

2895 Seventh Street

BERKELEY, CA

FOR LEASE



±10,000 RSF
Life science
opportunity for
a single tenant
in the vibrant
Aquatic Park
Center Campus
ready for TI's

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TYPICAL WAREHAM LAB



VIBRANT and growing Aquatic Park Center Campus in the center of one of the largest research clusters in Northern California.

Existing Aquatic Park Center Campus tenants include Caribou Biosciences, Rodan + Fields, Upside Foods, Perfect Day, QB3 East Bay Innovation Center, Wild Earth, Lawrence Berkeley National Laboratory, Siemens, Newomics, Pivot Bio, Demetrix Inc.

Access to BART by the West Berkeley Shuttle (Ashby stop) and Emery Go-Round (MacArthur stop)

Impeccably maintained campus with art and lush organic gardens, overseen by Wareham's on-site property management team

Amtrak Capitol Commuter Rail (Sacramento to San Jose) at Berkeley and Emeryville Stations

Campus parking 15 spaces

Campus fitness center

Monthly lunch and learn speaker series

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±10,000 RSF providing flexibility of use to be determined by Tenant. Delivery condition and landlord's tenant improvement allowance anticipates life science use.

SCHEMATIC FLOOR PLAN



FLOORPLAN NOT
DRAWN TO SCALE

SINGLE STORY/ SINGLE USER

Rentable Areas (as shown)

Labs	±4,420 RSF
Offices	±3,880 RSF
Warehouse/Flex	±1,700 RSF
Total	±10,000 RSF

Building Features

EXISTING HVAC provides 37.5 tons from 7 units

POWER - 800 amps at 120/280 3 phase

EXTENSIVE lab grade PVC waste piping within premises

2.5 DOMESTIC water supply

ON CAMPUS surface parking 15 cars

CAMPUS charging stations

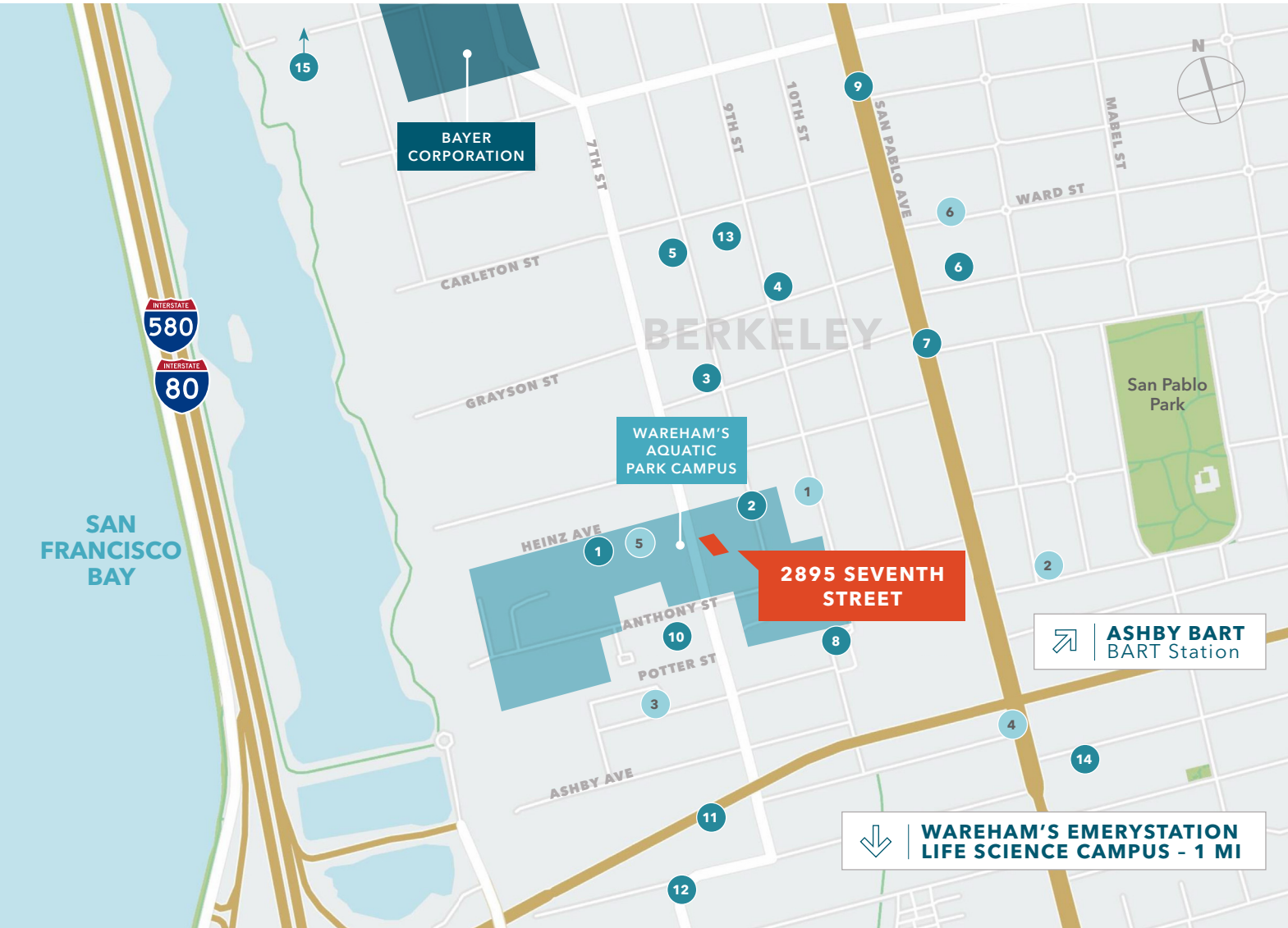
OUTDOOR PATIO area for staff

CAMPUS bike parking

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Location Area Amenities

RESTAURANTS/CAFES

- 1 Riva Cucina
- 2 Mint Leaf Vietnamese
- 3 900 Grayson
- 4 Acme Bread Company
- 5 Nina's Cafe
- 6 Broom Bush Cafe
- 7 Vital Vittles Organic Bakery
- 8 Spoon Korean Bistro
- 9 Missouri Lounge
- 10 Augie's Montreal
- 11 Prizefighter
- 12 Rotten City Pizza
- 13 Standard Fare
- 14 Chile Jalapeño Taqueria
- 15 Fourth St Shopping and Restaurants

LIFESTYLE

- 1 Berkeley Bowl West
- 2 Walgreen's
- 3 Berkeley Iron Works
- 4 City Sports
- 5 Aquatic Park Pre-School
- 6 Nordic House

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Easy access to both Ashby BART via dedicated shuttle (www.westberkeleyshuttle.net) and MacArthur BART via Emeryville's Emery Go-Round shuttle. Week day service from 7:00 am to 11:00 pm (www.emeryground.com)



The Capitol Corridor Commuter train serving Sacramento and San Jose and Amtrak are accessible at the Emeryville station (1.1 miles) or the Berkeley station (1.4 miles)



Immediate proximity to I-80/I-580 and the Bay Bridge

DRIVE TIMES

10 mins	Downtown Berkeley
10 mins	Downtown Oakland
11 mins	UC Berkeley
18 mins	Downtown San Francisco
19 min	Lawrence Berkeley National Lab
20 mins	Oakland Airport
28 mins	SFO
50 mins	Downtown San Jose

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The Life
Science
Community

East Bay Innovation Center

2895 SEVENTH STREET

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The Aquatic Park Center Campus

