

725

POTTER STREET

BERKELEY



AQUATIC
PARK
CENTER

FOR LEASE

±15,000-80,000 SF of world-class lab and office space in the vibrant East Shore Innovation Corridor



Features

±15,000-80,000 SF of fully built out lab and office space available Q4 2017

Wareham Development is the premier developer, owner and property manager of life science and research space in the East Bay

Located in Wareham Development's distinctive Aquatic Park Center campus in the heart of one of the largest research clusters in Northern California

Wareham's professional property management and engineering staff will provide 24/7/365 support to its tenants

Easily accessible by West Berkeley Shuttle, Emery-Go-Round, BART and Amtrak

Parking garage onsite: parking ratio 1.54/1,000 SF (\$125 per stall per month)

Contact

Timothy Mason

415.229.8918 / tmason@kiddermathews.com
LIC #00832545

Eric Bluestein

415.229.8970 / ericb@kiddermathews.com
LIC #01720416

James Bennett

415.229.8948 / jbennett@kiddermathews.com
LIC #00869074

kiddermathews.com

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Location

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Vibrant Aquatic Park Center Community

Minutes from UC-Berkeley, UCSF and LBNL

Walk to award winning restaurants and Berkeley Bowl West

West Berkeley Shuttle to Ashby BART, plus Emery-Go-Round to shopping, MacArthur BART and Amtrak's Capitol Corridor Route

24 hour security, fitness center and childcare facility

Easy access on and off I-80 at Ashby Avenue



Leasing information contact:

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Building Details

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Features

Class A laboratory and office building; includes three levels of parking

Acclaimed sophisticated design - Real Estate Deal of the Year Award for Best Suburban Office Development

Floor to floor heights - 12'10"

