

FOR LEASE

WAREHAM
DEVELOPMENT

CBRE

2600 TENTH STREET | BERKELEY, CA

±20,400 SF FLEX/R&D LABORATORY OPPORTUNITY

CREATIVE FLEX AND R&D SPACE

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



LOCATION HIGHLIGHTS

STRATEGICALLY LOCATED

The location of 2600 Tenth Street is strategically in close proximity to renowned universities and research institutions in the area. This proximity allows for easy access to top-tier talent, research partnerships, and a network of industry experts. To support the needs of the employees and visitors, 2600 Tenth Street provides parking and convenient transportation options, ensuring a hassle-free commute. The surrounding area is also filled with amenities such as cafes, restaurants, and fitness facilities, offering a well-rounded work-life balance for those working at the building.





FLEX/R+D LABORATORIES TO HAVE:

- + One (1) new 15-ton unit @ 6,000 CFM on the roof dedicated to servicing office and break area.
- + One (1) existing unit devoting 12-tons @ 5,000 CFM servicing office area.
- + One (1) new 50-ton unit @ 20,000 CFM on the roof dedicated to servicing the space.
- + Main boiler is 760,000 BTUH natural gas fired boiler
- + 800 amps 120/208 volt-3 phase
- + Existing 125 KW generator, 277/480 volt 3-phase. Tenant will be allocated its pro-rate share
- + Domestic water service line is 2.5 inches
- + Annex includes two (2) men's/women's restrooms and one(1) single-stall restroom
- + Base building sprinkler system.
- + Floor to ceiling heights up to 17 ft 9 in

