



±3,000 SF Spec Lab Available Now

±9,013 SF Spec Lab Available Now

Life Science / R&D Space
AVAILABLE FOR LEASE













NEWMARK



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property highlights

-  New Interiors. Mix of Office/Labs
-  Gorgeous Wood Barrel Ceiling
-  Skylights Throughout
-  Polished Concrete Floors
-  Power 1200 Amps, 120/208V, 3 Phase
-  AC Transit Served
-  Easy Freeway Access
-  Reserved Off Street Parking Spaces
-  Walking Distance to Whole Foods & Berkeley's Fourth Street Shopping District
-  15 Minutes from Lawrence Berkeley National Laboratory



availabilities

Suite A

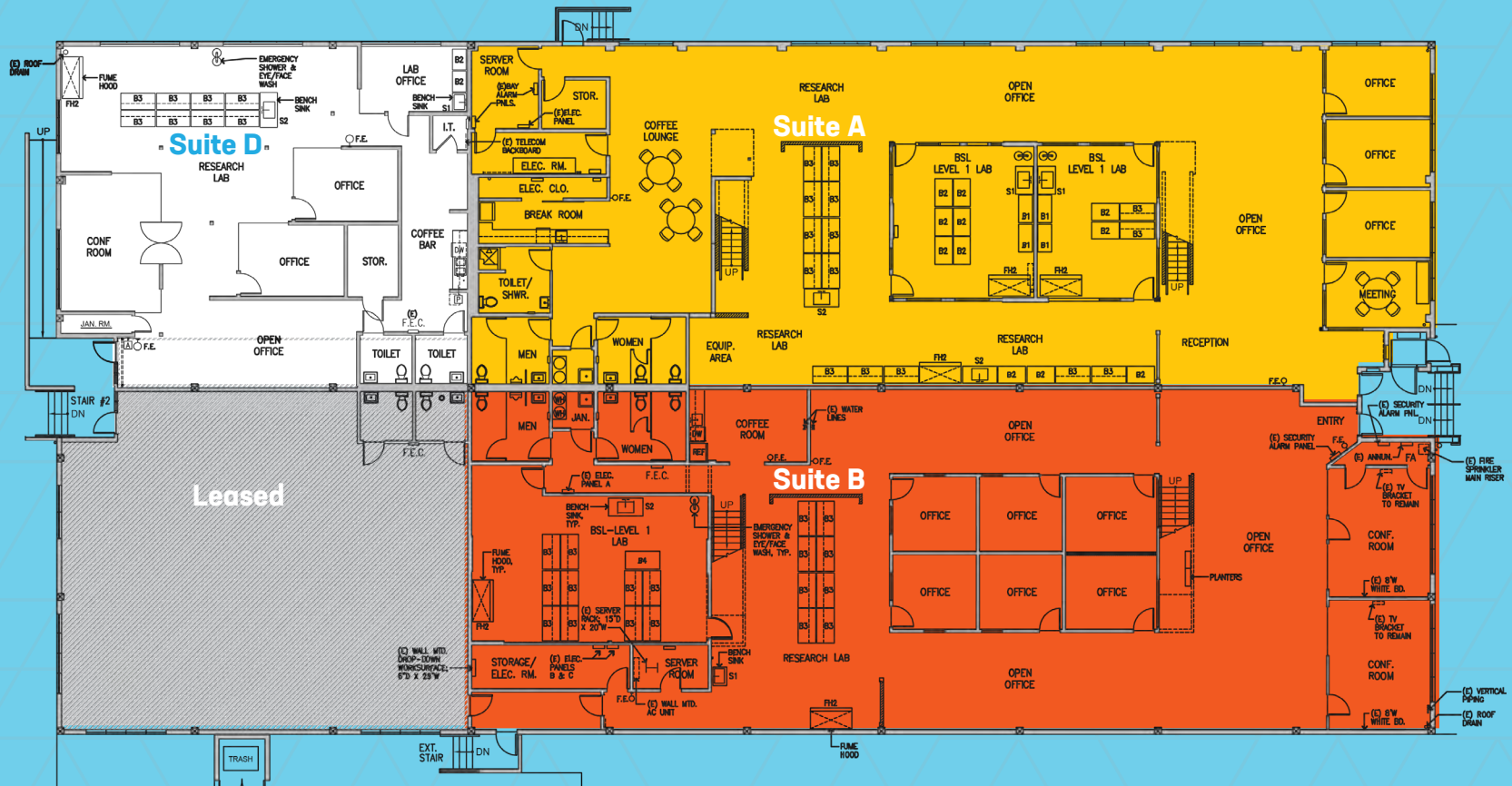
Available 4Q 2023 / Build to Suit
 9,260 RSF (can be combined into 18,273 RSF)
 400 Amps power
 New 16 ton HVAC - Up to 100% outside makeup air possible
 400SF/Ton Cooling - 32 BTUH/ SF Heating
 Three (3) 6' Fume Hoods
 135' Benching
 Four (4) Lab Sinks with cabinets
 Two (2) Emergency eye wash stations
 One (1) open lab area, two (2) closed lab rooms
 Conference Room, 3 offices, full kitchen and breakroom, shower and restrooms.

