Foundry31

3100 San Pablo Ave
Berkeley, CA

For Lease

Contemporary
Life Science / Office /
R&D / Flex Space

OXFORD NEWMARK



Foundry31

3100 San Pablo Ave, Berkeley, CA

Located on the vibrant Emeryville Greenway, Foundry31 is in the heart of the East Bay innovation cluster. Once an industrial building, this converted Life Sciences building now offers state-of-the-art biotech lab space ready for your creativity.

High quality amenities and transportation options make the site a top choice for talent:

Highlights

- Efficient and flexible large floor plate
- Excellent natural light
- 1:650 SF parking ratio
- Close to well-loved eateries and amenities
- Secure bike parking and bike share program
- Nearby Emery-Go-Round shuttle stop
- Immediate freeway access
- Fitness facility on-site



Laboratory ready space

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Structure

- 1st floor – 17'6" floor to floor
- 2nd Floor – 12'2" floor to floor
- Centralized loading dock with 2 bays and trash compactor
- New 5,000 lb capacity freight elevator
- Minimum demise is 20,000 SF
- 100 lbs/sf floor load

Electrical

- 15 watts/sf for lab areas
- 5 watts/sf of emergency backup power for lab areas

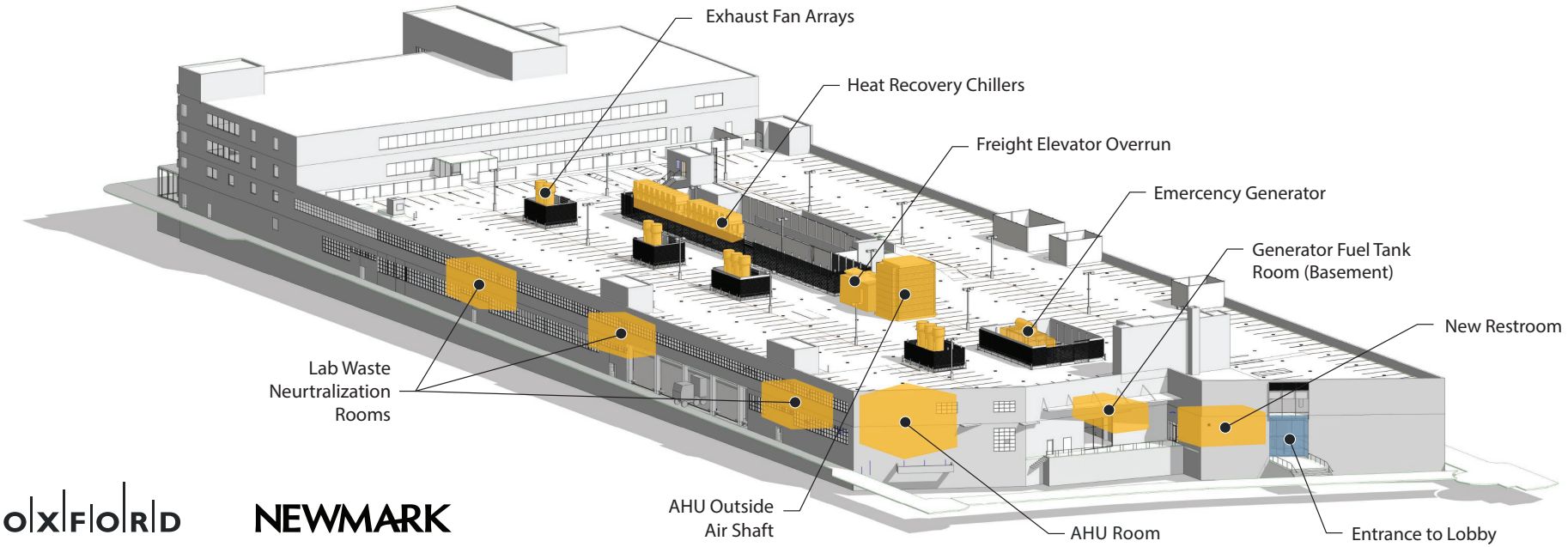
Plumbing

- Lab waste and vent systems capped in each tenant area
- Non-potable water and tepid water loop distribution
- PH Neutralization system and piping stubbed to Tenant's space