PROPERTY INTERIOR

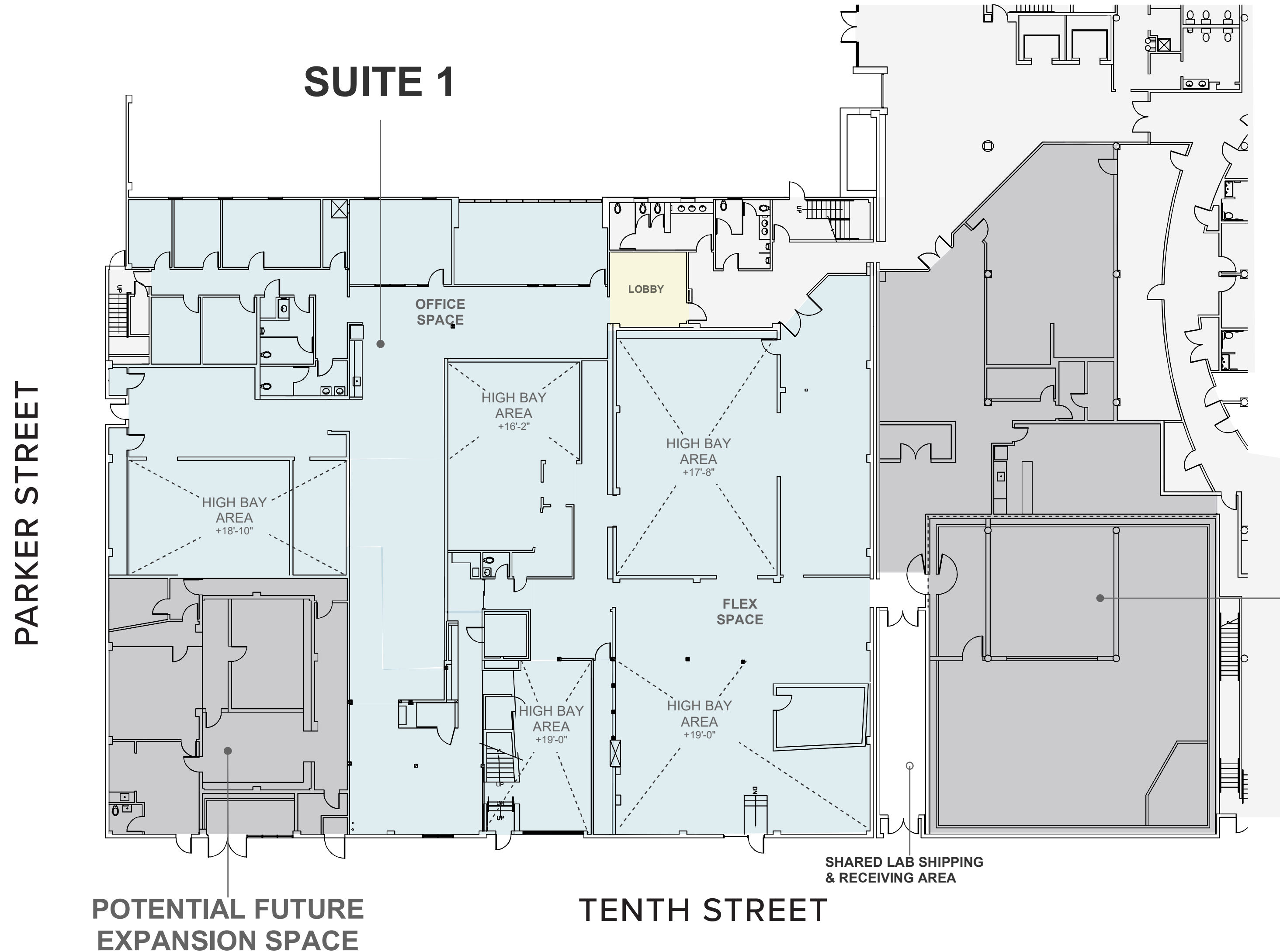
±20,400 SF FLEX/R+D SPACE

Offering a prime research opportunity. Ideal for scientific exploration and innovation, the space has a flexible layout and potential for expansion.



FLOOR PLAN

1ST FLOOR | SINGLE-TENANT PLAN



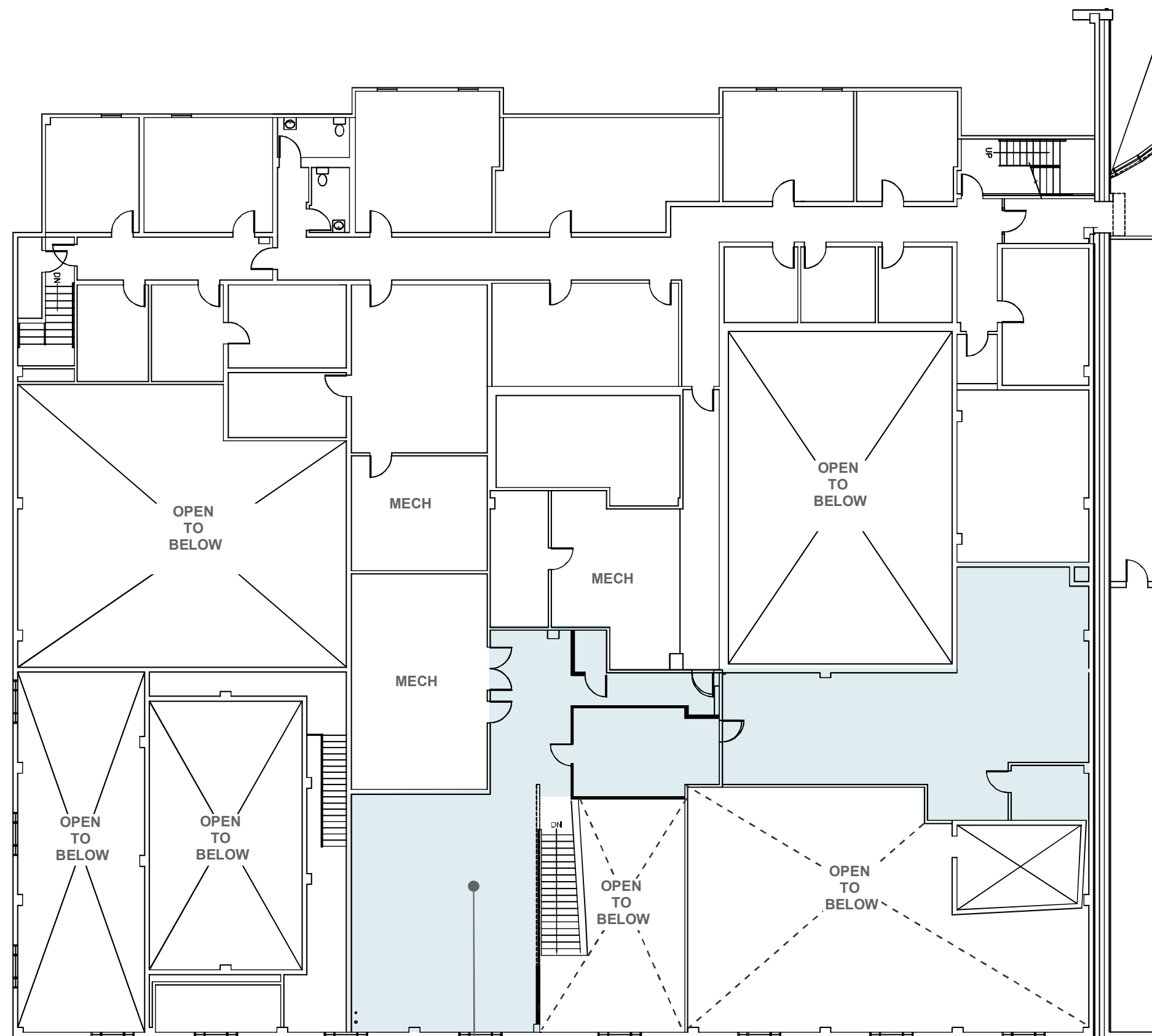
LEGEND - LAB & WORKPLACE

- SUITE 1: TOTAL: +/-20,400 RSF**
FLEX SPACE: 8,510 RSF
OFFICE SPACE: 11,890 RSF
1ST FLOOR: 7,949 RSF | 2ND FLOOR: 3,941 RSF
FLEX SPACE | OFFICE RATIO: 41/59
- COMMON AREA
- SUITE ENTRY LOBBY
- POTENTIAL FUTURE EXPANSION SPACE

