

For Lease

2600 Tenth Street | Berkeley, CA

±20,400 SF FLEX/R+D LABORATORY FOR LEASE



Contact Us

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WAREHAM
DEVELOPMENT

CBRE

FOR LEASE

2600 TENTH STREET | BERKELEY, CA

DELIVERY CONDITION AND AMENITIES



DELIVERY CONDITIONS

FLEX/R+D LABORATORIES to have:

- One (1) new 15-ton unit @ 6,000 CFM on the roof dedicated to servicing office and break area
- One (1) existing unit devoting 12-tons @ 5,000 CFM servicing office area
- One (1) new 50-ton unit @ 20,000 CFM on the roof dedicated to servicing the space
- Main boiler is 760,000 BTUH natural gas fired boiler
- 800 amps 120/208 volt-3 phase
- Existing 125 KW generator, 277/480 volt 3-phase. Tenant will be allocated its pro-rate share
- Domestic water service line is 2.5 inches
- Annex includes two (2) men's/women's restrooms and one (1) single-stall restroom
- Tower lobby includes additional men's/women's restrooms
- Base building fire sprinkler system
- Floor to ceiling heights up to 17 ft 9 in

SHARED FACILITIES

- LUSH landscaped, organic gardens, handsome lobby and art
- SHARED tenant 3rd floor outdoor patio and break area
- CONFERENCE room and theater availability for reservation
- BIKE parking and bike share
- USE of the Aquatic Park Research Campus fitness center
- MONTHLY speaker series and networking
- WALK to Fourth Street and San Pablo restaurant/retail districts
- DEDICATED, complimentary West Berkeley Shuttle to Ashby BART

