

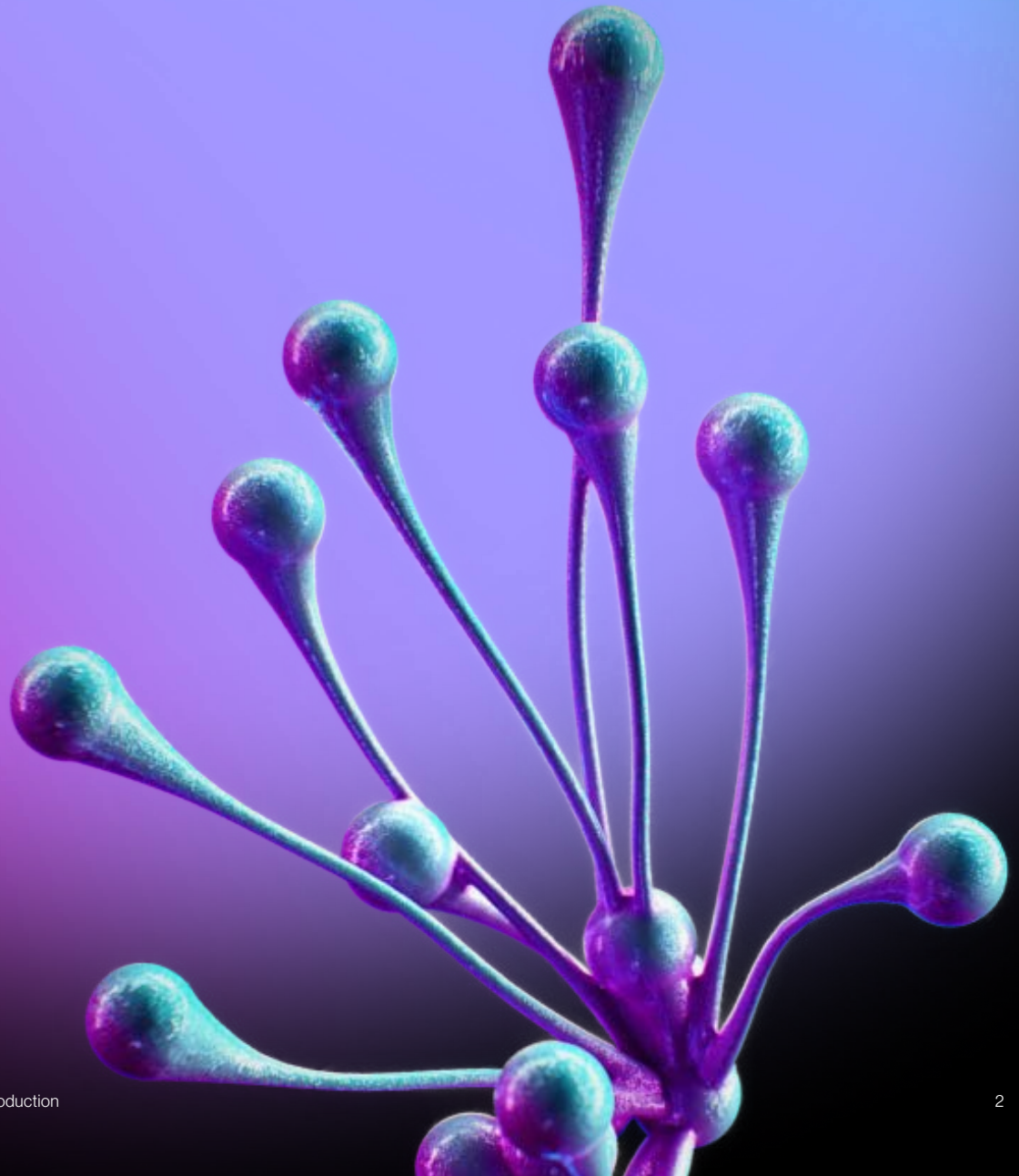


theLAB Berkeley  
Where science takes shape



# Inspiring spaces. Inspiring discovery.

An amalgamation of past and future, theLAB Berkeley presents a campus that's as inviting as it is elemental. With cutting-edge amenities and blank-slate lab spaces, your team has ample room to discover and break boundaries.





