



CBRE

BERKELEY, CA



Available Now! Ready for Lease.

Rare Manufacturing Building
In Berkeley For Lease

**2630
8th Street**

**±51,501 SF
For Lease**

**OWNERSHIP WILL CONSIDER
SELLING THE BUILDING**

Owned By:



Property Highlights



Total Sq Ft - $\pm 51,501$
(Divisible to $\pm 14,147$ SF, $\pm 17,203$ SF, $\pm 20,742$ SF)



Spaces are Market Ready Condition. Finished renovation with 2 finished office areas with ADA restrooms, power upgrades, and new roof



Available Now



Located on the Corners of 7th, 8th,
and Carlton Street



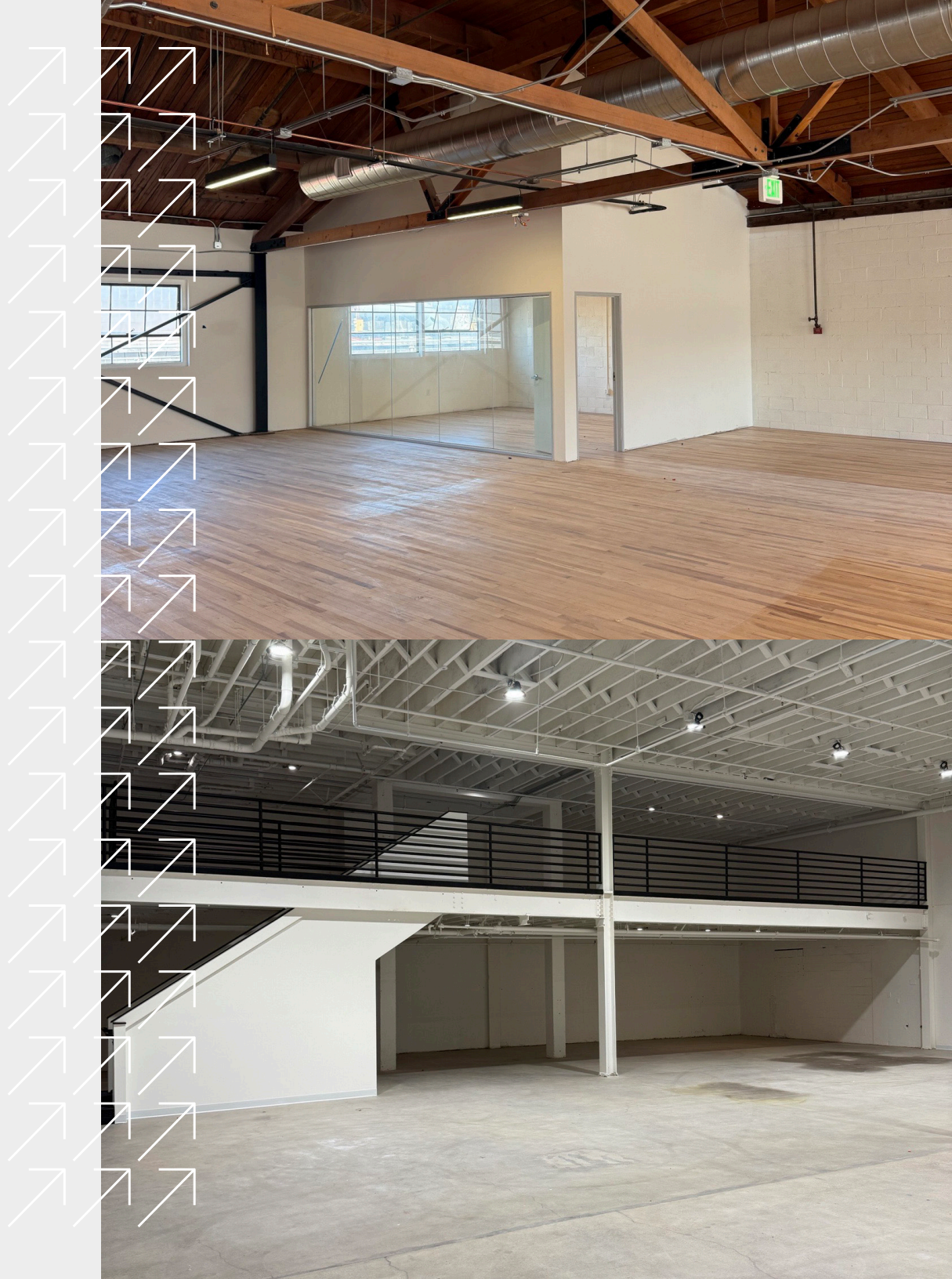
Premium Flex Property
Manufacturing Opportunity with Heavy Power



