



**Kidder
Mathews**

2600 Tenth Street, Berkeley, CA

A ±39,600 SF DIVISIBLE RESEARCH & DEVELOPMENT OPPORTUNITY IN A WAREHAM DEVELOPMENT

FOR LEASE

2600 Tenth Street

FLOOR PLAN WITH POTENTIAL EXPANSION AREA



CREATIVE office and research & development space in the heart of West Berkeley and one of the largest research clusters in Northern California

SKY-LIT, HIGH ceilings for creative build-out

FLEXIBLE floorplan with expansion possibility

MINUTES from UC Berkeley, LBNL, QB East Bay Innovation Center, the Skydeck, Berkeley Start Up Cluster, and Wareham's Aquatic Park Center and EmeryStation research campuses

ABUNDANT AMENITIES onsite and nearby

COMPLIMENTARY dedicated West Berkeley Shuttle to Ashby BART station

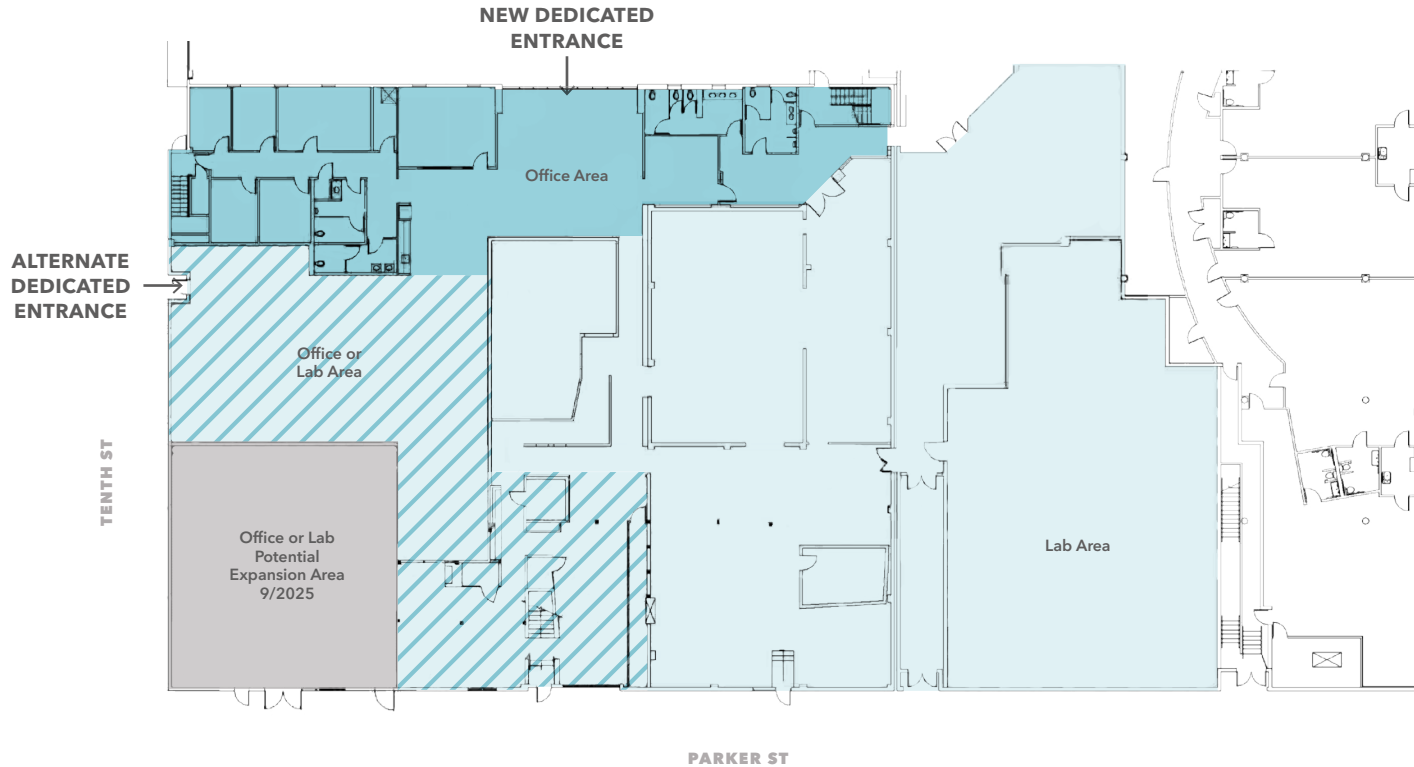
ONSITE parking for up to 26 cars

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FLOOR PLAN WITH POTENTIAL EXPANSION AREA