Suite B

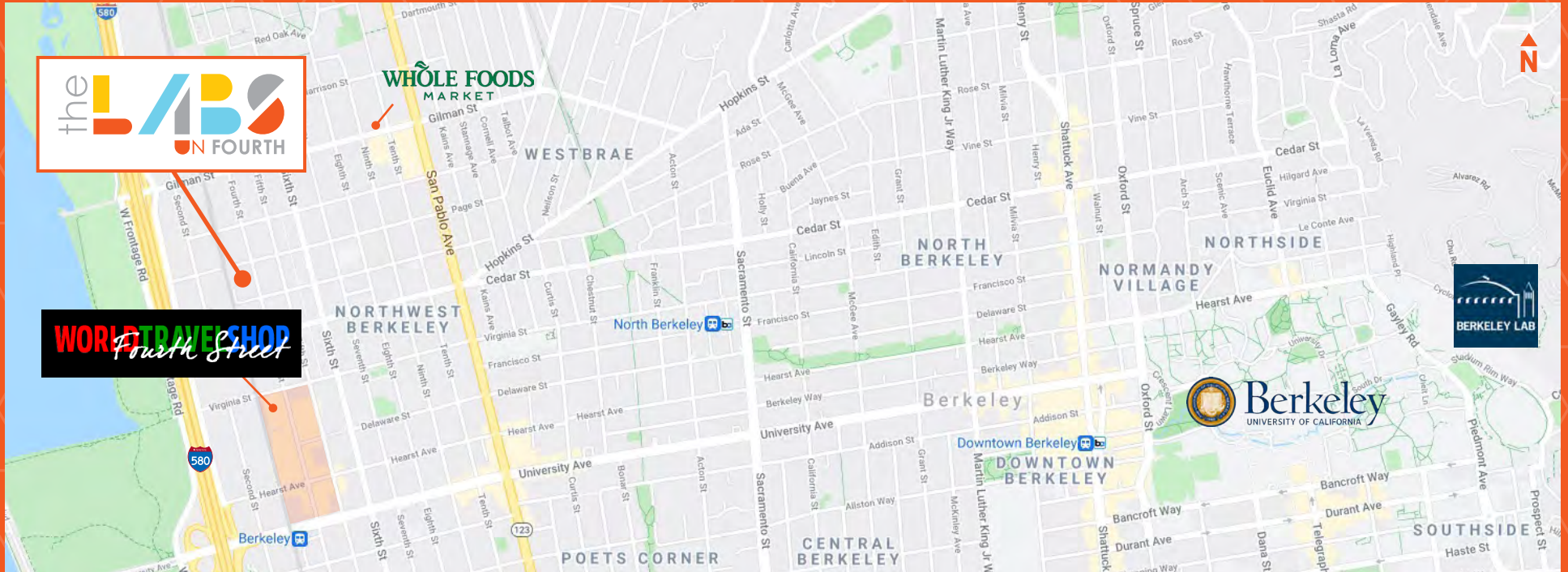
Available Now
 9,013 RSF (can be combined into 18,273 RSF)
 400 Amps power
 New 16 Ton HVAC - Up to 100% outside makeup air possible. 400 SF/
 Ton Cooling - 32 BTUH /SF Heating
 Two (2) 6' Fume Hoods
 100' of Benching
 Two (2) Lab Sinks with cabinets
 Emergency eye wash station
 One (1) Open Lab Area, One (1) Closed Lab Room
 Six (6) offices/small lab rooms, Two (2) Conference Rooms, Full Kitchen and restrooms.

