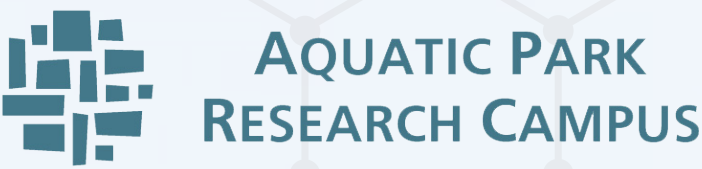


FOR LEASE



2929 SEVENTH STREET | BERKELEY, CA

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

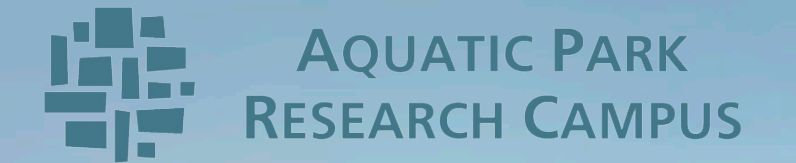
CLASS A LABS AND OFFICE SPACE
NEWLY RENOVATED
MOVE-IN READY



WAREHAM
DEVELOPMENT

CBRE

LOCATION HIGHLIGHTS



BERKELEY'S LAUNCHPAD FOR WORLD-CLASS SCIENCE

Located within the vibrant Aquatic Park Research Campus in West Berkeley, this laboratory and office opportunity at 2929 Seventh Street presents a unique opportunity to join a legacy of scientific breakthroughs. Wareham Development's meticulous transformation of this former bakery building into a state-of-the-art lab space reflects their unwavering commitment to fostering innovation in the East Shore research cluster. Renowned research companies like Caribou Biosciences began here and continues its remarkable growth trajectory here. The building and campus are ready to welcome your inspiring story of scientific progress.



DELIVERY CONDITION



EXISTING LAB SPECIFICATIONS AND 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

- Glass wash autoclave
- Walk in refrigerator
- Mobile benches
- Gases distributed, dedicated CDA. Shared vacuum plant