Buildings

- 1**

**Building 1**  
42,871 Sq. Feet
- 2**

**Building 2**  
7,957 Sq. Feet
- 3**

**Building 3**  
36,331 Sq. Feet
- 4**

**Building 4**  
31,044 Sq. Feet
- 5**

**Building 5**  
174,774 Sq. Feet

Amenities

- 6**

**CollaborativeLAB**
- 7**

**FitnessLAB**
- 8**

**AmphitheaterLAB**
- 9**

**PresentationLAB**
- 10**

**The Berm**
- 11**

**Multi level Structured Parking**
- 12**

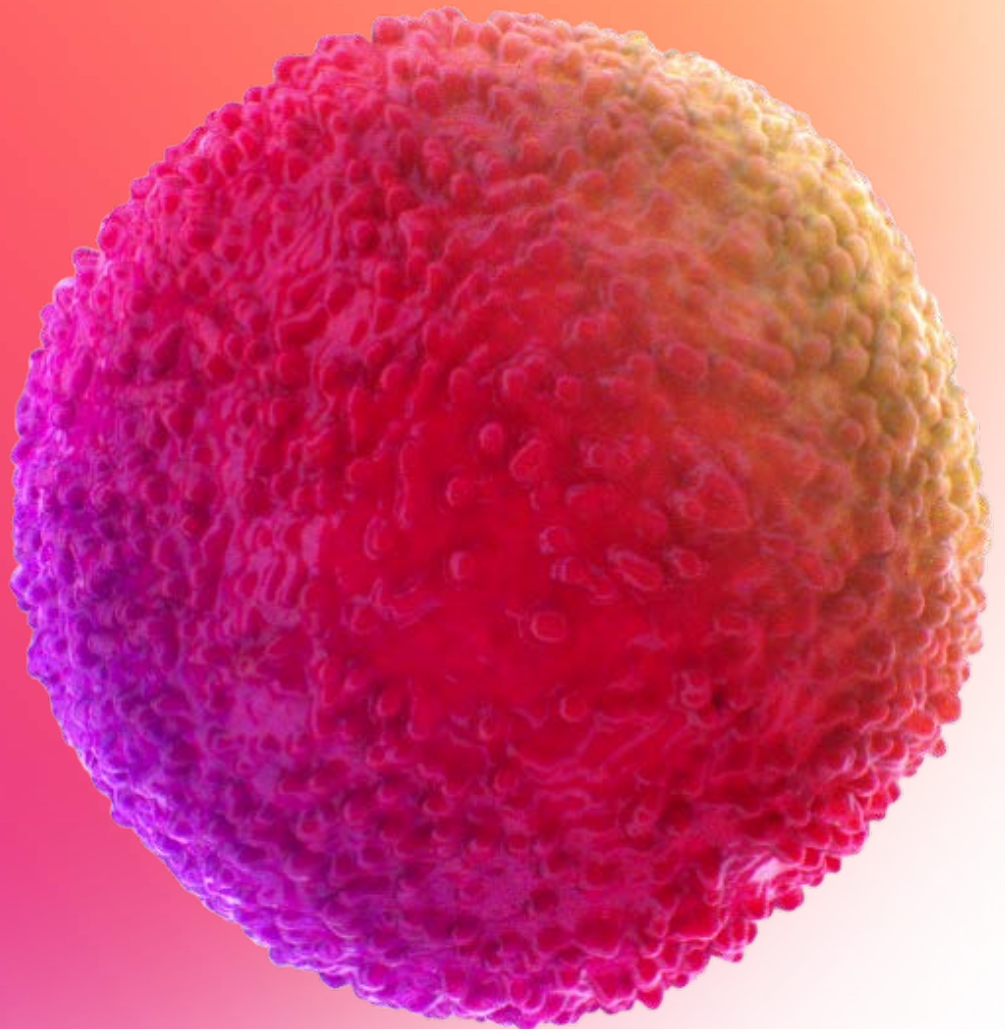
**Secured Surface Parking**
- 13**

**Shade Lounge**
- 14**

**Surface Parking**

# Breakthroughs happen here

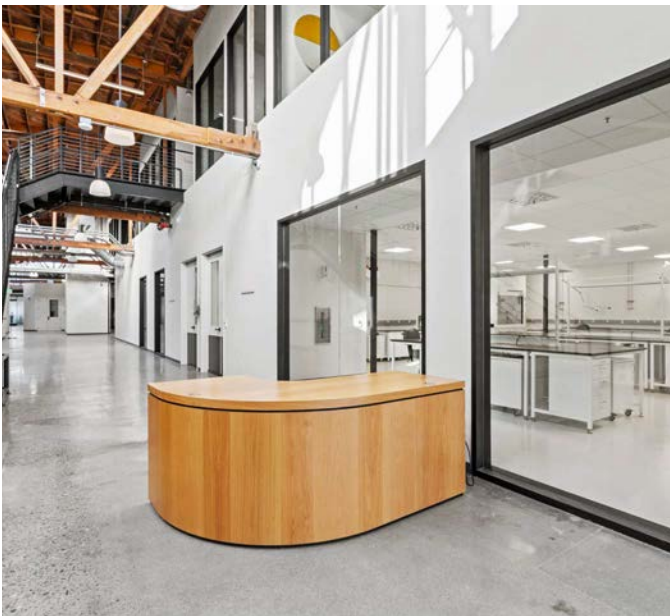
At theLAB Berkeley, reclaimed exterior patina meets striking modern office interiors. Work-life balance is never out of reach, with contemporary on-campus amenities and an unbeatable location near boutique shopping, dining, and top-flight research facilities.