Suite D

Available Now
 3,000 rsf
 200 Amps power
 New 8.5 Ton HVAC - Up to 100% outside makeup air possible.
 350 SF/Ton Cooling - 37 BTUH /SF Heating
 One (1) 6' Fume Hood
 54' of Benching
 Two (2) Lab Sinks with cabinets
 Emergency eye wash station
 One (1) Open Lab Area, One (1) Closed Lab Room.
 Two (2) offices, One Conference Room, Kitchen/Break Area and Restrooms.



neighborhood



4th Street Bagel
 4th Street Yoga
 Aesop
 Aiken Collection
 Amazon 4 Star Store
 Ambiance
 American Giant
 Amour Vert
 Anthropologie
 Apple Store
 Artis
 Athleta
 Aveda
 Bare Minerals
 Benefit
 Berkeley Potters Guild
 Bette's Oceanview
 Diner

Bette's To Go
 BoConcept
 Broc Cellars
 Brushstrokes Studio
 Bryn Walker
 Builder's Booksource
 Cactus Jungle Nursery and Garden
 Café M
 California Closets
 Castles in the Air
 CB2
 Convert
 Cosa Nostra Pasta Truck
 Covenant Wines
 CP Shades
 Crate & Barrel Outlet
 Design Within Reach
 Donkey & Goat Winery, Tasting

Room
 Earthsake
 Emerald City Gowns
 Erica Tanov
 Essentia Natural Memory Foam
 Farrow & Ball
 Fieldwork Brewing Company
 Five Little Monkeys
 Flexa
 George
 Gilman Grill
 GoldenBug
 Hammerling Wines
 Hay
 ILE
 Iyasare
 Jest Jewels
 JIGSAW london

Kéter Salon
 Kiehl's
 Lama Beans
 Le Labo
 Lunettes du Monde
 Lusu Cellars
 M·A·C
 Madewell
 Margaret O'Leary
 Marine Layer
 Market Hall
 Marlowe
 Mephisto
 Miki's Paper
 Molly b
 Nixon
 Noble Cow Creamery
 Outback in The Temple

Venus
 Paper Source
 Papyrus
 Paraisa Plant
 Studio
 Pavé
 Peet's Coffee
 Perricone MD
 Picante
 POLLARA
 Pompette
 Project Juice
 Rabat
 Rejuvenation
 Roark
 Ruby Livingdesign
 Ruti
 Saje

Sephora
 SHIBUMI
 SHOH Gallery
 Solo Lucy
 SoulCycle
 Spengers
 Stained Glass Garden
 Stella Carakasi
 Sur la Table
 Tacubaya
 Teance
 The Gardener
 The Shade Store
 Thousand Cranes
 Three Twins
 Title Nine
 Topdrawer
 Trumer Brauerei

Turkish Towel
 Collection
 Vans
 Vinca Minor
 Winery
 Vino!
 Warby Parker
 Z & E Slabs
 Z Gallerie
 Zut!



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