COMMON AREAS AND AMENITIES

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

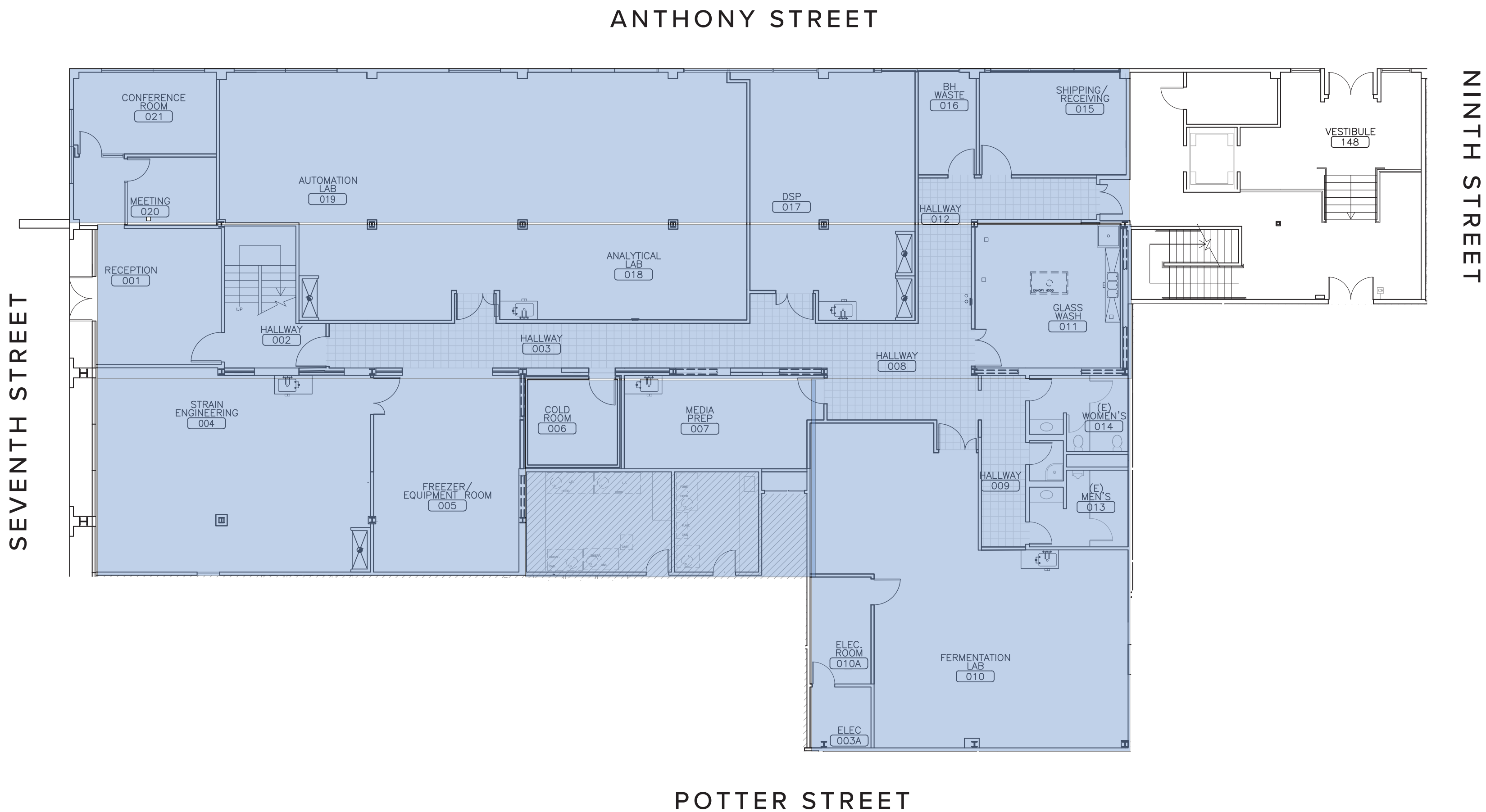
PROPERTY INTERIOR

LAB AND OFFICE
FOR LEASE



FLOOR PLAN

1ST FLOOR LAB | ±10,000 RSF



1ST FLOOR LAYOUT:

Tenant Entrance Lobby:

- Dedicated tenant lobby with reception area
- One (1) meeting room
- One (1) conference room
- Security access from entrance and lab facilities

Lab Facilities:

- Automation Lab
- Analytical Lab
- DSP Lab with two (2) fume hoods
- Strain Engineering Lab with one (1) fume hood
- Freezer/Equipment Room
- Cold Storage Room
- Media Prep Room
- Fermentation Lab with two interior electric rooms
- Private Tenant Restrooms
- Glass wash / Autoclave

Base Building:

- Biohazard Waste Room
- Dedicated Shipping & Receiving Area with elevator lift

FLOOR PLAN

2ND FLOOR OFFICE | ± 7,000 RSF

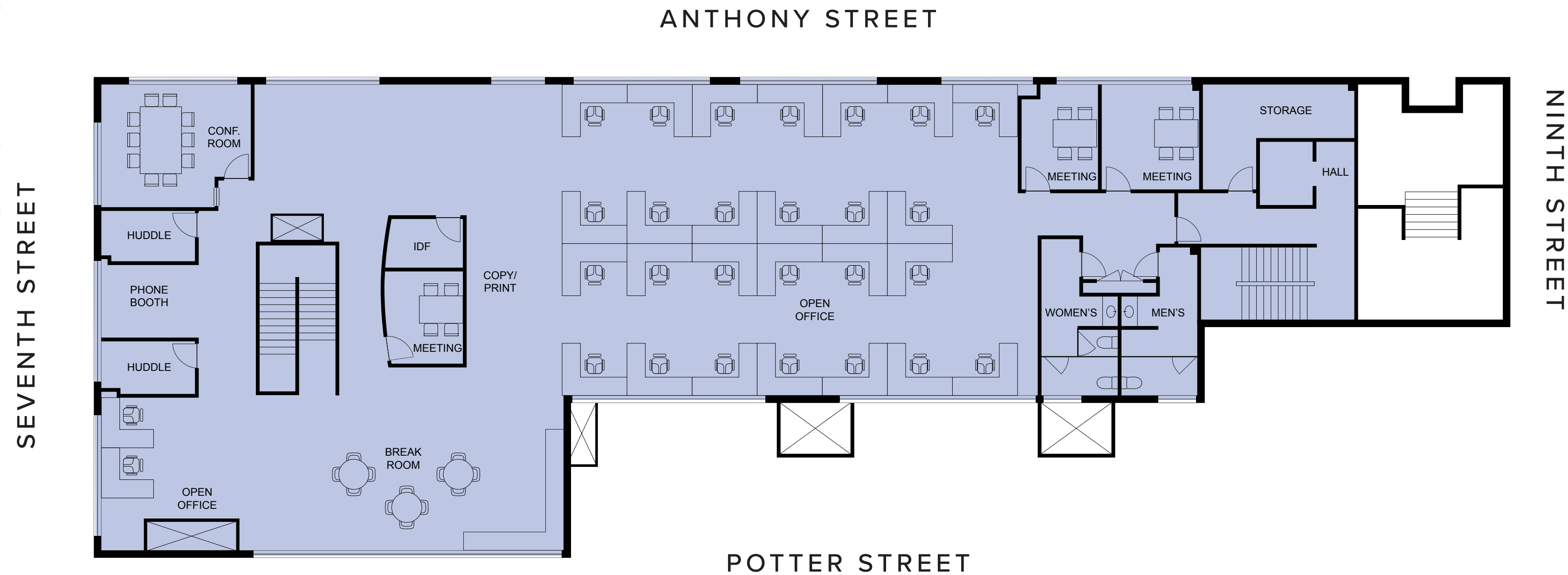
2ND FLOOR LAYOUT:

Office:

- Plug & Play furnished open office layout with 64 workstations
- One (1) large furnished corner conference room
- Three (3) furnished meeting rooms or private offices.
- Three (3) furnished huddle/phone rooms
- Copy/Printer area

Base Building:

- Kitchen and all hands area
- Dedicated elevator
- Storage room
- IDF room
- Private restrooms
- Interstitial stair between 1st floor lab and 2nd floor office



IN THE HEART OF THE EAST SHORE BIOTECH AND RESEARCH CLUSTER
ONE OF THE BAY AREA'S EARLIEST AND MOST SUCCESSFUL CENTERS OF INNOVATION.



OFFICE AND LABORATORY
space in West Berkeley with potential
collaborators in one of the largest research
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

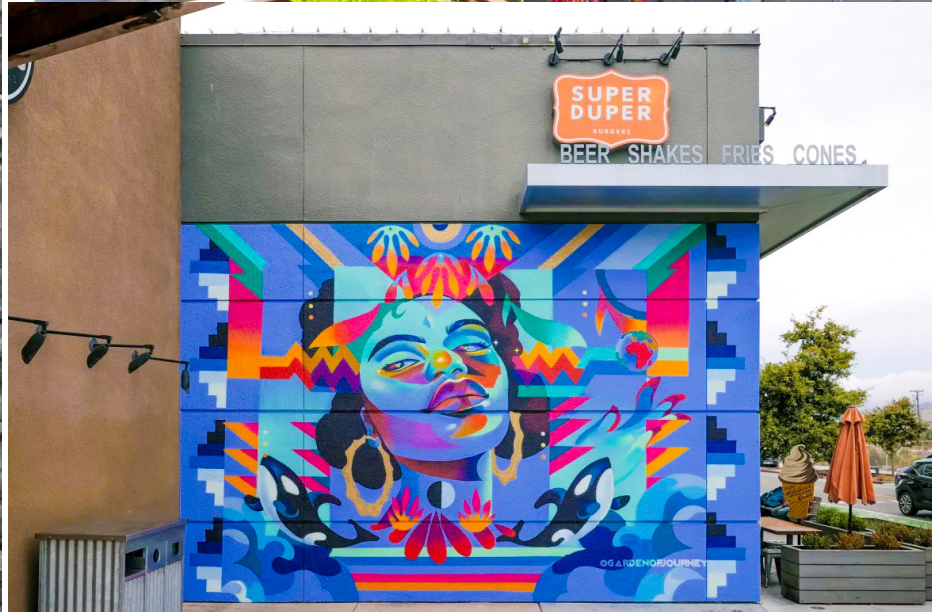
CAMPUS parking

CORPORATE
NEIGHBORS

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



NEIGHBORHOOD AMENITIES



EXPERIENCE A THRIVING HUB WHERE LAB
AND OFFICE WORKERS MEET EXCEPTIONAL
DINING AND SHOPPING OPTIONS.

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

TRANSPORTATION



Both the West Berkeley Shuttle and the Emery Go-Round free shuttle stop throughout our campus with frequent and reliable schedules:

- West Berkeley station to Ashby BART
- To MacArthur BART
- Between Wareham’s Emeryville and West Berkeley research campuses

Amtrak Capitol Corridor train between Sacramento and San Jose (amtrak.com/capitolcorridor) on campus.

Lots of bike and pedestrian paths and trails.

DRIVE TIMES

| | |
|---------|--------------------------------------|
| 3 MINS | Wareham EmeryStation Research Campus |
| 11 MINS | Downtown Berkeley |
| 11 MINS | UC Berkeley |
| 11 MINS | Lawrence Berkeley National Lab |
| 18 MINS | Downtown San Francisco |
| 20 MINS | Downtown Oakland |
| 22 MINS | Oakland Airport |
| 30 MINS | SFO |



ABUNDANT CAMPUS AMENITIES



Easy access from all major public transportation and freeways with plentiful campus parking and carcharging 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 with showers, 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



OUR TENANTS

ATTRACTING THE BEST AND THE BRIGHTEST TENANTS

Tenants grow with Wareham and recruit from one of the most important science 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.



FOR LEASE | 2929 SEVENTH STREET. BERKELEY, CA



CONTACT

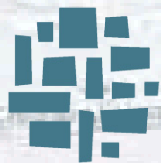
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AQUATIC PARK
RESEARCH CAMPUS

