

HIGH-END LAB / OFFICE SPACE *FOR SUBLEASE*

San
Pablo Bay

ALFRED NOBEL DR

750 ALFRED NOBEL DR

SAN PABLO AVE

LINUS PAULING DR

4

*750 Alfred Nobel Dr Suite 101
Hercules, CA 94547*

PROPERTY HIGHLIGHTS

±1,761 SF Available

Equipment and Furniture Available

September 30, 2027 LED

Common Area Restrooms

New Card-Key Security Access System

Expanded Parking Area

Immediate Access to I-80 & Highway 4

Longer Term Direct Deal Possible

Lease Take Over Possible (One (1) Three (3) Year
Renewal Option After the 9/30/2027 Expiration)

Contact Agent for More Information

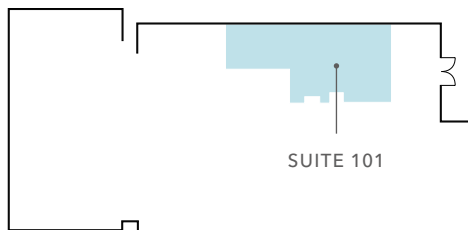
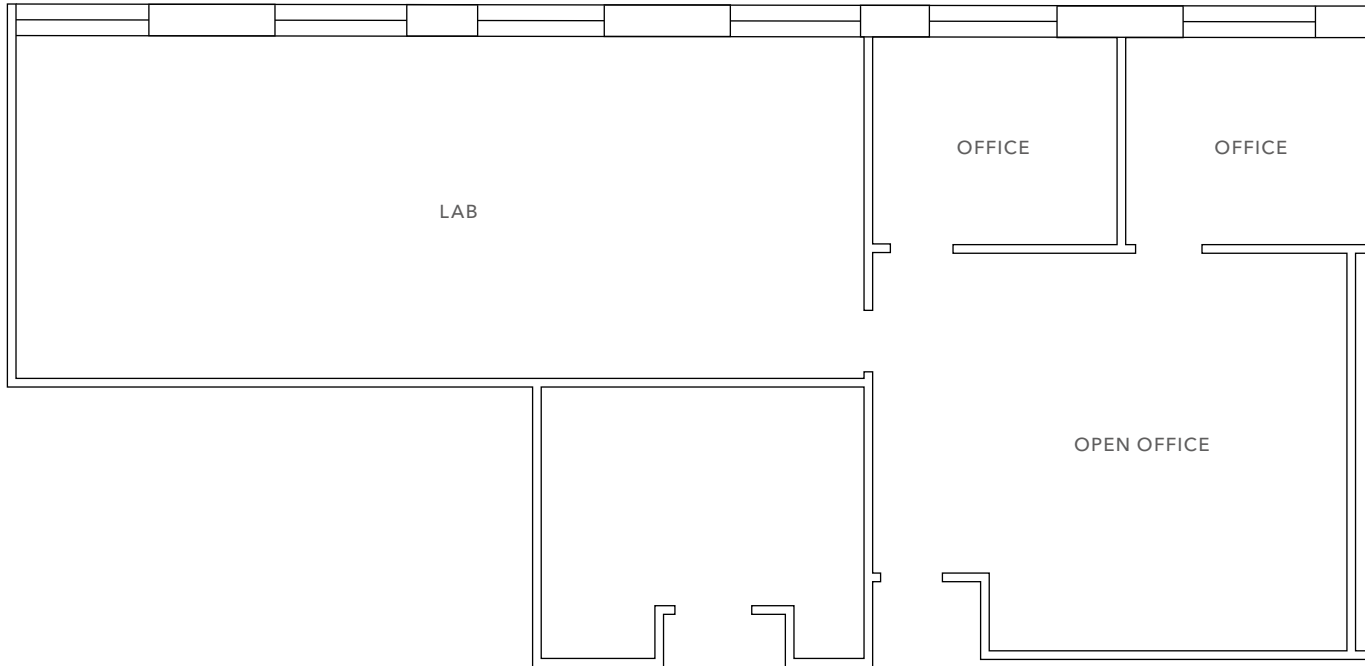
±1,761 SF
AVAILABLE

\$2.15 FS
LEASE RATE (SF/MO)

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SUITE 101 FLOOR PLAN



FLOOR PLAN NOT TO SCALE

±1,761 SF

AVAILABLE

9/30/2027

LEASE EXPIRATION DATE

\$2.15 FS

LEASE RATE (SF/MO)