POTENTIAL FUTURE EXPANSION SPACE

APPROXIMATE TOTAL: 7,534 RSF
OFFICE SPACE: 3,565 RSF
FLEX SPACE: 3,969 RSF
FLEX SPACE | OFFICE RATIO: 53/47

2ND FLOOR | SINGLE-TENANT PLAN

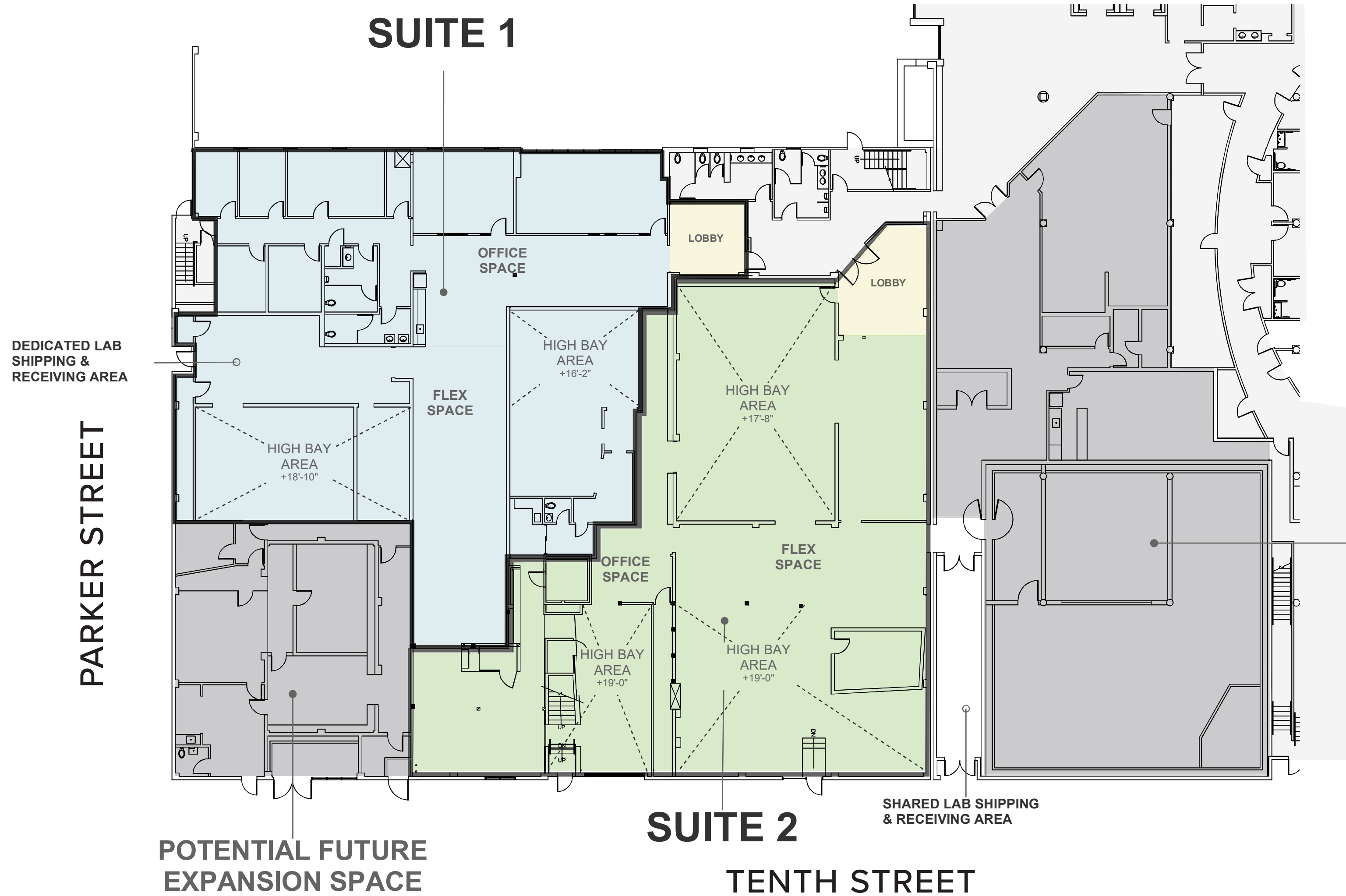


SUITE 1

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1ST FLOOR | MULTI-TENANT PLAN



