

FOR LEASE

WAREHAM
DEVELOPMENT

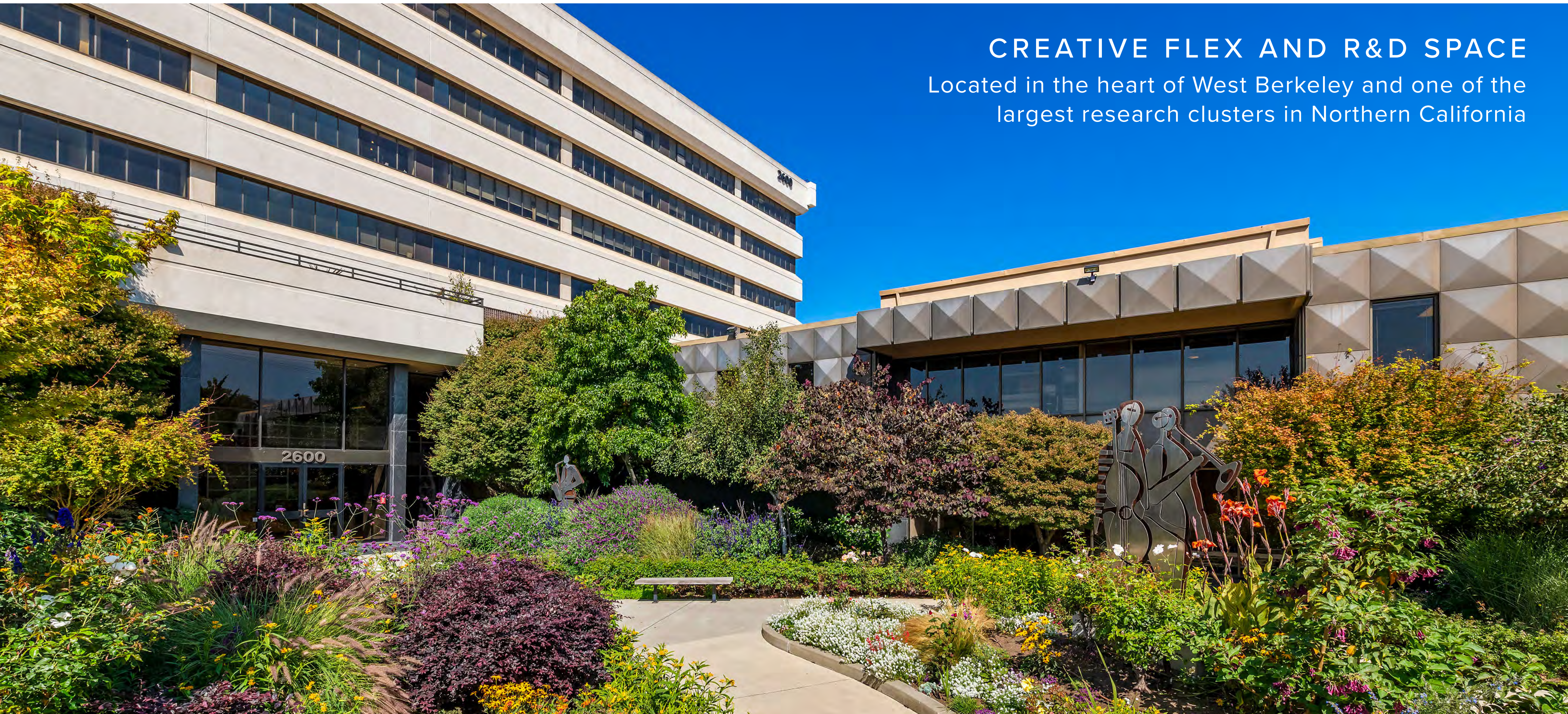
CBRE

2600 TENTH STREET | BERKELEY, CA

±20,000 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.



DELIVERY CONDITION



FLEX/R&D SPECIFICATIONS AND EQUIPMENT

MECHANICAL

- 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

ELECTRICAL

- 800 amps 120/208 volt-3 phase
- Existing 125 KW generator, 277/480 volt 3-phase. Tenant will be allocated its pro-rate share

PLUMBING

- Domestic water service line is 2.5 inches
- Base building sprinkler system.

