



AQUATIC PARK
RESEARCH CAMPUS

WAREHAM
DEVELOPMENT

AQUATIC PARK RESEARCH CAMPUS | BERKELEY

AQUATIC PARK RESEARCH CAMPUS

East Bay's largest life science and R&D campus

Located in Berkeley, Wareham Development's Aquatic Park Research Campus places R&D teams minutes from UC Berkeley and Berkeley Lab, within one of the East Bay's most active research markets. Combined with direct owner-operator oversight and scalable lab and office space, the campus supports companies that need to launch quickly, adapt as research evolves, and grow without relocating.

FULL SERVICE OPERATIONS

Built for R&D
from day one

FLEXIBLE, ADAPTABLE SPACES

Lab & office
environments
that scale

TENANT AMENITIES & SUPPORT

Resources that
support onsite
work

STRATEGIC BAY AREA LOCATIONS

Connected to
universities,
talent & transit

WAREHAM DEVELOPMENT

Owner-operated, Tenant-focused

Over four decades in Bay Area R&D means we've built labs for Nobel laureates and first-time founders, often in the same building. Our on-the-ground teams respond fast when you need to expand, reconfigure, or solve an urgent facility issue. We support all types of life science, technology, and R&D companies, drawing on deep industry expertise and a proven track record of helping innovative organizations succeed.



OWNER- OPERATOR

Institutional knowledge built over decades



DIRECT DECISIONS

Direct, local decision-making



LAB READY

Intentionally designed for life science and R&D



SCALE HERE

Flexible growth within our portfolio



SYSTEMS THAT SCALE

Experience that shows up in the details

The Aquatic Park Research Campus is designed and operated with a clear understanding of how life science, technology, and R&D companies work. From infrastructure to intentional environments and shared spaces, each detail supports focus, collaboration, and day-to-day execution at every stage of growth.

800 K+

OVERALL
SQ FT

16

BUILDINGS
OWNED &
OPERATED

49+

YEARS IN
BERKELEY

11

MINUTES TO
UC BERKELEY

Campus Infrastructure



EASY ACCESS

Near public transportation and freeways



EV PARKING

Plentiful campus parking and car-charging stations



BART SHUTTLE

Free Emery Go-Round shuttle to and from BART



BIKE SUPPORT

Bike parking, bike share, and bike repair stations



WALKABLE DINING

Multiple popular restaurants in walking distance



FITNESS CENTER

On-site campus fitness center with modern equipment



OUTDOOR AREAS

Lush gardens and pocket parks throughout the campus



TENANT EVENTS

Regular networking events across the research cluster

MEET YOUR NEIGHBORS

Tenant Success Stories

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If you are looking for some awesome, knowledgeable people to work with, these are the guys I highly recommend. Their friendliness and result-driven approach is what I love about them.

Rachel Haurwitz, Ph.D.
PRESIDENT AND CHIEF EXECUTIVE OFFICER
CARIBOU BIOSCIENCES



FOOD



EV-CHARGING
(CHARGEPOINT)



