

Laboratory and Office | For Lease



# 2929 Seventh Street | Berkeley, CA

±17,000 SQUARE FEET OF LABORATORY AND OFFICE SPACE IN THE VIBRANT AQUATIC PARK RESEARCH CAMPUS



- + ± 17,000 RSF of Class A labs and office space ready to move in
- + Located in Wareham Development's distinctive Aquatic Park Research Campus in the heart of one of the largest research clusters in northern California
- + Wareham's exceptional on-site property management
- + Easy BART access by the West Berkeley Shuttle (Ashby) and Emery- Go-Round (MacArthur)
- + Capitol Corridor Commuter Rail (Sacramento to San Jose) at Berkeley and Emeryville Stations
- + Campus Parking: 27 spaces, EV Charging stations, and secured bike parking
- + Collaborate with large surrounding research cluster

## Contact Us

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**WAREHAM**  
DEVELOPMENT

**CBRE**

## FOR LEASE

2929 SEVENTH STREET | BERKELEY, CA

MOVE-IN READY

### LAB & EQUIPMENT



### MECHANICAL

- Lab area is designed for 2cfm/sf
- Office area is designed for 1.7cfm/sf
- Exhaust, two fans 16000 CFM total
- Boilers, boiler plant shared

### ELECTRICAL

- 600 Amp main service, 480/277-volt 3 phase

### GENERATOR

- 150 KW 480/277 Volt 3 phase

### PLUMBING

- 4-inch domestic water line

### FIRE / LIFE SAFETY

- Space is fully sprinklered

### FUME HOODS

- Four 6' fume hoods

### OTHER EQUIPMENT

- Walk in refrigerator
- Mobil benches
- Gases distributed, dedicated CDA. Shared vacuum plant

### COMMON AREAS AND AMENITIES

- Shared shipping & receiving on Anthony Street
- Campus fitness center



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## SPACE HIGHLIGHTS

### 1st Floor Lab Plan

#### NEW LAB SPACE

Dedicated office entrance and reception on Seventh Street.

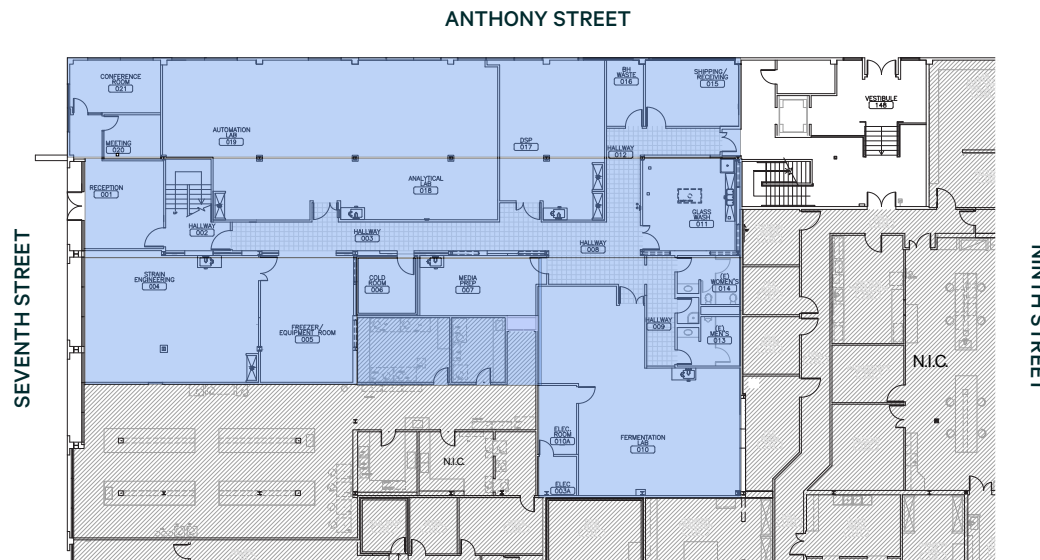
Conference and meeting rooms.

Fermentation lab.

Analytical lab.

Automation lab.

Cold room, freezer room, media room, glass wash.



### 2nd Floor Office Floor Plan

#### OFFICE

Elevator served.

