LIFE SCIENCE / R&D SPACE AVAILABLE FOR LEASE

1440

4TH STREET

BERKELEY, CA

3,708 SF OFFICE/ LAB AVAILABLE NOW

5,114 SF OFFICE/ LAB AVAILABLE NOW



NEWMARK

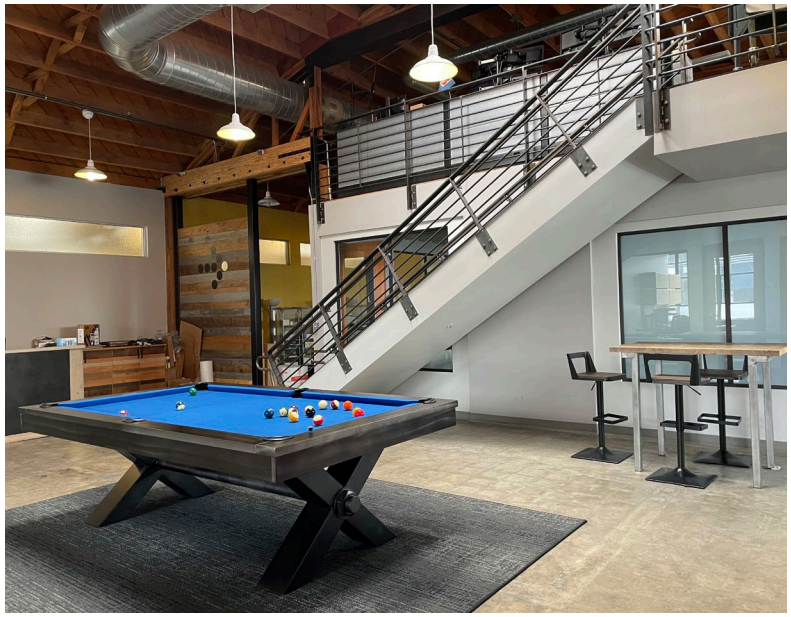
LONGMARKET
PROPERTY PARTNERS

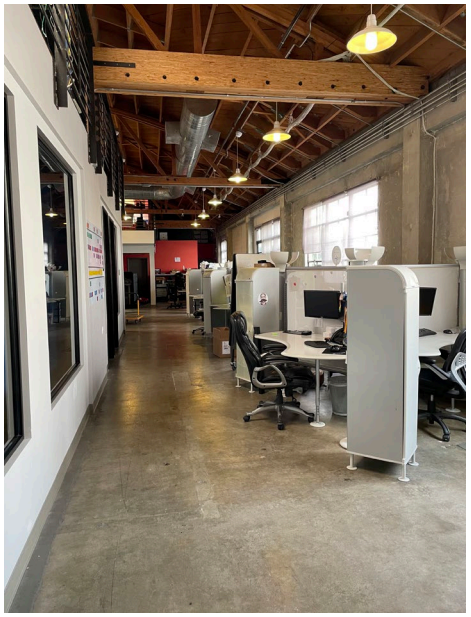
Property Highlights

- New Spec R&D Labs Delivered 4Q 2026
- New Interiors, Mix of Office/Labs
- Gorgeous Wood Barrel Ceiling
- Skylights Throughout
- Polished Concrete Floors
- Power 1200 Amps, 120/208V, 3 Phase
- AC Transit Served
- Easy Freeway Access
- Walking Distance to Whole Foods & Berkeley's Fourth Street Shopping District
- 15 Minutes from Lawrence Berkeley National Laboratory
- Secured Parking
- New HVAC
- **Generator:** Generac SD100- 100 KW, 125 KVA, 60 Hz