# Building 1

A rich reclaimed exterior meets cutting-edge office, light manufacturing and laboratory spaces. Features include exposed bow-truss ceilings and an expansive indoor-outdoor private mezzanine overlooking the San Francisco Bay.

Total 42,871 Sq. Feet





# Building 1 Highlights

Available Now

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42,837 SF

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Plug and Play Lab/Office Space

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CDA, Vacuum, RODI Loop, Emergency Power Included

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Autoclave and Glass Wash Room

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Multiple TC Labs

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Nine (9) Fume Hoods

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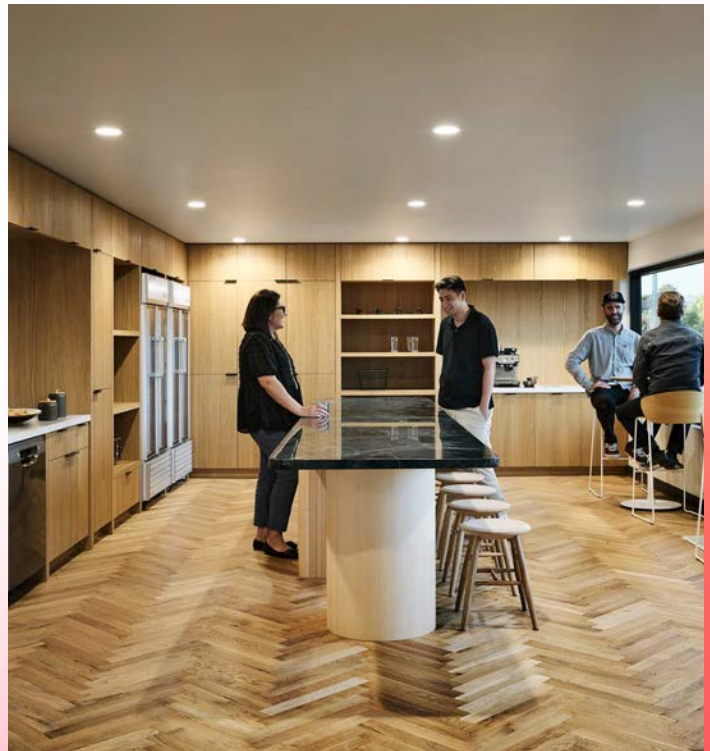
Mobile Casework Throughout Laboratory Spaces

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Hazmat Cabinets/Storage Room

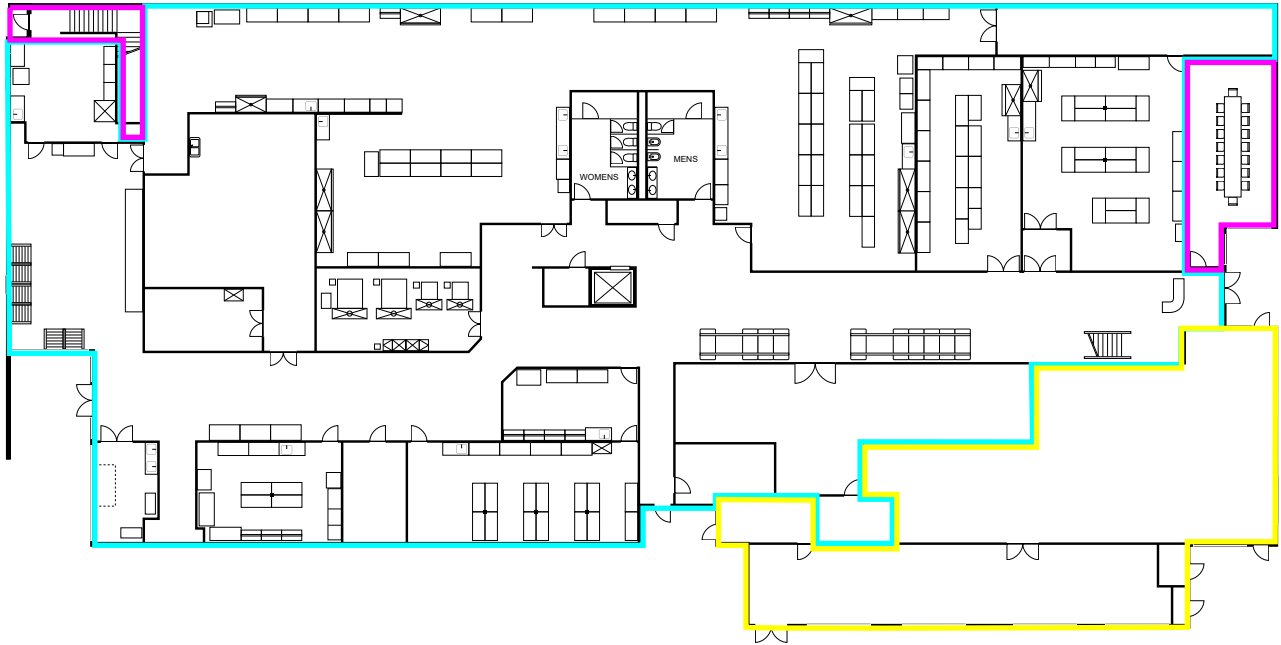
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Multiple Lab Support and Equipment Rooms