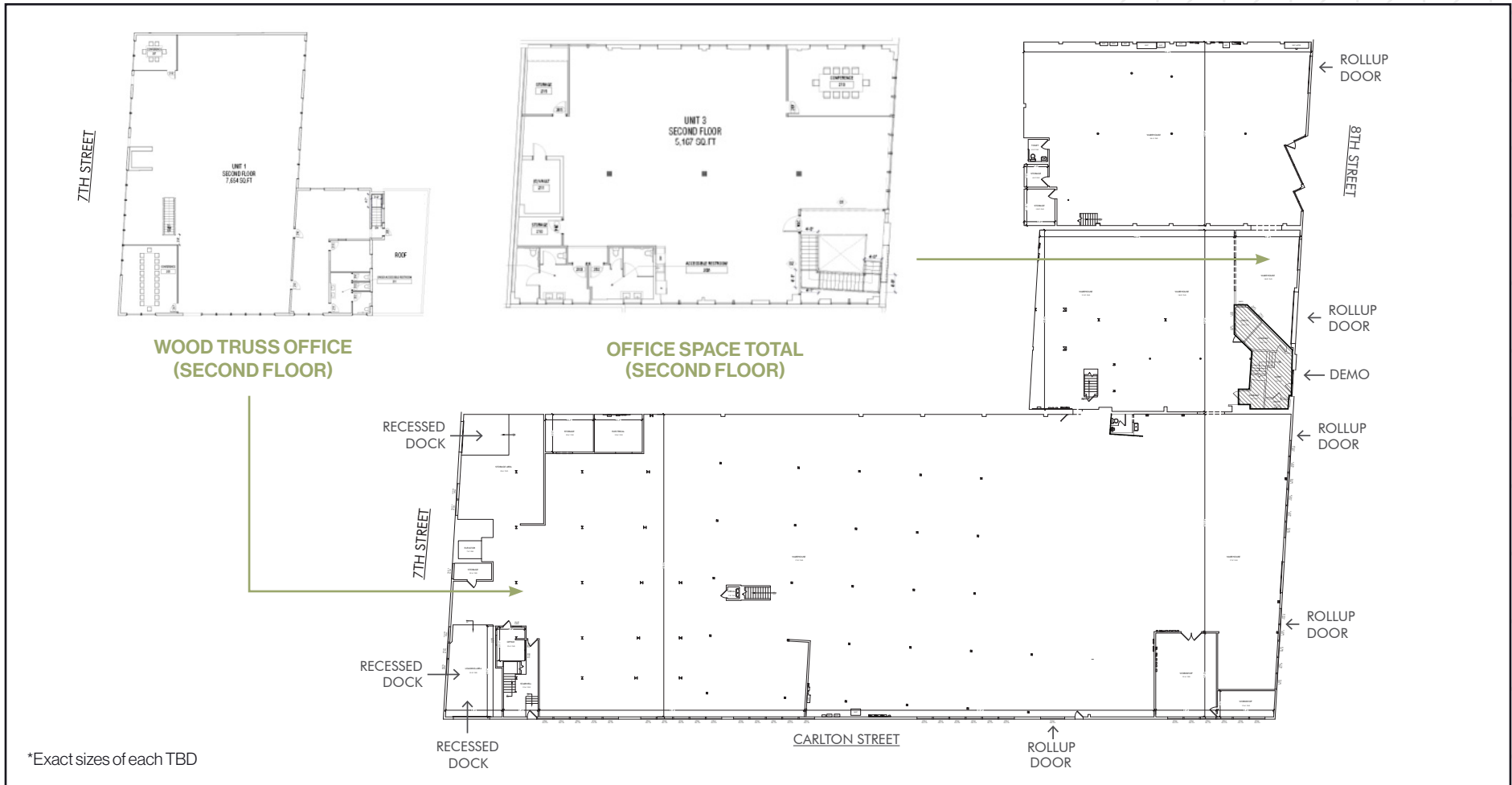
Zoning – MU-LI



Lease Rate – Call Brokers



Site Plan



TOTAL SQ FT: ±51,501

- + 2,200 AMPS @ 480V of power*
- + Fully sprinklered
- + Gas on-site** (Two four inch lines of 3mm BTU @ 2psi)
- + Two (2) interior dock positions
- + Small Freight Elevator
- + Four (4) Grade Level Doors
- + Abundance of natural light

