

FOR LEASE



725 POTTER STREET BERKELEY, CA

±82,000 SF RARE EXISTING LAB BUILDING OPPORTUNITY DIVISIBLE TO ±40,000 SF

CLASS A LAB AND OFFICE FOR LEASE

Centrally located within Wareham Development's
Aquatic Park Research Campus



WAREHAM
DEVELOPMENT

CBRE

LOCATION HIGHLIGHTS

BERKELEY'S LAUNCHPAD FOR WORLD-CLASS SCIENCE

Discover the visionary spirit of Wareham Development at 725 Potter Street, a focal point within their renowned Aquatic Park Research Campus, a testament to Wareham's commitment to fostering the success of life science pioneers, providing a platform for collaboration and advancement at the forefront of industry breakthroughs.



725 POTTER STREET



PROPERTY HIGHLIGHTS



AWARD WINNING RESEARCH FACILITY

- Purpose-built lab facilities
- Dedicated back-up power
- Attractive brick & timber façade and interior



BEST IN CLASS AMENITIES

- Campus fitness center
- Bi-monthly speaker series in collaboration with all Wareham tenants
- Bike parking, bike share, and bike repair stations
- Abundance of food and beverage opportunities on campus and surrounding area
- 24/7 on-site security



HEALTH & WELLNESS

- Abundance of natural light throughout interior building
- Private exterior tenant patio
- Lush organic gardens and art throughout campus



TRANSPORTATION

- Three (3) levels of secured parking in the building
- Dedicated and free West Berkeley Shuttle to Ashby BART
- Easy access to all major public transportation and freeways
- EV Charging stations