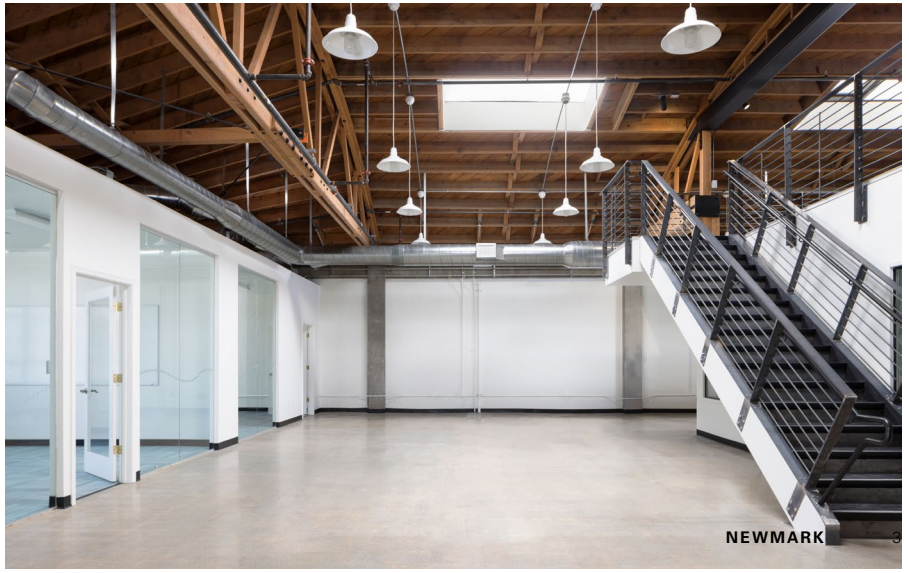
Interior Photos











Availabilities

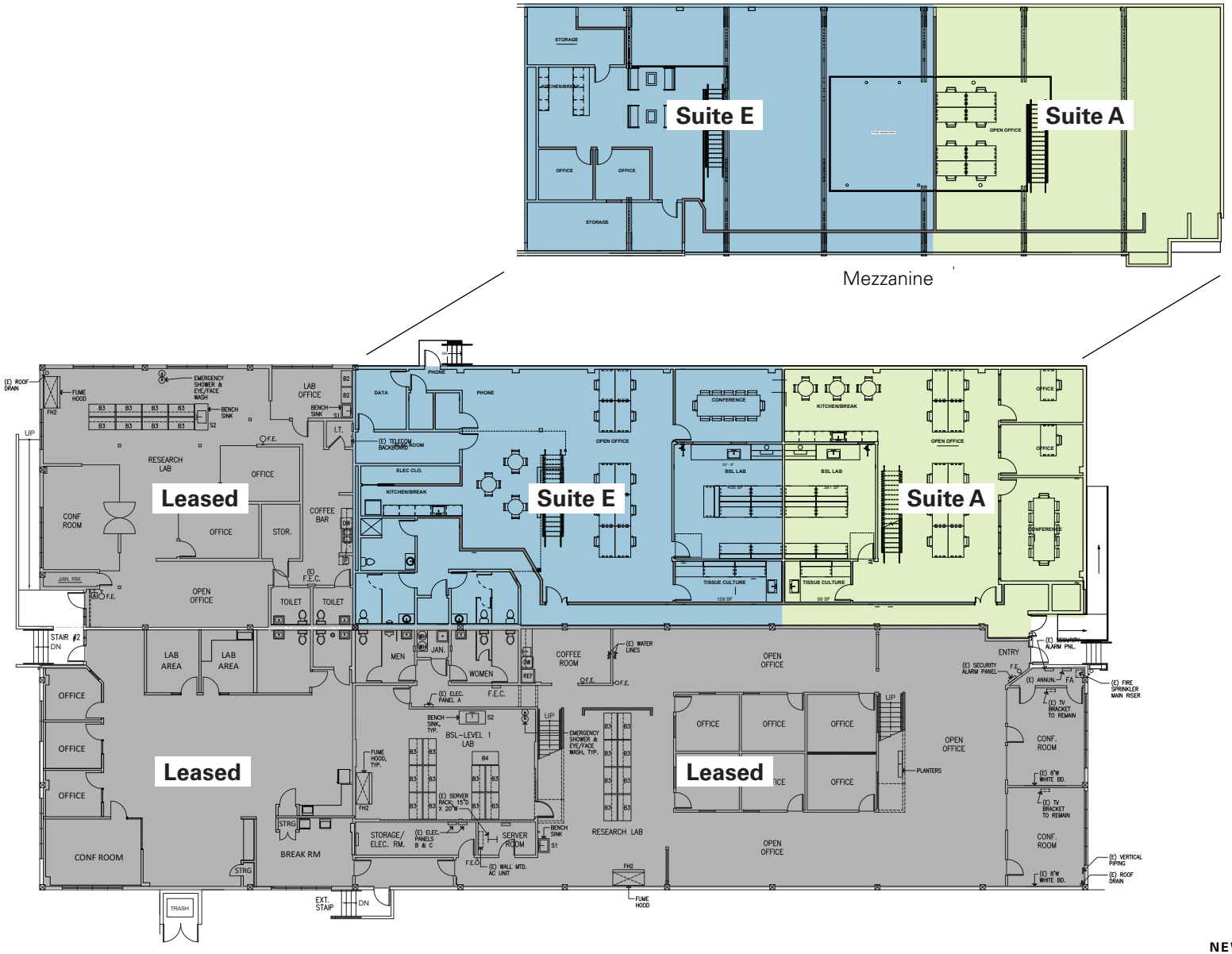
SUITE E

- 5,114 RSF
- Power: 200 Amps @ 120/208V, 3-Phase
- Generator Emergency Power: 50 Amps, 3-Phase
- New 8.5 Ton HVAC- Up to 100% Outside Makeup Air Possible
- One (1) 6' Fume Hood
- 60' Benching
- Two (2) Lab Sinks with Cabinets
- One (1) Emergency Eye Washing Station
- One (1) Closed Lab Room, One (1) Tissue Culture Room
- One (1) Conference Room, Two (2) Private Offices, Two (2) Full Kitchens and Break Rooms, Shower and Restrooms
- Open Space for Fourteen (14) Cubicles
- Two (2) Private Telephone / Video Rooms