*Tenant shall verify with licensed electrician the power is suitable for their needs.

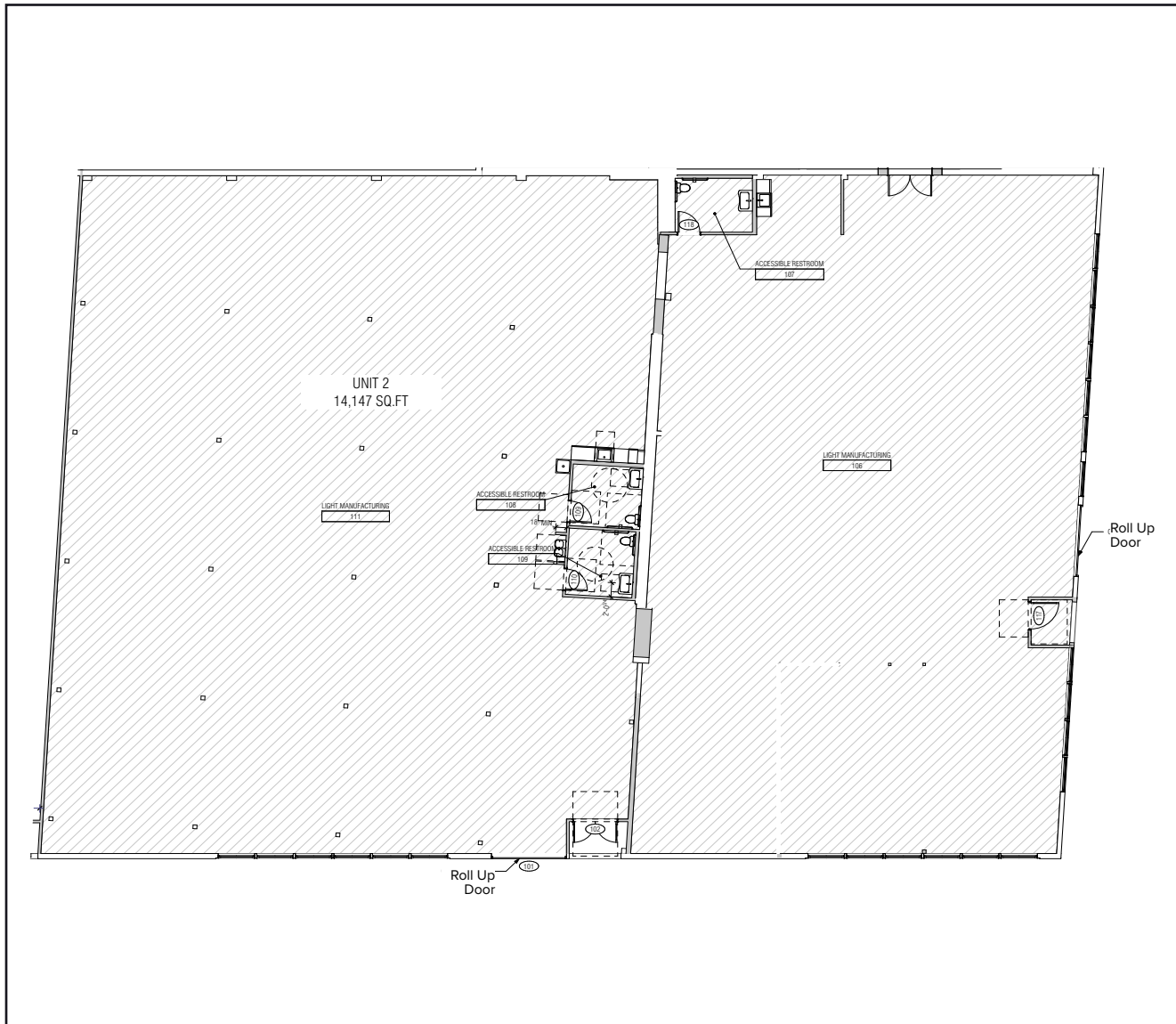
** Tenant to verify

Site Plan

Suite A

SUITE A - ±14,147SF W/ ±2,000 SF OF OFFICE