Mechanical

- 100% outside air HVAC system for lab areas
- 2 CFM/SF for lab areas
- New HVAC system, heat recovery heaters/chillers


Suite 120 - Open office visualization



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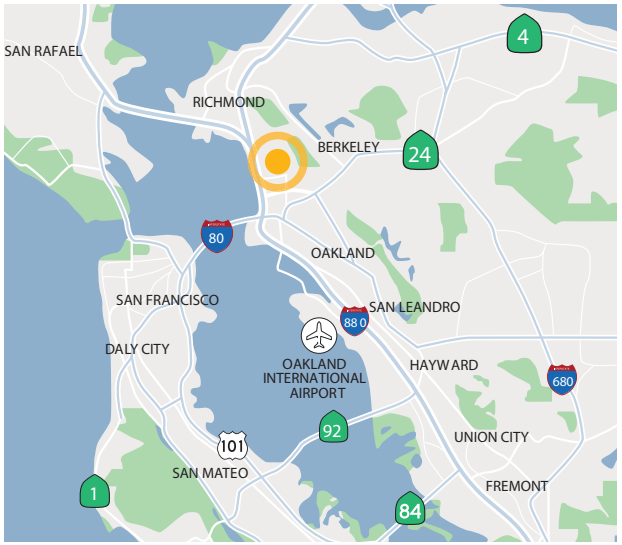
In the heart of the East Bay Innovation Cluster

Drive times from Foundry31

7 minutes → Downtown Berkeley
9 minutes → UC Berkeley
13 minutes → Downtown Oakland
17 minutes → Downtown San Francisco
19 minutes → Oakland International Airport
28 minutes → San Francisco International Airport



Life Science Companies

Restaurants/Cafés

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Availabilities

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- Spec Suites / Life Science Warm Shell
- R&D / Flex
- Office
- Future Growth Availability



Spec Suites / Life Science Warm Shell:	±39,610 SF
Office:	±22,705 SF
R&D / Flex:	±59,144 SF