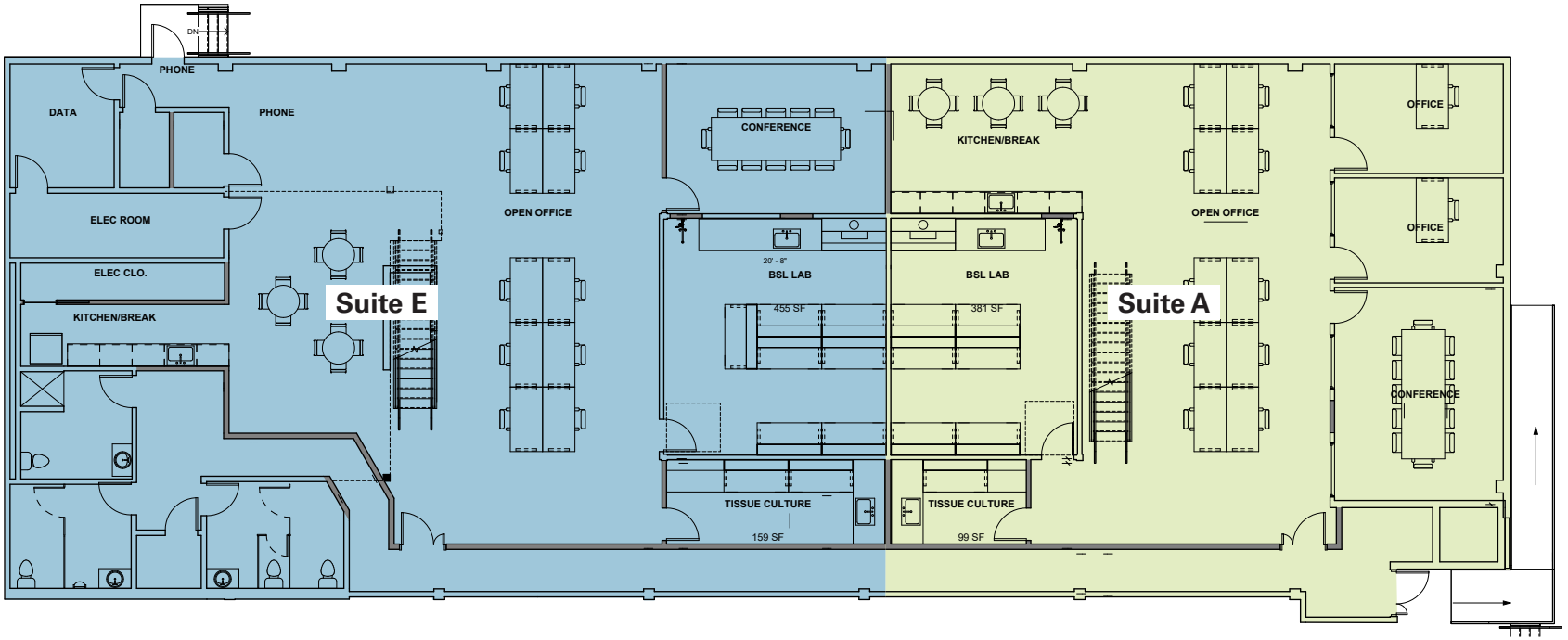
SUITE A

- 3,708 RSF
- Power: 200 Amps @ 120/208V, 3-Phase
- Generator Emergency Power: 50 Amps, 3-Phase
- New 8.5 Ton HVAC- Up to 100% Outside Makeup Air Possible
- One (1) 6' Fume Hood
- 46' Benching
- Two (2) Lab Sinks with Cabinets
- One (1) Emergency Eye Washing Station
- One (1) Closed Lab Room, One (1) Tissue Culture Room
- One (1) Conference Room, Two (2) Private Offices, Full Kitchen and Break Room, Shower and Restrooms
- Open Space for Eighteen (18) Cubicles