FOR LEASE

2600 TENTH STREET | BERKELEY, CA

20,400 SF FLEX/R+D LABORATORY RESEARCH OPPORTUNITY



Complimentary Shuttle Service



Building Lobby



Shared 3rd Floor Outdoor Patio



Bike Share



Mezzanine Gallery

FOR LEASE

2600 TENTH STREET | BERKELEY, CA

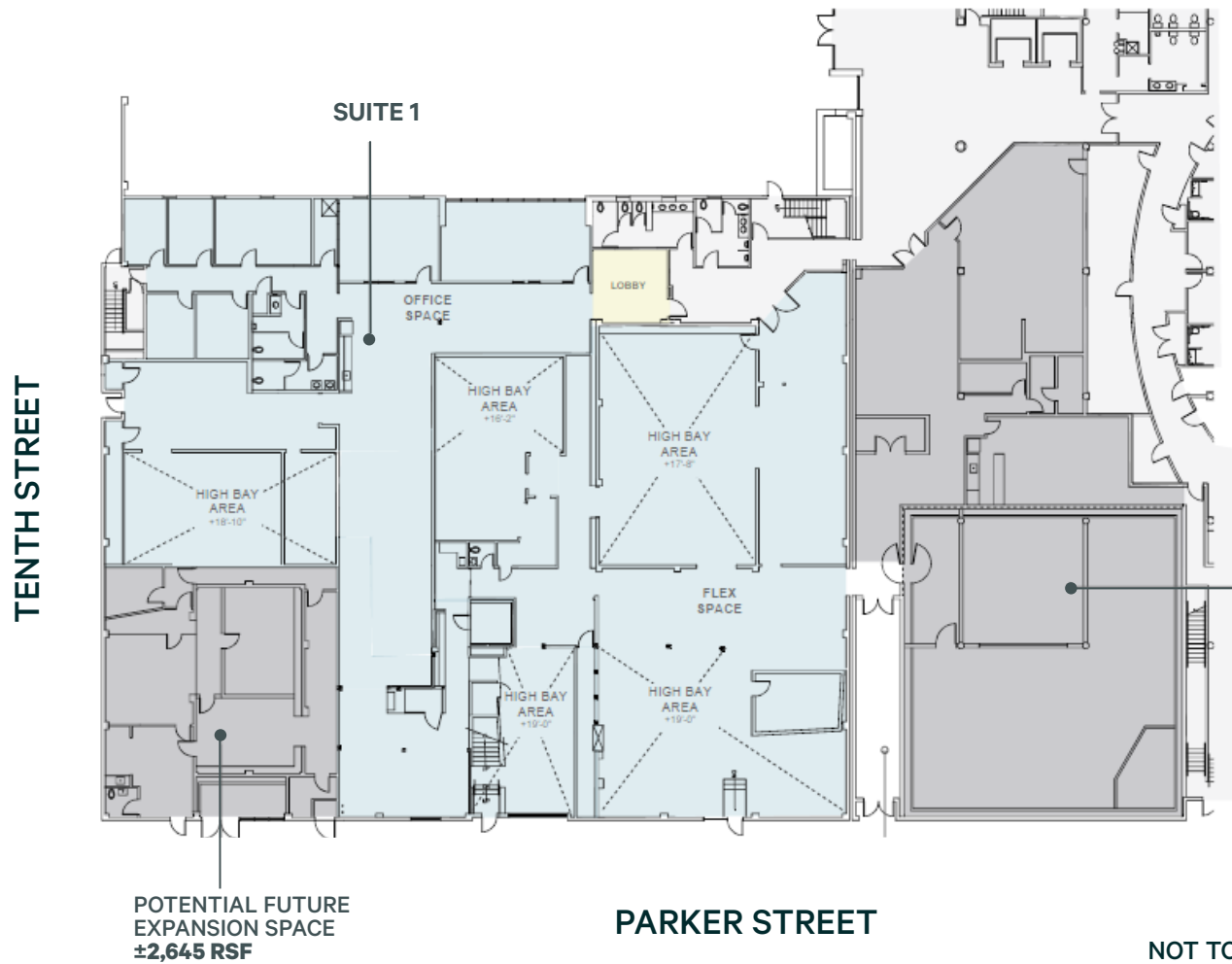
20,400 SF FLEX/R+D LABORATORY RESEARCH OPPORTUNITY



FOR LEASE

2600 TENTH STREET | BERKELEY, CA

SINGLE-TENANT STUDY | FLOOR PLAN - 1ST FLOOR



LEGEND - FLEX AND OFFICE SPACE

| | |
|----------------------------------|----------------------------------|
| | TOTAL: ±20,400 RSF |
| | FLEX SPACE: 8,510 RSF |
| | OFFICE SPACE: 11,890 RSF |
| | 1ST FLOOR: 7,949 RSF |
| | 2ND FLOOR: 3,941 RSF |
| | FLEX SPACE OFFICE RATIO: 41/59 |
| SUITE 1 | |
| COMMON AREA | |
| SUITE ENTRY LOBBY | |
| POTENTIAL FUTURE EXPANSION SPACE | |