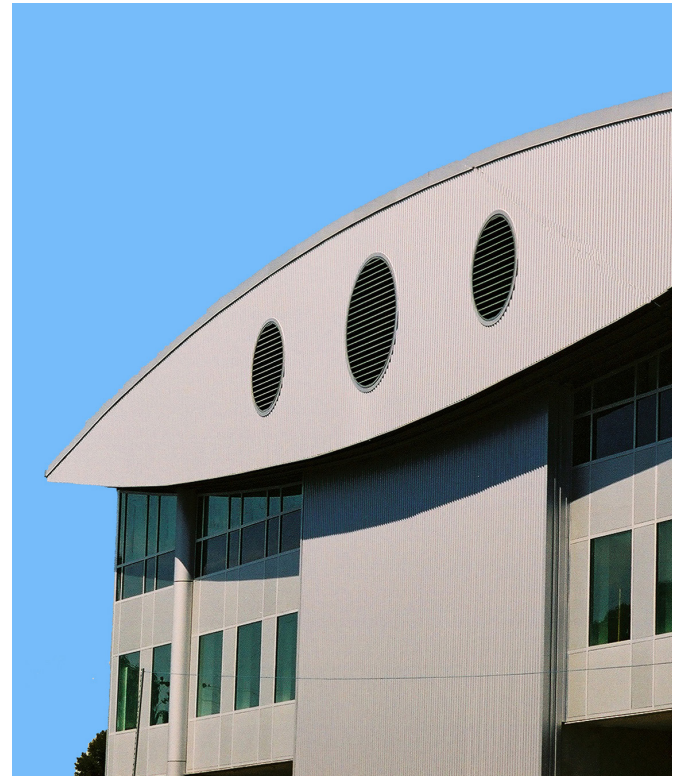
3,000 amps power to the building

300 Kw, 480v standby generator for shared use

Bike storage; electric vehicle charging stations

On site gym with showers

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



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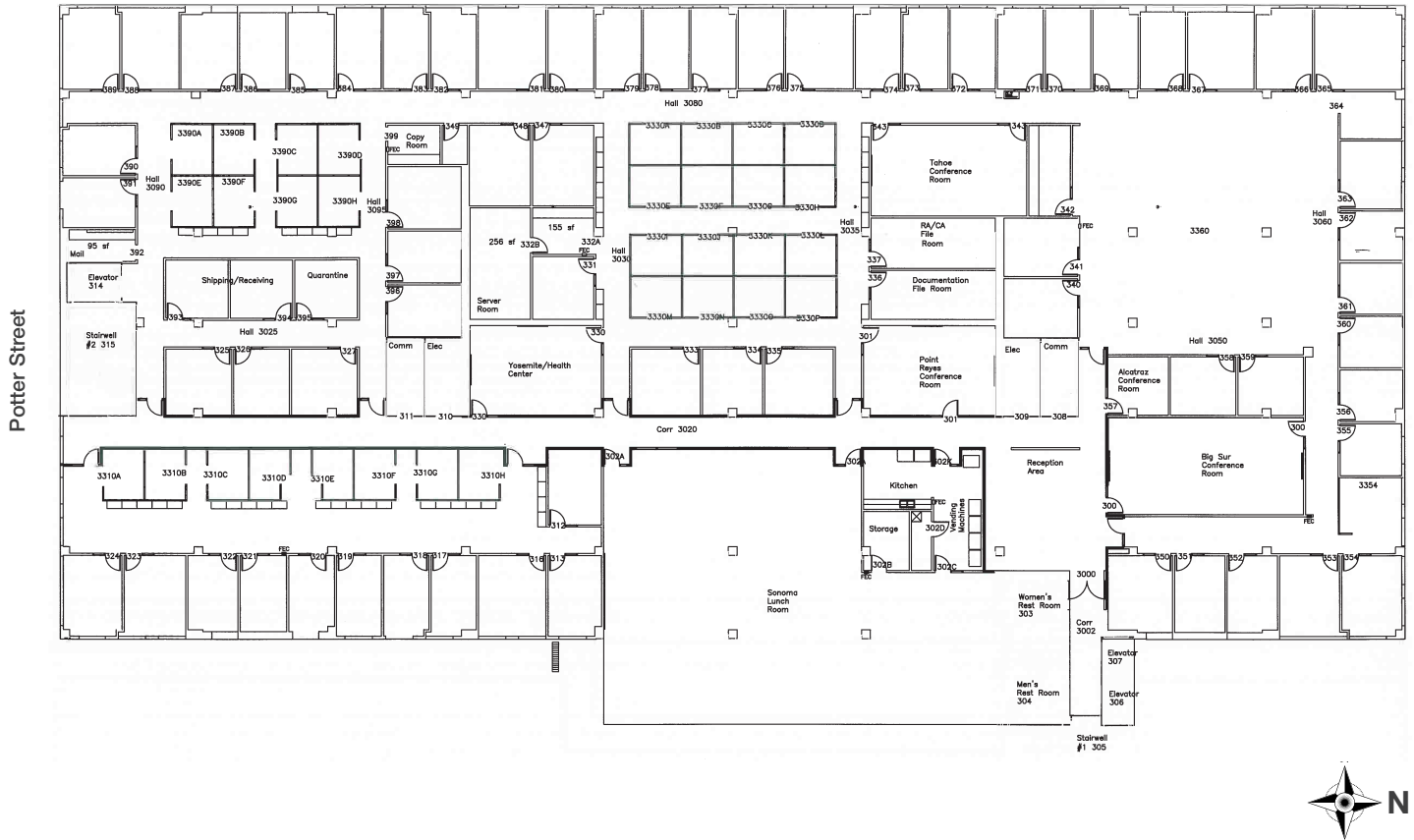
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3rd Floor Plan

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San Francisco Bay Views



3rd Floor Features

Window line on all four sides, unobstructed views of the Golden Gate Bridge and San Francisco

±40,000 SF Class A office space

Office space with mix of private offices, open bull pen areas, meeting and conference rooms