COMMON AREAS AND AMENITIES

- Annex includes two (2) men's/women's restrooms and one(1) single-stall restroom
- Floor to ceiling heights up to 17 ft 9 in

PROPERTY INTERIOR

±20,000 SF FLEX/R+D SPACE

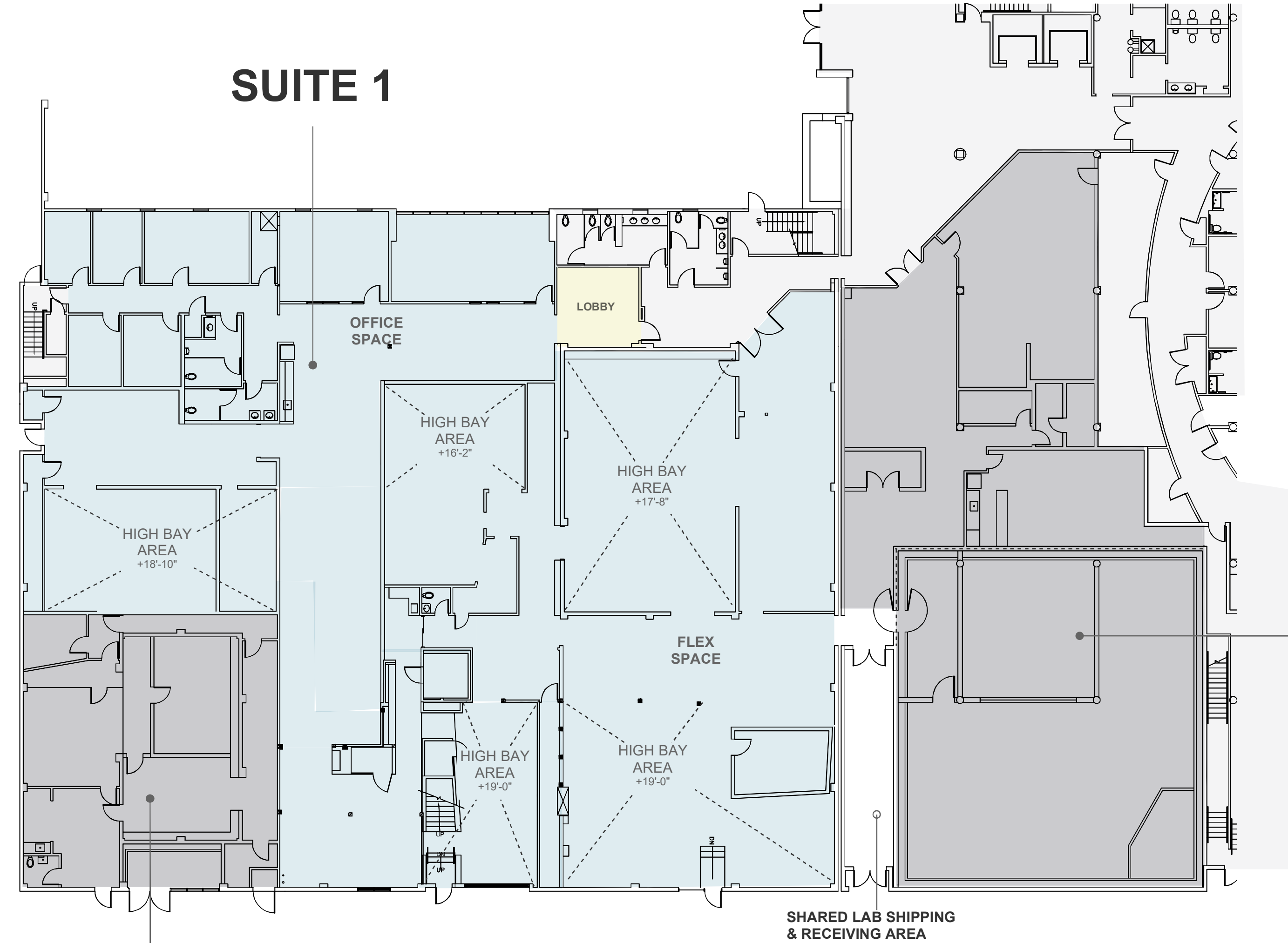
Offering a prime research opportunity. Ideal for scientific exploration and innovation, the space has a flexible layout and potential for expansion.