LEGEND - LAB & WORKPLACE

SUITE 1: TOTAL: +/-8,050 RSF
 FLEX SPACE: 4,772 RSF
 OFFICE SPACE: 3,278 RSF
 FLEX SPACE | OFFICE RATIO: 59/41

SUITE 2: TOTAL: +/-12,350 RSF
 FLEX SPACE: 5,750 RSF
 OFFICE SPACE: 6,600 RSF
 1ST FLOOR: 2,659 RSF | 2ND FLOOR: 3,941 RSF
 FLEX SPACE | OFFICE RATIO: 46/54

- COMMON AREA
- SUITE ENTRY LOBBY
- POTENTIAL FUTURE EXPANSION SPACE

POTENTIAL FUTURE EXPANSION SPACE

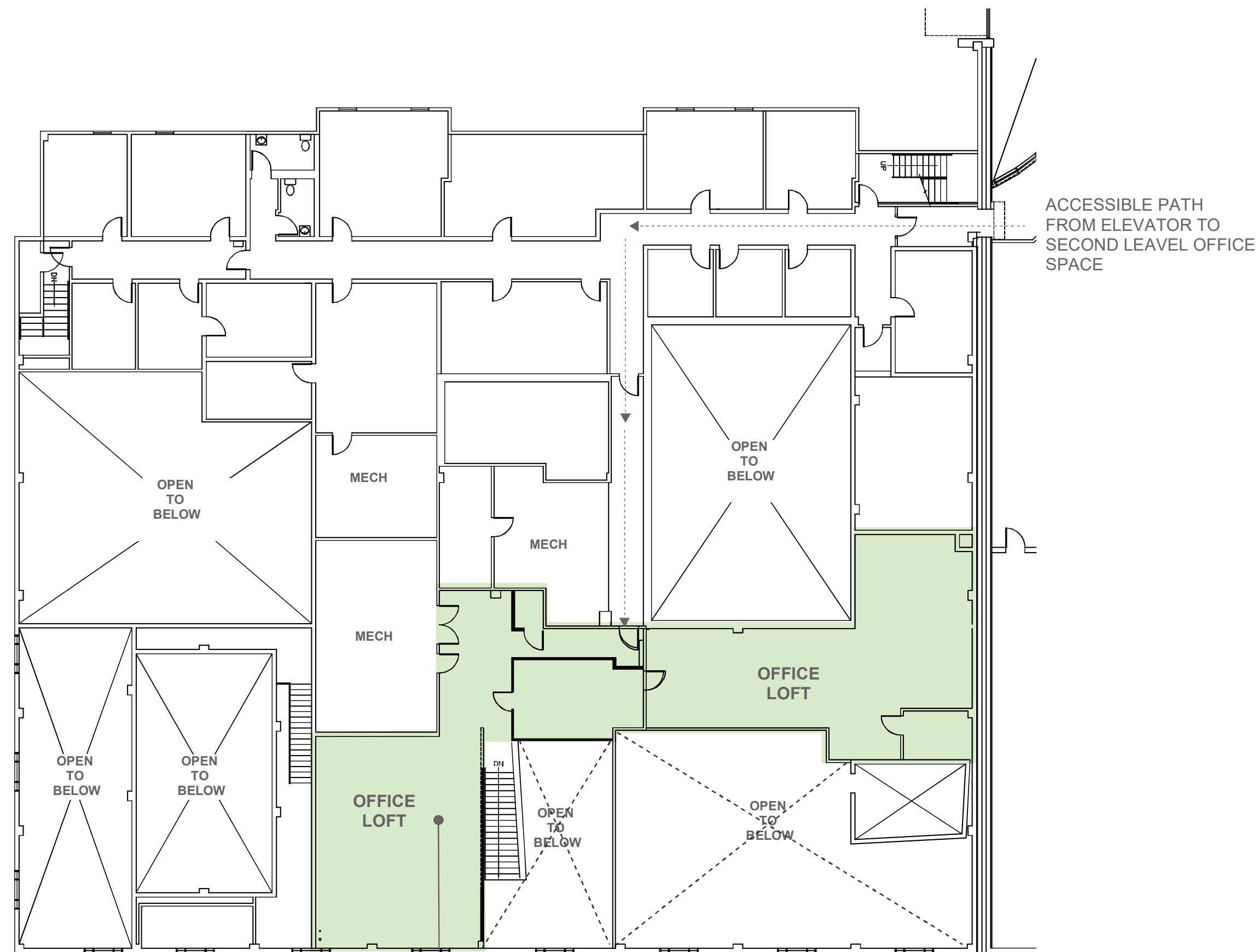
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2ND FLOOR | MULTI-TENANT PLAN