Light-filled space throughout.

Open office with 64 furnished workstations.

Large kitchen/all hands room.

One large and one small furnished conference room.

Three furnished huddle rooms.



**FOR LEASE - SHIPPING AND RECEIVING**

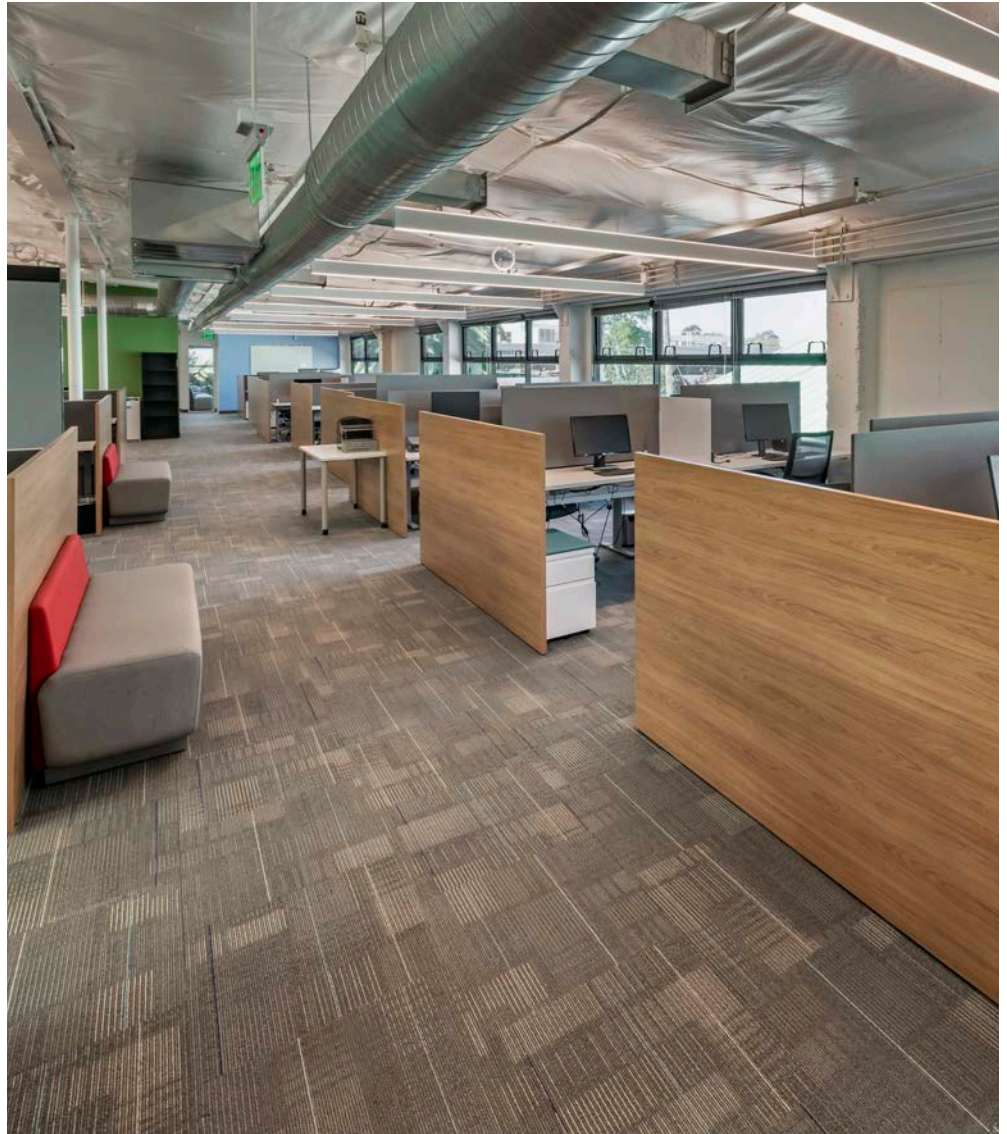
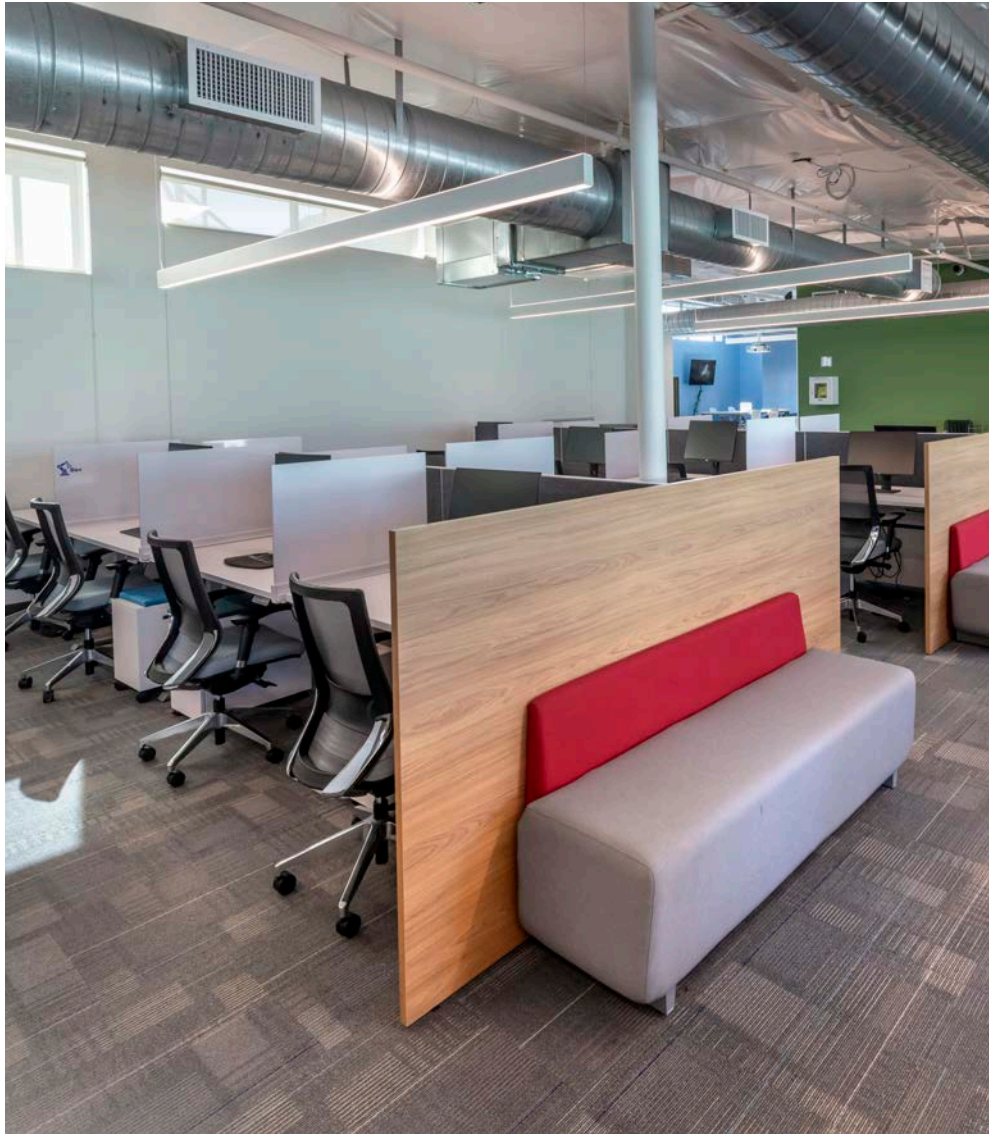
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## FOR LEASE - INTERIOR OFFICE LAYOUT