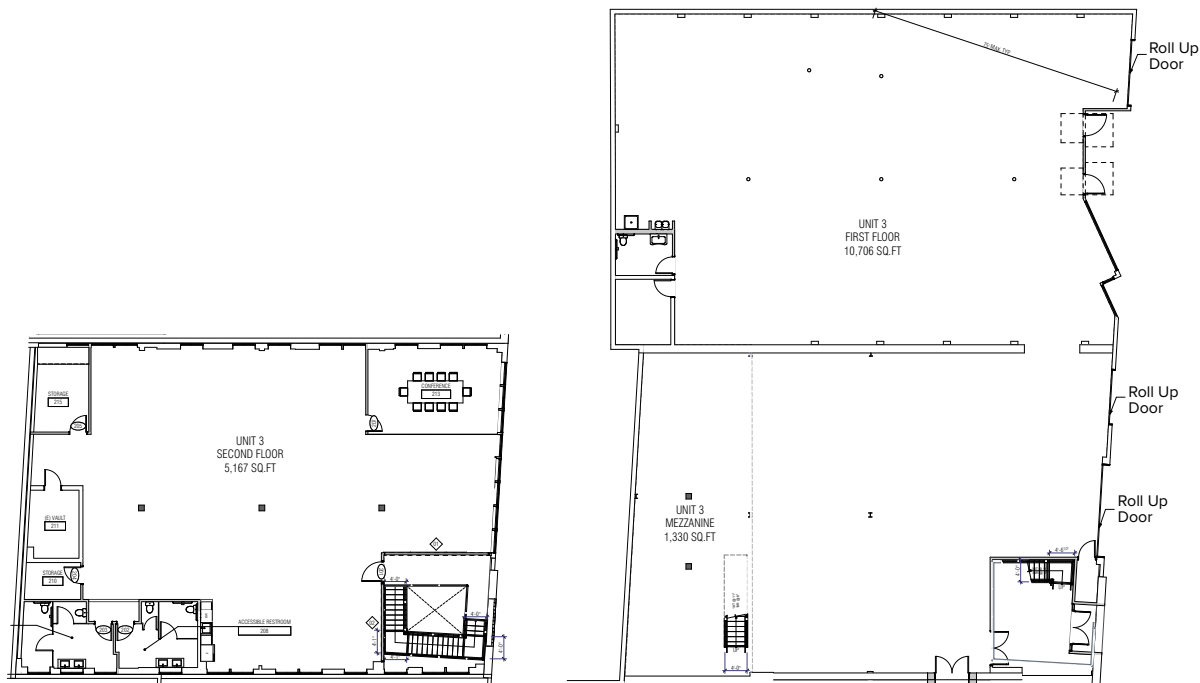
- + New Roof
- + 600 Amps @ 480V
- + White box manufacturing space on ground floor
 - New lights
 - Clean floors
 - Paint throughout
 - Dedicated power
 - ADA restrooms
- + Turnkey office on 2nd floor