OPTION 1

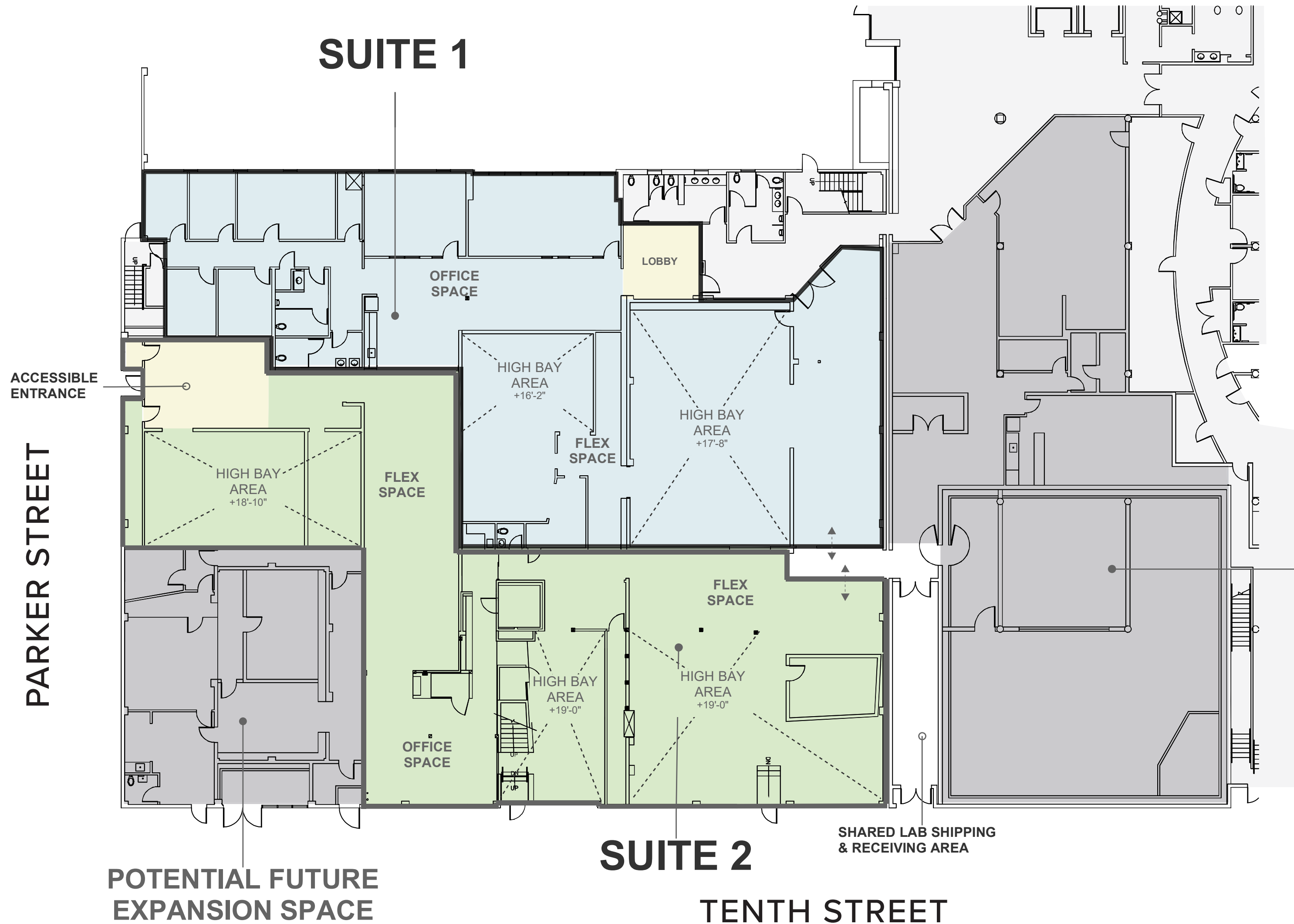
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- COMMON AREA
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SUITE 2

OPTION 1
TENTH STREET RECEIVING AREA



LEGEND - LAB & WORKPLACE

SUITE 1: TOTAL: +/- 8,510 RSF
 FLEX SPACE: 4,428 RSF
 OFFICE SPACE: 4,082 RSF
 FLEX SPACE | OFFICE RATIO: 52/48

SUITE 2: TOTAL: +/- 11,890 RSF
 FLEX SPACE: 6,210 RSF
 OFFICE SPACE: 5,680 RSF
 1ST FLOOR: 1,739 RSF | 2ND FLOOR: 3,941 RSF
 FLEX SPACE | OFFICE RATIO: 52/48