Spectacular break area with outdoor deck and cafeteria

Shower facilities in the building

Two passenger elevators

Freight elevator

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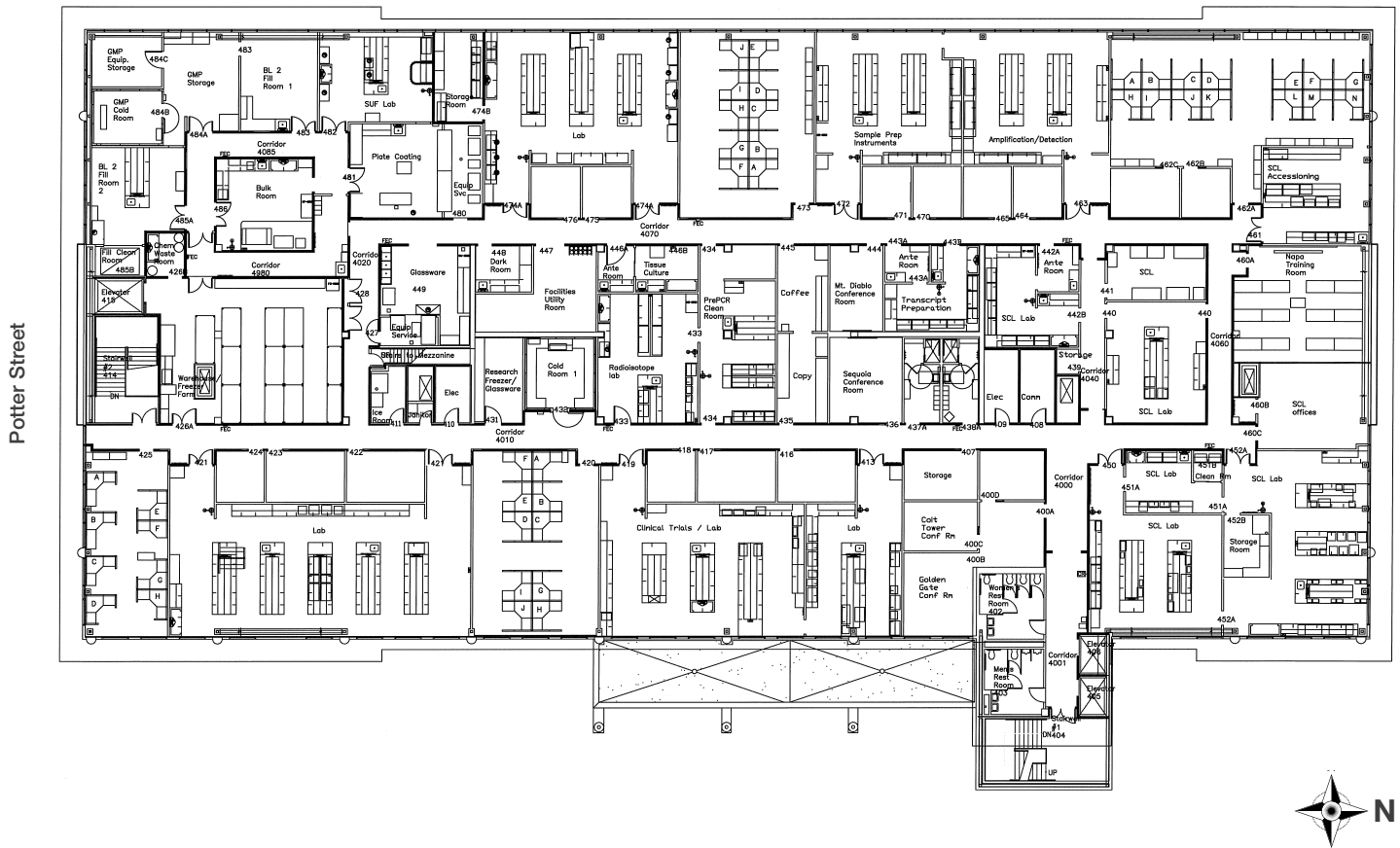
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4th Floor Plan

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San Francisco Bay Views



4th Floor Features

±40,000 SF existing lab space - office space can be added

Floor to floor height: 12'10"

Includes existing CLIA lab, GMP pilot production plant, as well as chemistry and biology labs

Great windowline, natural light and unobstructed views of the Golden Gate Bridge and San Francisco

Cold room

Two passenger elevators

Freight elevator

Shower facilities in the building

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Life Science in West Berkeley

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Location & Amenities Map

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 BERKELEY



FOOD & DRINK

- | | | |
|--------------------------------|-----------------------|------------------|
| 1 Riva Cucina | 9 Spoon Korean Bistro | 17 Paisan |
| 2 Mint Leaf Vietnamese | 10 Subway | 18 Anchalee Thai |
| 3 Uncommon Grounds | 11 Missouri Lounge | 19 Westside Cafe |
| 4 900 Grayson | 12 The Rare Barrel | |
| 5 Acme Bread Company | 13 Standard Fare | |
| 6 Nina's Cafe | 14 Juan's Place | |
| 7 Broom Bush Cafe | 15 Prizefighter | |
| 8 Vital Vittles Organic Bakery | 16 Longbranch Saloon | |

