



# 999 Anthony Street, Berkeley CA

NEW CONSTRUCTION | LIFE SCIENCE

## FOR LEASE



±16,000 RSF of  
Laboratory and  
Office Space  
In the Vibrant  
Aquatic Park  
Center Campus -  
Ready for TI's  
Q3 2020



**TIMOTHY MASON**

415.229.8918

[timothy.mason@kidder.com](mailto:timothy.mason@kidder.com)

LIC N° 00832545

**ERIC BLUESTEIN**

415.229.8970

[eric.bluestein@kidder.com](mailto:eric.bluestein@kidder.com)

LIC N° 01720416

**JAMES BENNETT**

415.229.8948

[james.bennett@kidder.com](mailto:james.bennett@kidder.com)

LIC N°00869074

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**WAREHAM**  
DEVELOPMENT

**Kidder  
Mathews**

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

**EXISTING TENANTS** include Caribou Biosciences, Bayer, Lawrence Berkeley National Laboratory, Siemens, Memphis Meats, Agenus, Aduro, Pivot Bio, Demetrix Inc.

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

**IMPECCABLY MAINTAINED** campus with lush organic gardens, overseen by Wareham's on-site property management team

**AMTRAK CAPITOL CORRIDOR** Commuter Rail (Sacramento to San Jose) at Berkeley and Emeryville Stations

**CAMPUS PARKING** 24 spaces, EV Charging stations, and bike parking

**CAMPUS** gym

**MONTHLY** lunch and learn speaker series



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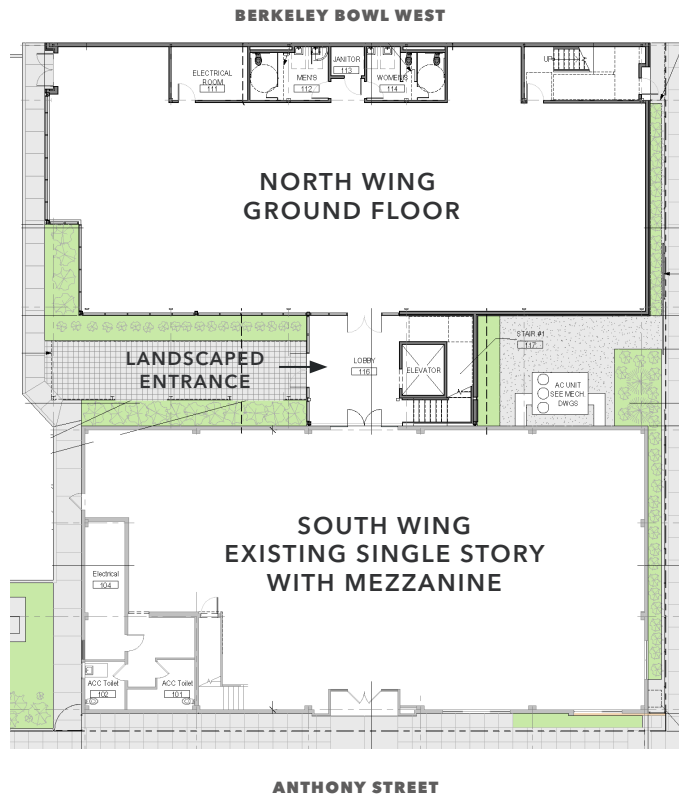
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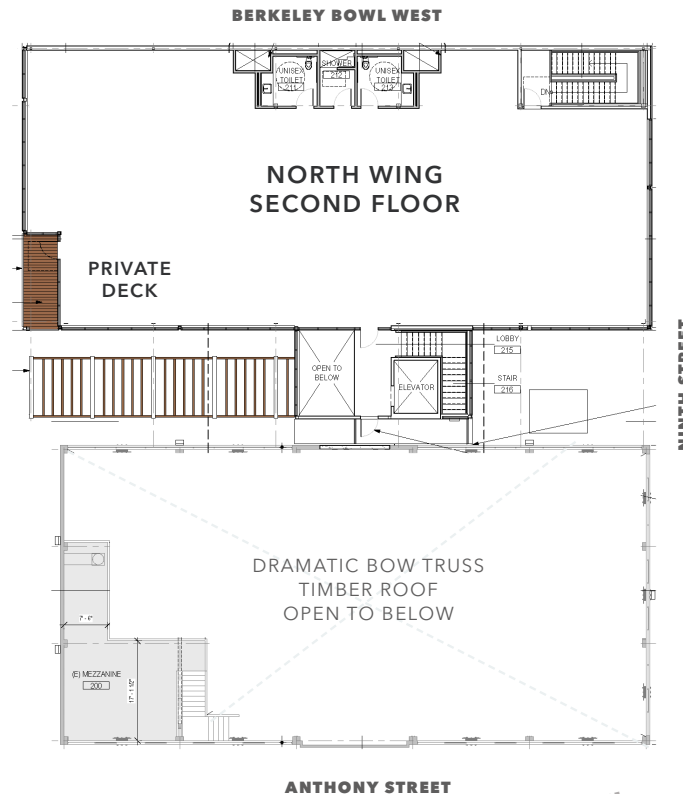
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## Floorplans