FLOOR PLAN

1ST FLOOR | SINGLE-TENANT PLAN

PARKER STREET



POTENTIAL FUTURE EXPANSION SPACE

TENTH STREET

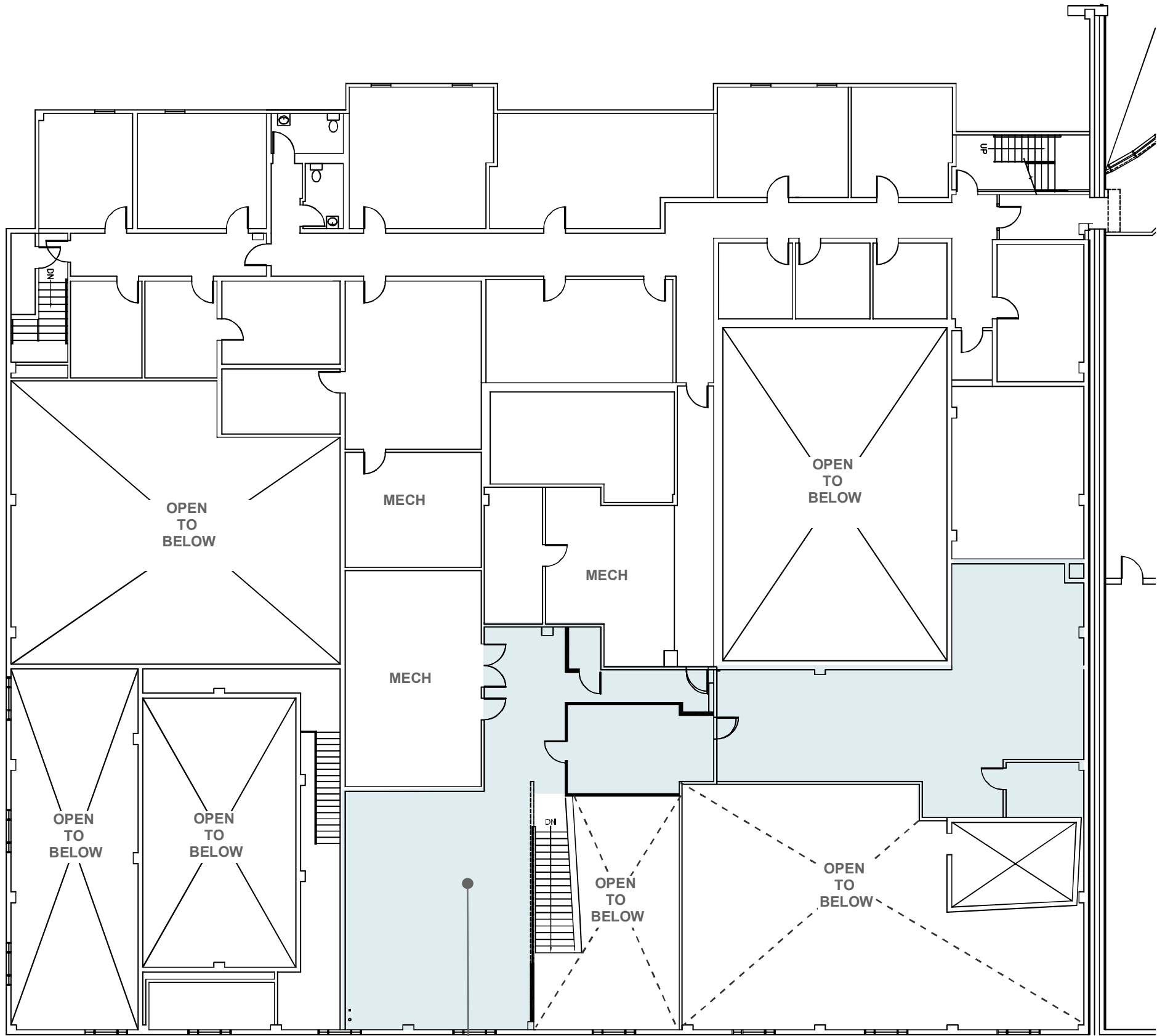
LEGEND - LAB & WORKPLACE

- SUITE I:** 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

LEGEND - LAB & WORKPLACE

