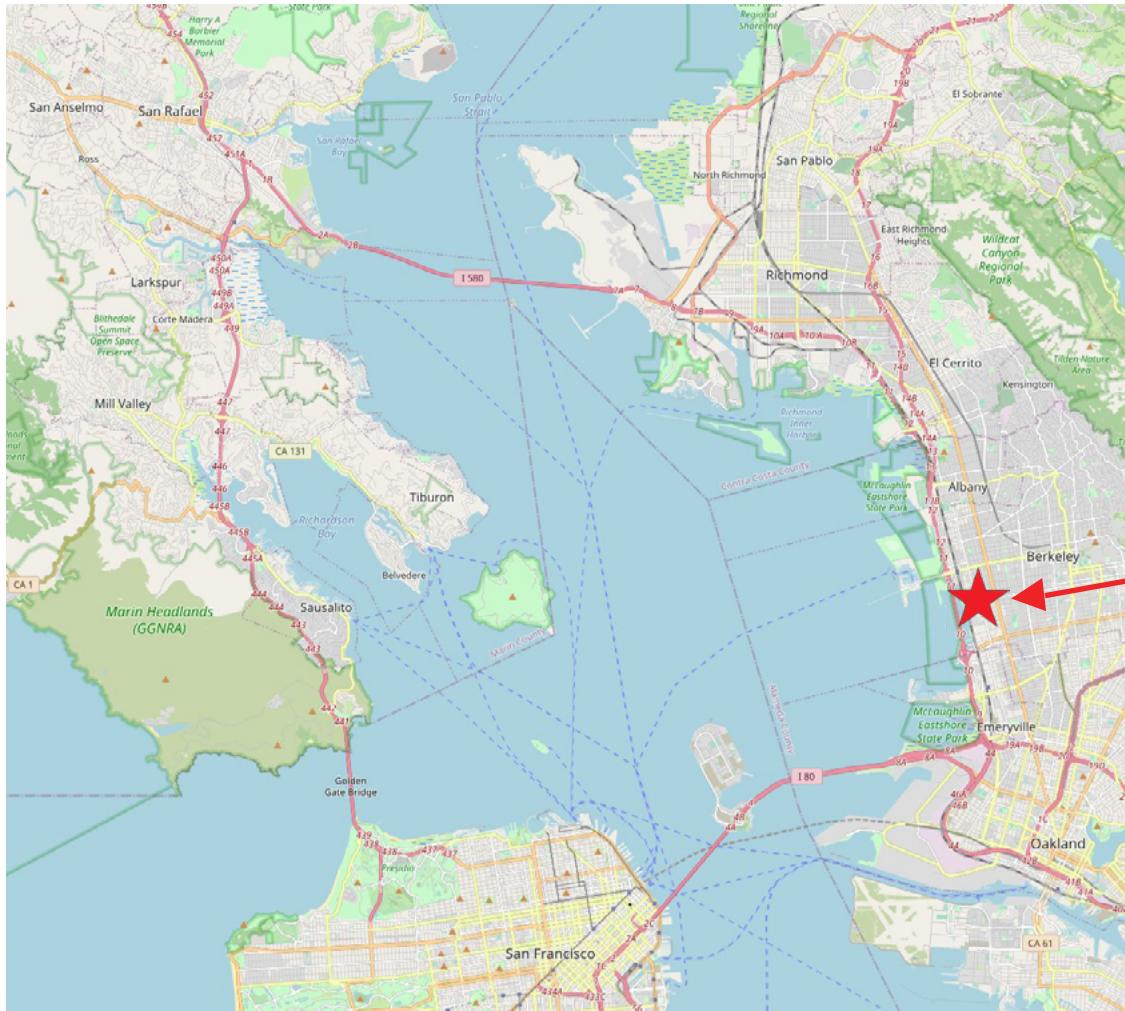


# LOCATION AND PARCEL MAP



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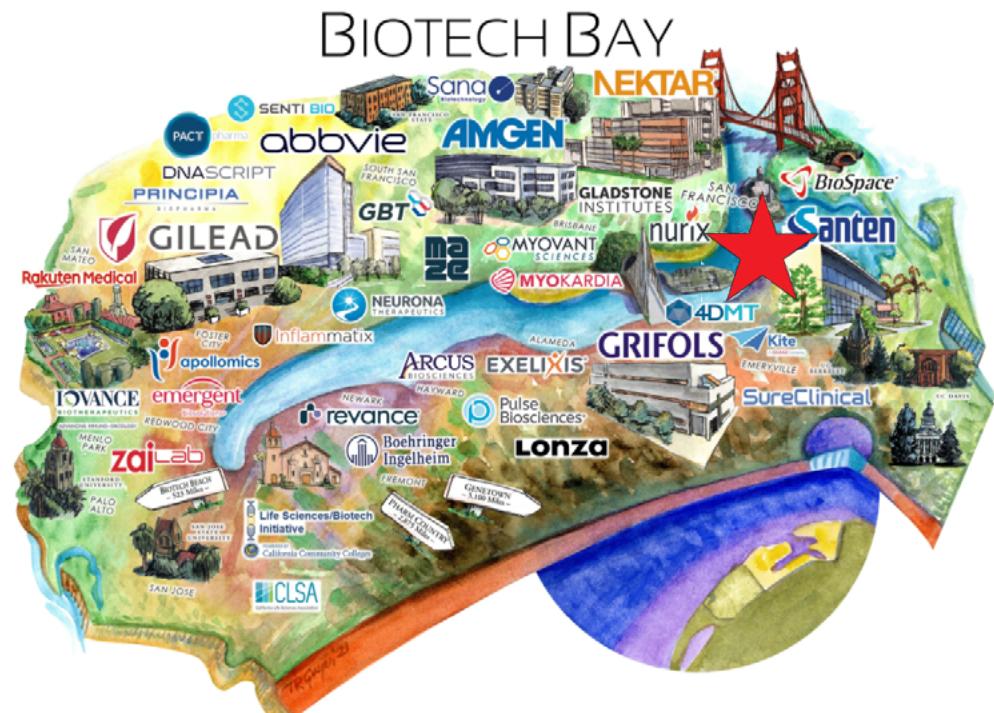
## BERKELEY