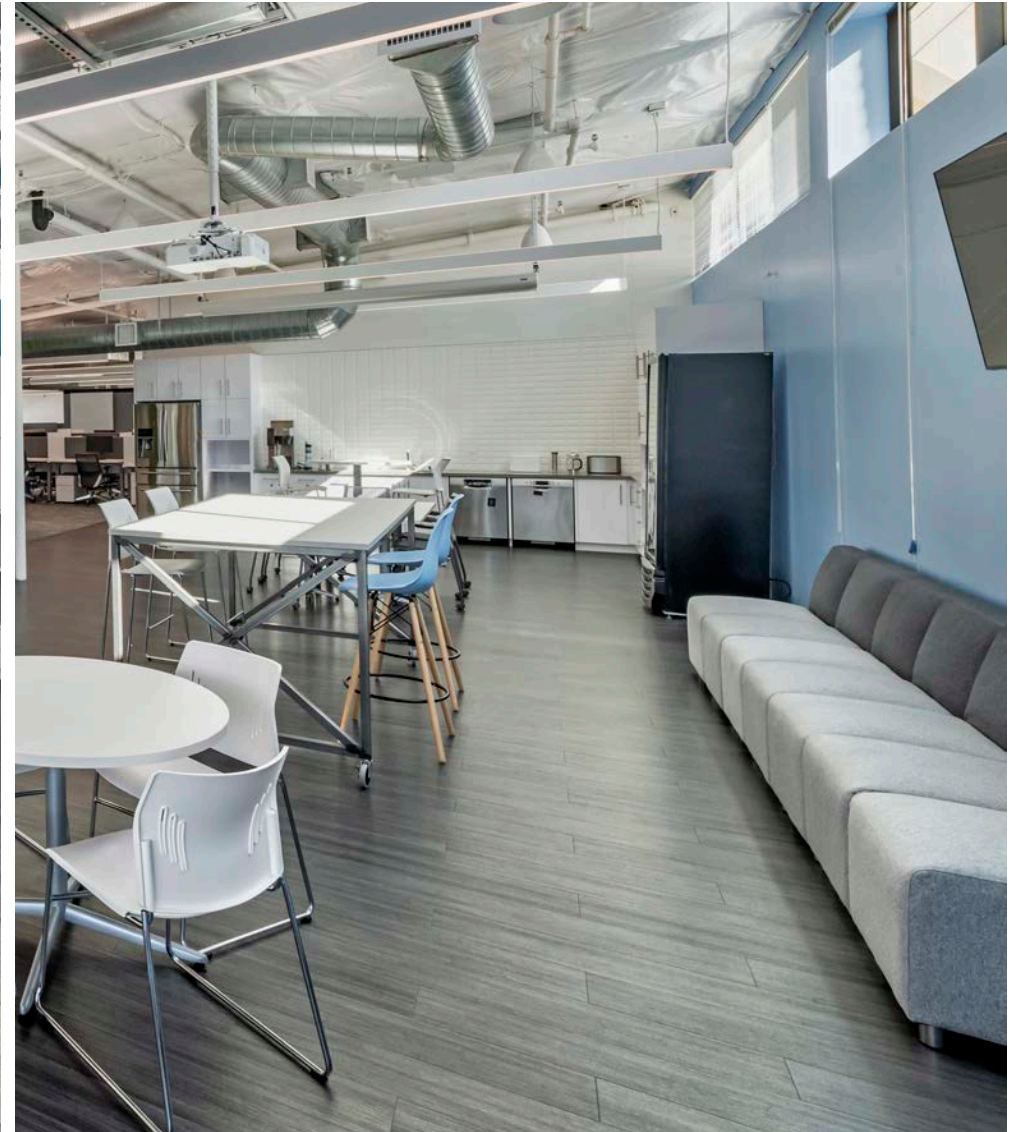
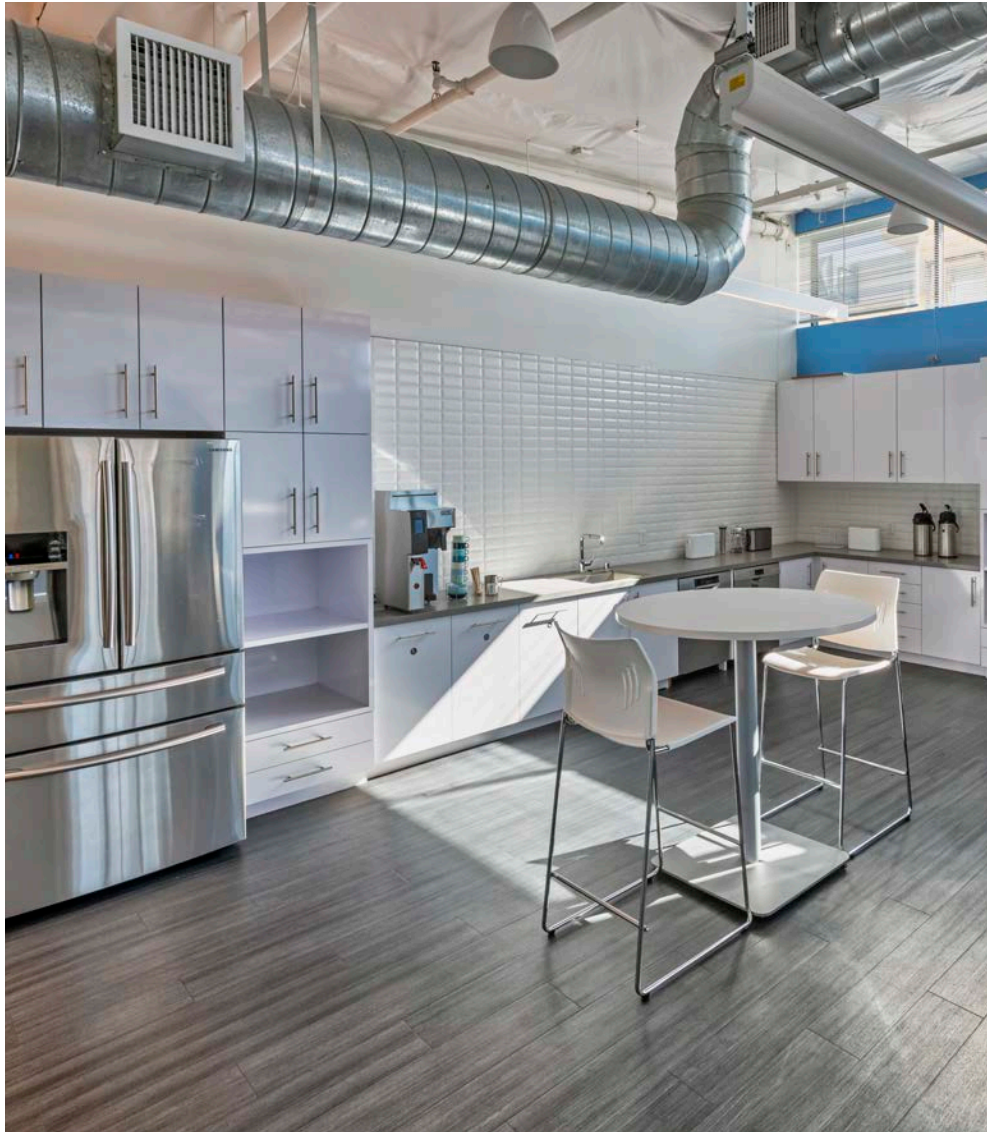
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## FOR LEASE - COMMUNITY ROOM AND KITCHEN