- COMMON AREA
- SUITE ENTRY LOBBY
- POTENTIAL FUTURE EXPANSION SPACE

POTENTIAL FUTURE EXPANSION SPACE

APPROXIMATE TOTAL: 7,534 RSF
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OPTION 2
 SHARED RECEIVING AREA

LEGEND - LAB & WORKPLACE

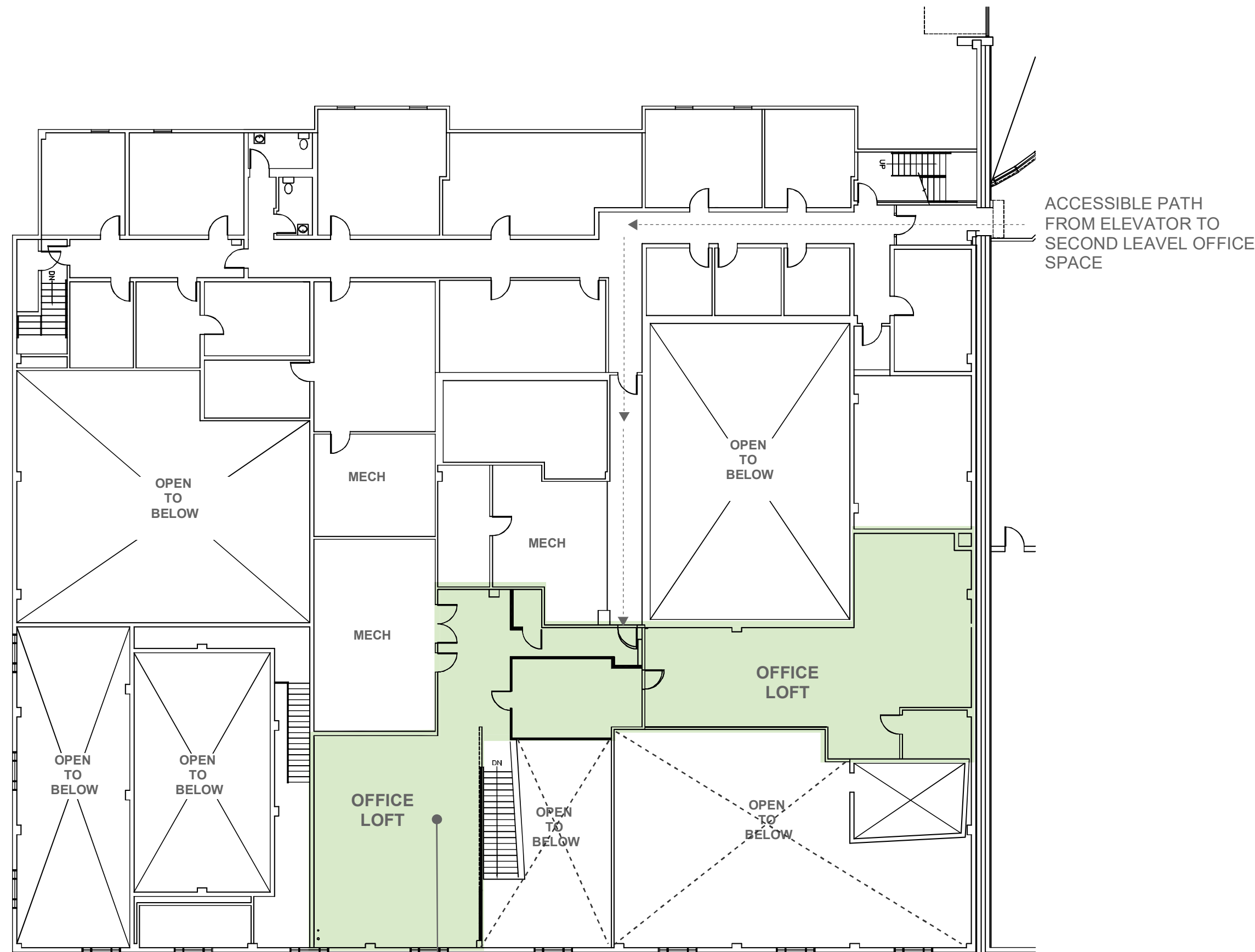
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COMMON AREA

SUITE ENTRY LOBBY

POTENTIAL FUTURE EXPANSION SPACE



SUITE 2

OPTION 2
SHARED RECEIVING AREA

CAMPUS AMENITIES

2600 TENTH STREET | BERKELEY, CA



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



CREATIVE
laboratory, flex, and office space in the heart of West Berkeley and one of the largest research clusters in Northern California