AQUATIC PARK
RESEARCH CAMPUS



CAMPUS AMENITIES

725 POTTER STREET | BERKELEY, CA



PROPERTY INTERIOR

LAB AND OFFICE
FOR LEASE



3RD FLOOR - OFFICE | ±42,000 RSF



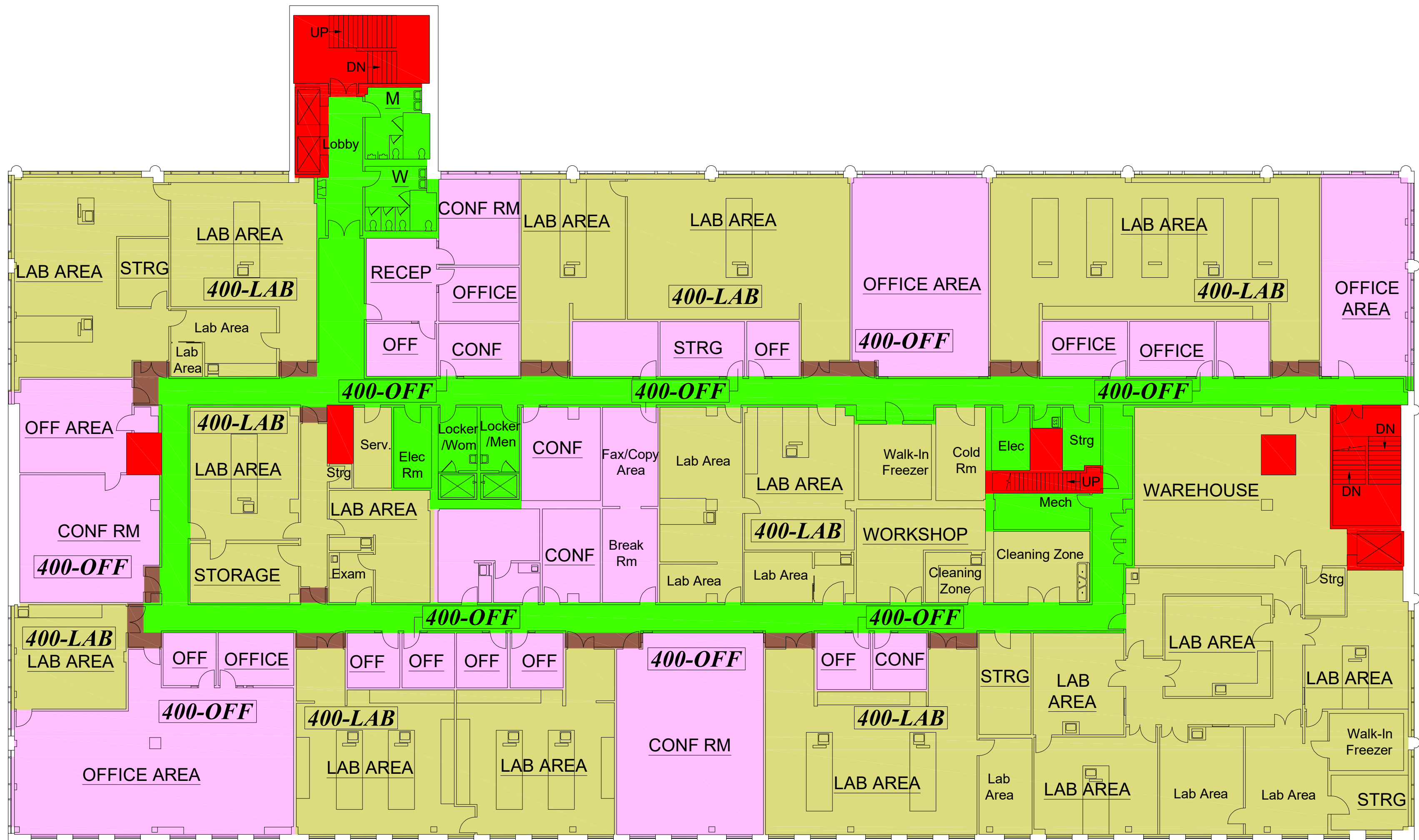
LEGEND

- BUILDING SUPPORT
- OFFICE SPACE
- STAIRS | ELEV | CIRCULATION
- CONFERENCE
- ALL HANDS | KITCHEN

EXISTING OFFICE LAYOUT

- 40 Private Offices
- 3 Conference Rooms
- 1 Board Room
- Large Server Room
- Full Size Kitchen
- Tenant Lounge

4TH FLOOR - LEASE PLAN | ±40,000 RSF



OFFICE 33% TO LAB 67%

- EXISTING LAB INFRASTRUCTURE AND EQUIPMENT:**
- Robust CLIA Labs
 - Previously serviced early-small or late-stage large clinical trials needs, including multinational clinical trials
 - Two (2) GMP Equipment Storage Rooms
 - Five (5) SCL Labs
 - Two (2) SUF Labs
 - Two (2) BL2 Fill Rooms
 - Three (3) Ante Rooms
 - Two (2) Cold Rooms
 - Two (2) Walk-in Freezers
 - Three (3) Lab Storage Rooms
 - GMP Cold Room
 - Autoclave / Glasswash
 - Tissue Culture rooms
 - Radioisotope lab
 - Pre PCR-Clean Room
 - Clinical Trials Lab
 - Chemical Waste Room
 - Freezer Farm

- EXISTING OFFICE LAYOUT:**
- Five (5) Conference Rooms
 - Ten (10) Private Offices
 - Six (6) Open Office Areas

IN THE HEART OF A LEADING EAST BAY LIFE SCIENCE AND RESEARCH CLUSTOR



WAREHAM'S
EMERYSTATION
RESEARCH CAMPUS

725 POTTER ST.
BERKELEY | CA

WAREHAM'S
AQUATIC PARK
RESEARCH CAMPUS

BAYER RESEARCH
CAMPUS



Berkeley
UNIVERSITY OF CALIFORNIA
2.5 MILES

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

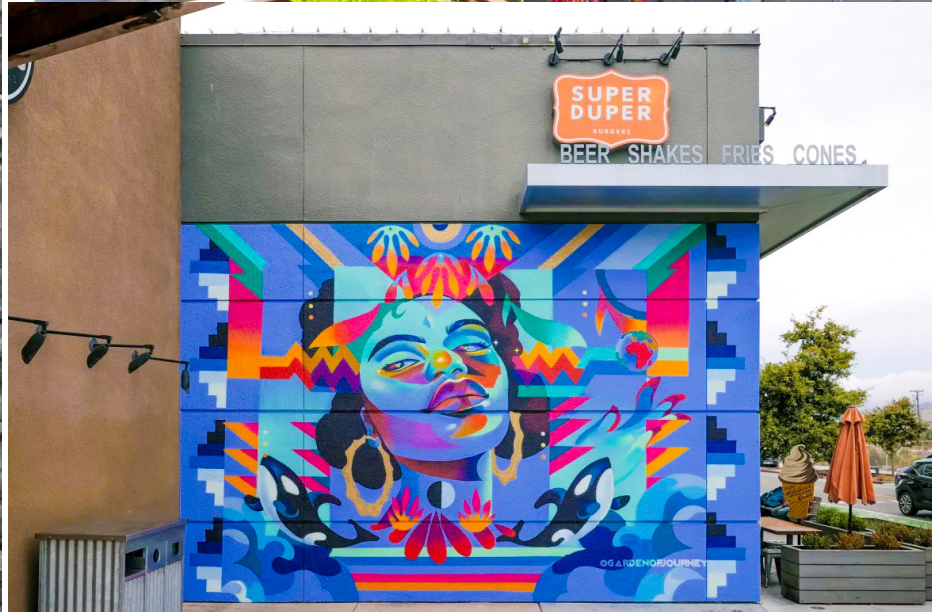
ONSITE parking

CORPORATE
NEIGHBORS

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



NEIGHBORHOOD AMENITIES



EXPERIENCE A THRIVING HUB WHERE
LAB AND OFFICE SPACES FOR
LEASE 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



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

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 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

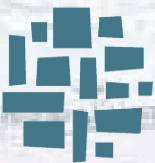
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AQUATIC PARK
RESEARCH CAMPUS

725 POTTER STREET

