

BERKELEY

# INNOVATION & TECHNOLOGY

PARK

OUTSTANDING REDEVELOPMENT OPPORTUNITY  
8.67 ACRES LOCATED ADJACENT TO AQUATIC PARK  
BERKELEY, CALIFORNIA







# THE OPPORTUNITY

JLL, as exclusive advisor, is pleased to present the opportunity to acquire The Berkeley Innovation & Technology Park, an 8.67-acre\* potential redevelopment site located in West Berkeley. Immediately adjacent to Berkeley's Aquatic Park and Interstate 80, the Property is a short walk to retail amenities and several new multifamily housing developments. Strategically located in the San Francisco Bay Area, the world's premier technology and life science market, the development site is currently zoned Mixed Use-Light Industrial. Zoning allows for office, R&D, life science and light industrial uses, with the opportunity to potentially develop up to 475,000 square feet of space.

The site offers the ability to create a one of a kind, unique campus, with panoramic views of San Francisco and the Golden Gate Bridge, along with immediate access to public transportation, BART and AMTRAK. The Property currently has approximately \$1,254,706.00 of in-place Net Operating Income through short term leases in the three existing R&D and warehouse structures and a land lease. This offers users or developers immediate cash flow, while securing entitlements for the redevelopment of the Property.

With the scarcity of developable land in the area, this site represents a once in a generation opportunity for a developer or owner-user to acquire a rare property for the creation of an outstanding office or R&D life science campus in the San Francisco Bay Area.

*\*Exact parcel size and square footage shall be determined by an ALTA Property Survey.*





# INVESTMENT HIGHLIGHTS



OUTSTANDING  
REDEVELOPMENT OPPORTUNITY



STRATEGIC LOCATION  
& UNSURPASSED SETTING



+/- \$1,254,706.00 OF EXISTING  
NET OPERATING INCOME



EPICENTER OF  
BERKELEY-EMERYVILLE INNOVATION  
& LIFE SCIENCES CORRIDOR



IMMEDIATE ACCESS TO  
HIGHLY EDUCATED LABOR POOL



OUTSTANDING MARKET  
FUNDAMENTALS





### **RARE REDEVELOPMENT OPPORTUNITY**

Rarely does a site with such strategic and unique attributes become available in Berkeley or the San Francisco Bay Area. The setting is truly unique as it is located adjacent to Berkeley's 200-acre Aquatic Park, and features extraordinary views of San Francisco, the Bay and the Golden Gate Bridge. The site has convenient access to the popular Fourth Street Shopping District, featuring retail amenities, convenient access and plentiful housing opportunities. This site offers a rare opportunity to create a new large-scale development in a highly space-constrained submarket void of viable development sites.



### **EXISTING CASH FLOW**

In addition, the Property includes approximately \$1,254,706.00 of in-place net operating income, while the new owner secures development entitlements. The existing three buildings totaling +/-55,000 sf are encumbered by short-term leases with loyal tenants that have been located at the site for many years. This income provides stable cash flow while the new owner processes its plans and entitlements for future development.



BERKELEY  
**INNOVATION  
& TECHNOLOGY**  
PARK

**BERKELEY IS  
JUST 10 MILES FROM  
DOWNTOWN  
SAN FRANCISCO**



**ACCESS TO INTERSTATES  
80, 1880 AND 1580**



**BERKELEY & EMERYVILLE  
REPRESENT THE BAY AREA'S  
SECOND LARGEST LIFE  
SCIENCE HUB**



**1.2 MILES TO UNIVERSITY OF  
CALIFORNIA AT BERKELEY**



**ABUNDANT, WELL-EDUCATED  
LABOR POOL**



**EXCELLENT ACCESS TO  
REGIONAL TRANSPORTATION**





## FLEXIBLE ZONING

The site is located within the City of Berkeley's MU-LI zoning district. The MU-LI zoning district allows for mixed-use developments including: commercial office, R&D, life science, light industrial and other related uses, along with a 2:1 Floor to Area Ratio (FAR) for the potential of up to 475,000 sf. The zoning and uniqueness of the site allows the rare opportunity to develop a world class, office, technology or biotechnology campus at the gateway to the San Francisco innovation and technology corridor.



## STRONG MARKET DEMAND

The Bay Area has one of the largest aggregations of research universities and incubators, including UC Berkeley, UC San Francisco, and Stanford University. This has driven massive private and public investment in the region and will continue to drive tenant and user demand for companies seeking highly educated employees. San Francisco remains the strongest office and life science market in the United States, with a dwindling supply of quality space, driving strong migration to the Oakland metro submarket and East Bay cities. Strong organic demand driven by local technology companies has created further pressure on market fundamentals, driving a tremendous need for high-quality, flexible space for a host of office, technology and life science users.





## CALIFORNIA'S MOST TALENTED LABOR POOL & UNIVERSITIES

The San Francisco Bay Area is well known for its abundant and highly educated labor pool. It is also home to the world's most prominent and world renown universities including: UC Berkeley, Stanford University, Santa Clara University, UC Davis, UC San Francisco, and the University of San Francisco, which all offer premier biotech academic and research programs.



## BAY AREA LIFE SCIENCE CLUSTERS

The San Francisco Bay Area remains one of the top life sciences markets in the country with strong research funding, significant employment growth and access to top-tier labor. Biotech, pharmaceutical and medical device makers in the San Francisco Bay Area attracted \$4.2 billion in venture capital thus far in 2018, representing about 20 percent of the total venture capital nationally for these industries. Berkeley and Emeryville continue to be the East Bay's primary life sciences hub, anchored by companies like Bayer Healthcare, Novartis, Siemens, Amryis Biotechnologies, Zymogen, Inc. and Aduro Biotech.



**\$4.7 BILLION IN VENTURE CAPITAL IN 2017**



**> \$3.0 BILLION IN NIH IN 2017  
(NATIONAL INSTITUTES OF HEALTH)**





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