SKY-LIT, HIGH
ceilings for creative build-out

FLEXIBLE
floorplan with expansion possibility

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

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

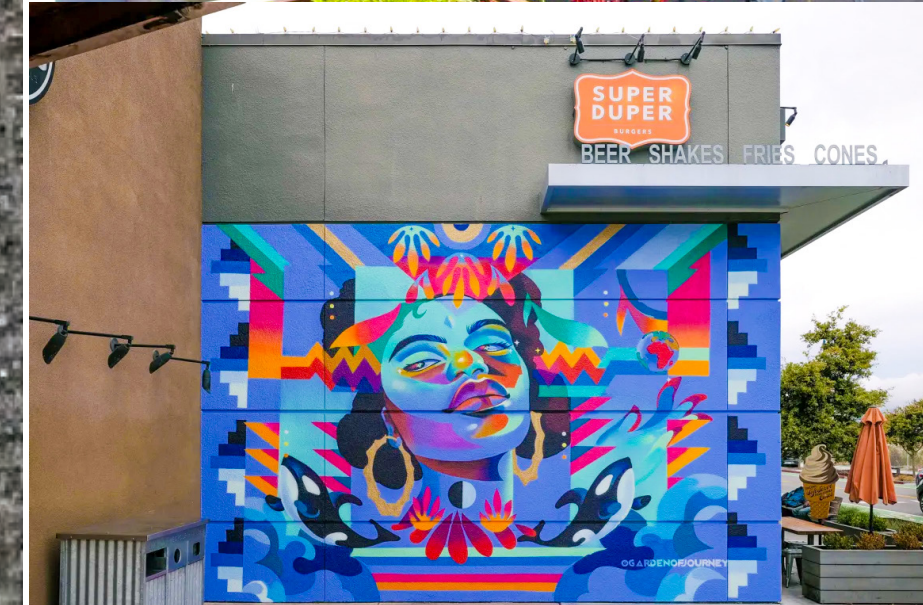
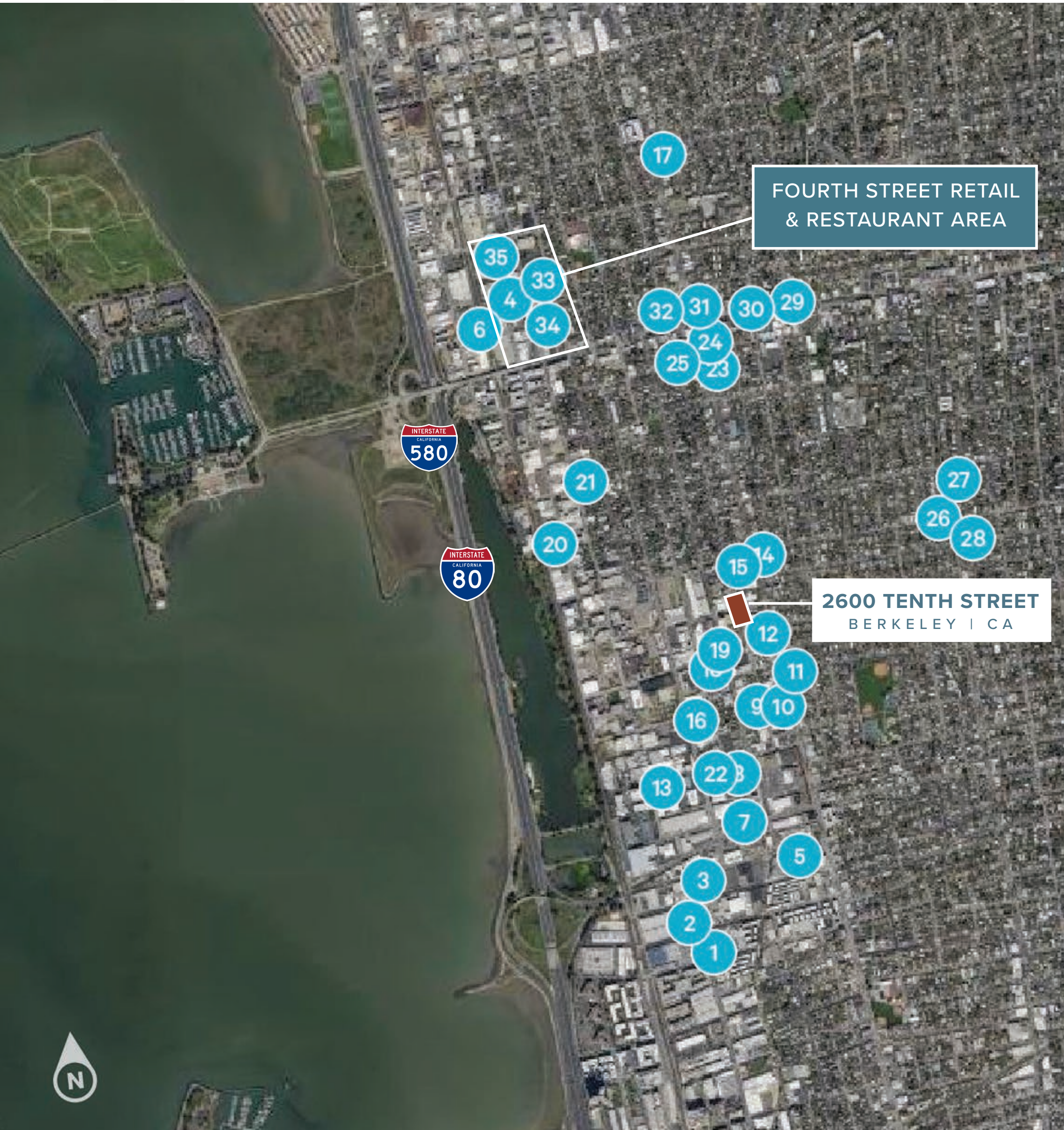