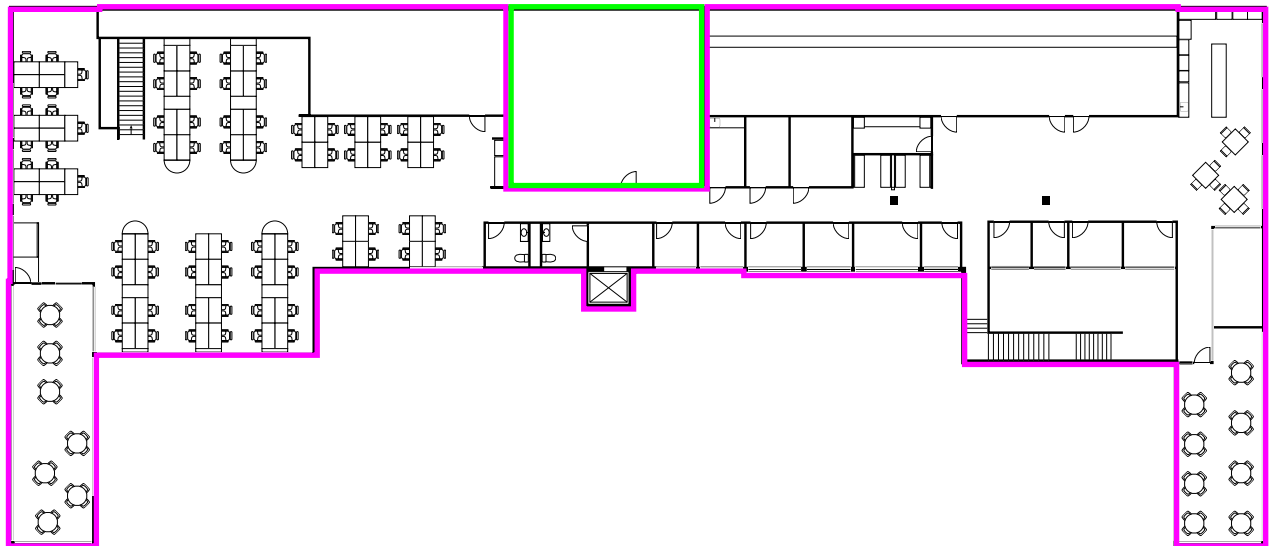


# Building 1

## First Floor Plan



## Second Floor Plan



- Office
- Lab
- Mechanical
- Project amenities

02/04

# Building 2

A right-sized footprint for an upstart organization, this contemporary office and lab space opens directly to a lushly appointed breezeway and outdoor gathering area. Perfect for recharging or catching up with colleagues.

Total 7,957 Sq. Feet



## Highlights

Available Now

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Pilot Scale Facility

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CDA and Vacuum Distribution

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One (1) Walk-In Fume Hood

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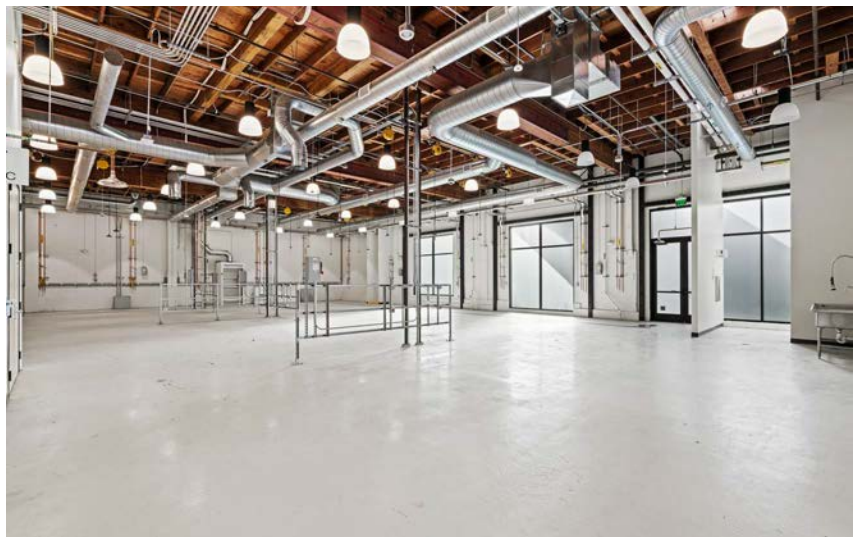
20' Clear Height

