

2600 TENTH ST | SUITE 701 | BERKELEY, CA

±4,807 SF of OFFICE SPACE - AVAILABLE NOW
TOP FLOOR OPPORTUNITY WITH UNOBSTRUCTED VIEWS



WAREHAM
DEVELOPMENT

CBRE

CAMPUS AMENITIES

2600 TENTH STREET | BERKELEY, CA





OFFICE HIGHLIGHTS

- Unique Berkeley high rise office suite with great views
- On-site parking lot
- 7 private offices
- 1 large conference room
- Open space for cubicles
- In-suite restrooms and shower
- Wareham's full-service property management and engineering team
- Lush organic garden
- Walking distance to variety of amenities





IN THE HEART OF A LEADING EAST BAY INNOVATION CLUSTER

CREATIVE FLEX AND OFFICE

space in the heart of West Berkeley and one of the largest research and tech clusters in Northern California

MINUTES

from UC Berkeley, Lawrence Berkeley National Laboratory Bakar Lab, Berkeley 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 parking



NEIGHBORHOOD AMENITIES

Experience a thriving hub where lab and office spaces for lease meet exceptional dining and shopping options.



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

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

ATTRACTING THE BEST AND THE BRIGHTEST TENANTS

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.





CONTACT

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