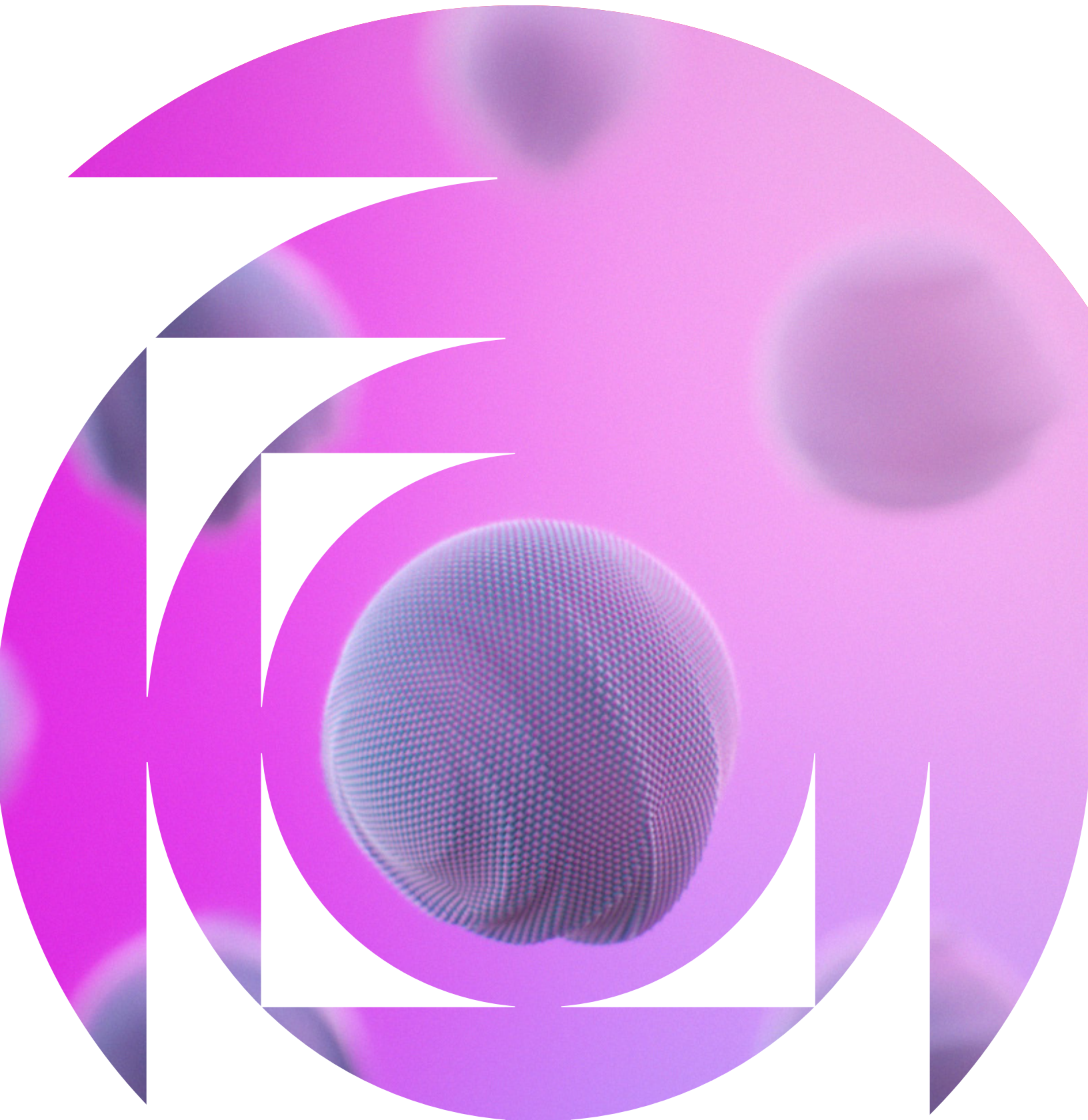


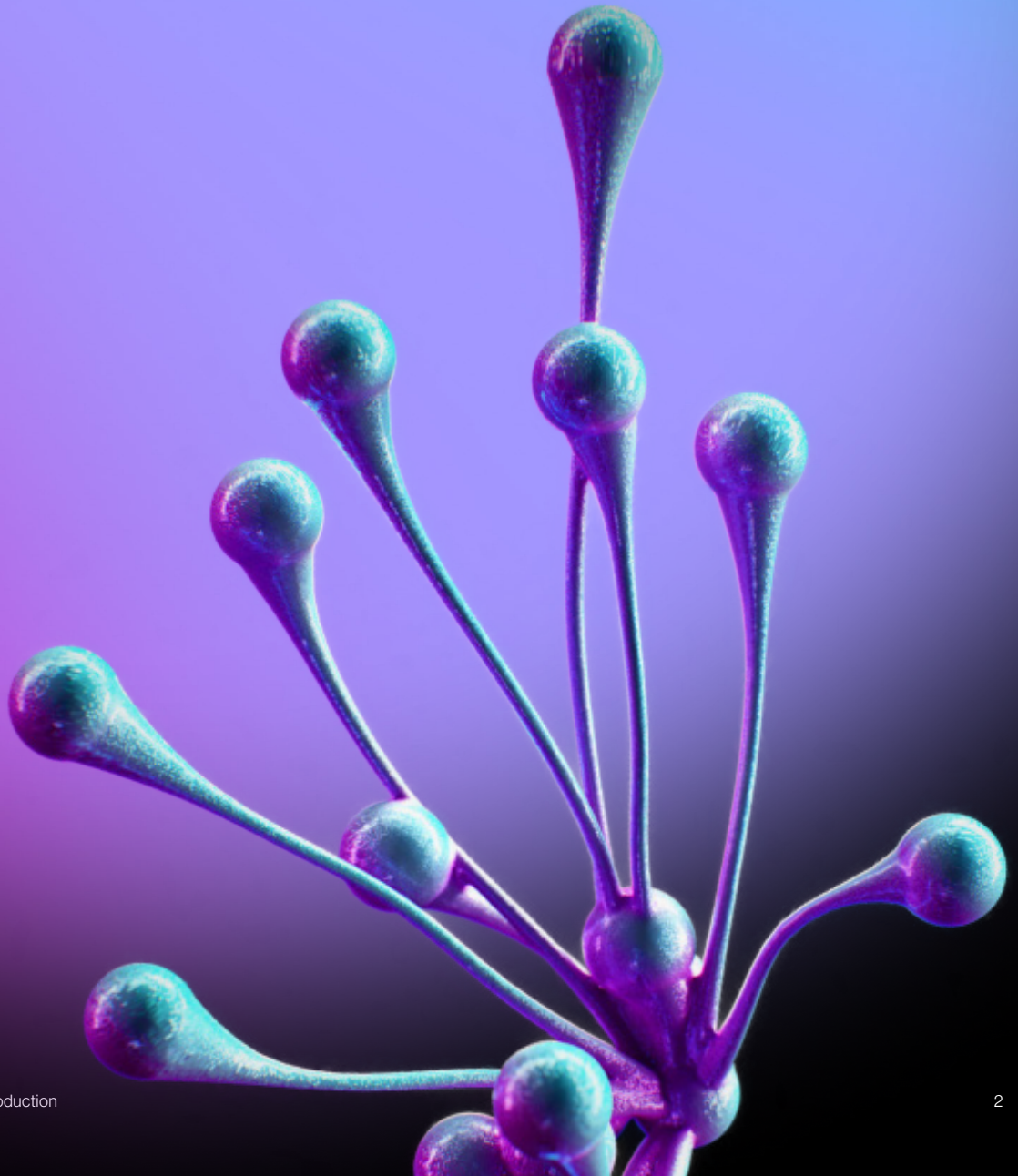


theLAB Berkeley  
Where science takes shape



# 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.







# Open. Spacious. Modern.

With proximity to major Bay Area academic institutions and highly progressive companies, this development is positioned to become a focal point of this renowned region. theLAB Berkeley presents a unique opportunity for a fully integrated, suburban campus—designed with inspiration, built for innovation.

Explore more than 90,000 square feet of fully customizable amenity and creative work space.