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Brand New Break Area and Restroom Core

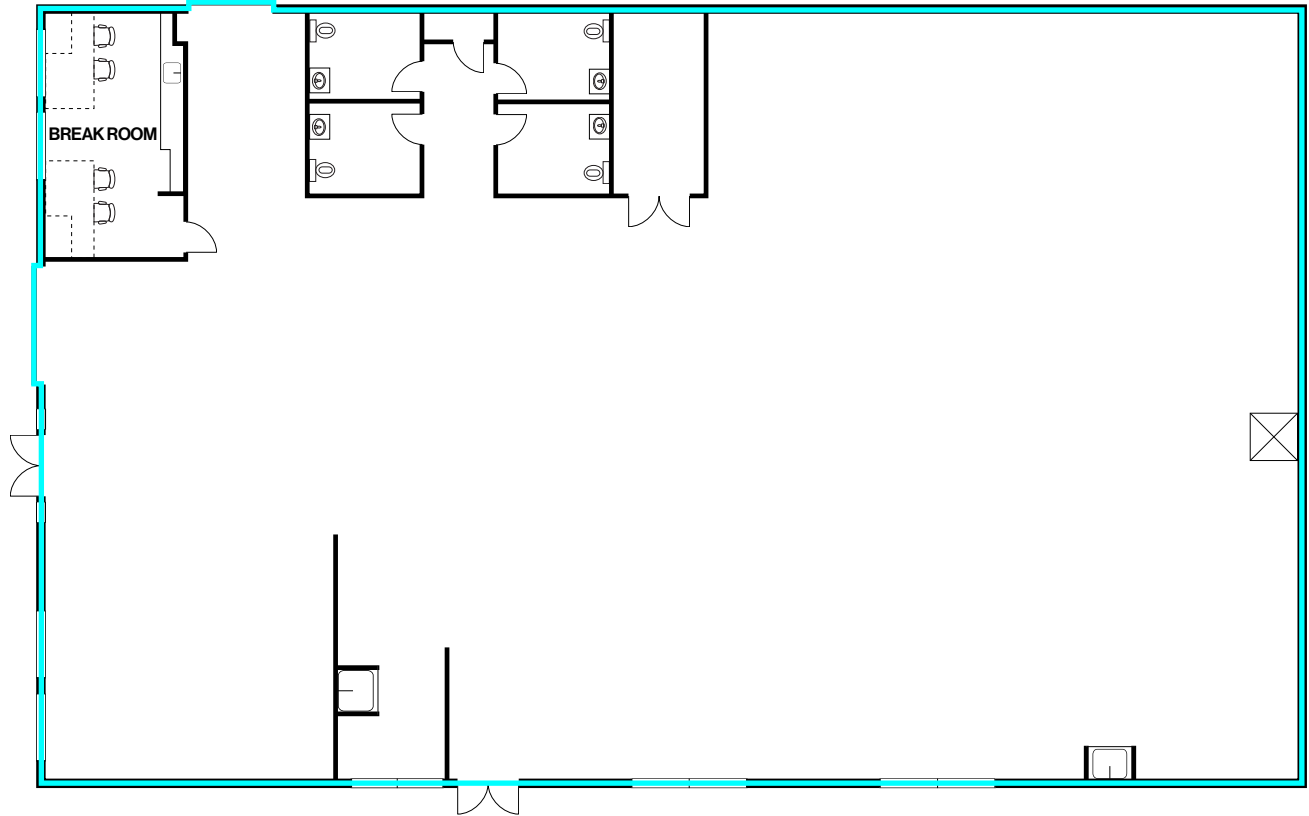
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Grade Level Roll-Up Door



