



2600 Tenth Street, Berkeley, CA

**WAREHAM**  
DEVELOPMENT



**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



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NINTH STREET

CARLETON STREET

PARKER STREET



\*Suite available starting 2/17/24

TENTH STREET



NINTH STREET

CARLETON STREET

PARKER STREET

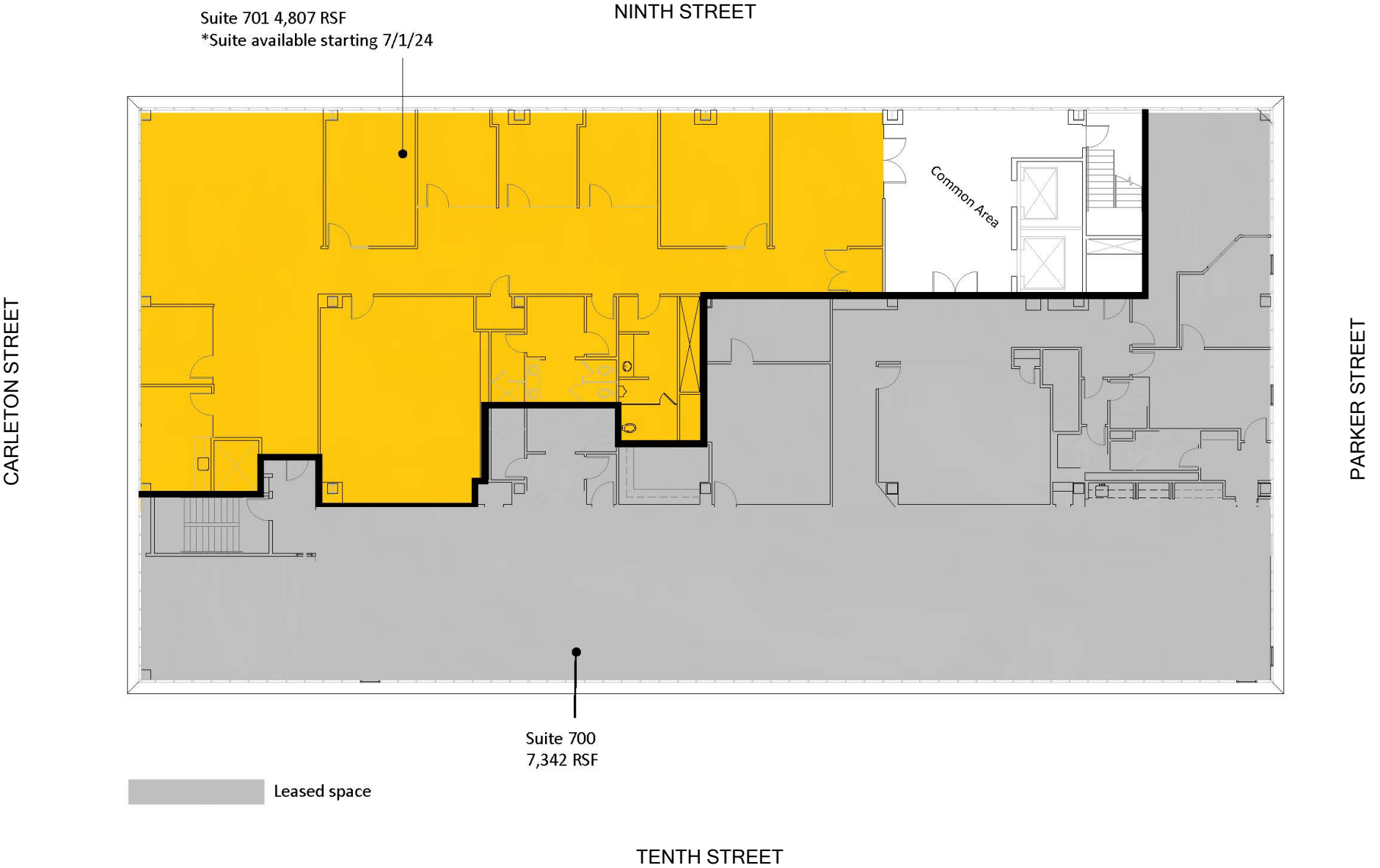


 Leased Spaces

\* Suite available starting 3/1/24

TENTH STREET







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**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



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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 7.00 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

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

## 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                  |







**For leasing information and to arrange a tour, contact**

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