

Laboratory and Office | For Lease



725 Potter Street | Berkeley, CA

81,500 SF RARE EXISTING LAB BUILDING OPPORTUNITY



**RARE FULL BUILDING
OPPORTUNITY**

**±81,500 SF RENTABLE SQUARE
FEET LABORATORY AND
OFFICE READY**

AVAILABLE Q1 2024

**CENTRALLY LOCATED WITHIN
WAREHAM DEVELOPMENT'S
AQUATIC PARK RESEARCH
CAMPUS**

Contact Us

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**WAREHAM
DEVELOPMENT**

CBRE

FOR LEASE

725 POTTER STREET | BERKELEY, CA

DELIVERY CONDITION AND AMENITIES



Class A Lab Facility with premium freeway signage opportunity

Three (3) Levels of private and secured parking connected to building

- EV charging stations

- Bike storage

Floor to Floor Heights – 12’10”

Two (2) passenger elevators

Freight elevator

2,500 amps of power (277/480)

300 KW stand-by power generator

One 2 inch water line

On-site fitness center with showers

24/7 campus security

Dedicated and free West Berkeley Shuttle to Ashby BART

World-class views of San Francisco Bay and the Golden Gate Bridge

Natural Gas - 3 Inch Meter

Collaborate with large surrounding bioscience cluster

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3rd Floor Plan



LEGEND

- BUILDING SUPPORT
- OFFICE SPACE
- STAIRS | ELEV | CIRCULATION
- CONFERENCE
- ALL HANDS | KITCHEN

NOT TO SCALE

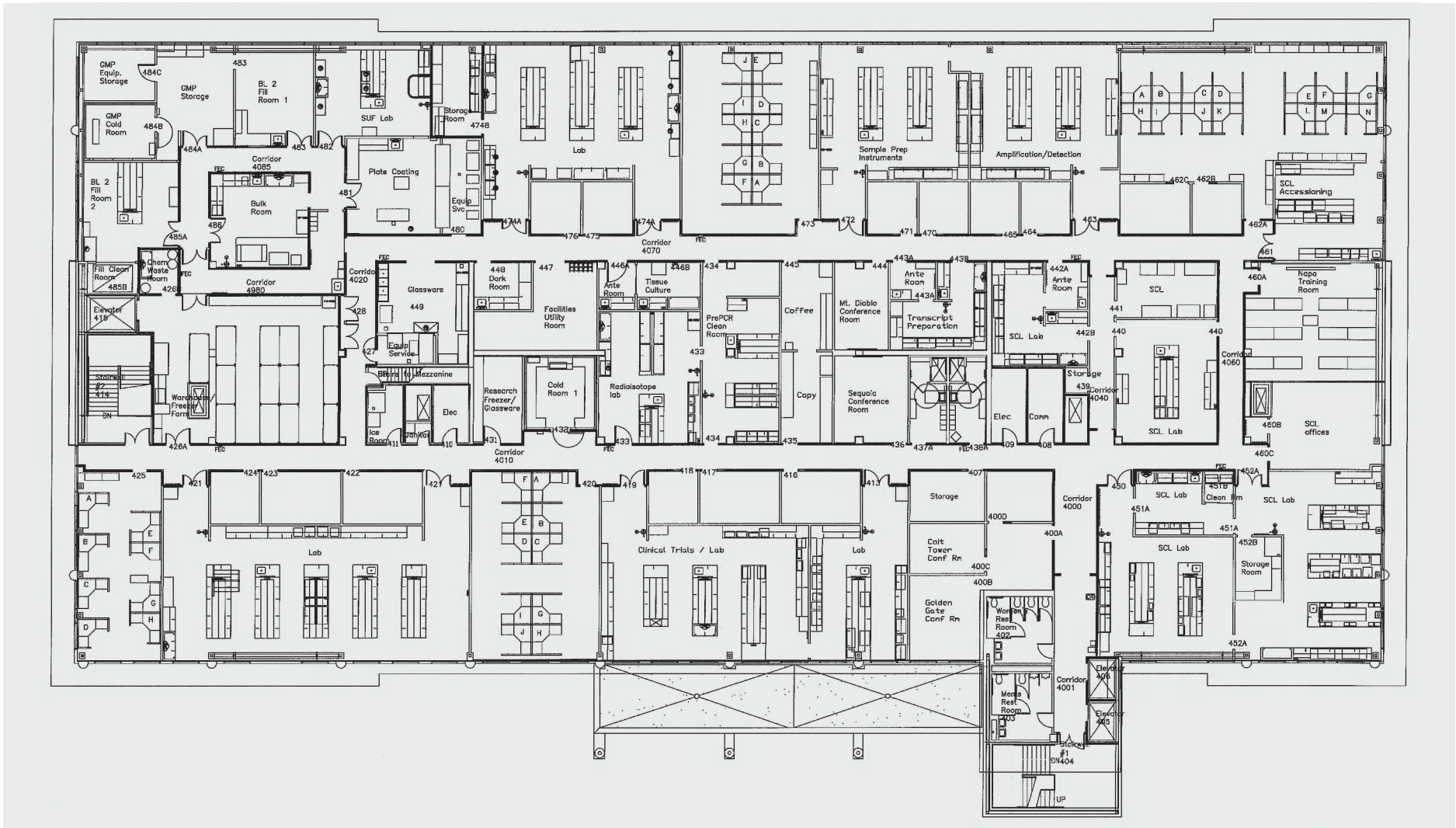


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4th Floor Plan



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

Office and laboratory space in West Berkeley with potential collaborators in one of the largest research clusters in Northern California

