



740 Heinz Avenue  
Berkeley, CA

## BEST IN CLASS R&D FACILITY FOR SUBLEASE

Contact for more information or tour:

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# FEATURES

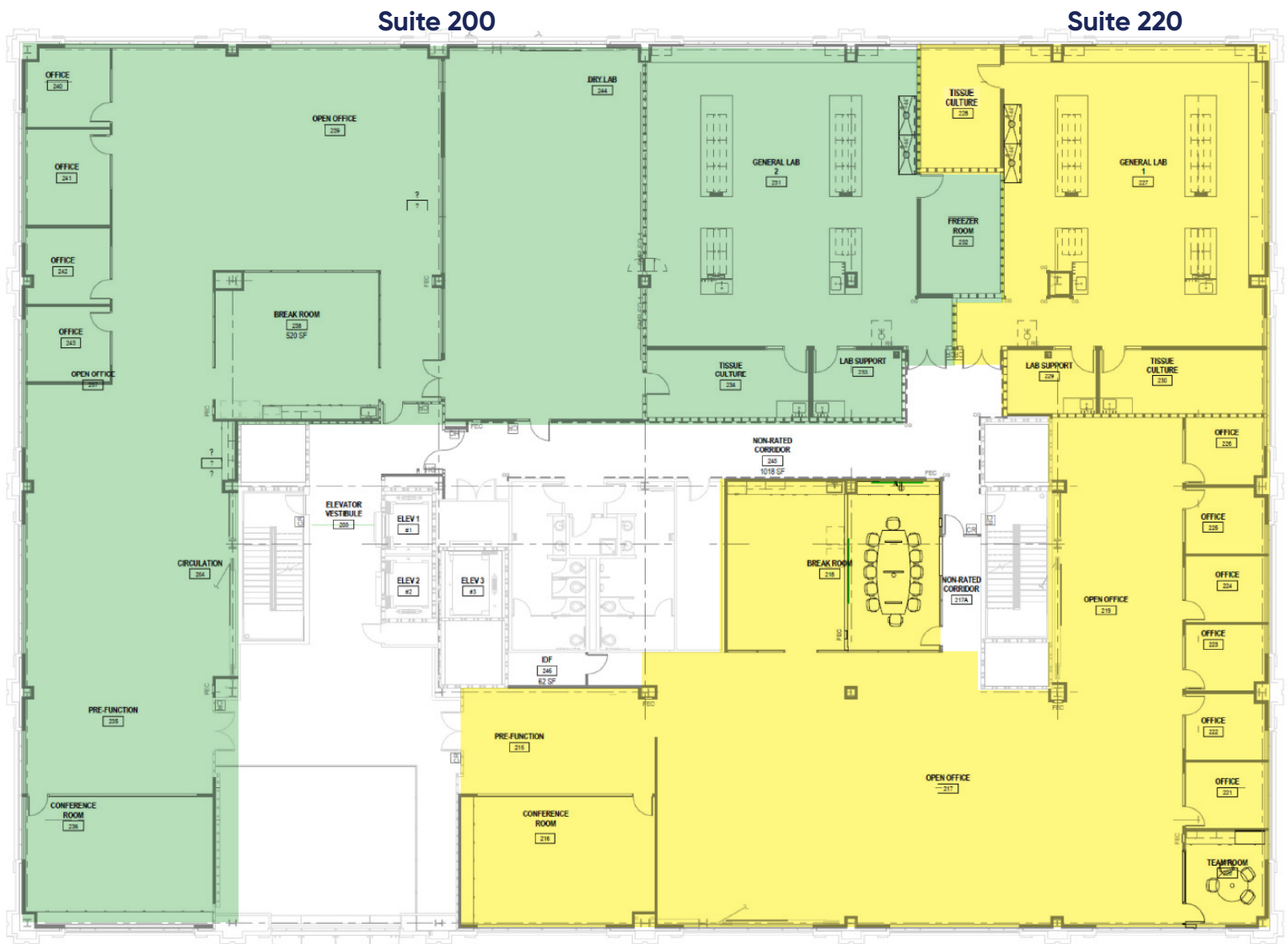
- Fully Built-Out Class A Lab and Office
- Credit Sublessor
- Master lease expires December 31<sup>st</sup>, 2029
- High-End Finishes, Modern Build-Out
- Free Emery-Go-Round Shuttle Nearby that connects to MacArthur BART
- Garage Parking adjacent to Building
- Surrounded by Life Science tenants and a 2 minute walk to Berkeley Bowl West