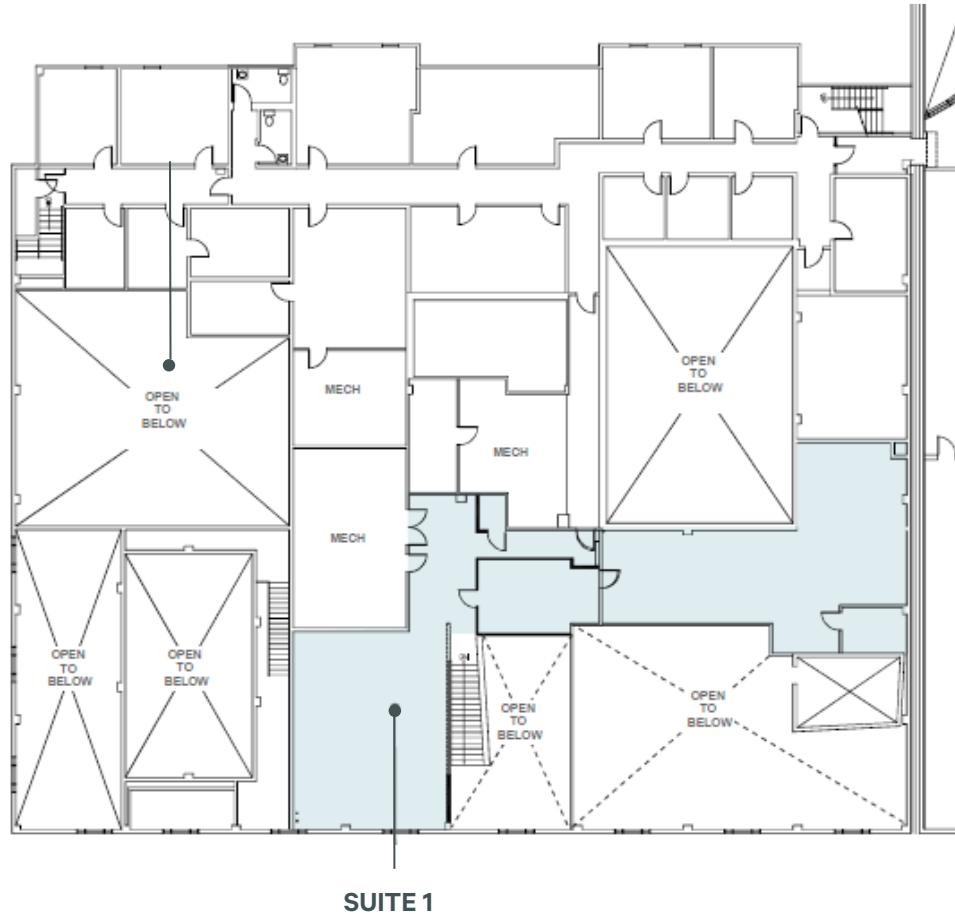
POTENTIAL FUTURE EXPANSION SPACE

| | |
|---------------------------|-----------|
| APPRX. TOTAL | 7,534 RSF |
| OFFICE SPACE | 3,565 RSF |
| FLEX SPACE | 3,969 RSF |
| FLEX SPACE OFFICE RATIO | 53/47 |





FOR LEASE

2600 TENTH STREET | BERKELEY, CA

SINGLE-TENANT STUDY | FLOOR PLAN - 2ND FLOOR



LEGEND - FLEX AND OFFICE SPACE

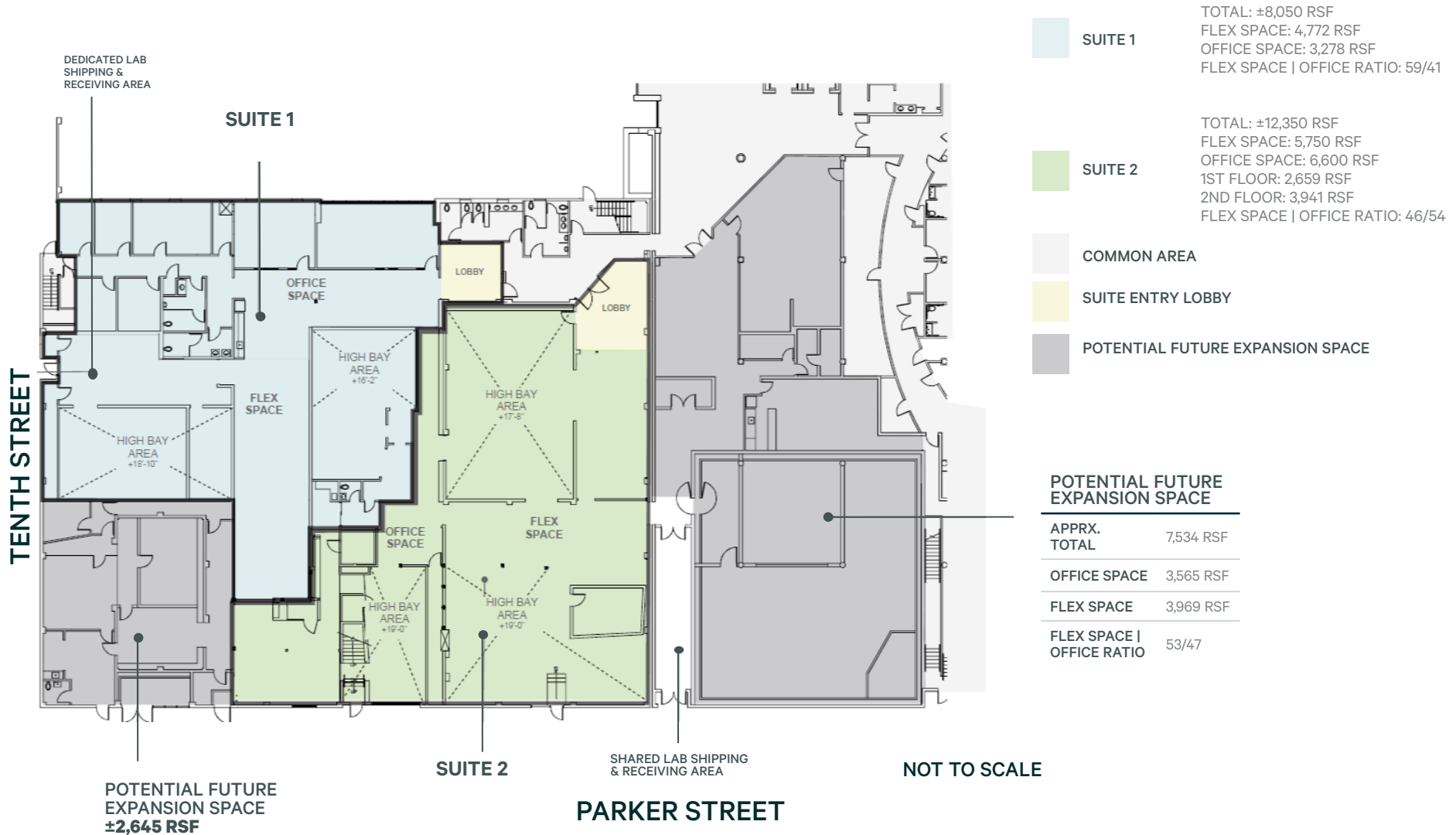
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| | 2ND FLOOR: 3,941 RSF |
| | FLEX SPACE OFFICE RATIO: 41/59 |
|  | SUITE 1 |
|  | COMMON AREA |
|  | SUITE ENTRY LOBBY |
|  | POTENTIAL FUTURE EXPANSION SPACE |