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Suite 200A: Spec Labs

Second floor

±18,206 SF

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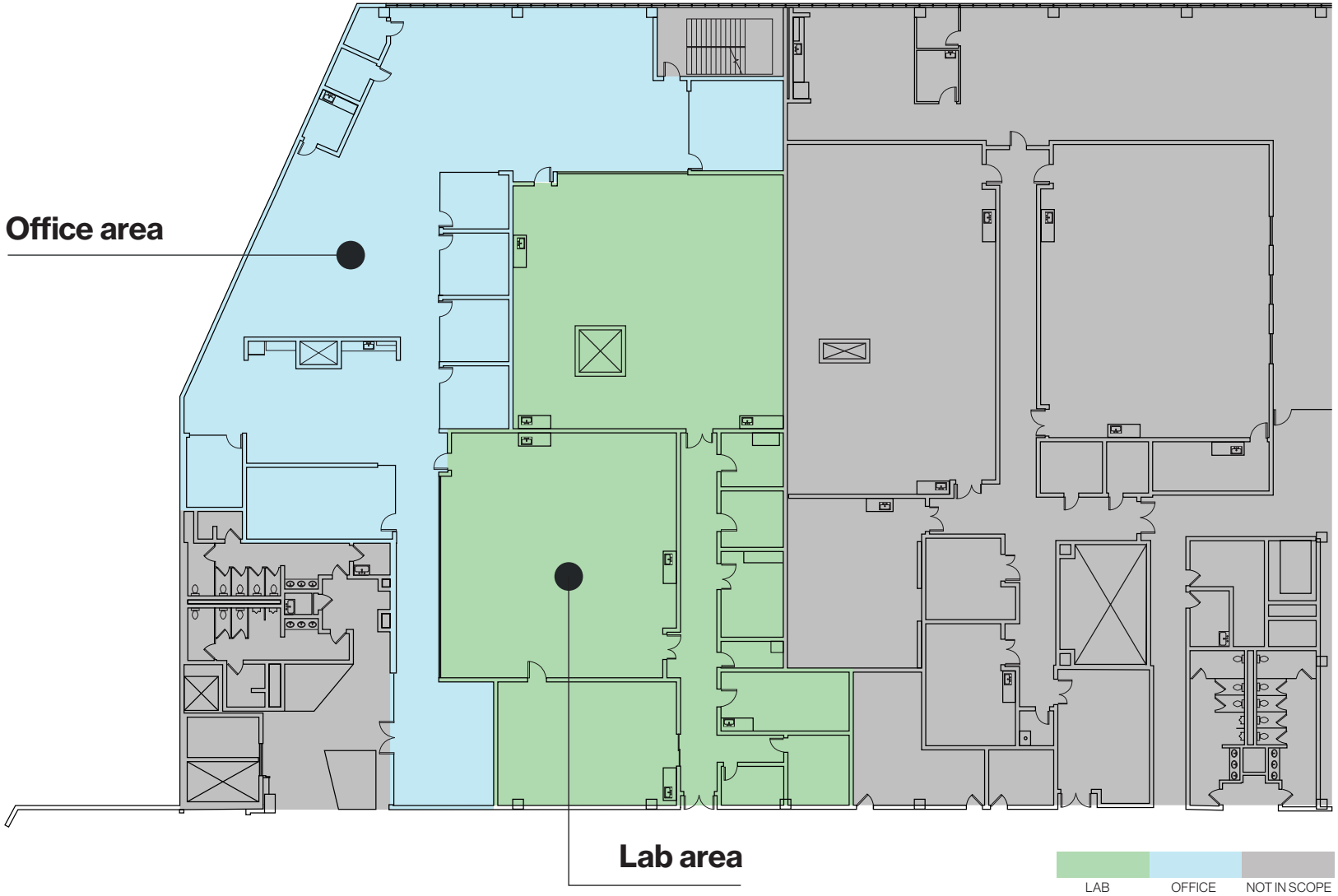

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Suite 200B & C: Spec Labs

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Second floor

SUITE B: ±11,972 SF

SUITE C: ±9,432 SF



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Suite 200 - Lab Visualization



Suite 210: Office Space

Second floor

±22,705 SF

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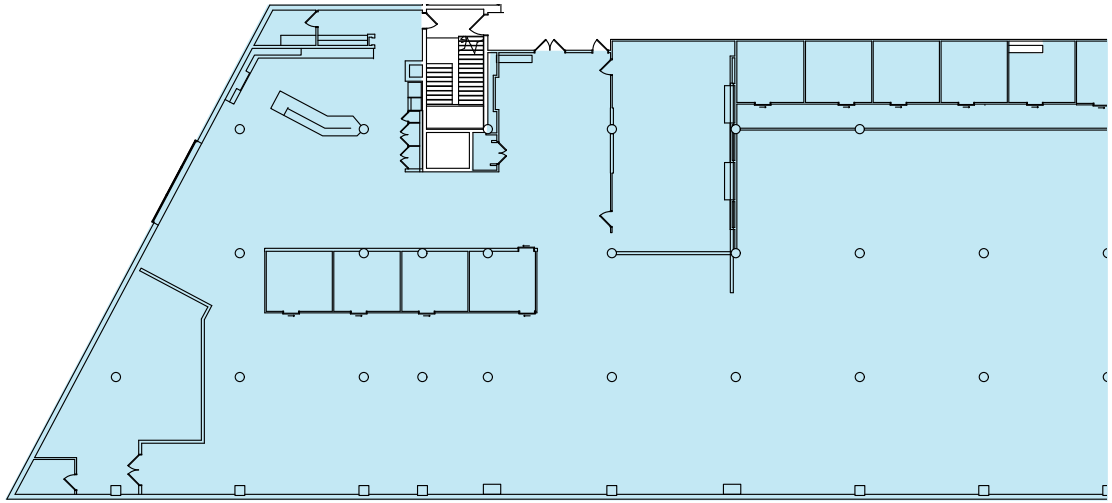

