

3,000 - 12,500 SF LAB/OFFICE SUITES FOR LEASE

600-626 BANCROFT WAY

BERKELEY, CA

NEWMARK Invesco

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600-626 BANCROFT WAY

PROPERTY HIGHLIGHTS

600 BANCROFT: 3,000 - 12,500 SF LAB/OFFICE SUITES

- 500 AMPS @ 120/208V, 3 PHASE*
- TEN (10) FUME HOODS
- 10 HP COMPRESSOR

614 BANCROFT: 10,630 SF LAB/OFFICE SUITE

- 2,500 AMPS @ 120/208V, 3 PHASE*
- FIFTEEN (15) FUME HOODS
- 7.5 HP COMPRESSOR
- EXTENSIVE GAS LINE INFRASTRUCTURE

626 BANCROFT - SUITE 100: 7,721 SF LAB/OFFICE SUITE (NEW SPEC SUITE)

- TURNKEY BSL-2 LABS WITH MOBILE BENCHES
- 25KW BACKUP GENERATOR
- NEWLY BUILT OUT LAB/OFFICE SPACE WITH FLEXIBLE SIZE LABS AND SUPPORT ROOMS

*TENANT TO VERIFY

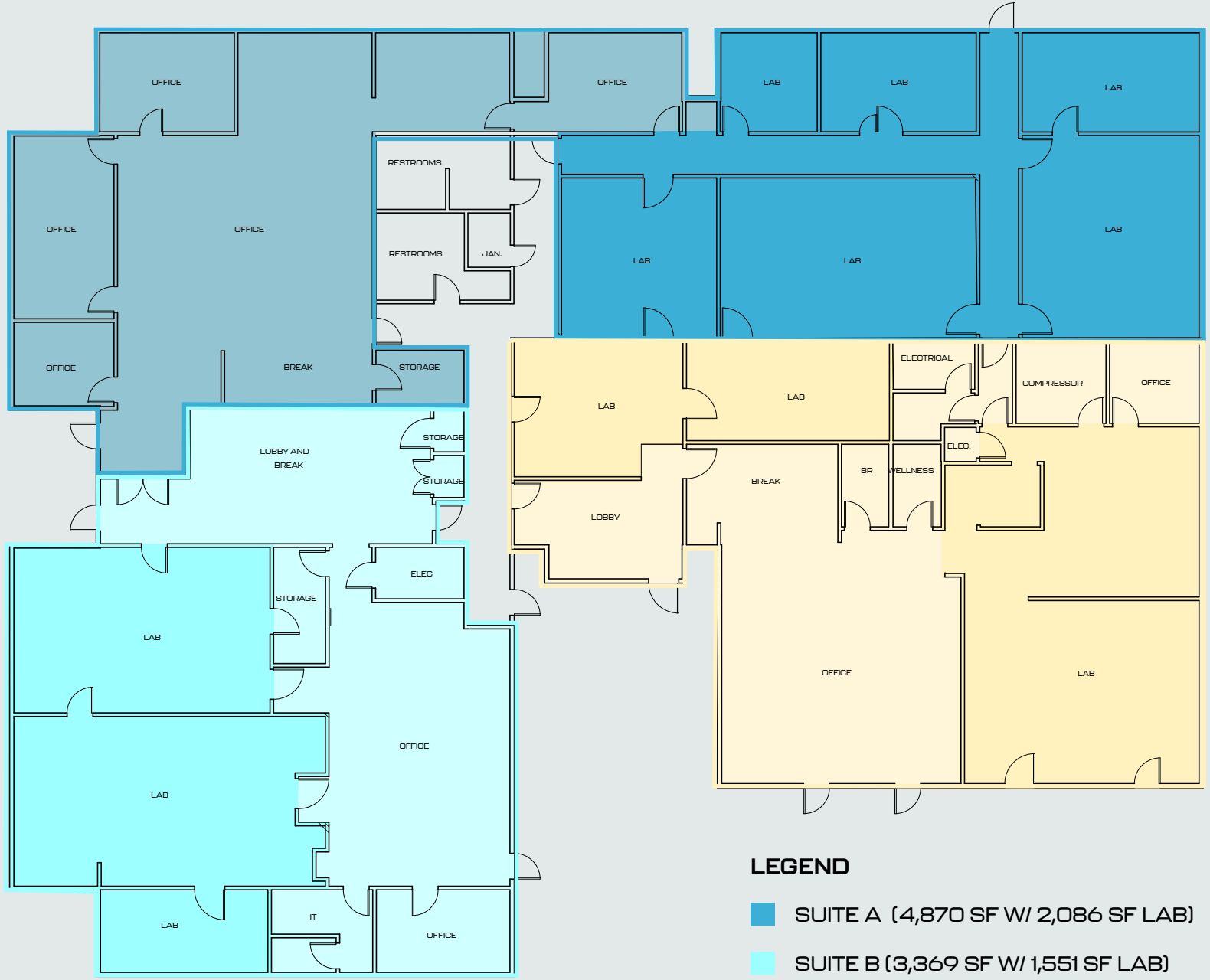






600 BANCROFT WAY

600 BANCROFT WAY - HYPOTHETICAL DEMISING PLAN



LEGEND

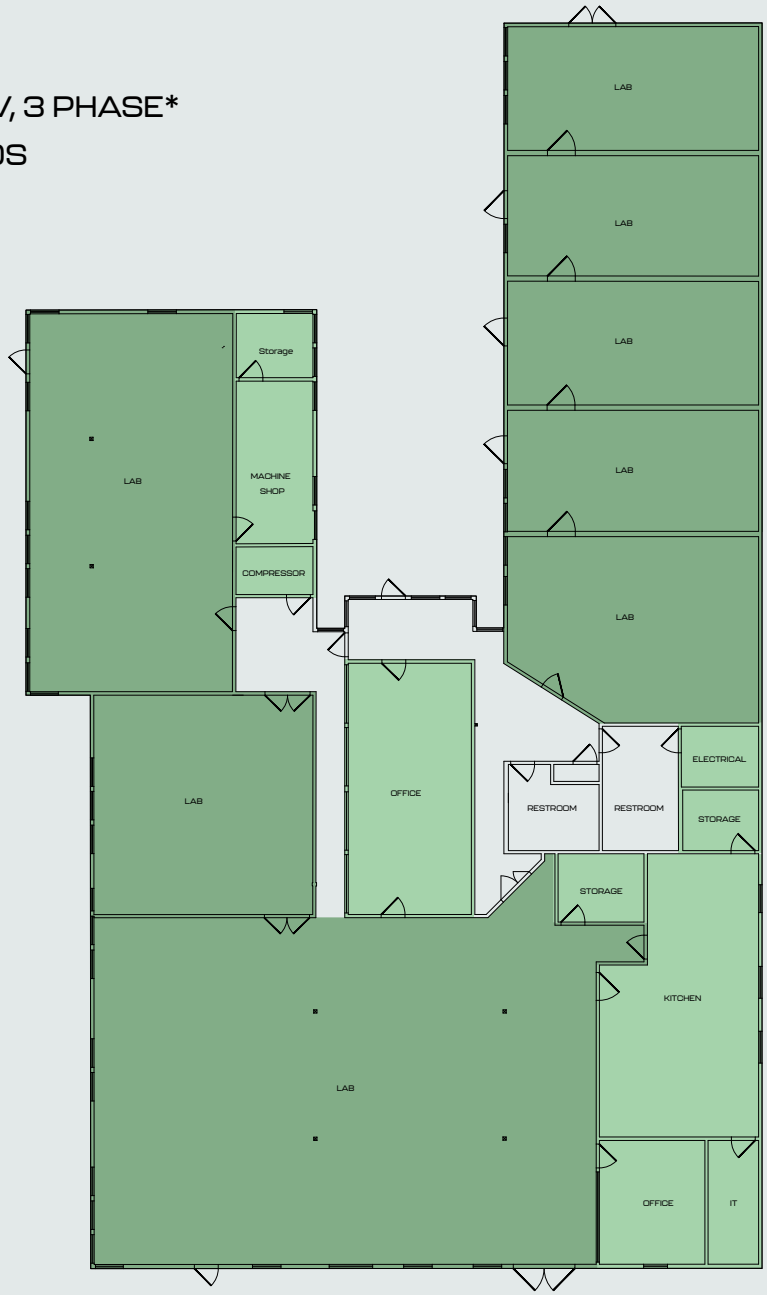
- SUITE A (4,870 SF W/ 2,086 SF LAB)
- SUITE B (3,369 SF W/ 1,551 SF LAB)
- SUITE C (3,612 SF W/ 1,800 SF LAB)