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# ABUNDANT 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.

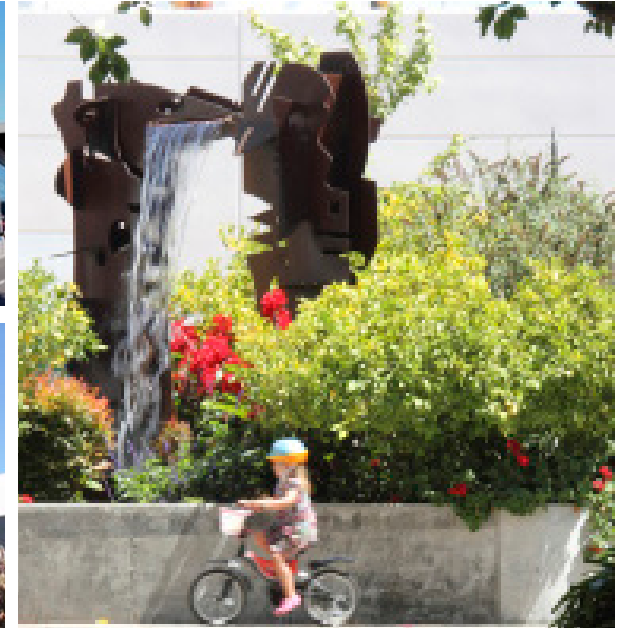




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 **AQUATIC PARK  
RESEARCH CAMPUS**