NOT TO SCALE

FOR LEASE

2600 TENTH STREET | BERKELEY, CA

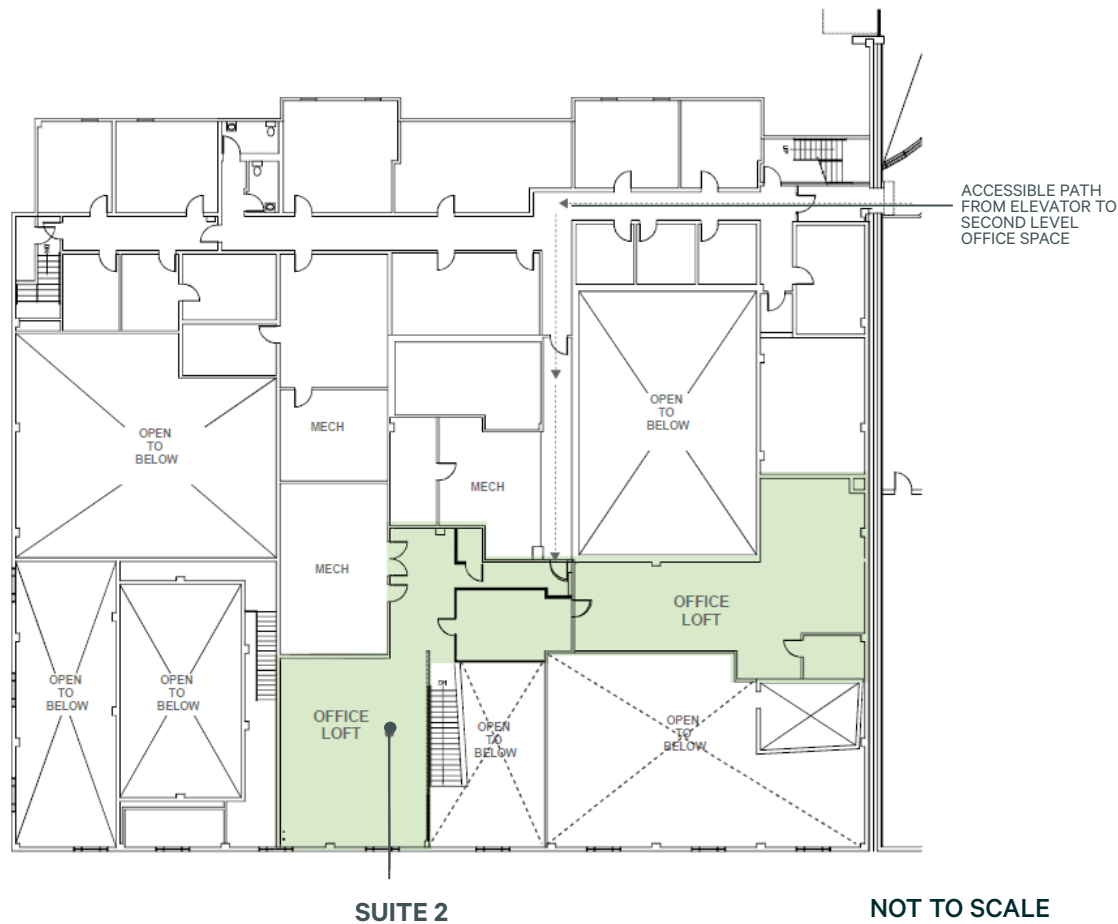
MULTI-TENANT STUDY | FLOOR PLAN - 1ST FLOOR