# SPACE PROFILE

|                     |                                                                                                                      |
|---------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>Premises</b>     | <b>1st Floor:</b> 23,039 RSF (Divisible)<br><b>2nd Floor:</b> 31,146 RSF (Divisible)<br><b>4th Floor:</b> 28,349 RSF |
| <b>Rental Rate</b>  | Inquire with Broker                                                                                                  |
| <b>Availability</b> | Now                                                                                                                  |







## FLOOR NOTES

Suites can be leased separately or together

Suite 200 - 16,044 SF

- Large dry lab
- 2 tissue culture suites
- 2 Chemistry fume hoods
- 4 private offices
- 1 large break room
- 1 conference room

Suite 220 - 15,102 SF

- 2 tissue culture suites
- 2 Chemistry fume hoods
- 2 Large conference rooms
- Large open office area with new furniture

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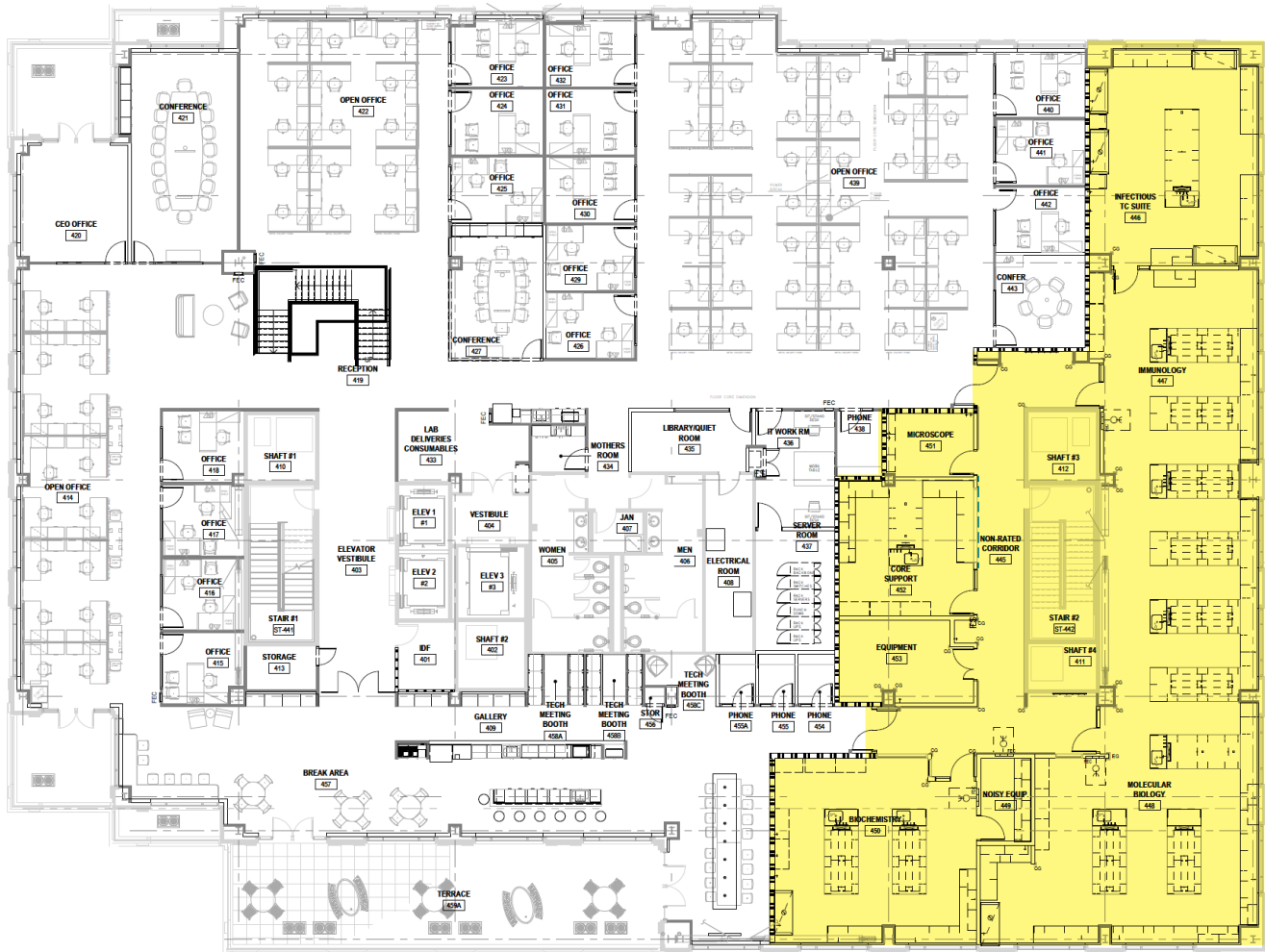
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## FLOOR NOTES