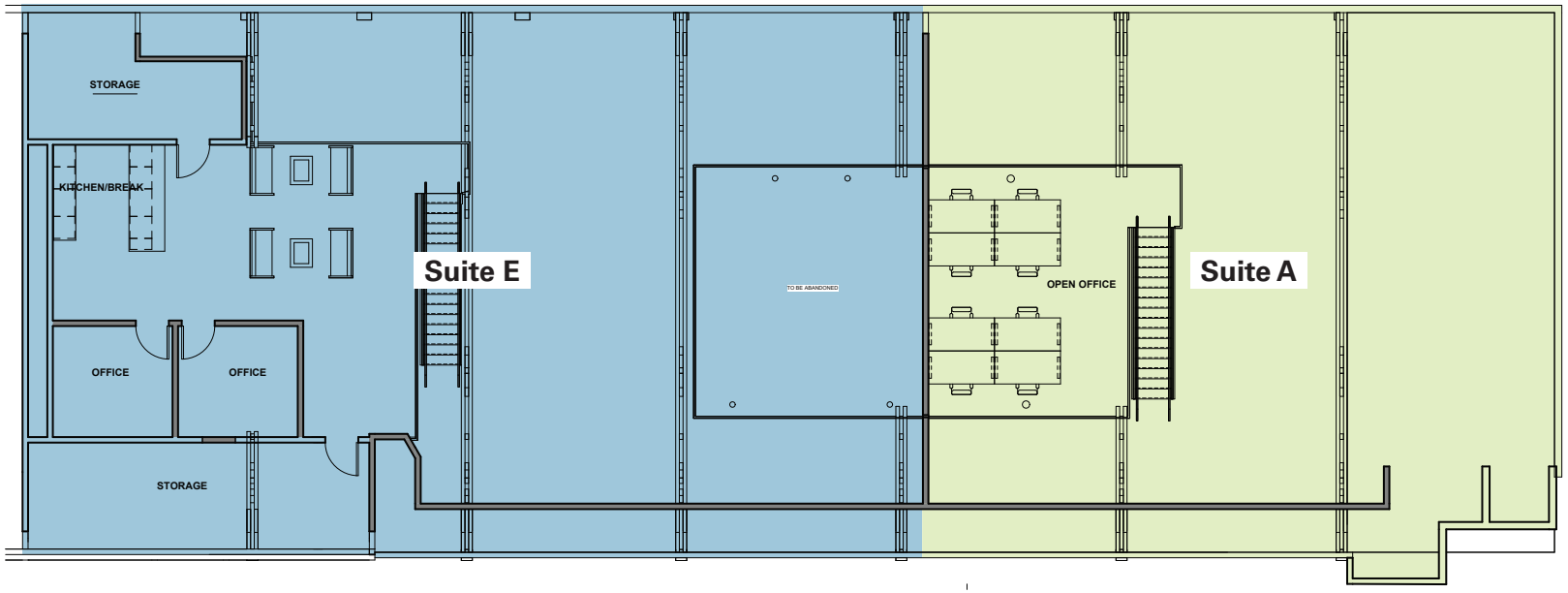
Floor Plan - Entire Building



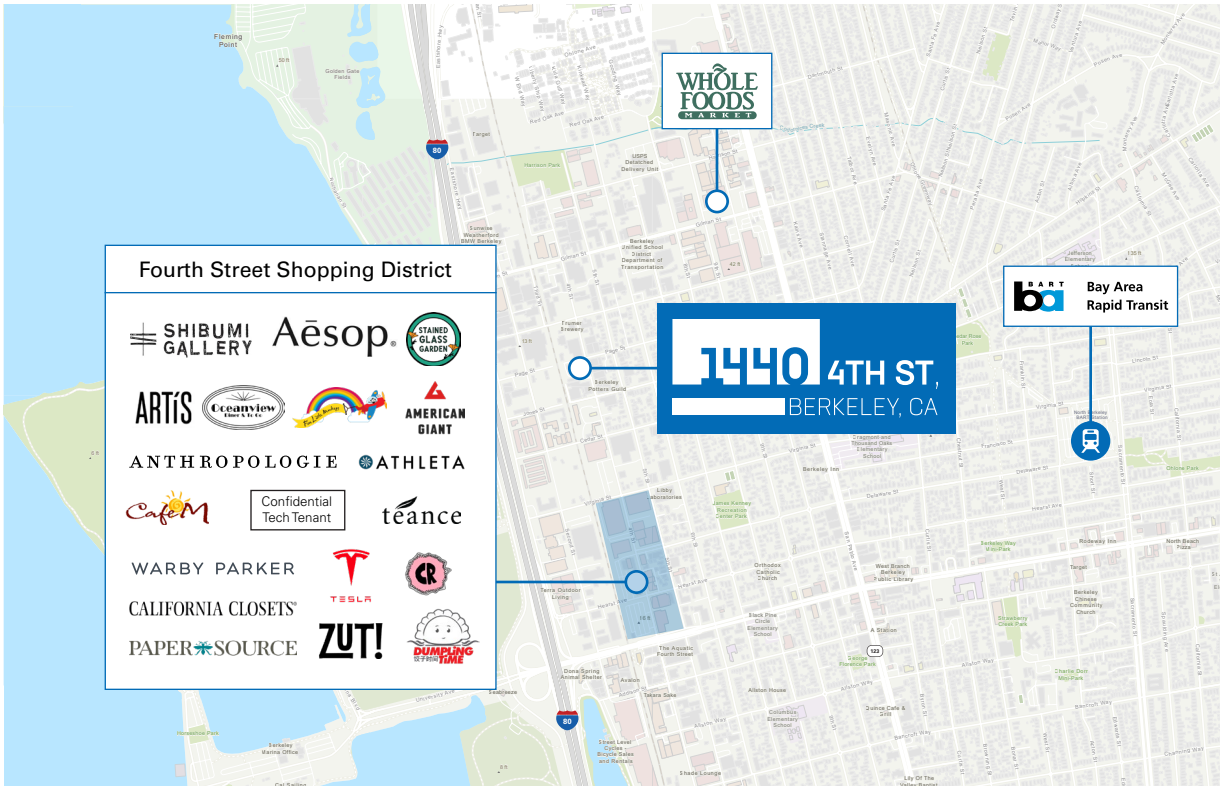
Floor Plan - Suite E & A Ground Floor



Floor Plan - Suite E & A Mezzanine



Neighborhood







CONVENIENT LOCATION

- 2 Blocks from Fourth Street Shopping District
- Close Proximity to UC Berkeley, Berkeley Labs
- Incubator Hub, surrounded by world-class life science, bio-tech companies
- 2 Minute Drive to Highway 580 entrance

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