Site Plan

Suite B

SUITE B - ±17,203 SF W/ ±5,167 SF OF OFFICE



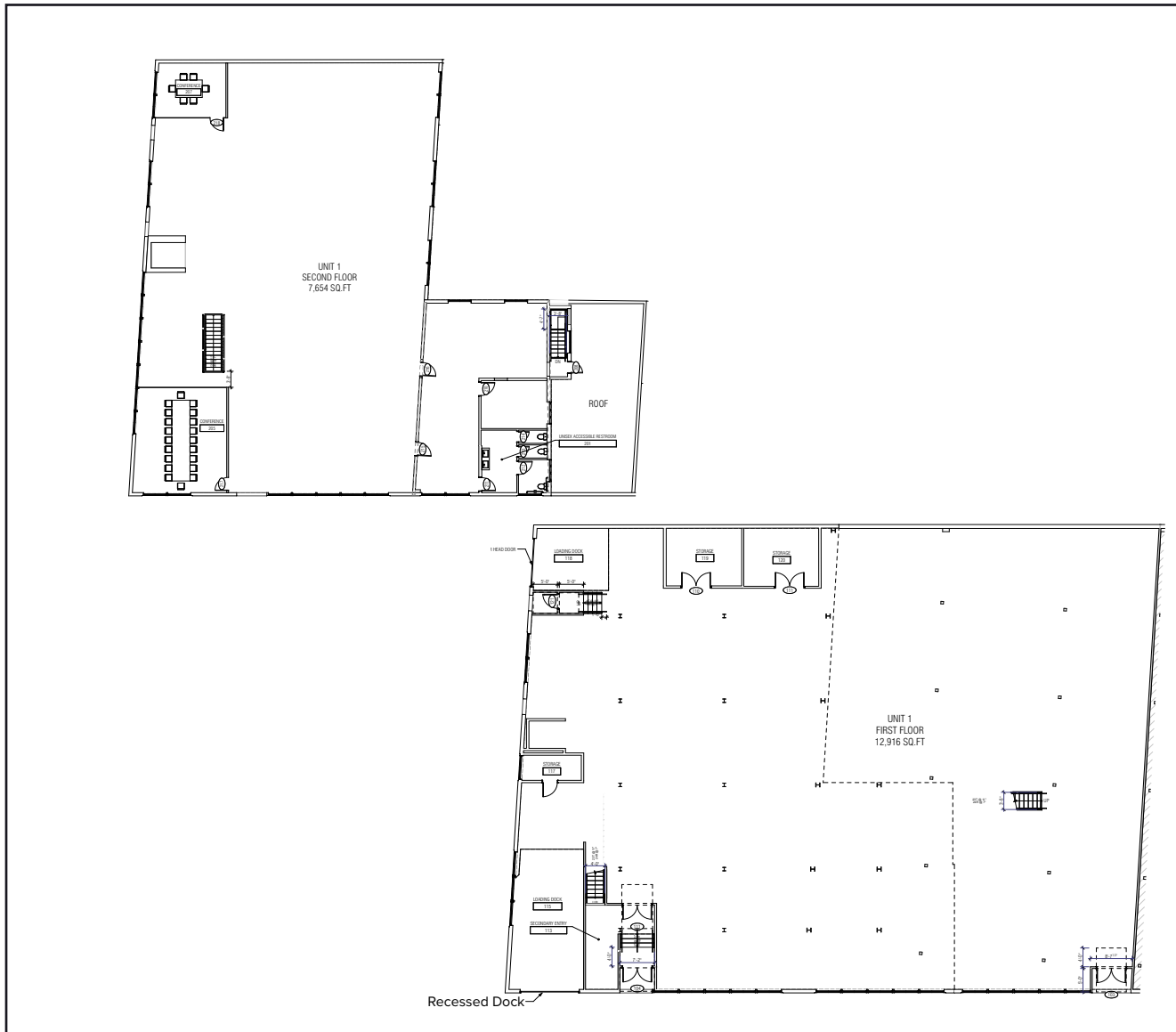
- + New Roof
- + 800 Amps @ 480V (tenant to verify)
- + White box manufacturing space on ground floor
 - New lights
 - Clean floors
 - Paint throughout
 - Dedicated power
 - ADA restrooms
- + Turnkey office on 2nd floor