- SUITE 1: TOTAL ±20,000 RSF
FLEX SPACE: 8,510 RSF
OFFICE SPACE: 11,890 RSF
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FLEX SPACE | OFFICE RATIO: 41/59
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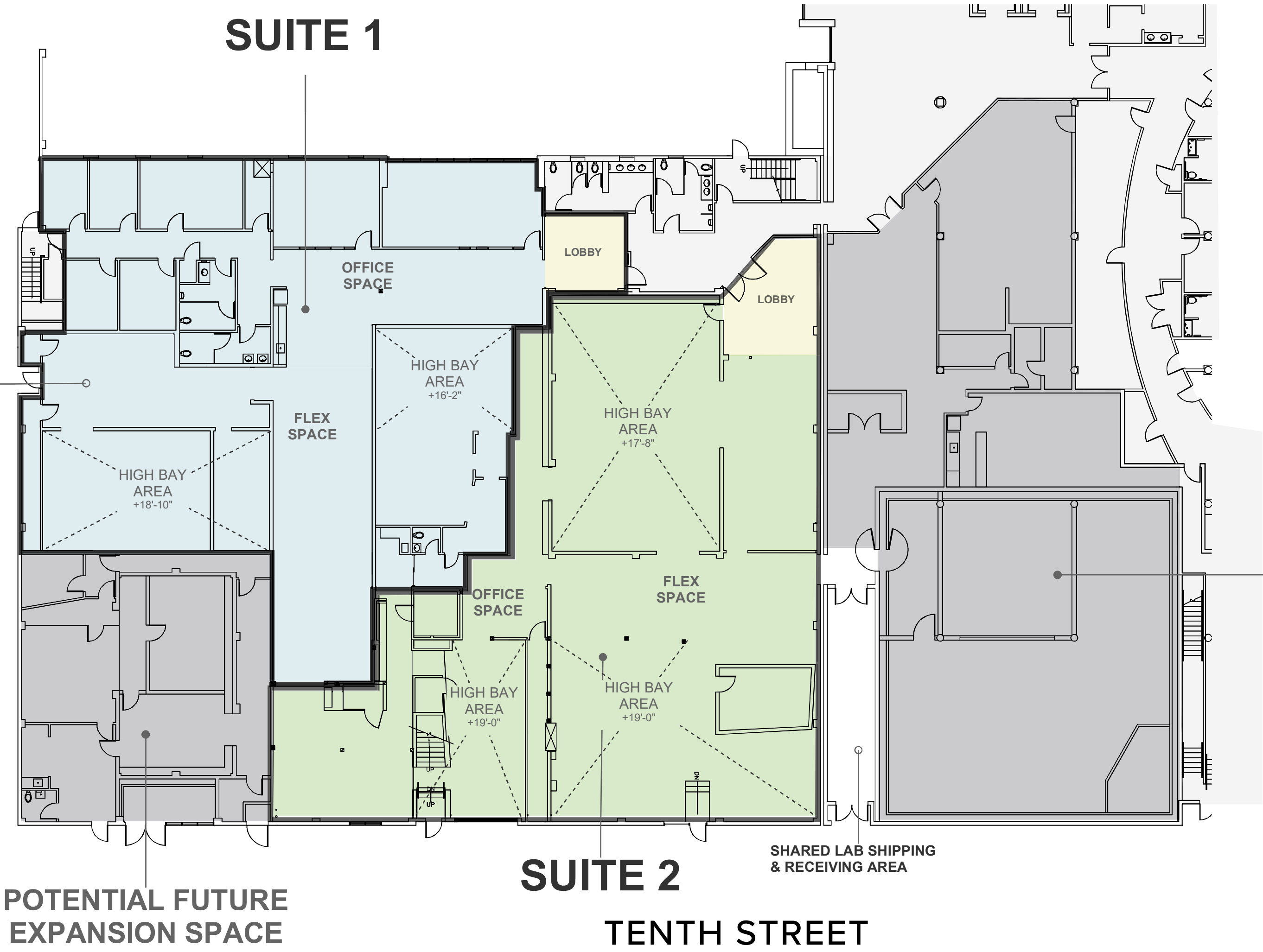
1ST FLOOR | MULTI-TENANT PLAN

