

Laboratory and Office | For Lease



725 Potter Street | Berkeley, CA

81,500 SF RARE EXISTING LAB BUILDING OPPORTUNITY | MOVE IN READY



RARE
FULL BUILDING
OPPORTUNITY

±81,500 SF Rentable Square Feet
Laboratory and Office Ready
Available Q1 2024

Centrally located within Wareham
Development's Aquatic Park
Research Campus

Contact Us

James Bennett

Vice Chairman

+1 415 377 8948

james.bennett@cbre.com

Lic. 00869074

Mike Raffetto

Senior Vice President

+1 510 874 1992

mike.raffetto@cbre.com

Lic. 01201289

Charlie Moran

Vice President

+1 650 288 8605

charlie.moran@cbre.com

Lic. 02102431

WAREHAM
DEVELOPMENT

CBRE

FOR LEASE

725 POTTER STREET | BERKELEY, CA



- ▷ Class A Lab Facility with premium freeway signage opportunity
- ▷ Three (3) Levels of private and secured parking connected to building
 - EV charging stations
 - Bike storage
- ▷ Floor to Floor Heights – 12’10”
- ▷ Two (2) passenger elevators
- ▷ Freight elevator
- ▷ 2,500 amps of power (277/480)
- ▷ 300 KW stand-by power generator
- ▷ One 2 inch water line
- ▷ On-site fitness center with showers
- ▷ 24/7 campus security
- ▷ Dedicated and free West Berkeley Shuttle to Ashby BART
- ▷ World-class views of San Francisco Bay and the Golden Gate Bridge
- ▷ Natural Gas - 3 Inch Meter
- ▷ Collaborate with large surrounding bioscience cluster