FOR LEASE

2600 TENTH STREET | BERKELEY, CA

MULTI-TENANT STUDY | FLOOR PLAN - 2ND FLOOR



LEGEND - FLEX AND OFFICE SPACE

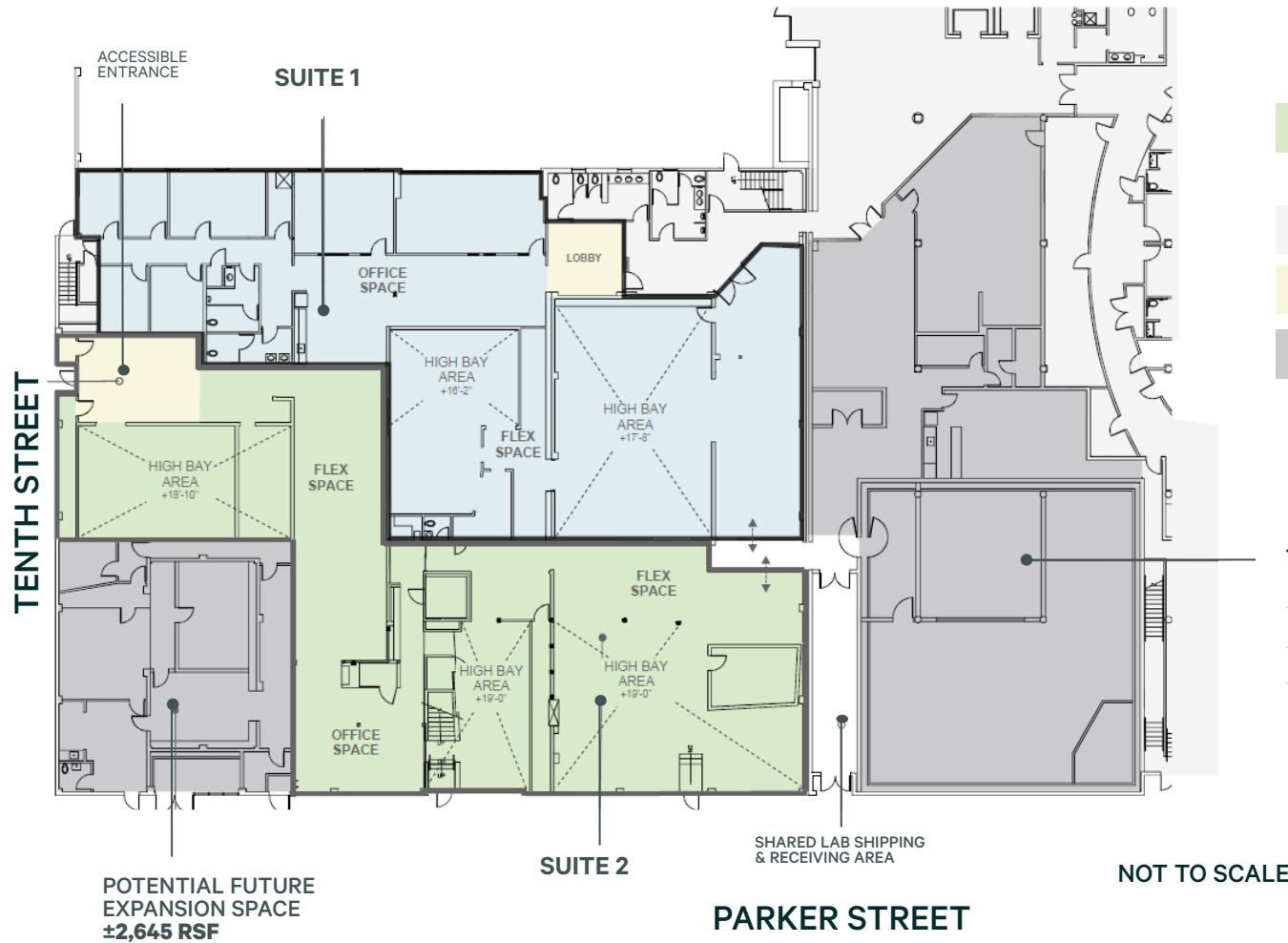
| | |
|---------|--|
| SUITE 1 | TOTAL: ±8,050 RSF |
| | FLEX SPACE: 4,772 RSF |
| | OFFICE SPACE: 3,278 RSF |
| | FLEX SPACE OFFICE RATIO: 59/41 |
| SUITE 2 | TOTAL: ±12,350 RSF |
| | FLEX SPACE: 5,750 RSF |
| | OFFICE SPACE: 6,600 RSF |
| | 1ST FLOOR: 2,659 RSF 2ND FLOOR: 3,941 RSF FLEX SPACE OFFICE RATIO: 46/54 |
| | COMMON AREA |
| | SUITE ENTRY LOBBY |
| | POTENTIAL FUTURE EXPANSION SPACE |