ERIC DEBRINE

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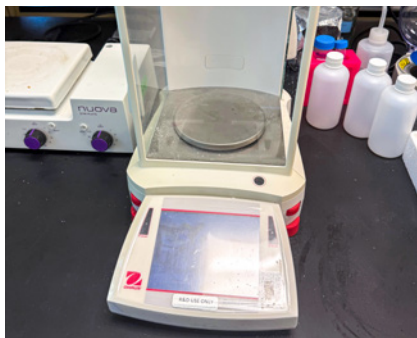
Equipment List

WATER SYSTEM, THERMO SMART2PURE PRO	1	LAB CHAIRS	3	ZEBRA ZT610 LABEL PRINTER	1
SPEC, PERKIN ELMER MULTIMODE PLATE READER VICTOR X4	1	COLE PALMER ED 150 BALANCE, 150 - 0.01 G	1	QUANT STUDIO 5 & DELL COMPUTER	1
MINI FRIDGE, OFFICE & LAB	2	GRADUATED CYLINDERS	8	PCR WORK STATION, CBS SCIENTIFIC 25X36	1
COFFEE MAKER, KURIG	1	BEAKERS	16	PRINTER, EPSON XP 970	1
TOASTER OVEN	1	STIR BARS	10	-20OC, SANYO CFC FREE WITH LOCK	1
BSC, STERILGARD II BAKER CO. CLASS II TYPE A/B3 MODEL SG400	1	EPPENDORF TUBE	10	FREEZER RACKS	13
-80OC	1	WEIGH BOATS	3	LONG TABLE FOR THE BOSCH INSTRUMENTS, 72X30X29	1
4OC MINI VISCANIL	1	PARAFILM	2	PLATE WASHER, BIOTEK ELX 405 SELECT	1
UTILITY CART, METAL	2	POWER STRIPS	2	BECKMAN CENTRIFUGE ALLEGRA 6R	1
UTILITY CART, POLYMER	1	POWER STRIPS, LONG	3	BECKMAN CENTRIFUGE ALLEGRA X15R	1
SIT/STAND DESK, 70X29	1	GARBAGE CANS, TALL	3	ROTORS & ADAPTORS FOR TUBES AND PLATES	Many
FILE DRAW, PADDED TOP SEAT 24"X19"	1	RECYCLING BIN	2	METAL BENCH UNDER SPEC & PLATE WASHER, 36X42	1
3-PIECE DESK SET, 84X24	1	FLAMMABLE CABINET 24X36X40	1	SIDE TABLE FOR PLATE WASHER BOTTLES,	1
5 PIECE DESK SET, 84X42	1	10 UL TIPS	1	LG MFG TANK THERMO 30 GAL WITH LID, 31X34	1
ERGONOMIC CHAIR	1	RAININ LTS TIPS 10UL, 100UL, 5000 UL	12	EPPENDORF CENTRIFUGE 5417C	1
CONFERENCE TABLE, 84X42	1	PH METER, FISHER ACCUMET AP110		EPPENDORF CENTRIFUGE 5415C	2
EXECUTIVE CHAIR	4	NITRIL GLOVES	2	MINI FUGE	1
OFFICE CHAIRS	4	BIO HZ BIN	3	CORNING LSE VORTEXER	1
WHITE BOARD	2	OHAUS EXPLORER BALANCE	1	5L CARBOY WITH SIGOT	1
COMPUTER MONITORS	8	CIMAREC HOT PLATE, & NOVA HEAT/STIR	2	TUBE ROCKER - THERMO	2
MONITOR ARMS	1	VAC PUMPS	3	ORBITAL SHAKER - VWR	1
KEYBOARD	3	PIPET STAND	4	CENTRIFUGE TABLE, 30X31, METAL	1
LAB BENCH WORKSTATION W SHELVES	4	LAB BENCH W LAMINATE TOP	1	37-80OC INCUBATOR, BOEKEL 13X14X16	1
SPILL KIT	2	AUTOCLAVE, FISHER SCI STERIL ELITE 24	1	VIAL / DRY BATH THERMOLYNE HOTBLOCK 6X9"	2
TUBE RACKS, CASE	10	LAB COAT, DISPOSABLE (CASES)	2	BAKERS RACKS ON WHEELS, ADJUSTABLE 48X19X72	3
		RAININ PIPET SETS	4	ICE MACHINE	1
		RAININ PIPETS	20		
		GX440T LABEL PRINTER	2		