- High-end lab space with fantastic natural light
- Great for bioinformatics companies
- 2 large tissue culture suites
- Multiple exterior decks
- Fully furnished office space

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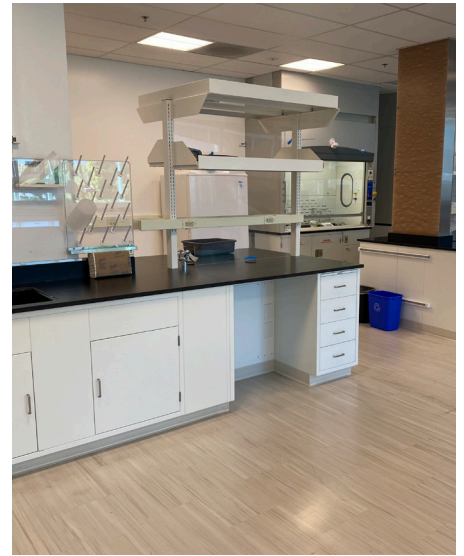
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# LAB PHOTOS



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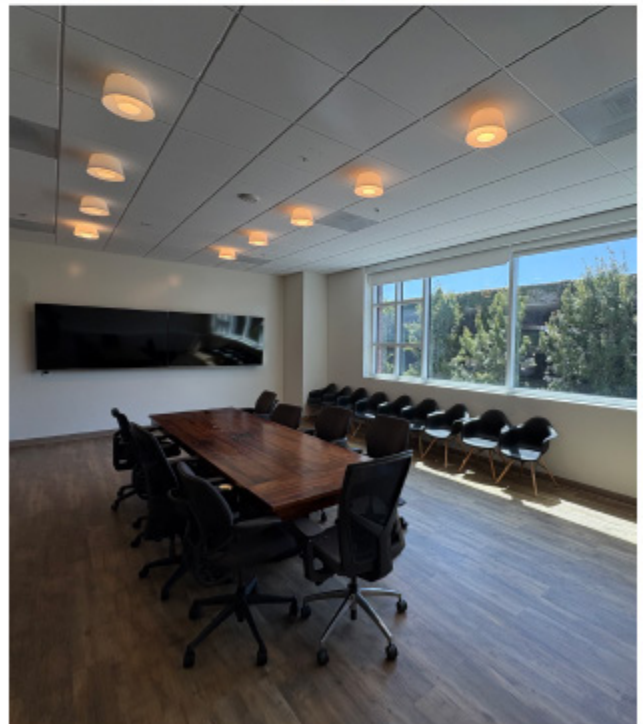
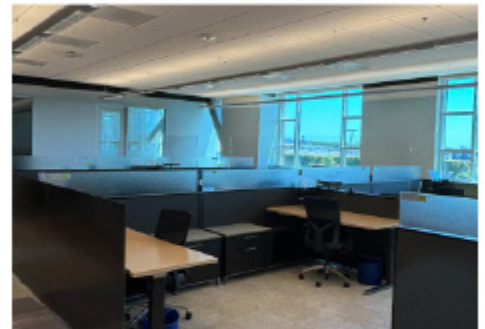
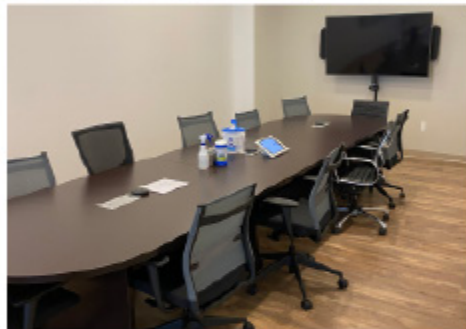
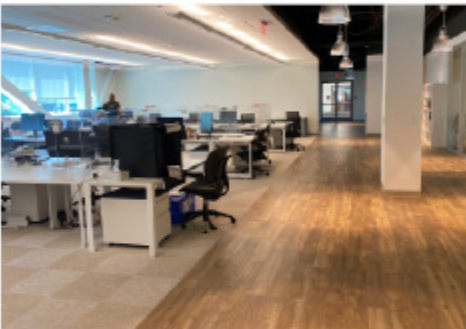
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# OFFICE PHOTOS



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