LAB OFFICE NOT IN SCOPE

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R&D / Flex

Ground floor shell

±59,144 SF

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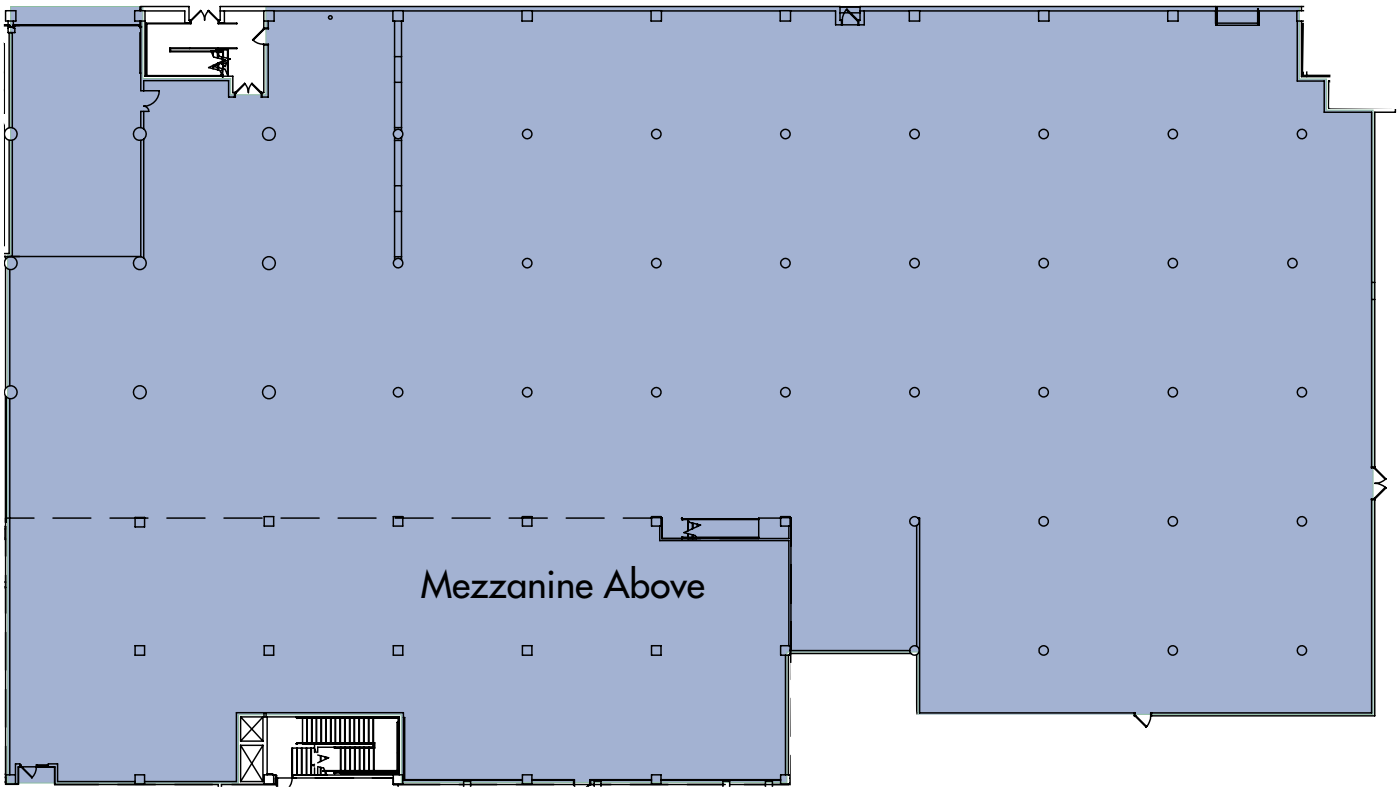
- Main feed: 1,000 Amp, 480V, 3-Phase (*Tenant to verify)



