

LIFE SCIENCE / R&D SPACE AVAILABLE FOR LEASE

1440

4TH STREET
BERKELEY, CA

2,955 SF OFFICE / LAB AVAILABLE NOW
9,013 SF OFFICE / LAB AVAILABLE NOW
9,260 SF FLEX / OFFICE / LAB AVAILABLE NOW



NEWMARK

 **LONGMARKET**
PROPERTY PARTNERS

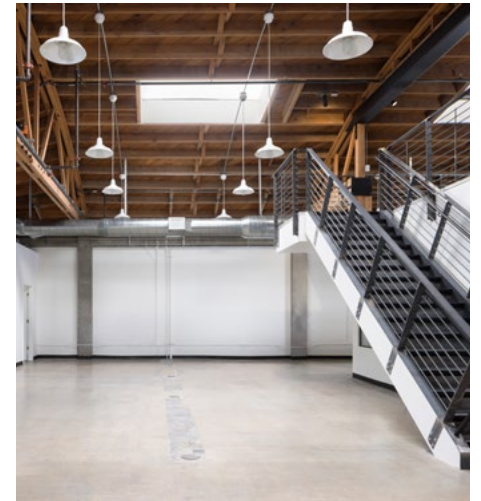
1440 4TH ST, BERKELEY, CA 94710

Property Highlights

- New Interiors, Mix of Office/Labs
- Gorgeous Wood Barrel Ceiling
- Skylights Throughout
- Polished Concrete Floors
- Power 1200 Amps, 120/208V, 3 Phase
- AC Transit Served
- Easy Freeway Access
- Reserved Off Street Parking Spaces
- Walking Distance to Whole Foods & Berkeley's Fourth Street Shopping District
- 15 Minutes from Lawrence Berkeley National Laboratory
- Secured Parking
- New HVAC
- **Generator:** Generac SD100- 100 KW, 125 KVA, 60 Hz



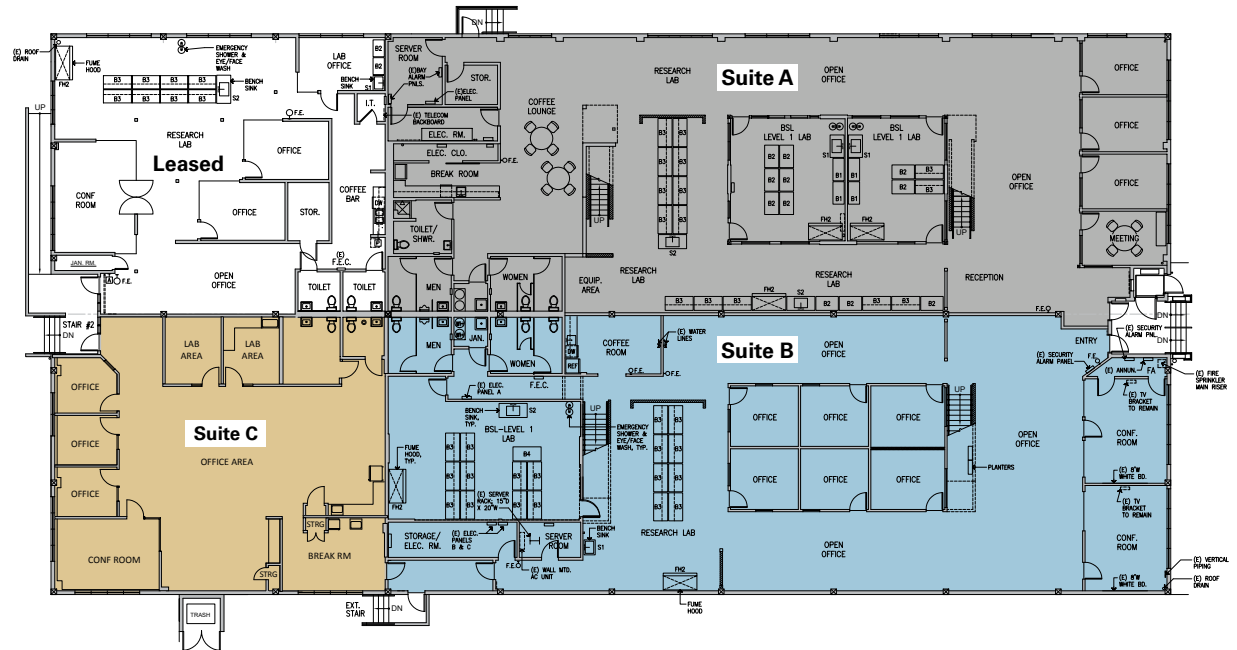
Interior Photos



Availabilities

SUITE A

- 9,260 RSF (can be combined into 18,273 RSF)
- 400 Amps power
- New 16 ton HVAC- Up to 100% outside makeup air possible
- 400SF/Ton Cooling- 32 BTUH/ SF Heating
- Three (3) 6' Fume Hoods*
- 135' Benching*
- Four (4) Lab Sinks with cabinets*
- Two (2) Emergency eye wash stations*
- One (1) open lab area, two (2) closed lab rooms*
- Conference Room, 3 offices, full kitchen and break room, shower and restrooms.