WAREHAM'S EMERYSTATION RESEARCH CAMPUS

PIXAR
ANIMATION STUDIOS

WAREHAM'S AQUATIC PARK RESEARCH CAMPUS

NEIGHBORHOOD AMENITIES

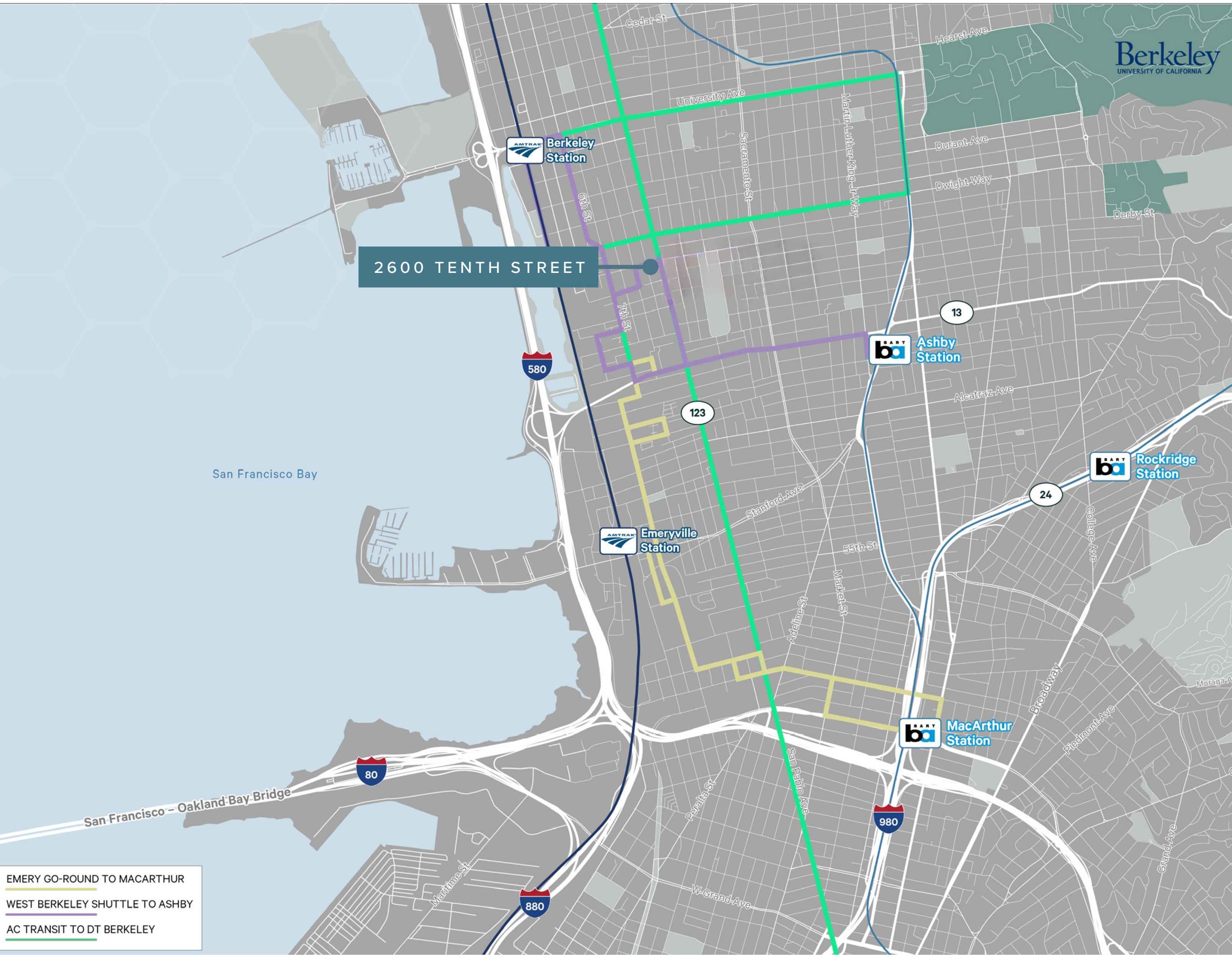


EXPERIENCE A THRIVING HUB WHERE
LAB AND OFFICE SPACES FOR
LEASE MEET EXCEPTIONAL DINING AND
SHOPPING OPTIONS.

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



TRANSPORTATION



EMERY GO-ROUND TO MACARTHUR
 WEST BERKELEY SHUTTLE TO ASHBY
 AC TRANSIT TO DT BERKELEY



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



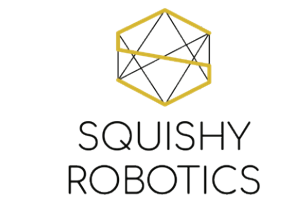
Sculptures and art throughout the campus



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

JAMES BENNETT

Vice Chairman
+1 415 377 8948
james.bennett@cbre.com
Lic. 00869074

MIKE RAFFETTO

Senior Vice President
+1 510 874 1992
mike.raffetto@cbre.com
Lic. 01201289

CHARLIE MORAN

Vice President
+1 650 494 5152
charlie.moran@cbre.com
Lic. 02102431

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CBRE

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