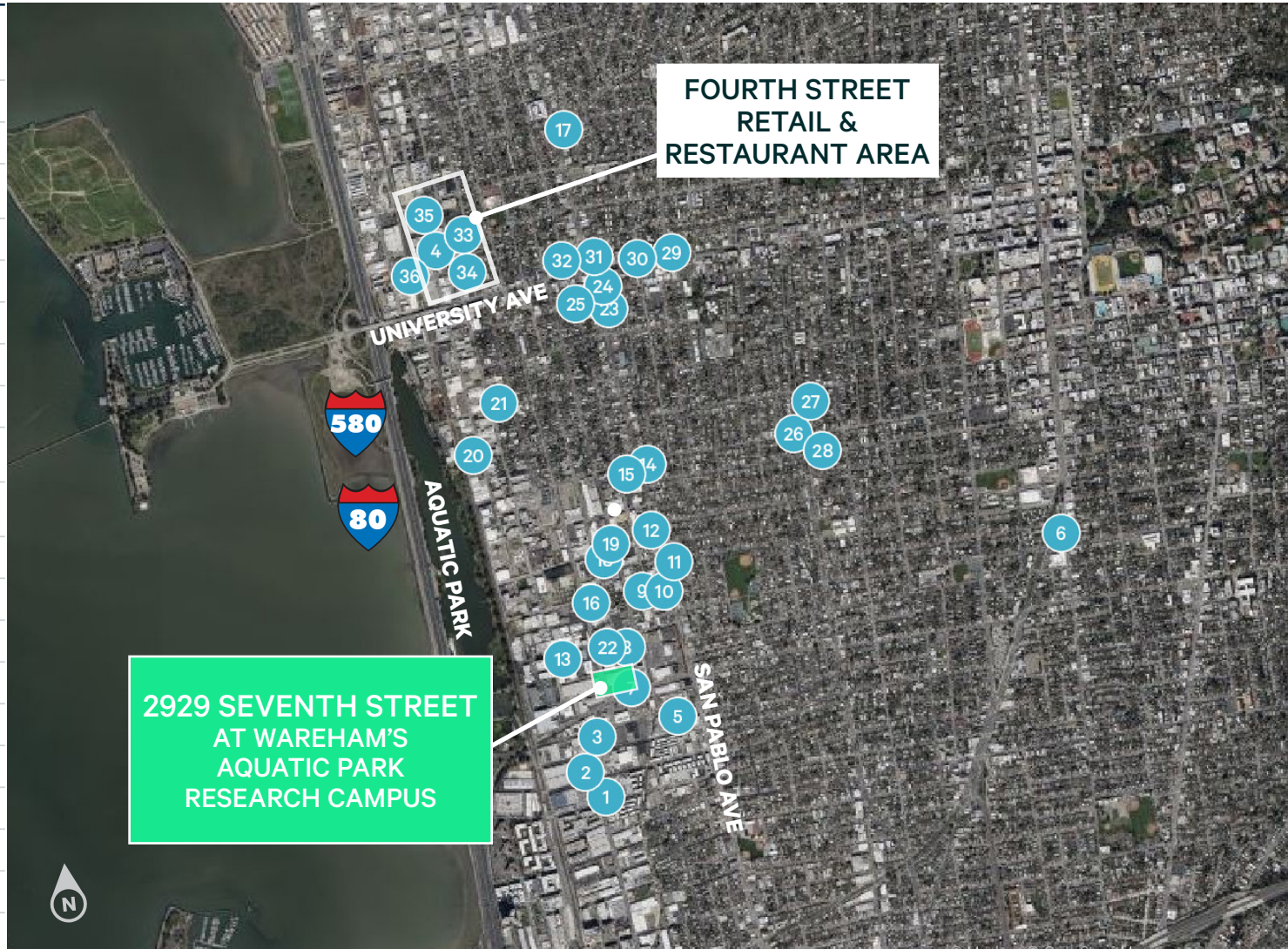
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# NEIGHBORHOOD AMENITIES

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	MoJoe 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		