Site Plan

Suite C

**SUITE C - ±20,747 SF
W/ ±7,654 SF OF
OFFICE**

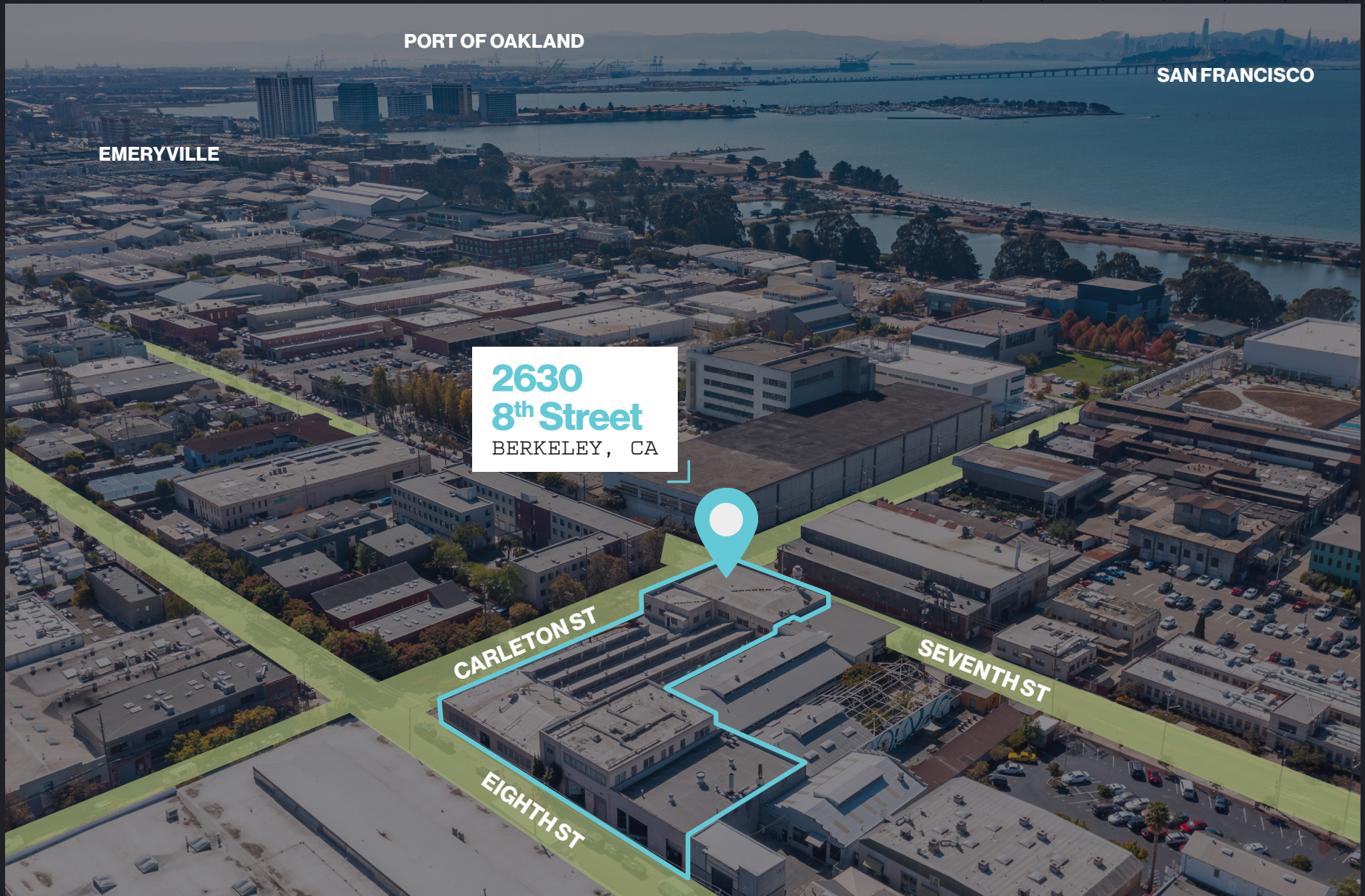
- + New Roof
- + 800 Amps @ 480V (tenant to verify)
- + White box manufacturing space on ground floor
 - New lights
 - Clean floors
 - Paint throughout
 - Dedicated power
 - ADA restrooms
- + Turnkey office on 2nd floor