### FIRST FLOOR



### SECOND FLOOR



## Building Highlights

### RENTABLE FLOOR AREAS

#### NORTH WING

First Floor	±5,100 SF
Second Floor	±5,150 SF
Total	±10,250 SF

#### SOUTH WING

First Floor	±5,220 SF
Mezzanine	±530 SF

**PROJECT AREA** ±16,000 SF

**MEASURED** (on completion) per BOMA single tenant to include private deck

**ON CAMPUS** surface parking for 24 cars

**EV** charging stations

**ON-SITE** bike parking

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## Building Description

±16,000 rentable square feet offering total flexibility of use. Basis of design provides one-third office/two-thirds lab use.



TYPICAL WAREHAM LAB



TYPICAL WAREHAM LAB

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### NORTH WING WARM SHELL DELIVERY TO INCLUDE:

**BOD** provides for 100% laboratory use

**HVAC** supply and return stubbed to both floors providing 100% outside air

**ATTRACTIVE** external skin of glass and metal panels, new steel structure on pile foundations provides 100 lbs floor loading with up to 150 lbs to the roof equipment deck

**HVAC** air handling units with a capacity of 22,000 CFM or 2.15 CFM/SF

**NEW** fully finished bathrooms on each floor with janitor's closets

**PRIVATE** deck on second floor level

**SHOWER** on second floor level

**14 FOOT** slab to slab provides floor to finished ceiling height of 10 feet

**4,500 LB** passenger/freight elevator

**FIRE SPRINKLERS** throughout

**ELECTRICAL** supply rooms on each floor

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## Building Description Cont.



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eric.bluestein@kidder.com  
LIC N° 01720416

**JAMES BENNETT**  
415.229.8948  
james.bennett@kidder.com  
LIC N° 00869074

**KIDDER.COM**

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### **SOUTH WING WARM SHELL DELIVERY TO INCLUDE:**