FIRST FLOOR



Office Area (+2nd Fl)	±15,900 SF
Lab Area	±16,000 SF
Office or Lab Area	±7,700 SF
Total SF	±39,600 SF

1st Floor - East Side 9/2025	±2,600 SF
2nd Floor Tower Offices 12/2022	±12,400 SF
Total Expansion Area	±15,000 SF

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WAREHAM
DEVELOPMENT

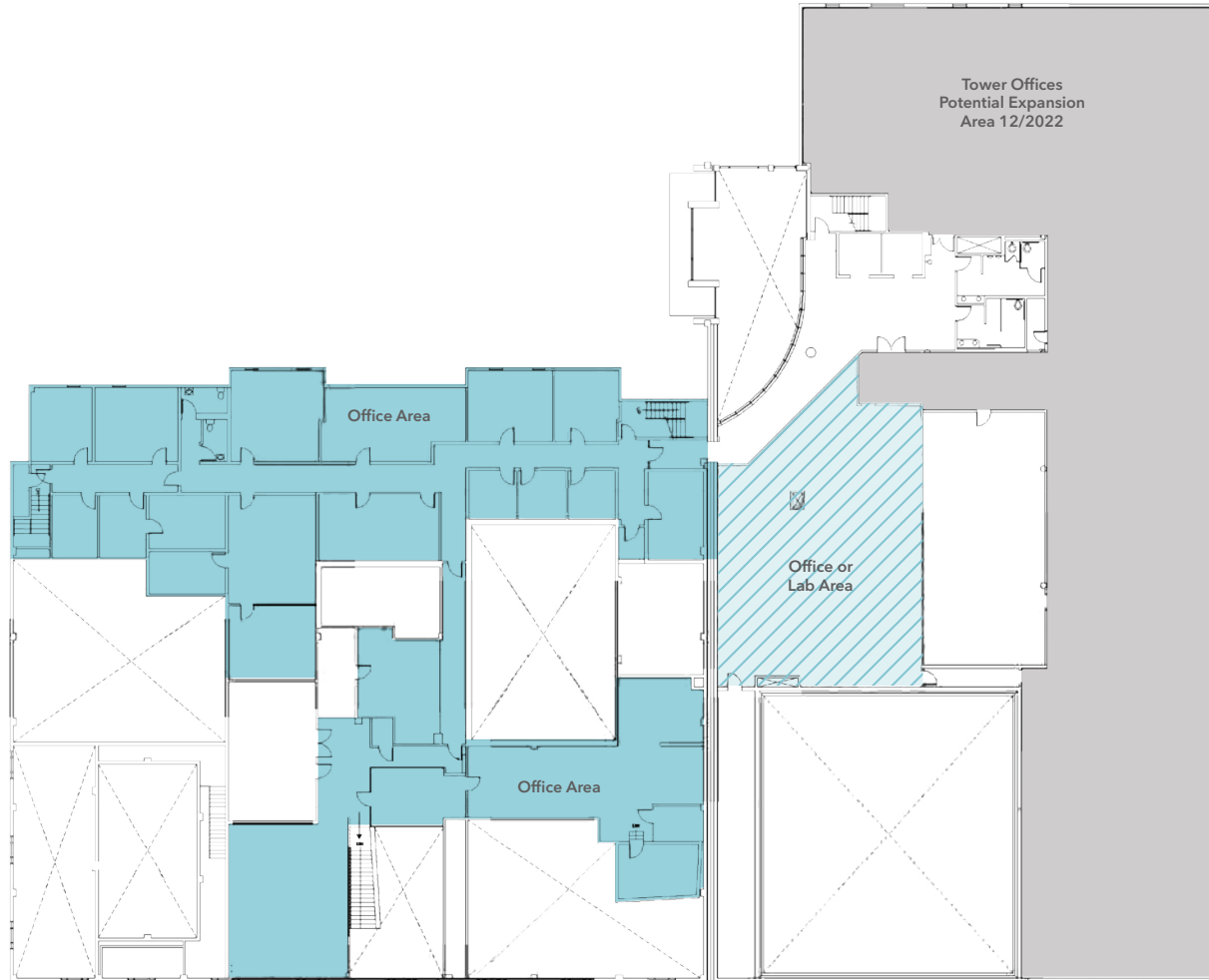
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FLOOR PLAN WITH POTENTIAL EXPANSION AREA