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

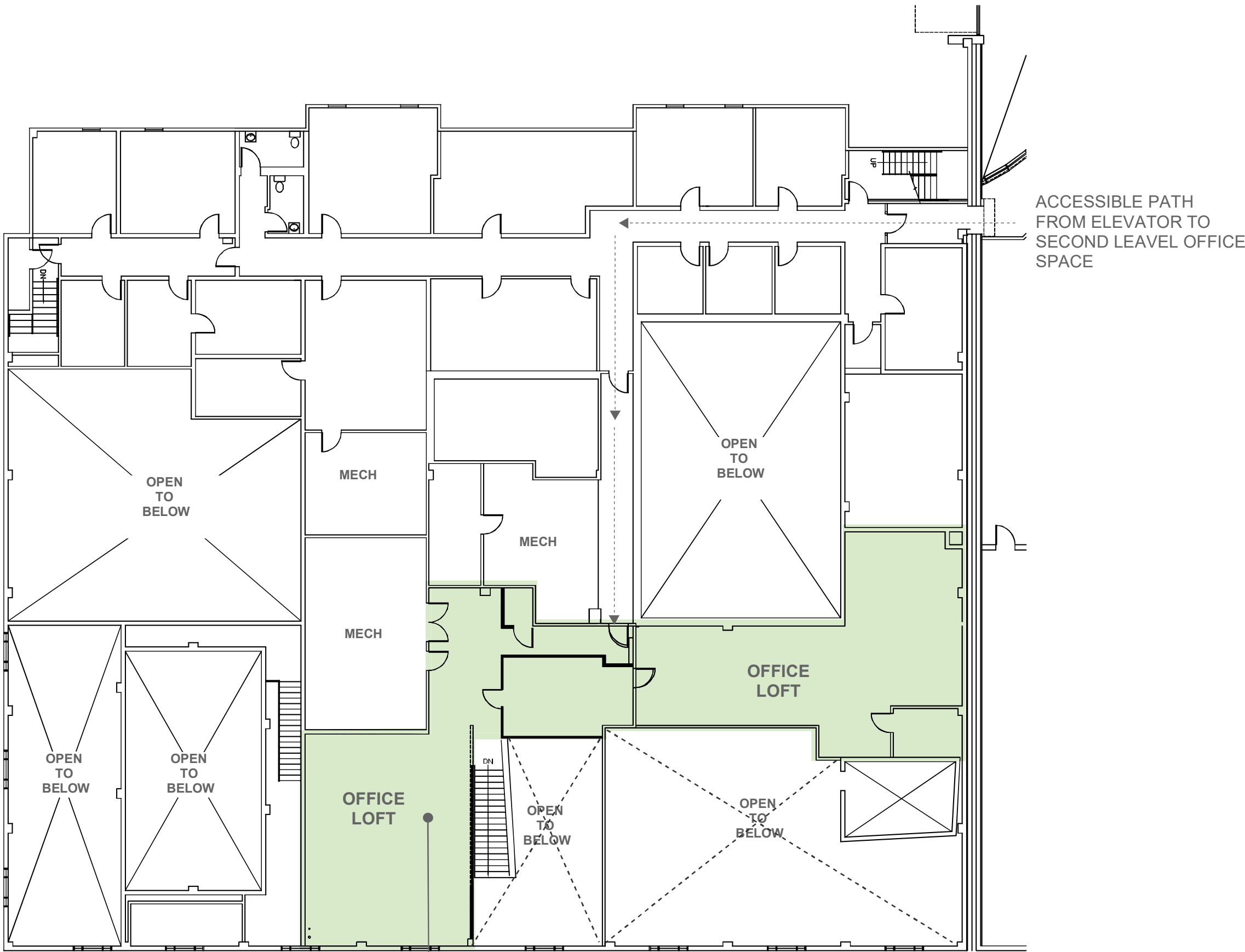
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