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Top amenities, to attract top talent

Trails, art and transportation at your door

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The Greenway Path at your door


Exterior mural painted by local artist, Ian Ross



Light-filled, modern common area



On site fitness club

Oxford

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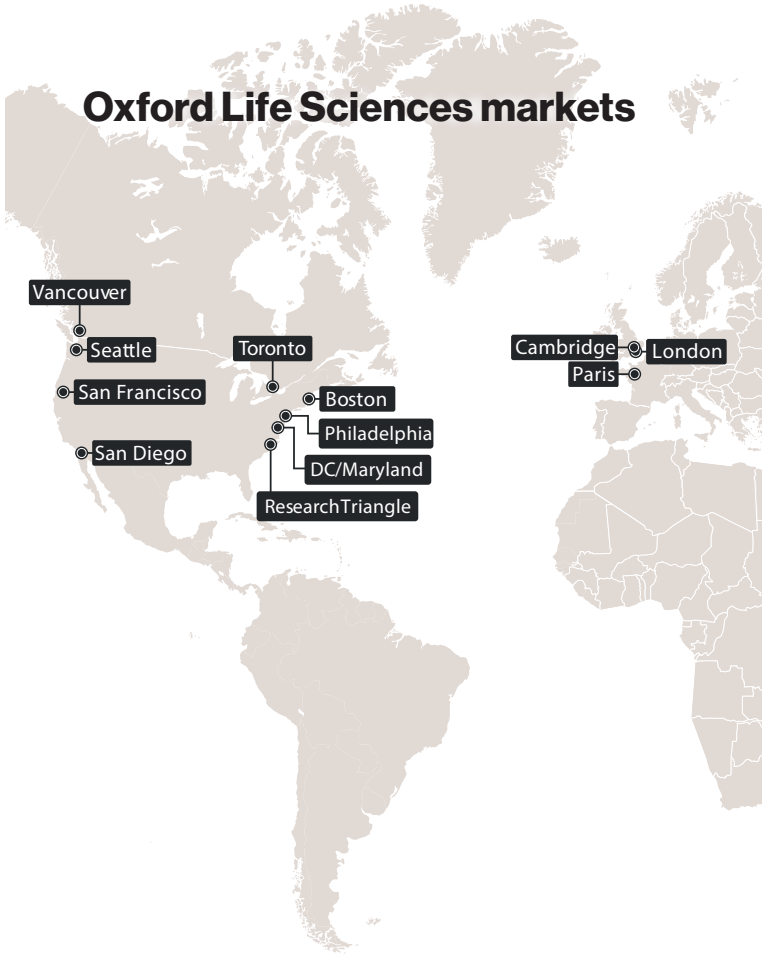
Our strategy is propelled by scale, sector momentum, and social impact.

Oxford and OMERS entered the Life Sciences sector through a substantial credit investment in 2017. Since the start of 2021, we've globally invested $3 billion and identified a significant pipeline of further development opportunities.

Committed to establishing a notable presence in the life sciences sector— one of the world's most transformative markets—we recognize the convergence of biotechnology, artificial intelligence, big data analytics, and deep learning in driving faster and more sophisticated outcomes. Simultaneously, shifting demographics, global trends, and evolving customer needs fuel industry demand and in response, we continue to scale our global presence by pursuing additional equity commitments, lending opportunities and platform investments.

Global reach

Oxford Life Sciences spans strategic markets in North America, the UK, and Europe. We focus on existing and emerging markets underpinned by the fundamentals for life sciences: universities and academic ecosystems; public and private funding and access to talent.



Trusted Partners

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ICON · Pharm-Olam Helping Create A Healthier World · Replimune · Zytiga (abiraterone acetate) · epiQ
Alnylam PHARMACEUTICALS · Johnson & Johnson · MatrixCare by ResMed · Kadcyla trastuzumab emtansine · CBI HEALTH GROUP
Roche · Pfizer · Lilly

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