OPTION 1 10TH STREET RECEIVING AREA

FOR LEASE

2600 TENTH STREET | BERKELEY, CA

MULTI-TENANT STUDY | FLOOR PLAN - 1ST FLOOR



LEGEND - FLEX AND OFFICE SPACE

| | |
|---|--|
| SUITE 1 | TOTAL: ±8,510 RSF FLEX SPACE: 4,428 RSF OFFICE SPACE: 4,082 RSF FLEX SPACE OFFICE RATIO: 52/48 |
| SUITE 2 | TOTAL: ±11,890 RSF FLEX SPACE: 6,210 RSF OFFICE SPACE: 5,680 RSF 1ST FLOOR: 1,739 RSF 2ND FLOOR: 3,941 RSF FLEX SPACE OFFICE RATIO: 52/48 |
| COMMON AREA | |
| SUITE ENTRY LOBBY | |
| POTENTIAL FUTURE EXPANSION SPACE | |

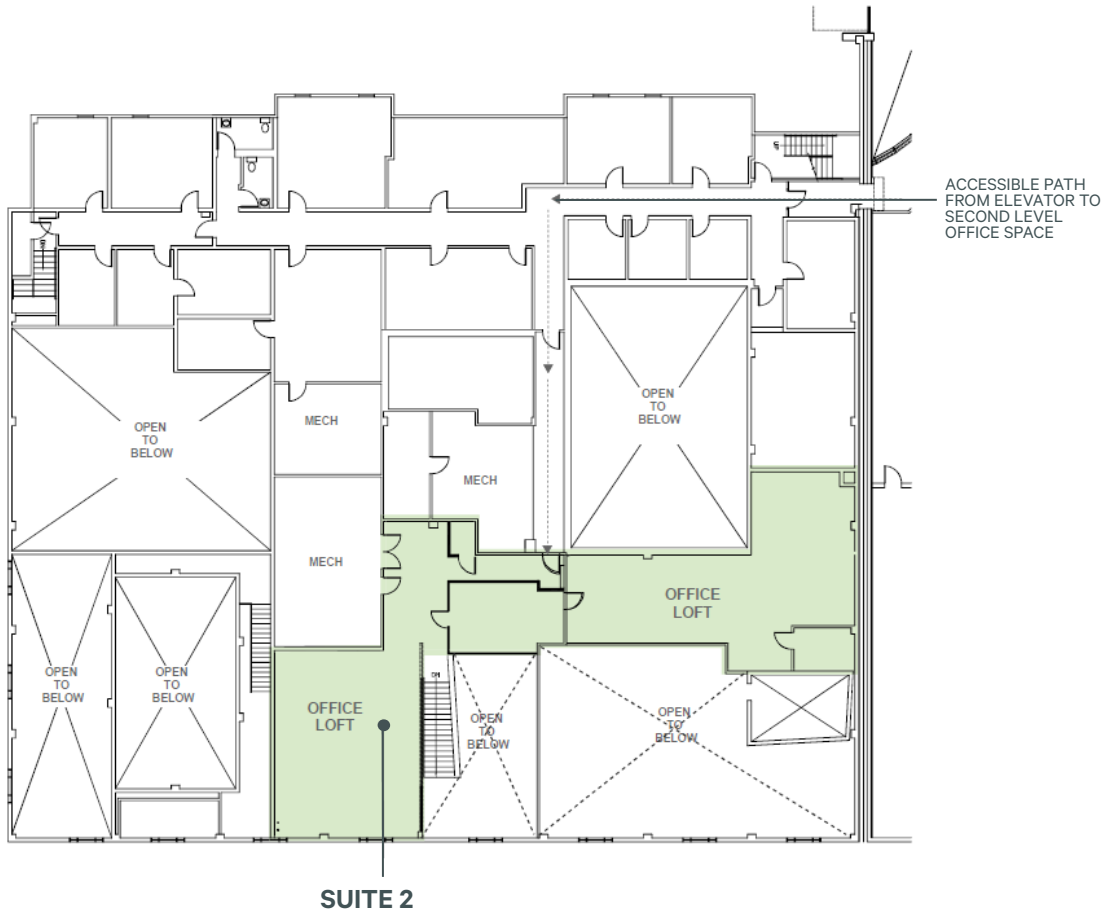
POTENTIAL FUTURE EXPANSION SPACE

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| OFFICE SPACE | 3,565 RSF |
| FLEX SPACE | 3,969 RSF |
| FLEX SPACE OFFICE RATIO | 53/47 |

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MULTI-TENANT STUDY | FLOOR PLAN - 2ND FLOOR



