2600 TENTH ST | SUITE 701 | BERKELEY, CA

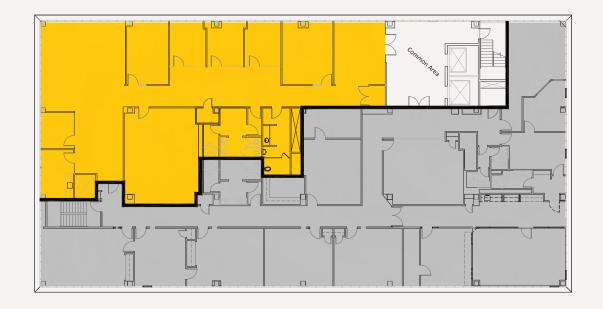
±4,807 SF of OFFICE SPACE - AVAILABLE NOW
TOP FLOOR OPPORTUNITY WITH UNOBSTRUCTED VIEWS



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











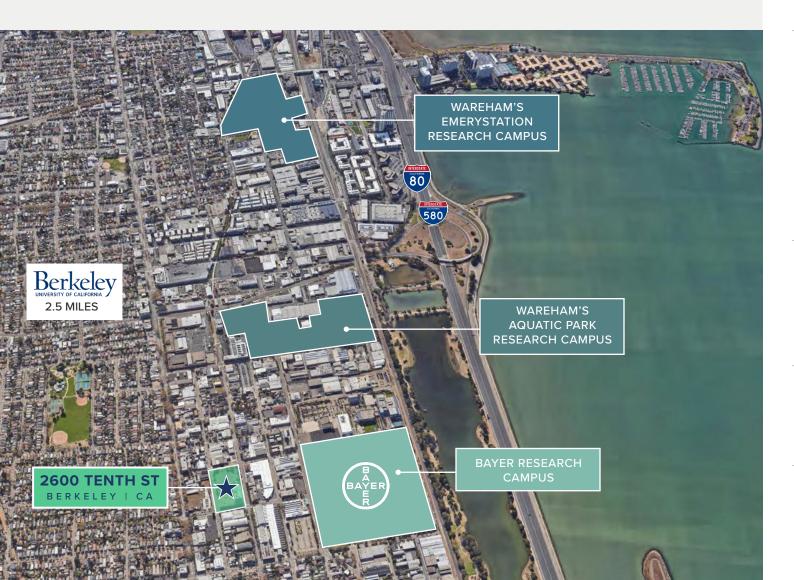








IN THE HEART OF A LEADING EAST BAY INNOVATION CLUSTOR



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

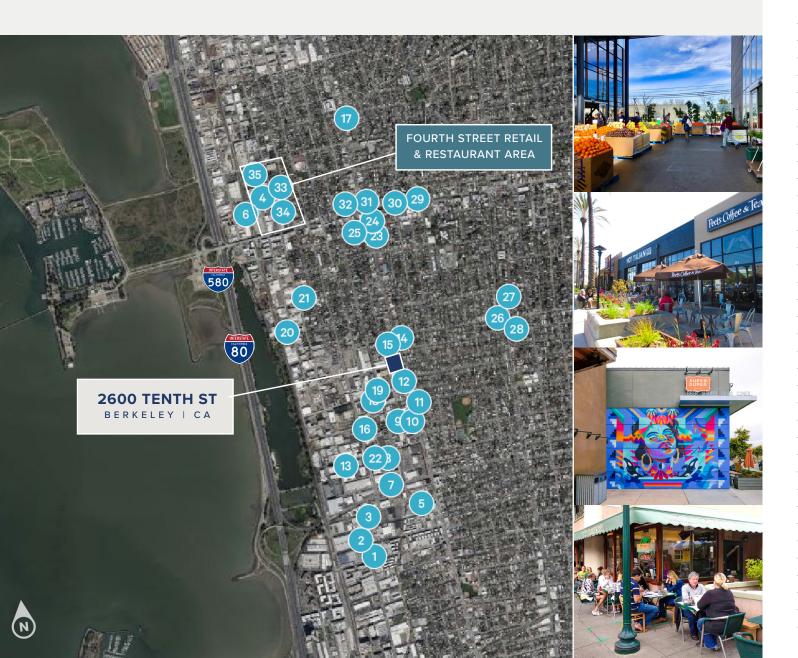
COMPLIMENTARY

dedicated West-Berkeley Shuttle to Ashby BART station

ONSITE parking

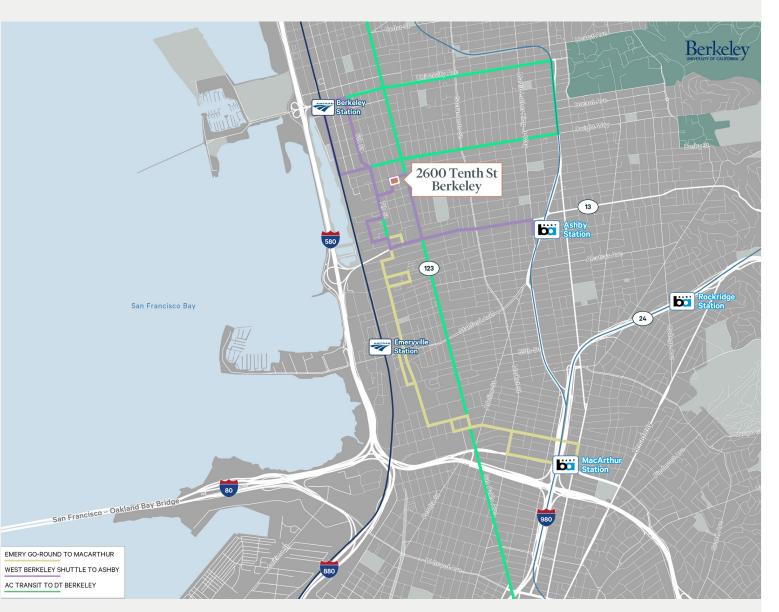
NEIGHBORHOOD AMENITIES

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	Tomate 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.





























































































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