The West Berkeley-Emeryville corridor is a research hub with more than 150 biotech and life science firms, anchored and inspired by the University of California at Berkeley, the Lawrence Berkeley National Laboratory, the Joint BioEnergy Institute, and the QB3 East Bay Innovation Center. This industry cluster attracts entrepreneurs and investors, drawn to the vibrant scientific community, an educated and skilled workforce, and a world-class culture of innovation and discovery. The historic creative and artistic community is also well represented. Thanks to the proximity of the Pixar campus, the area is home to a vigorous network of film and animation studios. Abundant cultural and recreational activities, excellent schools and charming residential neighborhoods further contribute to making this corridor attract and retain talent from around the globe.

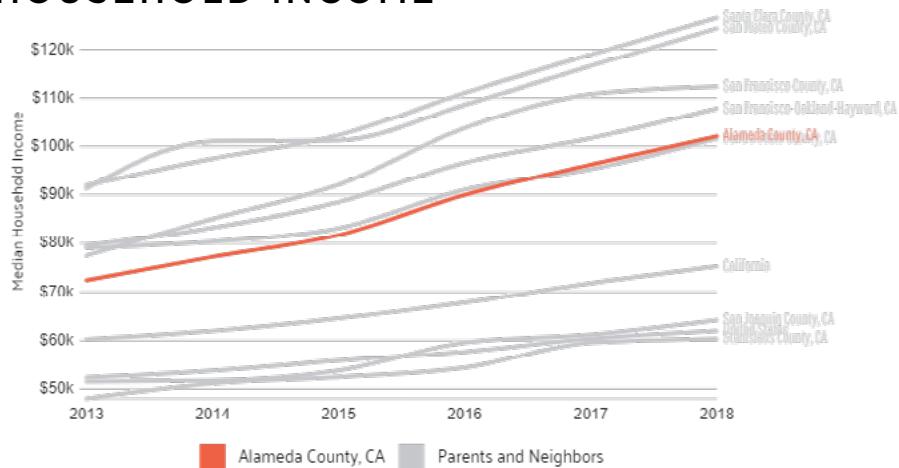


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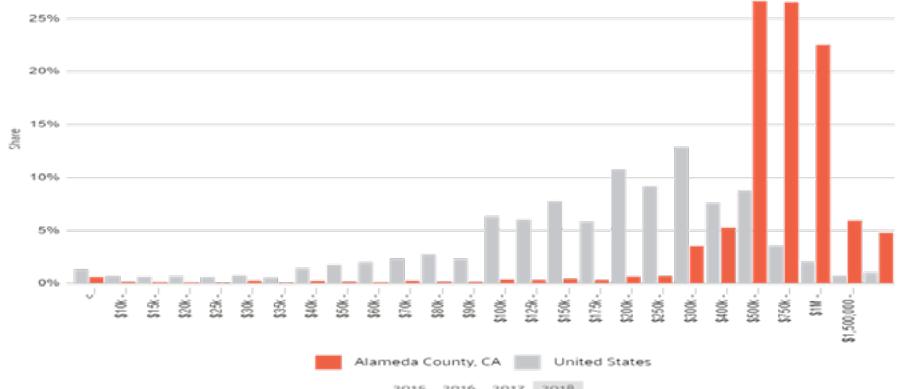
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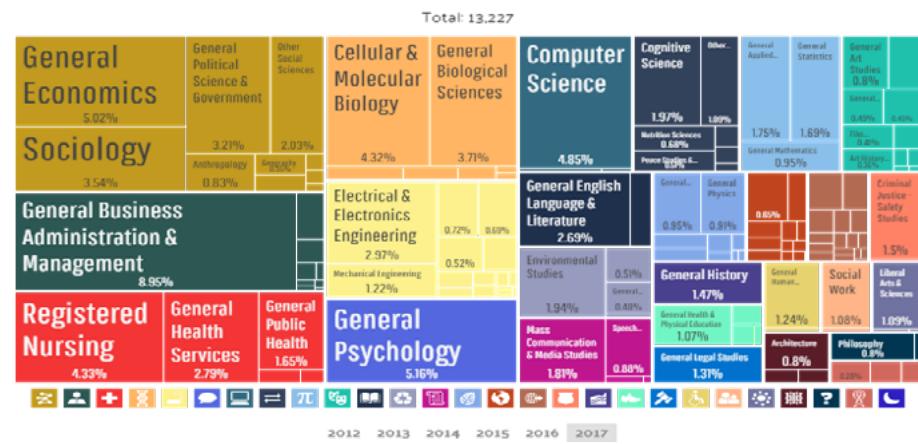
## HOUSEHOLD INCOME



## PROPERTY VALUE



## EDUCATION CONCENTRATIONS



## EMPLOYMENT INDUSTRY



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## ABOUT US



927 PARKER STREET  
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### CAMPUS OPPORTUNITY



# Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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101 Larkspur Landing Circle, Ste. 112  
Larkspur, CA 94939  
[www.keegancoppin.com](http://www.keegancoppin.com)  
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