

2895 Seventh Street

BERKELEY, CA

FOR SUBLEASE



±10,000 SF Stand-Alone Building with Abundant Nearby Amenities

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±10,000 SF stand-alone building in Berkeley's vibrant Aquatic Park Center Campus

KEY LOCATION in one of Northern California's premier research clusters

BENEFIT from Wareham Developments building ownership and campus facilities

HIGHLY improved for clinical use

SHUTTLE services to both Ashby and McArthur BART stations

EXCLUSIVE use of 28 parking spaces

BUILT out with offices, exam rooms, reception, clinical area with VCT flooring, break area and warehouse with double-door entry

37.5 TONS HVAC installed. 800 amps of power 120/208 3 phase

FLOOR to underside of roof height up to 13'

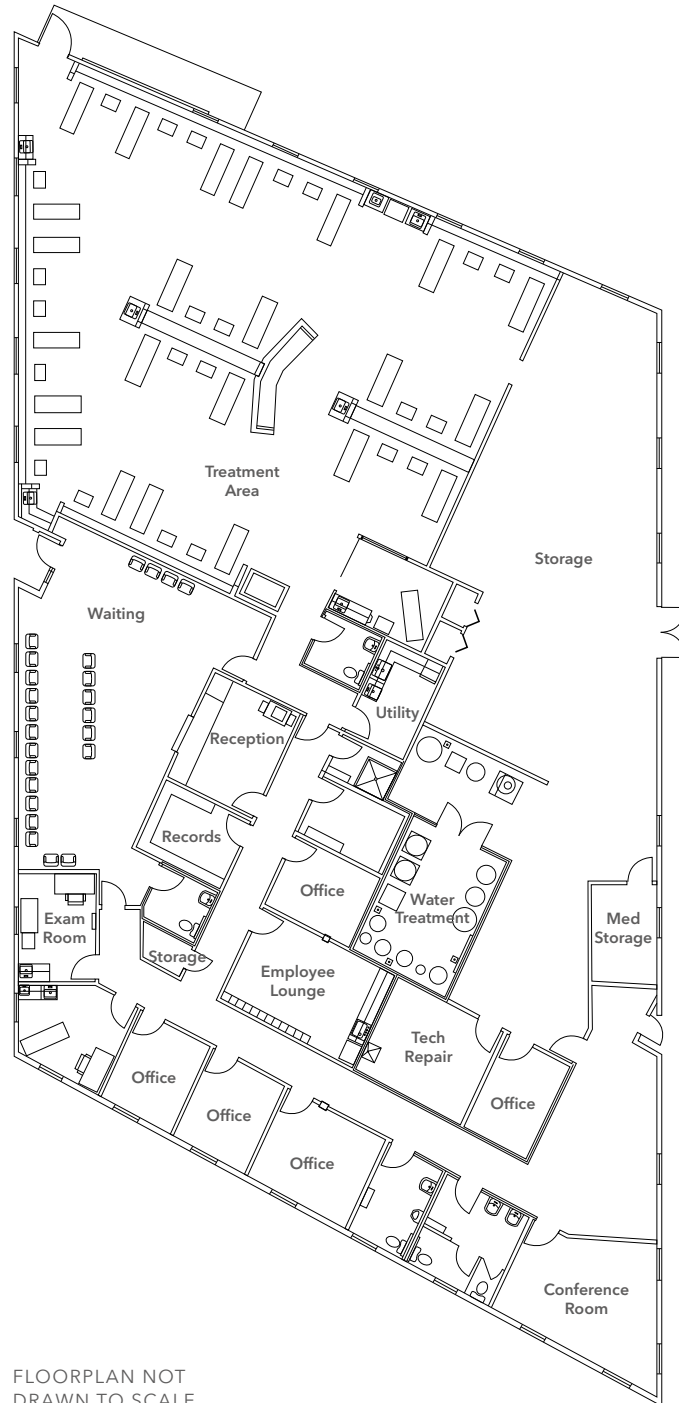
FULLY sprinklered

ASKING rent \$4.25 NNN/month

SUBLEASE through 05.31.2023

CAMPUS tenants include: Demetrix, Caribou, Perfect Day, Bayer, Pivot Bio, Siemens, Memphis Meats, and Agenus

AMENTIY rich area with restaurants, cafes, and the renowned Berkeley Bowl West grocery store and cafe



FLOORPLAN NOT
DRAWN TO SCALE

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