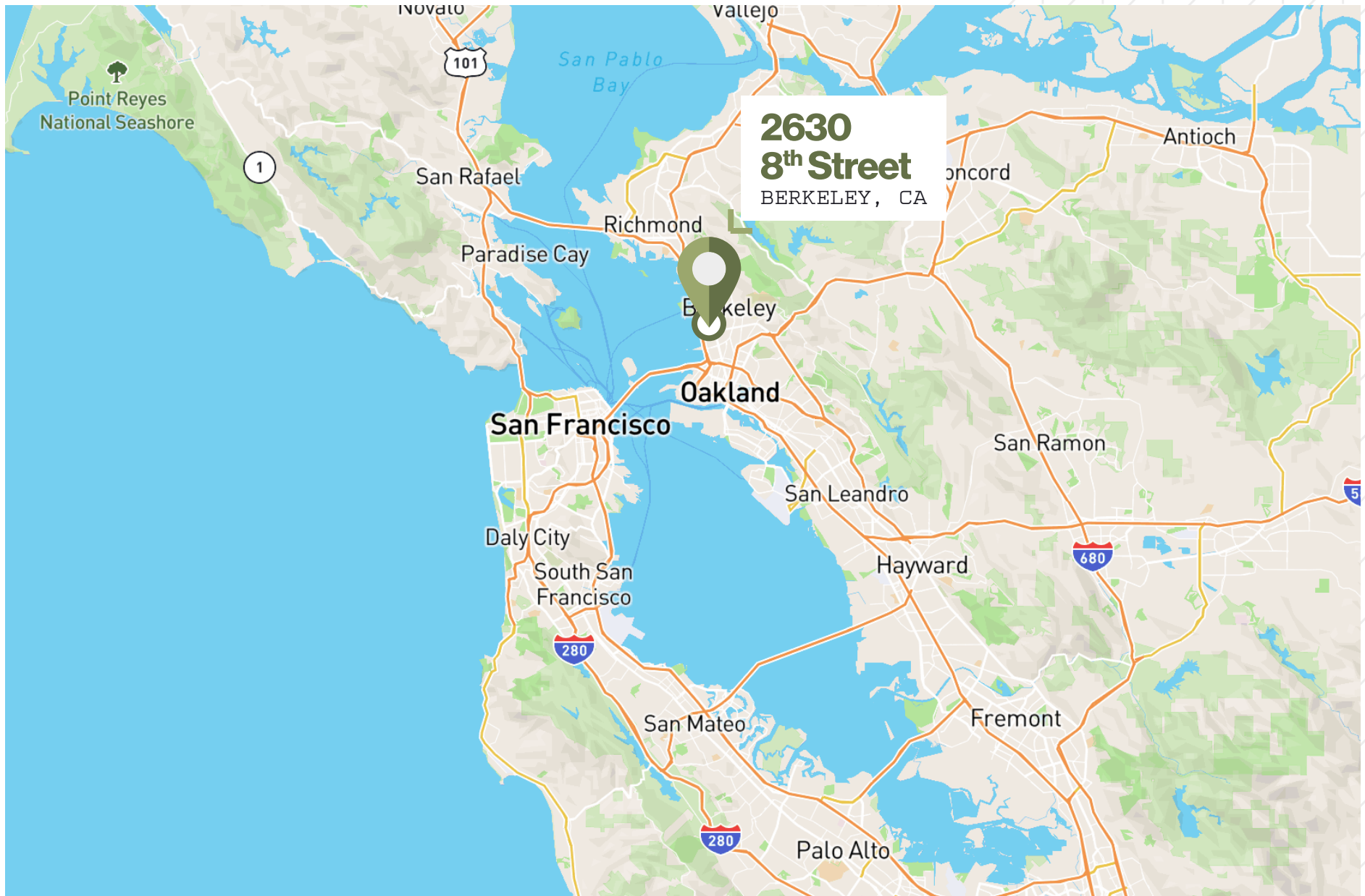




Location Map



Regional Map



Amenities Aerial



RESTAURANTS

- 1 900 Grayson
- 2 Westside Cafe
- 3 Juan's Place
- 4 Riva Cucina
- 5 Standard Fare
- 6 MINT
- 7 Uncommon Grounds
- 8 Iyasare
- 9 Bette's Oceanview
- 10 Zut Tavern
- 11 Cafe M
- 12 Spengers
- 13 Tacubaya
- 14 Pompette
- 15 Sierra Nevada Torpedo Room
- 16 Prizefighter

GROCERY

- 17 Market Hall Foods
- 18 Vik's
- 19 Berkeley Bowl

SCHOOLS + GYMS

- 20 Aquatic L Pre-School
- 21 Kid's Gym
- 22 Berkeley Iron Works

Transit Map





BERKELEY, CA



2630 8th Street

±51,501 SF For Lease

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