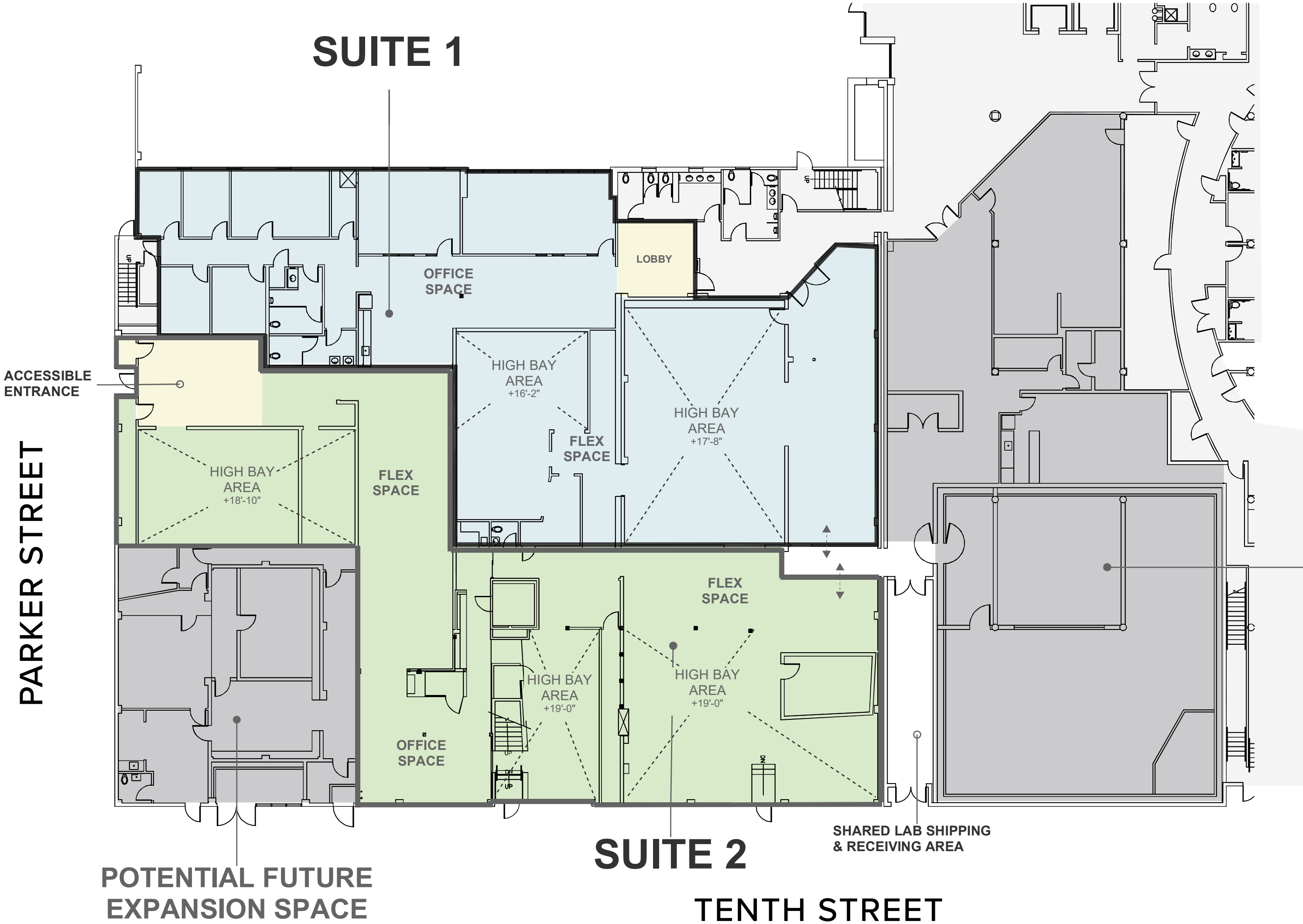
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- POTENTIAL FUTURE EXPANSION SPACE