SUITE 2

NOT TO SCALE

LEGEND - FLEX AND OFFICE SPACE



SUITE 1

TOTAL: ±8,510 RSF
FLEX SPACE: 4,428 RSF
OFFICE SPACE: 4,082 RSF
FLEX SPACE | OFFICE RATIO: 52/48



SUITE 2

TOTAL: ±11,890 RSF
FLEX SPACE: 6,210 RSF
OFFICE SPACE: 5,680 RSF
1ST FLOOR: 1,739 RSF
2ND FLOOR: 3,941 RSF
FLEX SPACE | OFFICE RATIO: 52/48



COMMON AREA



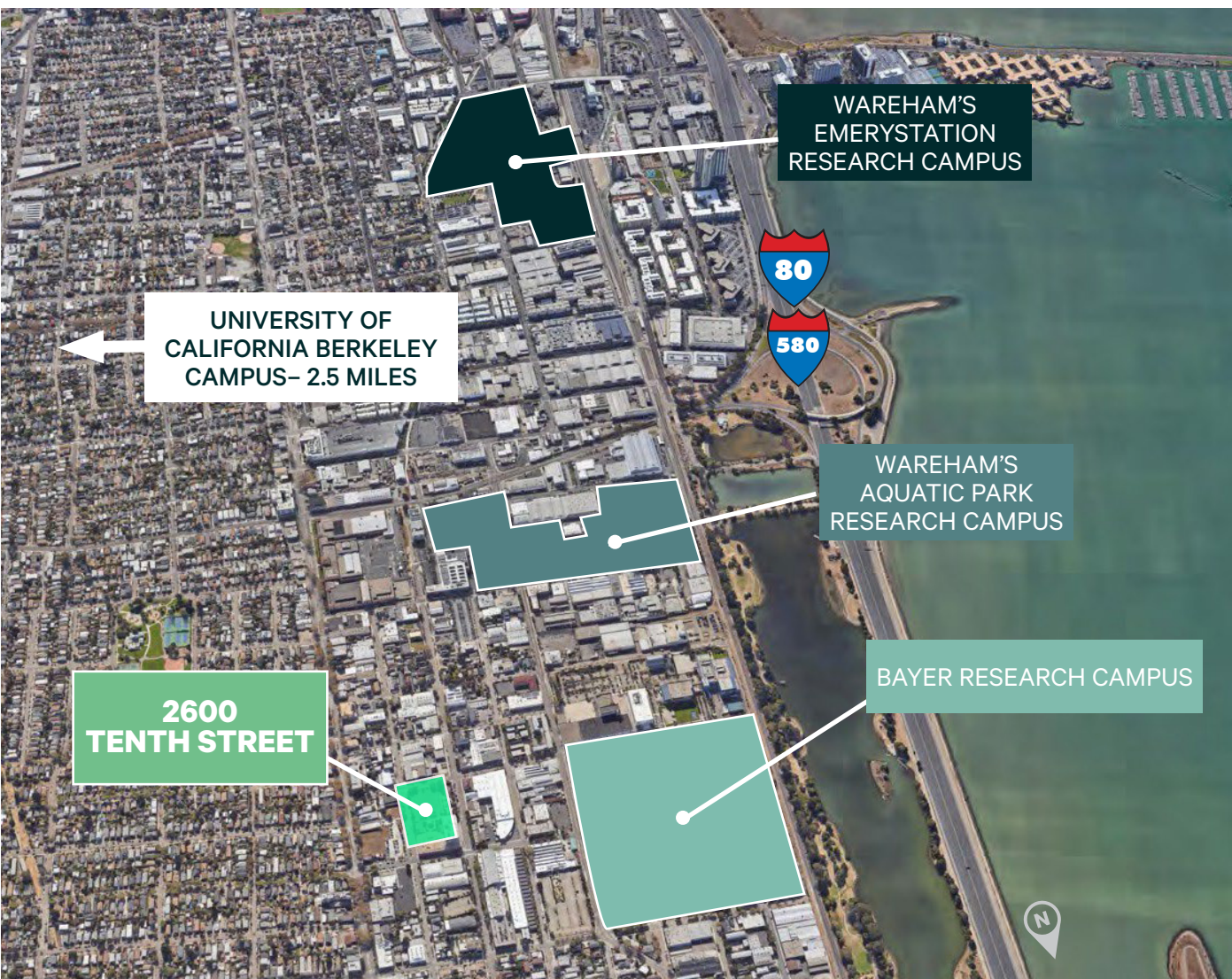
SUITE ENTRY LOBBY



POTENTIAL FUTURE EXPANSION SPACE

FOR LEASE

2600 TENTH STREET | BERKELEY, CA



CREATIVE flex and office 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, Bakar Lab, the Skydeck, Berkeley Start Up Cluster, and Wareham's Aquatic Park Research Campus and EmeryStation Research Campus