SECOND FLOOR



PARKER ST

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WAREHAM
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DELIVERY CONDITION AND AMENITIES



Delivery Condition

TURN-KEY OFFICE SPACE

CREATIVE two-story, fully-improved with new finishes

NEW DEDICATED entrances off landscaped courtyard

RESEARCH LABORATORIES to have:

- Full HVAC stubbed to space
- 700 amps 120/208 volt-3 phase
- Access to standby generator
- Floor to ceiling heights up to 17 ft 9 in

SHARED FACILITIES

FREIGHT access from Parker Street

LUSH landscaped, organic gardens, handsome lobby, and art throughout

SHARED tenant outdoor deck and conference facilities

BIKE parking and bike share

USE of the Aquatic Park Center's gym

MONTHLY speaker series and networking

WALK to Fourth Street and San Pablo restaurant and retail districts

DEDICATED, complimentary West Berkeley Shuttle to Ashby BART

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EASY ACCESS AND PLENTIFUL TRANSPORTATION OPTIONS



Ashby BART - Accessed via the West Berkeley Shuttle. Peak Hours M-F-**HERE**. MacArthur BART accessed via the Emery Go-Round at Aquatic Park Center Campus. Service M-F from 7.00 am to 11.00 pm-**HERE**.



The Amtrak Capitol Corridor Commuter train serving Sacramento to San Jose is accessible at Berkeley station (1.1 miles) and Emeryville station (1.5 miles).



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

DRIVE TIMES

5 mins	Downtown Berkeley
14 mins	Downtown Oakland
18 mins	Downtown San Francisco
20 mins	Oakland Airport
30 mins	SFO
1 hr	Downtown San Jose

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±17,200 SF RESEARCH & DEVELOPMENT OPPORTUNITY



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FOR LEASE

2600 Tenth Street

IN THE CENTER OF THE CRITICAL BERKELEY-EMERYVILLE RESEARCH & DEVELOPMENT CLUSTER



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±17,200 SF RESEARCH & DEVELOPMENT OPPORTUNITY IN A WAREHAM DEVELOPMENT

NEIGHBORHOOD AMENITIES

- | | |
|---------------------------------|-----------------------------|
| 1 Starbucks | 19 Third Culture Bakery |
| Los Moles | 20 The Rare Barrel |
| Wonderous Brewing Co. | Juan's Place |
| 2 Rotten City Pizza | 21 Viks Chaat |
| 3 Prizefighter | 22 Tomate Cafe |
| 4 Bette's Oceanview Diner | 23 Mint Leaf |
| 5 City Sports | 24 Gaumenkitzel |
| 6 Walgreens | 25 Highwire Coffee Roasters |
| 7 Spoon Korean Bistro | 26 La Marcha Tapas Bar |
| 8 Berkeley Bowl Cafe | 27 Homemade Cafe |
| 9 Cali Alley | 28 Mehak Indian Cuisine |
| 10 Vital Vittles Organic Bakery | 29 Mo'Joe Cafe |
| 11 Broom Bush Cafe | 30 La Mission |
| 12 Nordic House | 31 Catahoula Kaffeegarten |
| 13 Far Leaves Tea | 32 Foster Freeze |
| 14 Riva Cucina | 33 Everett & Jones Barbeque |
| 15 Le Pho Vietnamese | 34 Kabana |
| 16 Longbranch Saloon | 35 Cafe M |
| 17 900 Grayson | 36 Zut! |
| 18 Acme Bread | 37 Artís Coffee |
| | 38 Iyasare |



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±17,200 SF RESEARCH & DEVELOPMENT OPPORTUNITY - OFFICE SPACE TO MOVE INTO NOW



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