SUITE 2

OPTION 1
TENTH STREET RECEIVING AREA



LEGEND - LAB & WORKPLACE

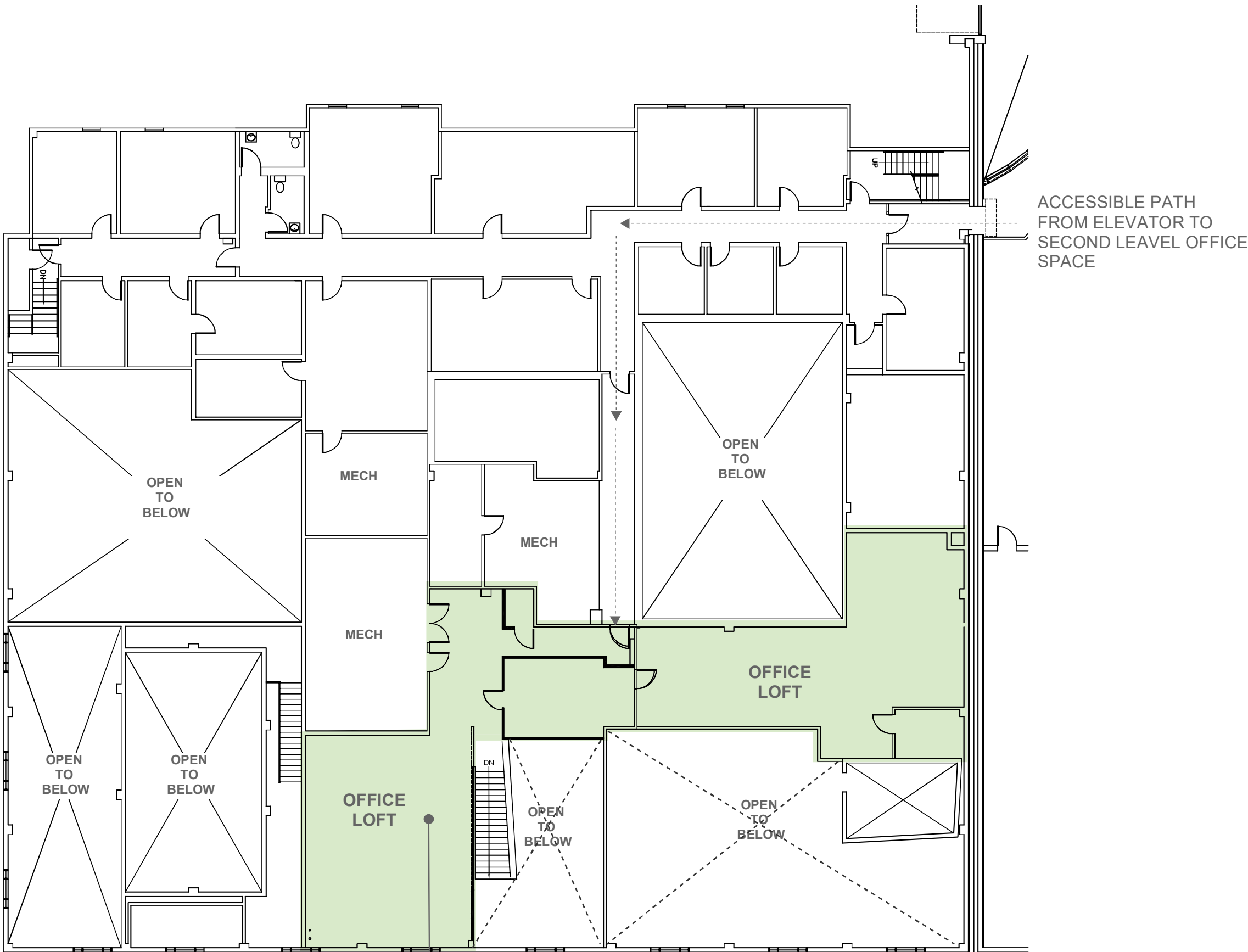
- SUITE 1:** TOTAL: +/- 8,510 RSF
FLEX SPACE: 4,428 RSF
OFFICE SPACE: 4,082 RSF
FLEX SPACE | OFFICE RATIO: 52/48
- SUITE 2:** TOTAL: +/- 11,890 RSF
FLEX SPACE: 6,210 RSF
OFFICE SPACE: 5,680 RSF
1ST FLOOR: 1,739 RSF | 2ND FLOOR: 3,941 RSF
FLEX SPACE | OFFICE RATIO: 52/48
- COMMON AREA**
- SUITE ENTRY LOBBY**
- POTENTIAL FUTURE EXPANSION SPACE**

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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