LIFESTYLE

- | |
|-----------------------------------|
| 1 Berkeley Bowl |
| 2 Orchard Supply Hardware |
| 3 Walgreens |
| 4 Berkeley Ironworks Climbing Gym |
| 5 Wells Fargo |
| 6 Bank of America |
| 7 Namaste Berkeley Yoga |

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Transportation Map

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Aquatic Park Center

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Community Photos

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Wareham Development

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About Wareham Development

Premier developer, owner and property manager of office space and life science research and development laboratories since 1977

4,000,000 square feet of master-planned, multi-tenanted, mixed-use campuses in Emeryville, Berkeley, Richmond, Palo Alto, and Marin County

1,850,000 square feet of state-of-the-art life sciences laboratories

1,500,000 square feet of new life sciences laboratories in development/planning

Long-term relationships with the State of California and with most of the current world-class life science, nanotechnology and bio-energy tenant roster - many since their inception. Nearly all have expanded since the initial lease and all are located within minutes from each other and major university research centers.

Largest developer in Emeryville and Berkeley, and one of the largest developers in Richmond

Strategic alliances with its diverse family of tenants, cities, counties, equity partners, funding institutions, and the brokerage community

Growth opportunities within the Wareham East Bay portfolio

History of confident, quickly-delivered quality space and extraordinary amenities including health clubs, shared conference facilities, landscaped gardens, commitment to important art in public places, usable terraces and balconies, terrific views, retail/service amenities

Professionally-trained property management and engineering staff providing 24/7/365 support and sophisticated reporting systems to protect the health of its properties and tenant assets

Long-term commitment to the technology corridor between Bay Bridge and Richmond-San Rafael Bridge

Proven expertise in creation and ongoing management of intermodal transportation networks linked into its campuses

Only developer to own and develop a railroad station; the Emeryville Intermodal Station development was a groundbreaking three-way alliance with Amtrak and the City of Emeryville

Founding member of the Emeryville and West Berkeley Transit Authorities



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Wareham Partial Tenant Roster

Aduro Biotech

Amyris Biotechnologies

Avid Technologies

Bayer

Berkeley Lights

Blackband

Bolt Threads

Caribou Biosciences

Celgene

Cell Design Labs

CG Pharmaceuticals

Cinder Biological

Channel Medsystems

CMC ICOS Biologics

Crystal Bioscience, Inc.

Diassess

Dynavax Technologies

Eko Devices

Eureka Pharmaceuticals

Exponential Interactive

Gritstone Oncology

Joint BioEnergy Institute

Kbase

Lawrence Berkeley National Laboratory

LightSail Energy

MedeAnalytics

Mirixa

NanoPrecision Medical

Newomics

Nexon M

Pivot Bio

QB3 East Bay Innovation Center

Rodan + Fields

Sangamo Biosciences

Stanford Health Care

State of California:
- Dept of Justice DNA Forensic Lab
- Dept of Toxic Substances Control

Steris Corporation

Symic Biomedical

Total Gas & Power Ventures

U.S. EPA

University of California at Berkeley

Xoma

Zogenix

Zymergen



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Award Winning Architecture and Land-Use Planning

EmeryStation East

AIA Citation for Architecture

EmeryStation East

Best Lease Deals by *San Francisco Business Times*

EmeryStation East

Best Commercial Development by *East Bay Business Times*

Point Richmond Tech Center, California Dept. of Justice DNA Forensic Laboratory

Western Council of Construction Consumers Award for Industrial Advanced Technology

725 Potter Street

Real Estate Deal of the Year Award for Best Suburban Office Development by *San Francisco Business Times*

2929 Seventh Street

Award of Excellence, Berkeley Design Advocates

EmeryStation North

Real Estate Deal of the Year Award for Best Suburban Office Development by *San Francisco Business Times*; Gold Nugget Award

EmeryStation

Real Estate Deal of the Year Award for Best Suburban Office Development by *San Francisco Business Times*

Amtrak Intermodal Station

Brunel Commendation; Gold Nugget Award

Pine Ridge Townhomes

Honored by American Institute of Architecture's "Show You're Green" program for excellence in green affordable housing

Terraces at EmeryStation

Real Estate Deal of the Year Award for Best Suburban Residential Development by *San Francisco Business Times*; Gold Nugget Award



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