FOR LEASE

2600 Tenth Street

SHARED FACILITIES

LUSH landscaped, organic gardens, and art

HANDSOME lobby

OUTDOOR terrace and break area on 3rd floor

KITCHEN and eating area on 4th floor

CONFERENCE room and theater for reservation

BIKE parking and bike share

WALK to Fourth Street and San Pablo restaurant/retail districts

DEDICATED, complimentary West Berkeley Shuttle to Ashby BART
FOR LEASE

2600 Tenth Street
FOR LEASE

2600 Tenth Street
Suite 701 4,807 RSF
*Suite available starting 7/1/24

Suite 700
7,342 RSF

Leased space
FOR LEASE

2600 Tenth Street

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, 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
FOR LEASE

2600 Tenth Street
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 7.00 am to 11.00 pm.

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**

<table>
<thead>
<tr>
<th>Time</th>
<th>Destination</th>
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</thead>
<tbody>
<tr>
<td>5 mins</td>
<td>Downtown Berkeley</td>
</tr>
<tr>
<td>14 mins</td>
<td>Downtown Oakland</td>
</tr>
<tr>
<td>18 mins</td>
<td>Downtown San Francisco</td>
</tr>
<tr>
<td>20 mins</td>
<td>Oakland Airport</td>
</tr>
<tr>
<td>30 mins</td>
<td>SFO</td>
</tr>
<tr>
<td>1 hr</td>
<td>Downtown San Jose</td>
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</tbody>
</table>
FOR LEASE

2600 Tenth Street
±20,400 SF FLEX/F+D LABORATORY OPPORTUNITY

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

For leasing information and to arrange a tour, contact

Dwight Lau
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Wareham Development
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510-594-5640 (o)
415-450-5837(c)