CORPORATE
NEIGHBORS

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



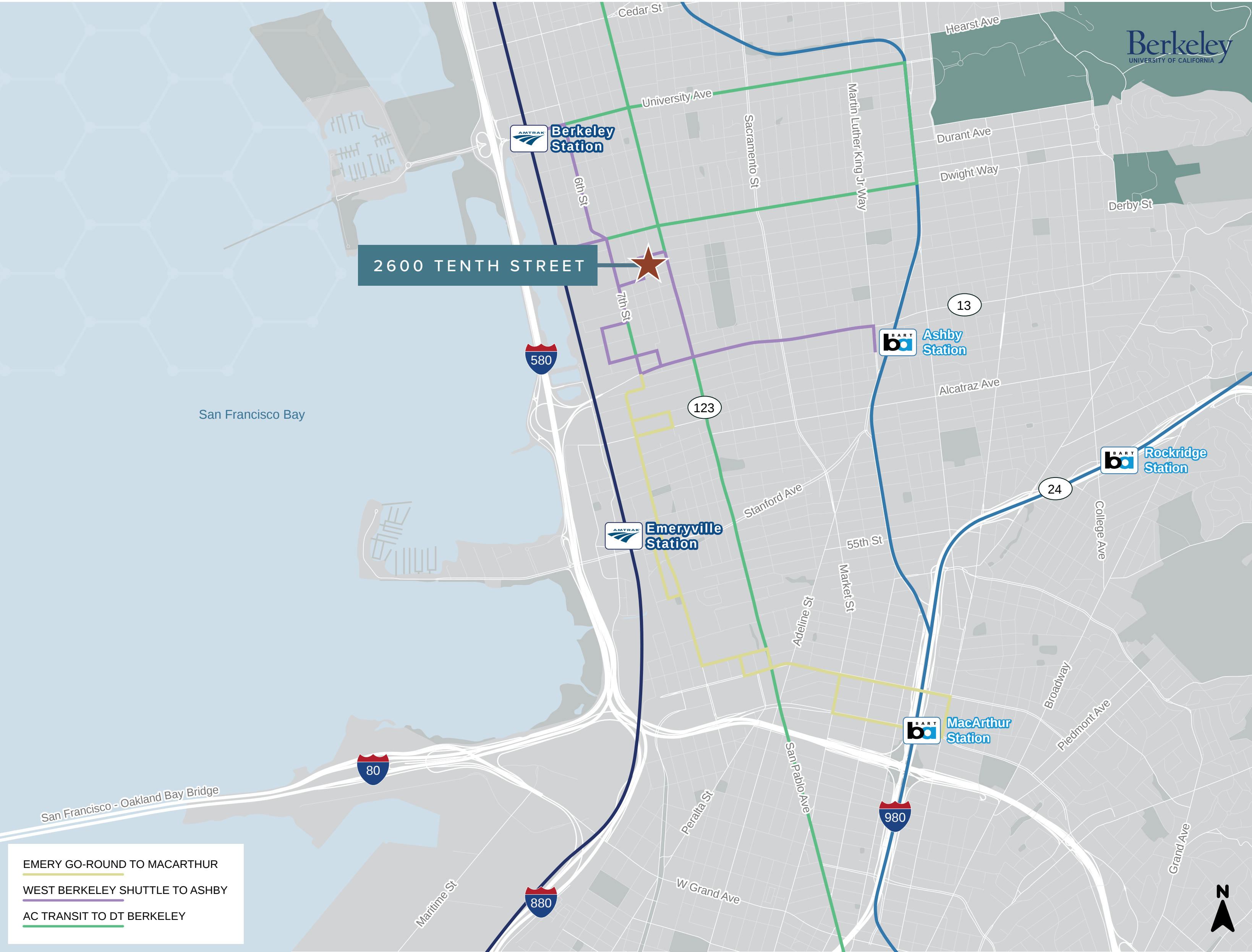
NEIGHBORHOOD AMENITIES



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

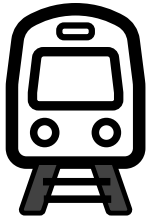
1	Starbucks	18	Third Culture Bakery
	Los Moles	19	Juan's Place
	Wonderous Brewing Co	20	Viks Chaat
2	Rotten City Pizza	21	Tomate Cafe
3	Prizefighter	22	Mint leaf
4	Bette's Oceanview Diner	23	Gaumenkitzel
5	City Sports	24	Highwire Coffee Roasters
6	Lyasare	25	La Marcha Tapas Bar
7	Spoon Korean Bistro	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. 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



Dedicated 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 near by



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.



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