

2910

7TH ST BERKELEY, CA

- Full Building Opportunity with Building Top Signage Available
- 45,369 SF
- Available January 1, 2026
- LED: February 28, 2033
- 50 / 50 Lab to Office Ratio
- Contact broker for Pricing / OPEX

Premier Berkeley Lab Sublease with New Improvements



BUILDING HIGHLIGHTS

- ▶ Power: 1,600 Amps @ 480/277V
- ▶ Back-Up Power: 400 Amps @ 480/277V from 1500 KVA Generator
- ▶ Lab Utilities: Central CDA, Vacuum and DI Water distributed throughout the Premises
- ▶ Four (4) Fume Hoods
- ▶ Dedicated Shipping / Receiving
- ▶ Ample On-Site Parking in Building's Surface Lot
- ▶ Zoning: MULI
- ▶ Modernized Elevator

FLOOR PLAN

LAB SPACE

► One [1] Main Lab

- » Eleven [11] rows of Ten [10] Lab Benches
- » Microbiology
- » Analytics
- » Formulation

► Four [4] Medium-sized Labs

- » Media Prep
- » Grow Room
- » Pilot and / or Robotics
- » Isolation [BSL 2]

► Three [3] Small-sized Labs

- » Bladder Room
- » Microscopy
- » Bio Hazard / Waste Room

► Support Rooms

- » Cold Room
- » Two [2] Equipment Rooms
- » Glass-wash Room
- » Multiple Mechanical & Electrical Rooms

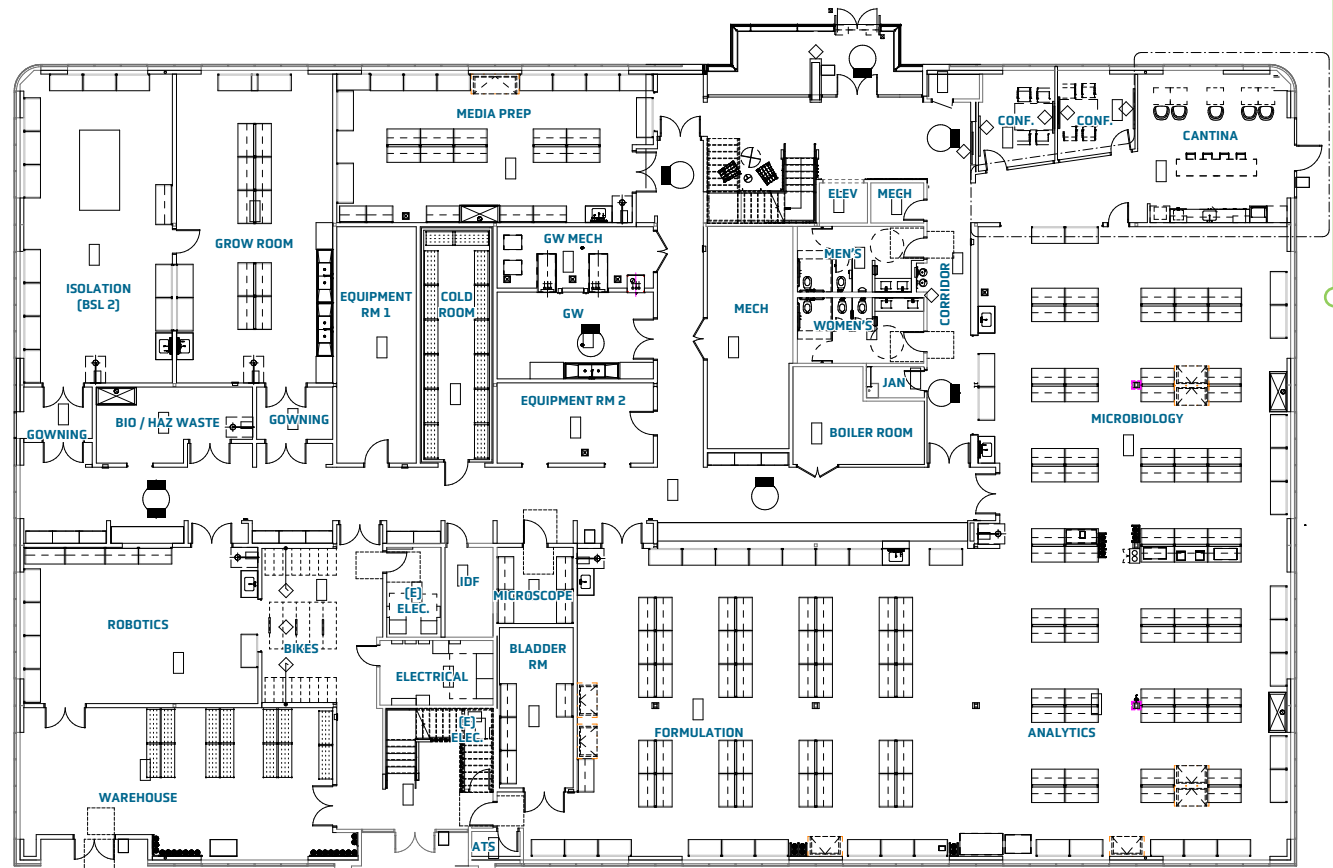
► All labs include the following utilities:

- » N₂, Vacuum, CDA and DI Water plumbed to each row
- » Standard and emergency power and data routed to each bench

► Dedicated Shipping/Receiving

- » Adjacent Warehouse Space

► Outdoor Gathering Area



GROUND FLOOR

22,757 SF

OFFICE SPACE

LAB PHOTOS



OFFICE PHOTOS



Lobby / Reception Area



Break / Kitchen / All Hands Area



Boardroom



Workstation Area

CAMPUS AMENITIES



Easy access from all major public transportation and freeways with plentiful campus parking and carcharging stations



Dedicated Emery Go-Round and West Berkeley shuttles to and from BART



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



Bike parking, bike share, and bike repair stations



Popular restaurants: Bangkok by the Bay and Mint Leaf on campus, and quick walk to Berkeley Bowl West and its Cafe



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



Campus Fitness Center on-site with showers, and Berkeley Ironworks Touchstone Climbing, yoga studios, hiking and biking trails within blocks



Aquatic Park School for Early Childhood Education on-site



Ongoing curated events designed to inspire and connect all campus tenants



Lush organic gardens and pocket parks



Sculptures and art throughout the campus



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CONTACTS

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CBRE

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