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DRIVE TIMES

9 MIN

TO ALFRED ZAMPA
MEMORIAL BRIDGE

20 MIN

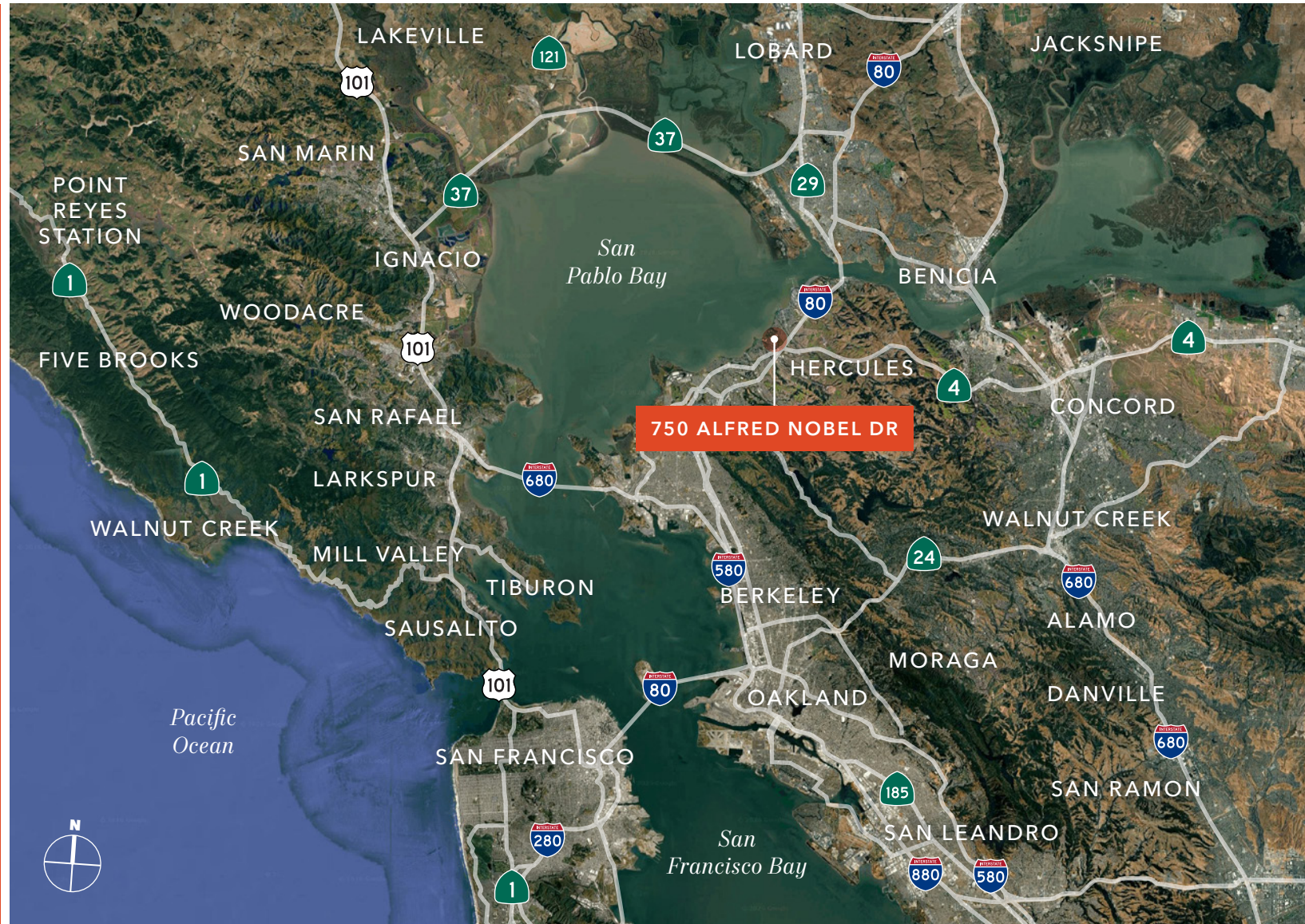
DRIVE TO CONCORD

30 MIN

DRIVE TO LARKSPUR

45 MIN

DRIVE TO DOWNTOWN SF



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