ABUNDANT AMENITIES onsite and nearby including highly-regarded school for early childhood education

COMPLIMENTARY dedicated West Berkeley Shuttle to Ashby BART station

ONSITE parking

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EASY ACCESS AND PLENTIFUL TRANSPORTATION OPTIONS



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



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 |

FOR LEASE

2600 TENTH STREET | BERKELEY, CA

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



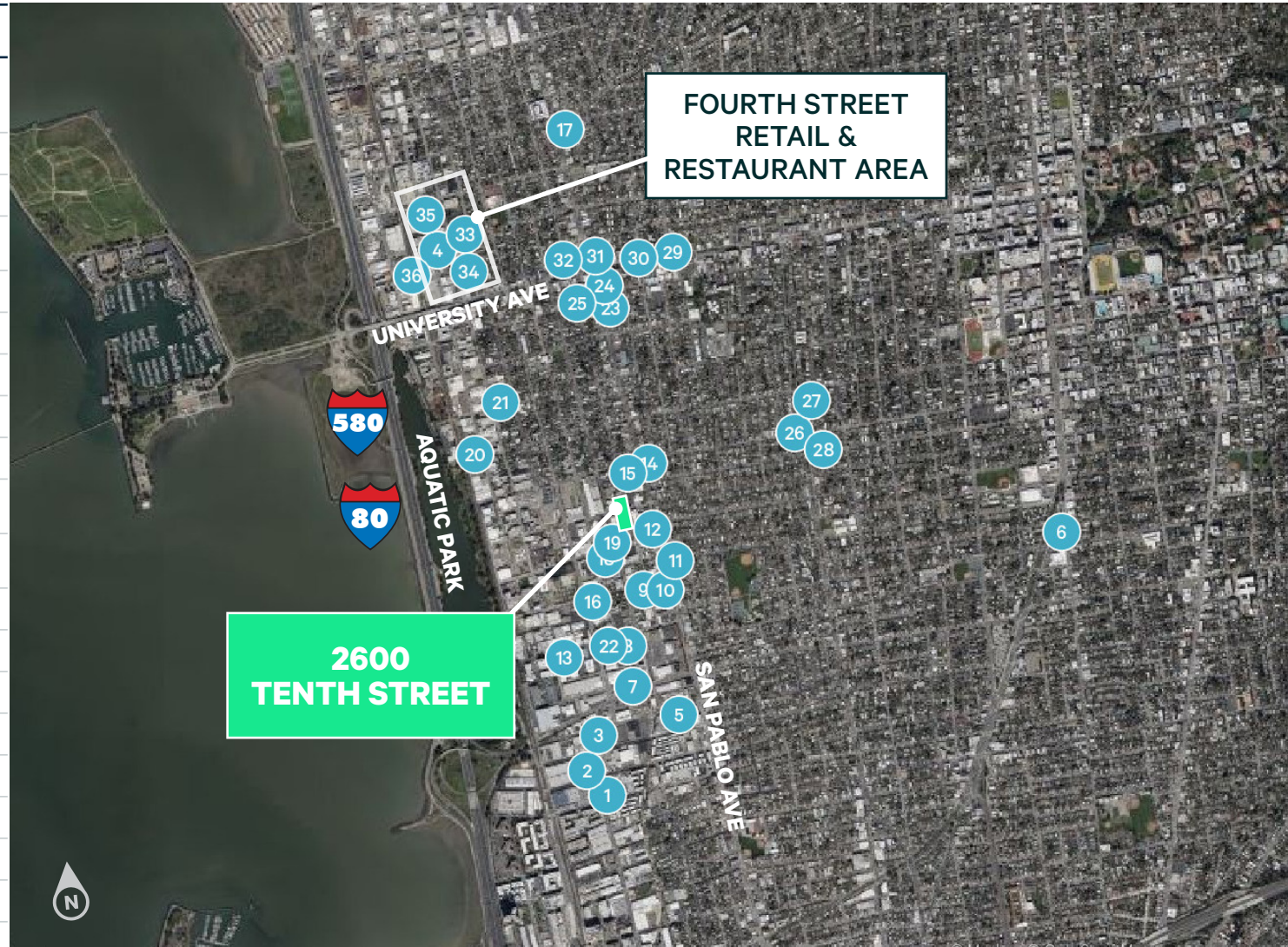
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2600 TENTH STREET | BERKELEY, CA

24,000 SF FLEX/R+D LABORATORY OPPORTUNITY

NEIGHBORHOOD AMENITIES

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





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