**ATTRACTIVE** masonry and bow truss timber roof soaring to over 24 feet

**SEISMICALLY** reinforced single-story structure with mezzanine

**BoD** provides for full air conditioned office use

**HVAC** provides 1 CFM/SF with two air changes per hour

**UPGRADED** bathrooms

### **FULL PROJECT:**

**BUILDING** naming rights for single tenant occupant

**ATTRACTIVE** landscaped entrance from parking lot

**WOOD LINED** and porcelain tiled floor double height entry lobby

**1000 AMP** 277.480 volt main switchgear - with conduits supplying electrical rooms in both North and South Wings

**TWO** condensing boilers of 1MM BTU each

**SEPARATE** domestic hot water heater

**CONDUIT** installed to provide access to identified site for any tenant installed standby generator

**NON-PROPRIETARY** Tridium building management system

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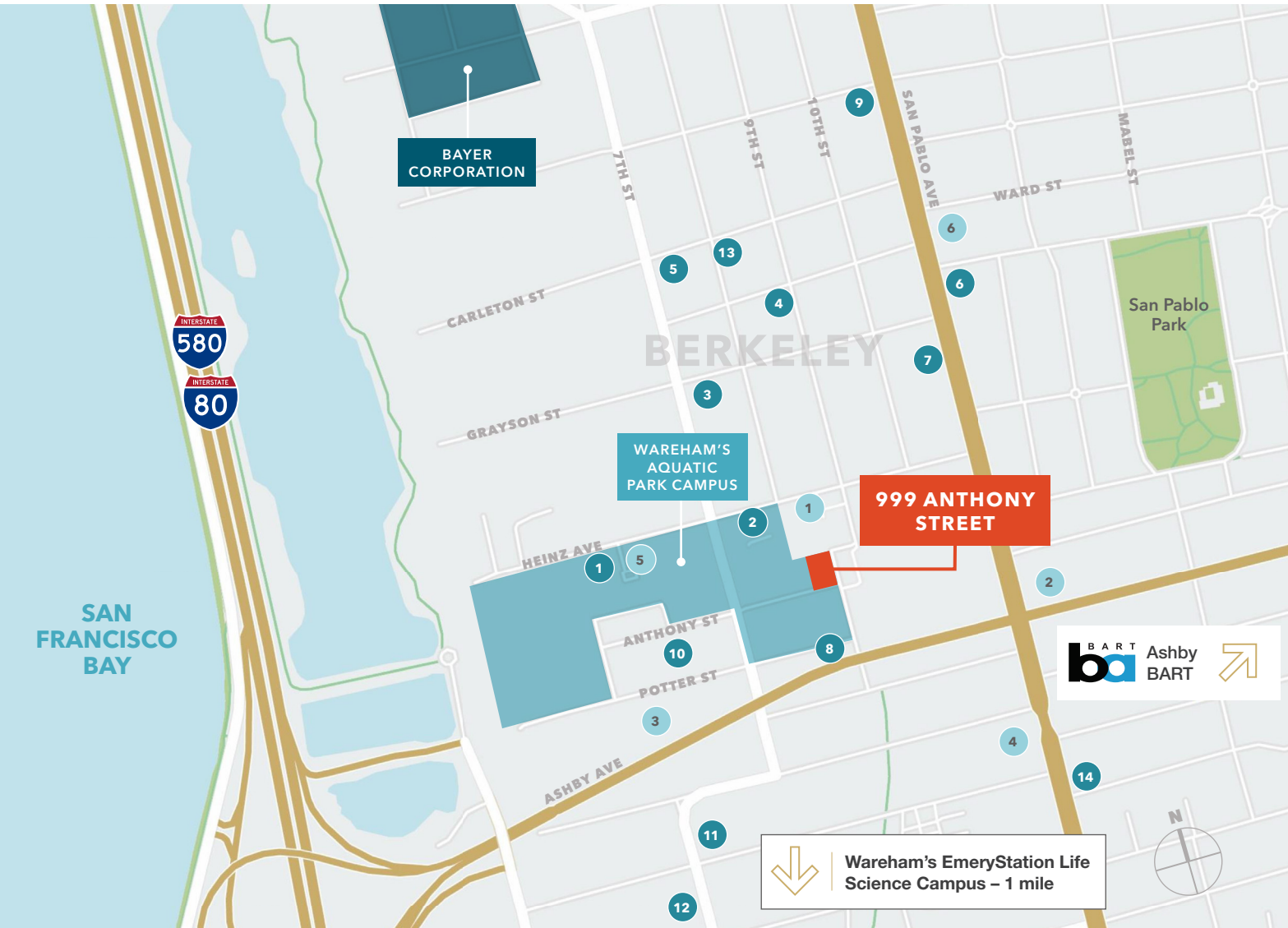


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## Location Area Amenities



### 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

### LIFESTYLE

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

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## Transit



Easy access to both Ashby BART via dedicated shuttle ([www.westberkeleyshuttle.net](http://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](http://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
18 mins	Downtown San Francisco
20 mins	Oakland Airport
28 mins	SFO
50 mins	Downtown San Jose

\*NOTE DRIVE TIMES WILL VARY

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## The Life Science Community

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## The Aquatic Park Center Campus



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