# Building 2

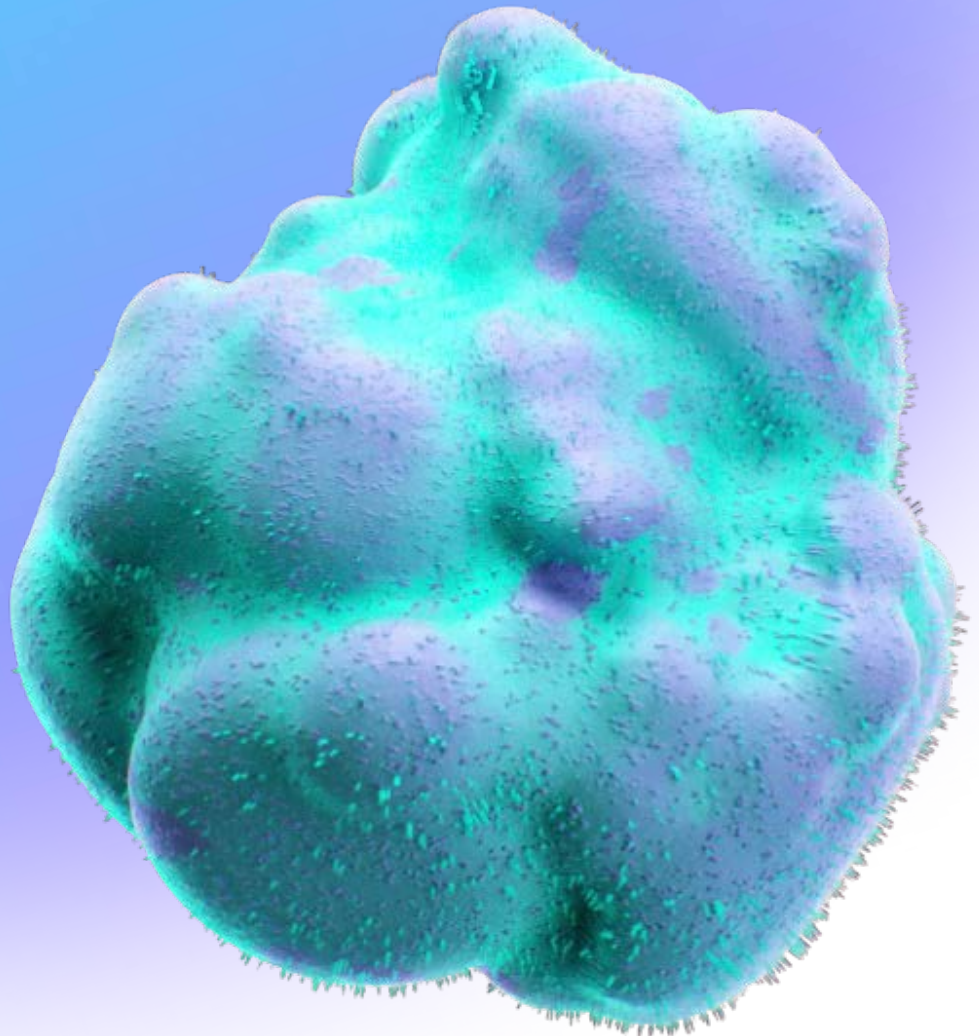
## First Floor Plan



 Lab

# Live through discovery

theLAB Berkeley has been designed to meet your company's needs and to keep your life in balance. With indoor-outdoor space, a boutique gym, and frequent food trucks, the space will help you feel your best so you can do your best work.



01/08

# CollaborativeLAB

The CollaborativeLAB is a covered breezeway perfect for causal meetings or just kicking back and enjoying your surroundings.



02/08

# AmphitheaterLAB

Our amphitheater is a place to listen, learn, and be entertained. Whether holding a lecture, hosting a concert, or just meeting up to discuss ideas big and small, the amphitheater has the space to accommodate your needs.



03/08

## FitnessLAB

Break a sweat in the state-of-the-art boutique FitnessLAB. With dozens of workout stations, a dedicated yoga area, and locker rooms complete with private shower stalls, you can hit the gym during or after work without a long commute.



04/08

## Shade Lounge

The Shade Lounge is the main artery of the campus; a communal space that brings life to the buildings. This is a space to eat, work, or just relax and daydream. Who knows what you'll discover when you let your mind wander.



# PresentationLAB

05/08

Share findings, discuss possibilities, and learn something new in our PresentationLAB. This space has all of the room and AV resources you need to have impactful presentations and productive meetings.



06/08

# The Berm

The Berm an elevated exuberant grass plain is the perfect place to grab a bite to eat and take part in an afternoon outing to relax and enjoy the fresh air.



07/08

# Secured Surface Parking

Ample parking at theLAB Berkeley, including secured surface parking and multi-level structured parking garage.