MINUTES from UC Berkeley, LBNL Bakar Lab, the 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 enclosed parking



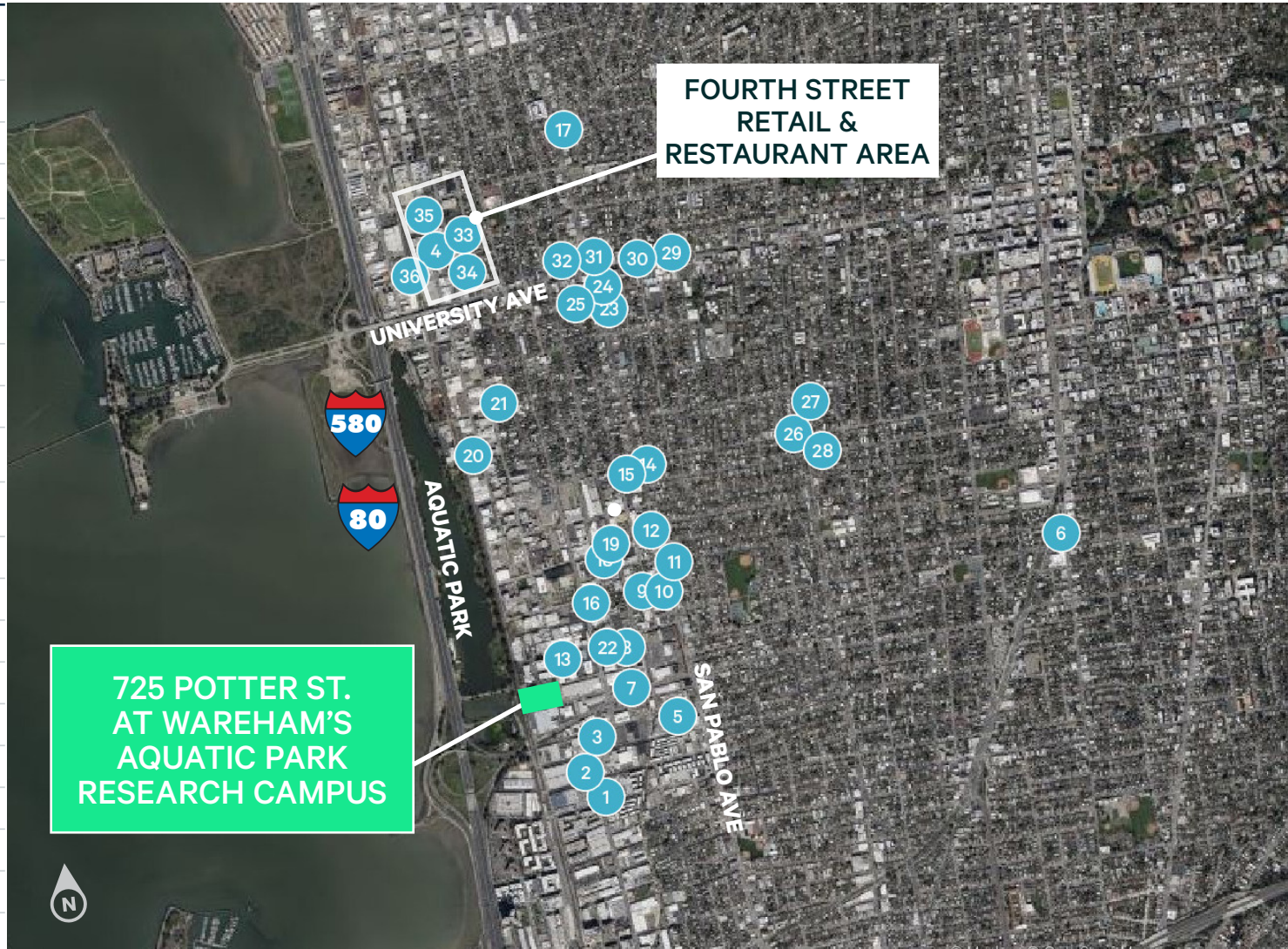
ABUNDANT AMENITIES

- + Easy access from all major public transportation and freeways with plentiful campus parking and car-charging 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, 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.



NEIGHBORHOOD AMENITIES

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





ATTRACTING THE BEST AND THE BRIGHTEST

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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