

First Class Life Science R&D and Office Space Available

740 Heinz Avenue
Berkeley, CA

Spaces Available:

Floor 1

Suite 110	5,834 RSF
Suite 120	1,436 RSF
Suite 130	1,359 RSF
Total	8,629 RSF

Floor 3 29,554 RSF

Floor 4 28,349 RSF

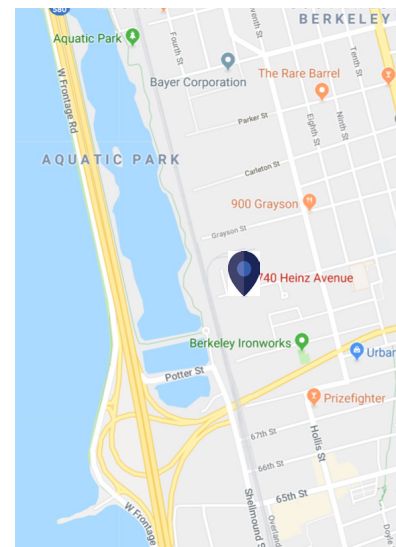
1st floor suite must be subleased with 2nd & 3rd floors

*Possible expansion to full building 112,000 SF

Rental Rate	Call for more details
Availability	60 day notice
Term	Flexible up to December 31, 2029

Features:

- Approx. 4,000 SF vivarium
- NMR
- GMP suite- ISO 7 & 8
- Chemistry labs
- Interconnecting stairwell for floors 3 & 4
- Possible furniture included
- Glass wash & autoclave
- Possible full building identity
- Enclosed parking structure
- CO2, N2 and house vacuum
- Campus gym amenity
- Outdoor decks with views



Contact:

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740 Heinz Avenue

Berkeley, CA



Restaurants

- | | |
|--------------------|------------------------------|
| 1 Prizefighter | 7 Sierra Nevada Torpedo Room |
| 2 900 Grayson | 8 Spengers |
| 3 Uncommon Grounds | 9 Zut Tavern |
| 4 Juan's Place | 10 Tacubaya |
| 5 Standard Fare | 11 Iyasare |
| 6 Riva Cucina | 12 Pompette |

Grocery Stores

- | |
|----------------------|
| 13 Berkeley Bowl |
| 14 Vik's |
| 15 Market Hall Foods |



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Floor 1



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Floor 3





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