08/08

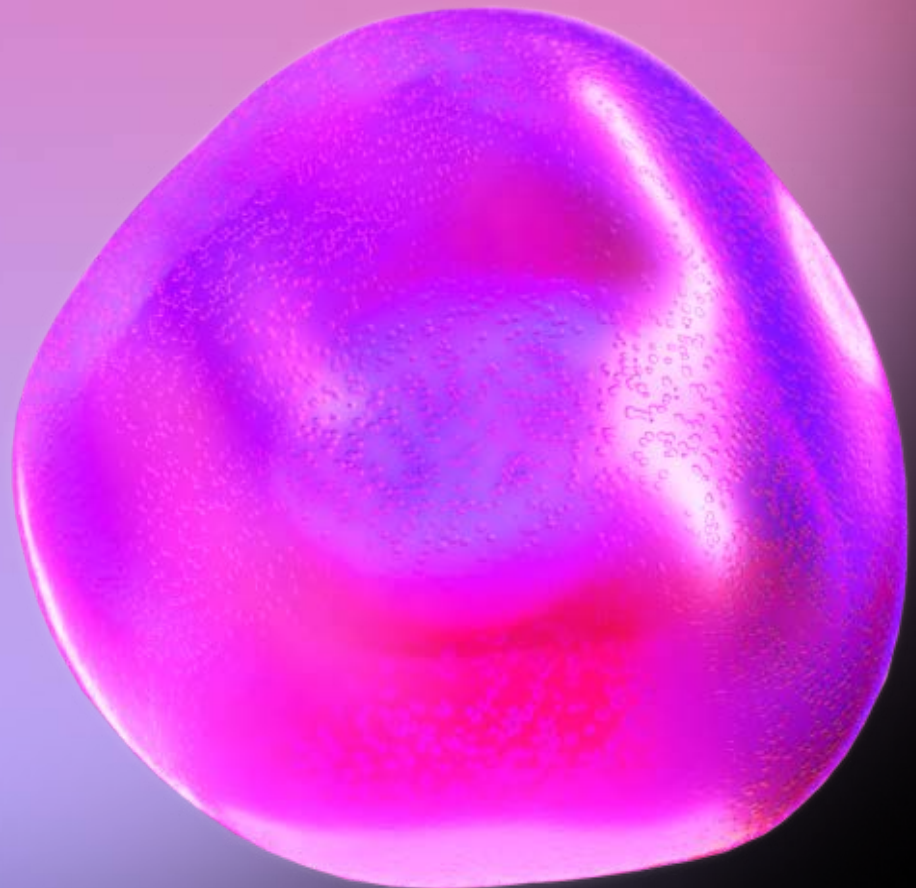
# Multi-level Structured Parking

Covered parking is available at theLAB, including a newly constructed parking garage with 4 levels and +/- 415 stalls and controlled security access.



# Discover Berkeley

A neighborhood teeming with life is the perfect for a life science campus. The nearby market area, restaurants and shops bring a sense of electricity to the historic location.





## Life Science Epicenter

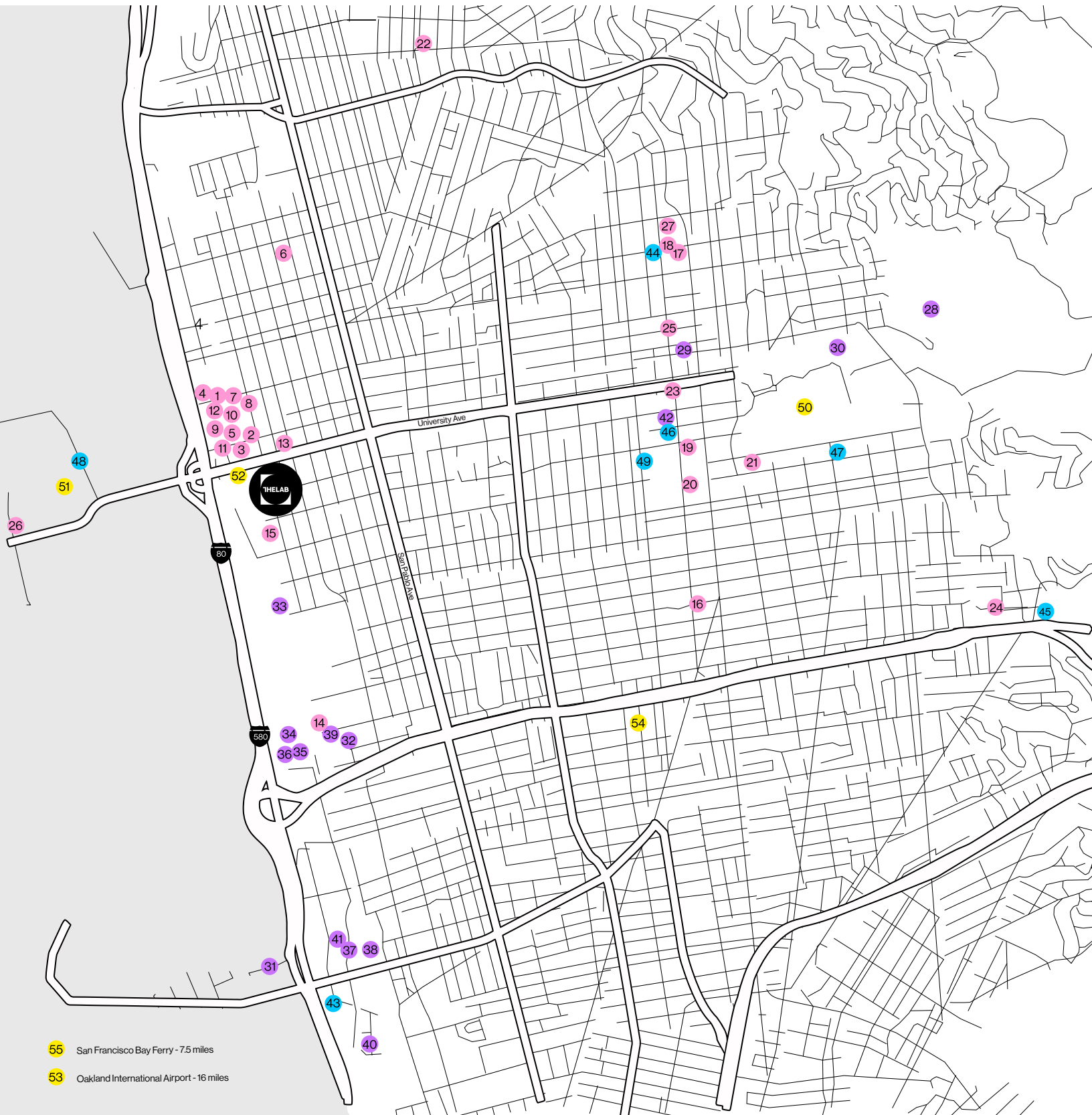
theLAB is centrally located in Berkeley, California, a hub for both scientific and technological development. Berkeley has attracted leaders from industries including aerospace, technology, life science and more. Get to know your community as you enjoy the ample restaurants and shops right around the corner.