SUITE B

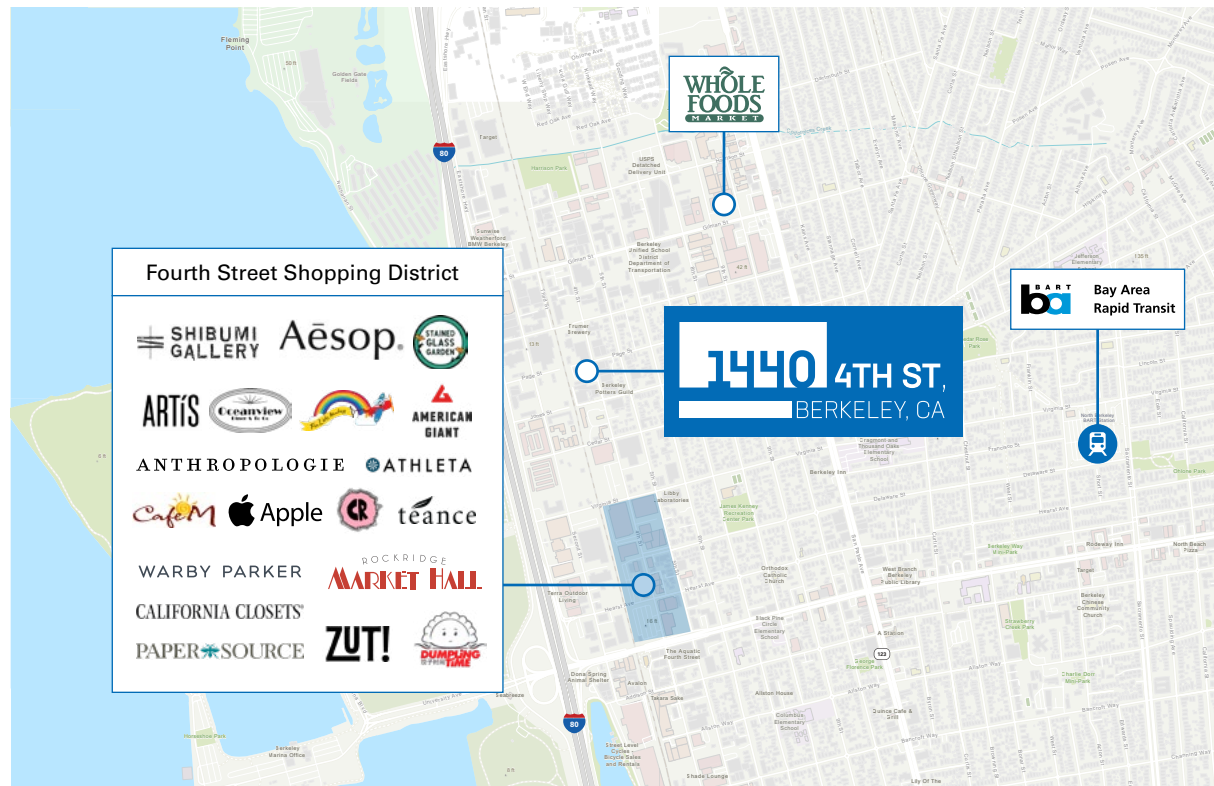
- Available Now
- 9,013 RSF (can be combined into 18,273 RSF)
- 400 Amps power
- New 16 Ton HVAC- Up to 100% outside makeup air possible. 400 SF/ Ton Cooling- 32 BTUH /SF Heating
- Two (2) 6' Fume Hoods
- 100' of Benching
- Two (2) Lab Sinks with cabinets
- Emergency eye wash station
- One (1) Open Lab Area, One (1) Closed Lab Room
- Six (6) offices/small lab rooms, Two (2) Conference Rooms, Full Kitchen and restrooms.

SUITE C

- Available Now
- 2,955 RSF
- 200 Amps Power
- New 8.5 Ton HVAC – up to 100% outside make up air possible
- Three (3) Private Offices
- One (1) Conference Room
- Open Lab, Two (2) Closed Lab rooms with Chemical Safety Hoods

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Neighborhood



CONVENIENT LOCATION

- 2 Blocks from Fourth Street Shopping District
- Close Proximity to UC Berkeley, Berkeley Labs
- Incubator Hub, surrounded by world-class life science, bio-tech companies
- 2 Minute Drive to Highway 580 entrance

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BERKELEY, CA

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NEWMARK