WAREHAM
DEVELOPMENT

CBRE

FOR LEASE

725 POTTER STREET | BERKELEY, CA



WAREHAM
DEVELOPMENT

CBRE

FOR LEASE

725 POTTER STREET | BERKELEY, CA



WAREHAM
DEVELOPMENT

CBRE

FOR LEASE

725 POTTER STREET | BERKELEY, CA



3rd Floor Plan

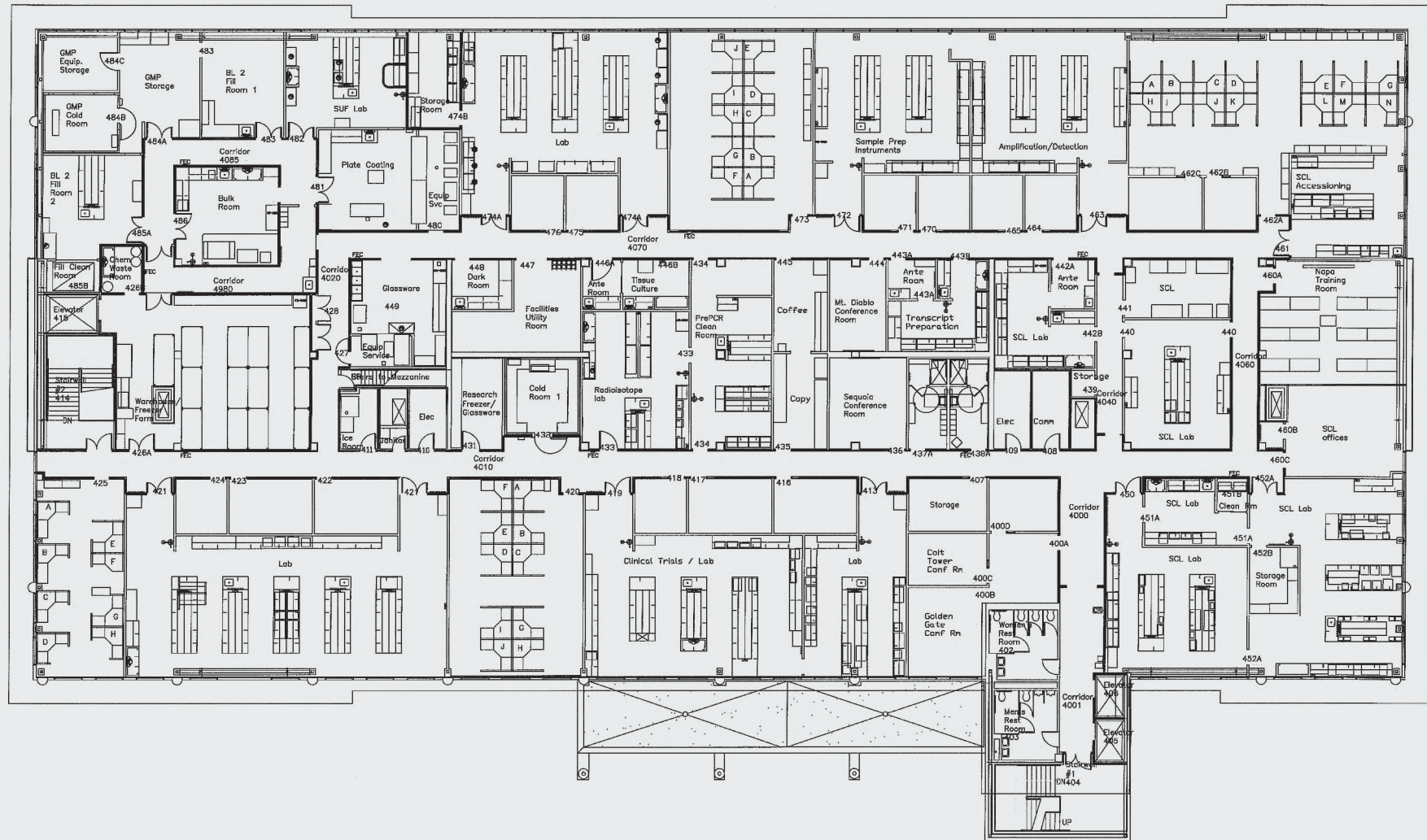


WAREHAM
DEVELOPMENT

CBRE

725 POTTER STREET | BERKELEY, CA

4th Floor Plan



FOR LEASE

725 POTTER STREET | BERKELEY, CA



IN THE HEART OF A LEADING EAST BAY LIFE SCIENCE AND RESEARCH CAMPUS.

Office and laboratory space in West Berkeley with potential collaborators in one of the largest research clusters in Northern California

MINUTES from UC Berkeley, LBNL Bakar Lab, the Skydeck, Berkeley Start Up Cluster, and Wareham's Aquatic Park Research Campus and Emery Station Research Campus