# Meet the Neighbors

Finding inspiration is easy in Berkeley. The city prides itself of creativity and ingenuity and this neighborhood is no different; you're as likely to come across an artist as an aeronautics expert. This melting pot of arts and sciences has created a space where no idea is too crazy to pursue and nothing seems impossible.



- Food & Retail
- Local Tenants
- Hotels
- Landmarks & Transportation



- 55 San Francisco Bay Ferry - 7.5 miles
- 53 Oakland International Airport - 16 miles

## Retail

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- |                 |                   |         |
|-----------------|-------------------|---------|
| 1 Sephora       | 3 Stella Carakasi | 5 Apple |
| 2 Anthropologie | 4 CB2             | 6 REI   |

## Restaurants

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- |                           |                               |                                    |
|---------------------------|-------------------------------|------------------------------------|
| 7 Bette's Oceanview Diner | 14 Riva Cucina                | 21 Julia's Restaurant              |
| 8 Café M                  | 15 Tomate Cafe                | 22 Rivoli                          |
| 9 Lyasare                 | 16 Kirala                     | 23 Comal                           |
| 10 Peet's Coffee          | 17 Chez Panisse               | 24 Rick & Anns                     |
| 11 Project Juice          | 18 Cesar                      | 25 Corso                           |
| 12 Market Hall            | 19 Angelica Louisiana Kitchen | 26 Skates on the Bay               |
| 13 Thai Table             | 20 La Note                    | 27 Sauls Restaurant & Delicatessen |

## Local Tenants

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- |  |   |                       |
|--|---|-----------------------|
| 28 Lawrence Berkeley National Laboratory | 33 Bayer HealthCare                         | 38 Zymergen           |
| 29 UC Berkeley Labs                      | 34 Perfect Day                              | 39 Pivot Bio          |
| 30 QB3                                   | 35 Lawrence Berkeley National Labs          | 40 Grifols Diagnostic |
| 31 Dynavax Technologies                  | 36 Seimens Healthcare Molecular Diagnostics | 41 Novartis           |
| 32 Caribou Biosciences, Inc.             | 37 Gritstone Oncology                       | 42 Berkeley IPIRA     |

## Hotels

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- |                              |                         |  |
|------------------------------|-------------------------|--|
| 43 Hyatt Place               | 45 Claremont Club & Spa | 48 Double Tree by Hilton Hotel Berkeley Marina |
| 44 SenS Hotel & Vanne Bistro | 46 Hotel Shattuck Plaza | 49 Downtown Berkeley Inn                       |
|                              | 47 Graduate Berkeley    |  |

## Landmarks & Transportation

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- |                                 |                                  |                            |
|---------------------------------|----------------------------------|----------------------------|
| 50 UC Berkeley                  | 52 Berkeley Amtrak Station       | 54 Ashby BART Station      |
| 51 Berkeley Marina & Waterfront | 53 Oakland International Airport | 55 San Francisco Bay Ferry |

# theLAB Berkeley

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