BICYCLE
PARKING



RESERVABLE
OUTDOOR
SPACES



FITNESS
CENTER



SHUTTLE STOP
EMERY-GO-ROUND



BUS STOP
AC-TRANSIT



WALK SCORE

94



BIKE SCORE

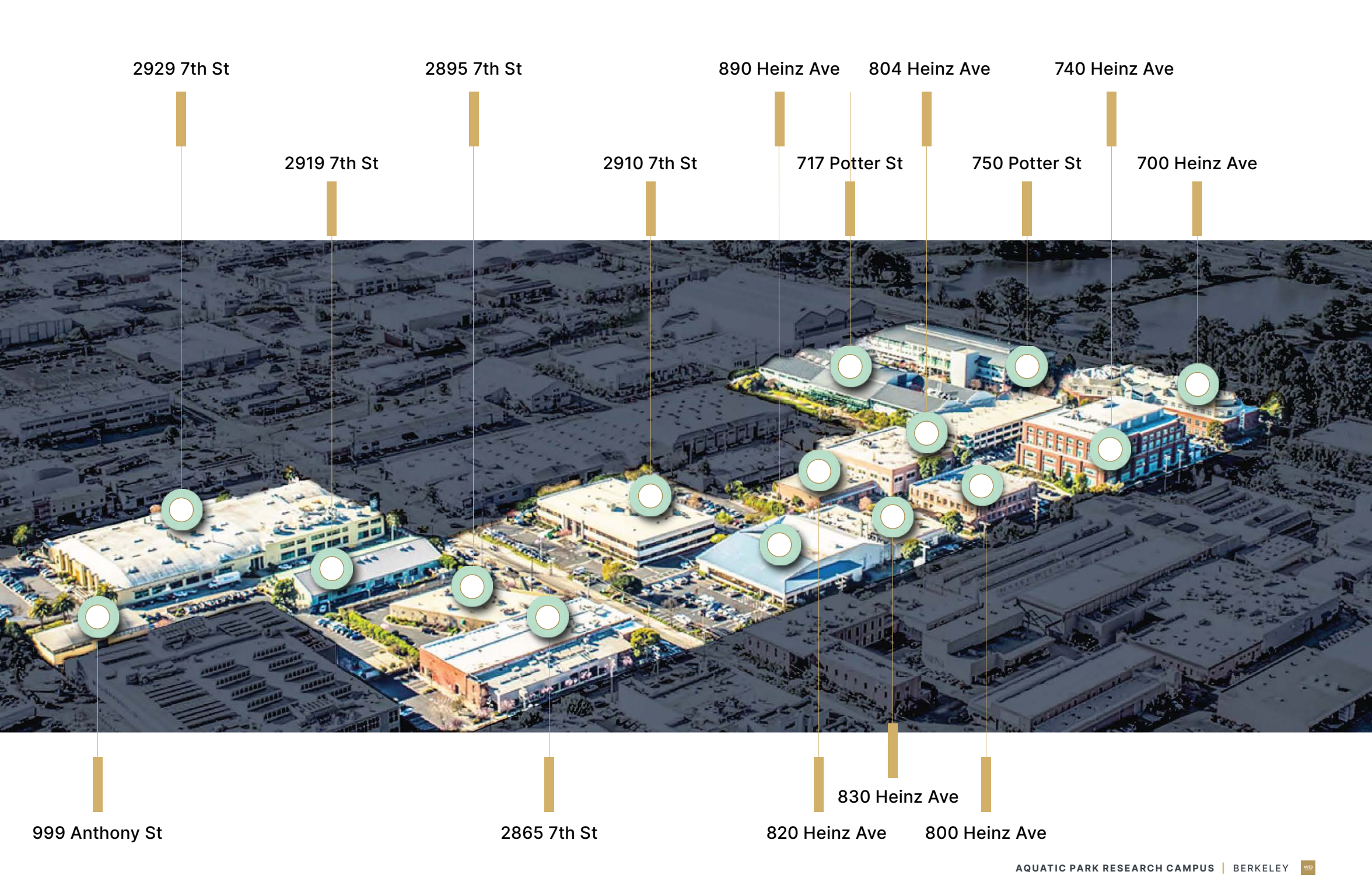
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- 3 min** EmeryStation Campus, Wareham
- 11 min** Downtown Berkeley
- 11 min** UC Berkeley
- 18 min** Downtown San Francisco
- 20 min** Downtown Oakland
- 22 min** Oakland San Francisco Bay Airport, OAK
- 30 min** San Francisco International Airport, SFO

 **Emery Go-Round**





2929 7th St

2895 7th St

890 Heinz Ave

804 Heinz Ave

740 Heinz Ave

2919 7th St

2910 7th St

717 Potter St

750 Potter St

700 Heinz Ave

999 Anthony St

2865 7th St

820 Heinz Ave

800 Heinz Ave

830 Heinz Ave



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