614 BANCROFT WAY

614 BANCROFT WAY FLOOR PLAN

- 10,630 SF
- 2,500 AMPS @ 120/208V, 3 PHASE*
- FIFTEEN (15) FUME HOODS

*TENANT TO VERIFY



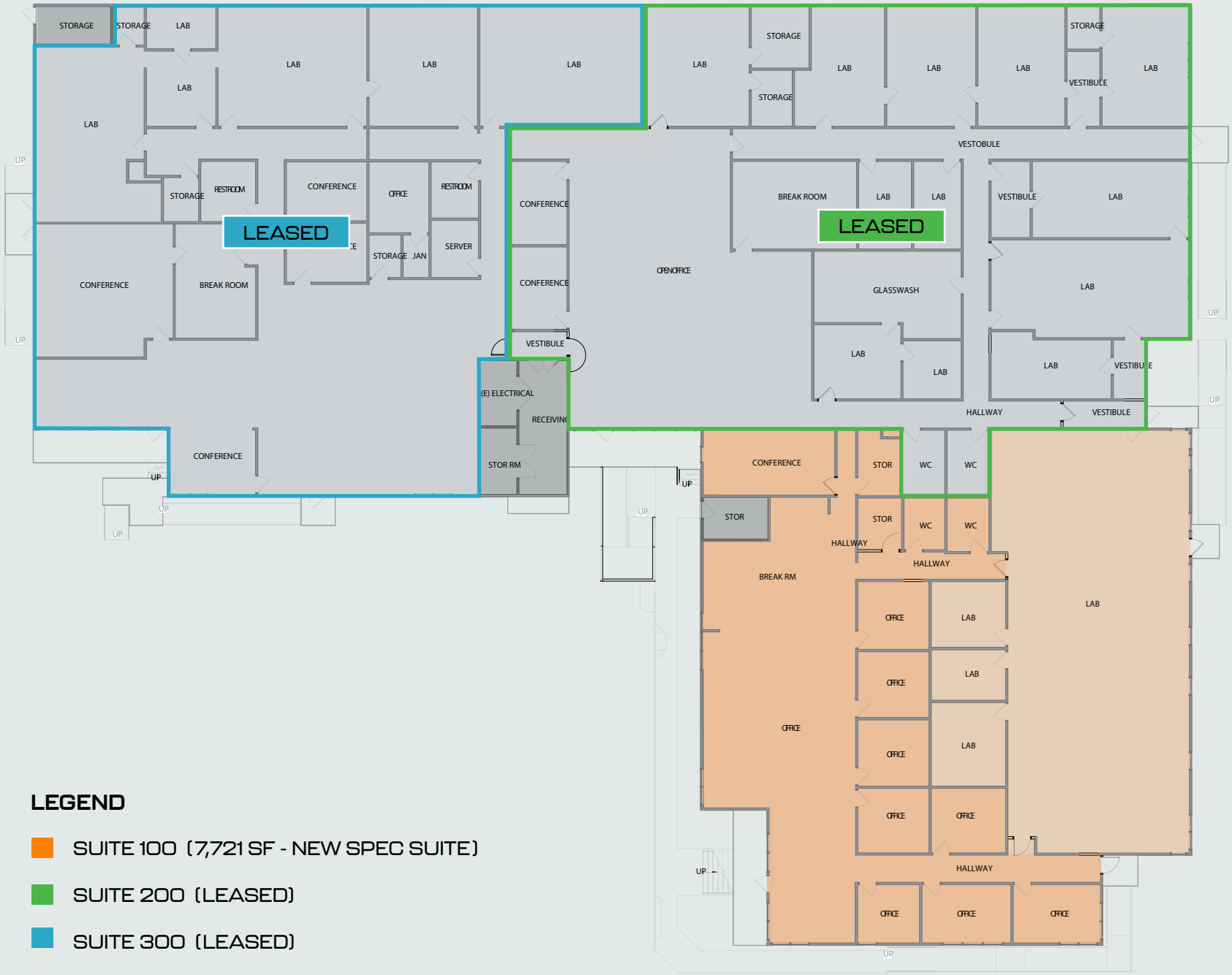
LEGEND

LAB

OFFICE

626 BANCROFT WAY

626 BANCROFT WAY FLOOR PLAN



LEGEND

- SUITE 100 (7,721 SF - NEW SPEC SUITE)
- SUITE 200 (LEASED)
- SUITE 300 (LEASED)