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

COMPLIMENTARY dedicated West-Berkeley Shuttle to Ashby BART station

ONSITE enclosed parking

WAREHAM
DEVELOPMENT

CBRE

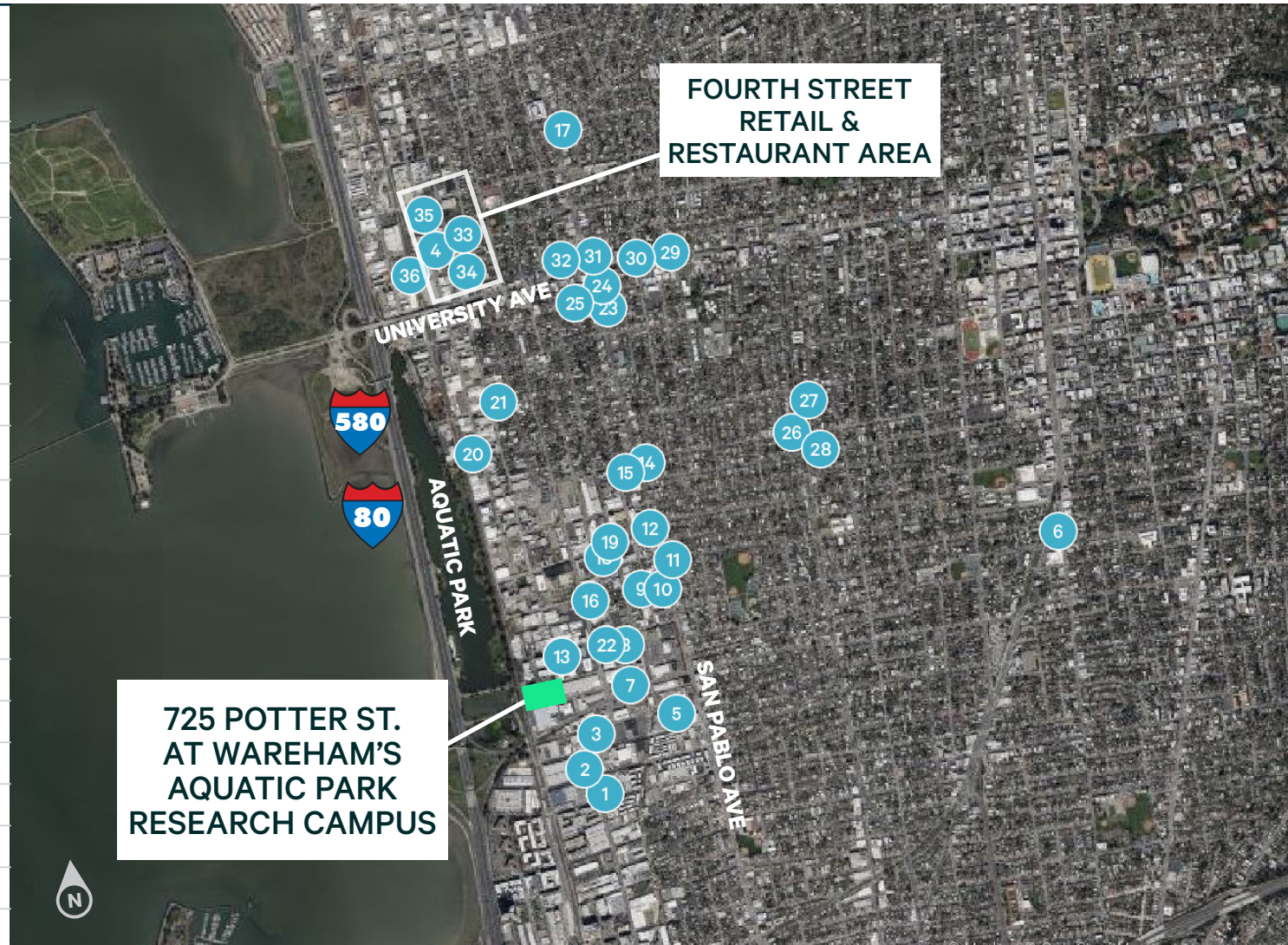
ABUNDANT CAMPUS AMENITIES

- + Easy access from all major public transportation and freeways with plentiful campus parking and car-charging stations.
- + Free Emery Go-Round and West Berkeley shuttles to and from BART.
- + Amtrak Intermodal Transit Center for easy commutes between Sacramento and San Jose on Capitol Corridor Route.
- + Bike parking, bike share, and bike repair stations.
- + Popular restaurants: Riva Cucina and Mint Leaf on campus, and quick walk to Berkeley Bowl West and its Cafe.
- + Blocks from popular Fourth Street Shopping District and other West Berkeley dining, shopping, hospitality, and entertainment options.
- + Campus Fitness Center on-site, and Berkeley Ironworks Touchstone Climbing, yoga studios, hiking and biking trails within blocks.
- + Aquatic Park School for Early Childhood Education on-site.
- + Monthly speaker series and other networking opportunities in collaboration with all Wareham tenants.
- + Lush organic gardens and pocket parks.
- + Sculptures and art throughout the campus.



NEIGHBORHOOD AMENITIES

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



ATTRACTING THE BEST AND THE BRIGHTEST

Tenants grow with Wareham and recruit from one of the most important science and tech ecosystems in the world including three nearby world-renowned universities — UC Berkeley, UC San Francisco, and Stanford University — and Lawrence Berkeley National Laboratory, the oldest federal lab in the U.S.





AQUATIC PARK RESEARCH CAMPUS

A LEADING LIFE SCIENCE AND RESEARCH CAMPUS IN THE EAST BAY



BERKELEY, CA

WAREHAM
DEVELOPMENT

Distinguished buildings for noble and Nobel scientists.

Emeryville • Berkeley • Richmond • Palo Alto • Marin

warehamdevelopment.com