**FOR LEASE - AERIAL**

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**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

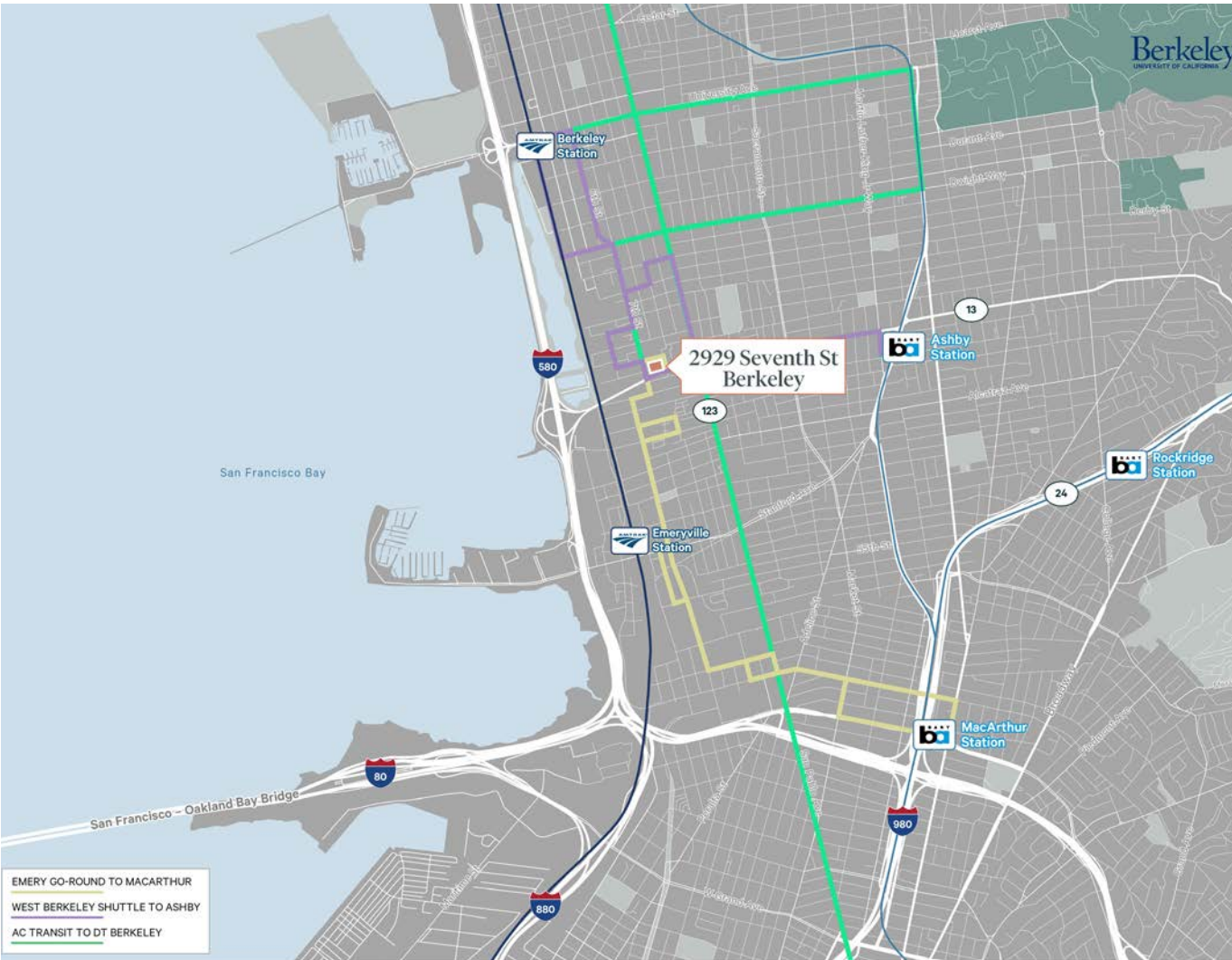




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EASY ACCESS AND PLENTIFUL TRANSPORTATION OPTIONS



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



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





Distinguished buildings for noble and Nobel scientists.

Emeryville | Berkeley | Richmond | Palo Alto | Marin

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