626 BANCROFT WAY

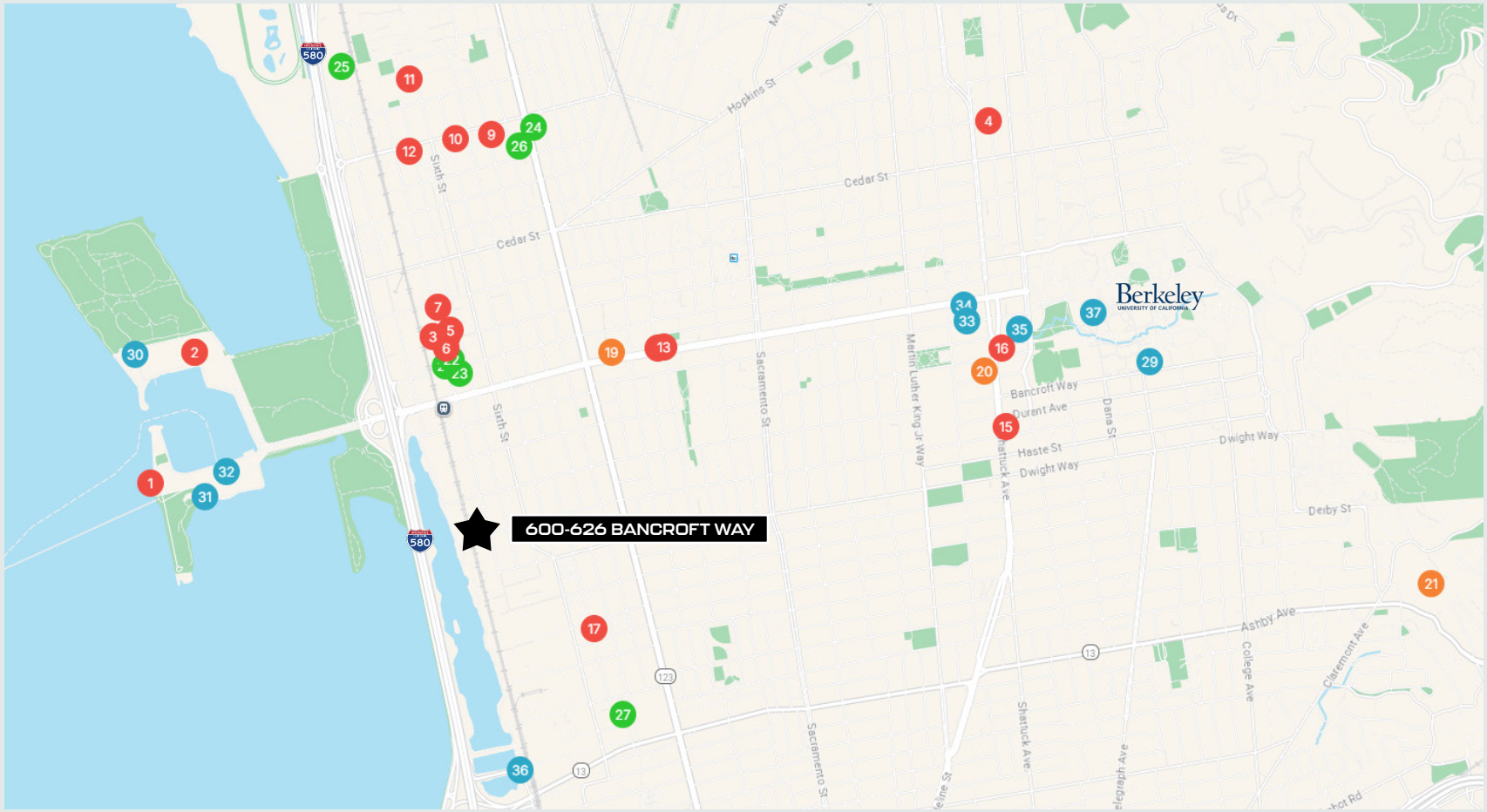








600-626 BANCROFT WAY



DINING

1. Skates on the Bay
2. The Berkeley Boathouse
3. Tacubaya
4. Peet's Coffee & tea
5. Café M
6. Oceanview Diner
7. Artis
8. Dumpling Time
9. Funky Elephant
10. Gilman Brewing Company
11. Covenant Wines
12. Broc Cellars
13. Pyeong Chang Tofu
14. La Mission Mexican Grill
15. La Note Restaurant
16. Jupiter
17. Third Culture Bakery

HOTELS

18. DoubleTree by Hilton Berkeley Marina
19. Holiday Inn Express Hotel & Suites
20. Hotel Shattuck Plaza
21. Claremont Resort & Club

SHOPPING

22. Apple
23. Lululemon Athletica
24. Uchi
25. Target
26. REI
27. Berkeley Bowl West
28. Kiehl's

ATTRACTIONS

29. UC Berkeley
30. Cesar Chavez Park
31. Shorebird Park
32. Berkeley Marina
33. Berkeley Repertory Theatre
34. The UC Theater
35. Berkeley Art Museum & Pacific Film Archive (BAMPFA)
36. Aquatic Park
37. Berkeley Natural History Museums



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