#### Buildings

1

### Building 1

42,871 Sq. Feet

2

### Building 2

7,957 Sq. Feet

3

### Building 3

36,331 Sq. Feet

#### Amenities

4

### CollaborativeLAB

5

### FitnessLAB

6

### AmphitheaterLAB

7

### The Berm

8

### PresentationLAB

9

### Multi Level Structured Parking

10

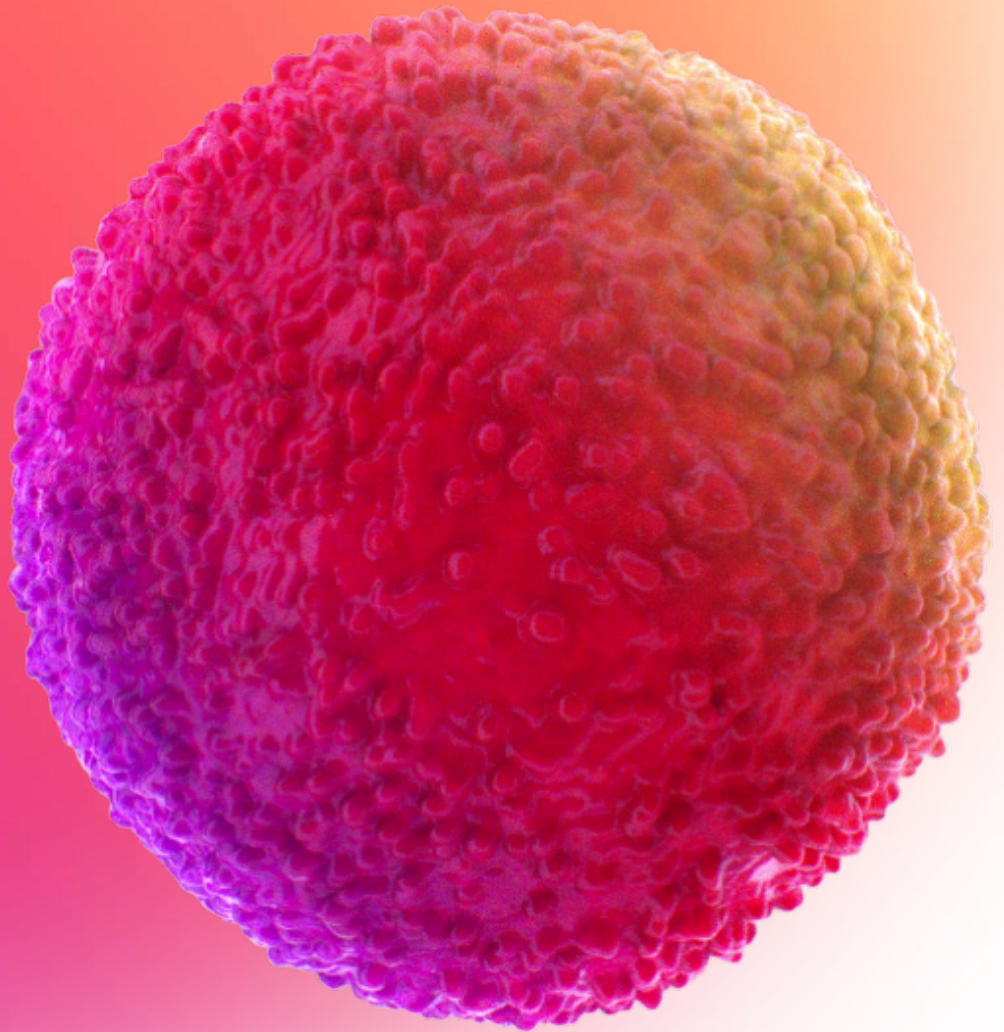
### Secured Surface Parking

11

### Shade Lounge

# 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





The front area features a sidewalk lounge. The 12,000 square foot mezzanine level overlooks the first floor office area and extends outside to a roof terrace overlooking the San Francisco bay.

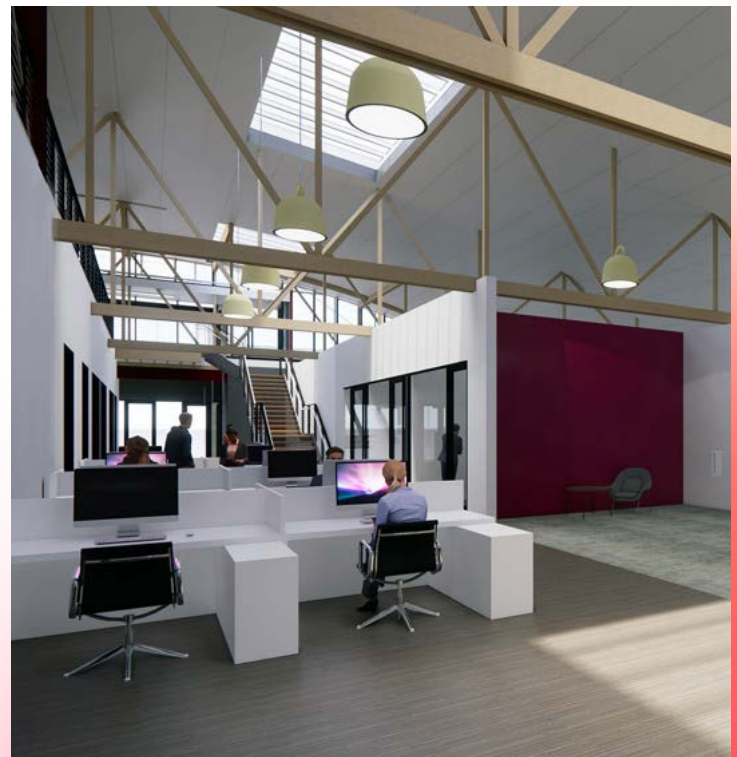
Ideal for life science or tech users of varying size

Prominent building and monument signage available

Immediate I-80 freeway access, both to Oakland and San Francisco

Expansion opportunities available

Walkable to Berkeley's 4th Street shopping and dining district





02/03

## 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



Ideal for life science or tech users of varying size

High ceiling heights, ample power, and modern finishes

Prominent building and monument signage available

Immediate I-80 freeway access, both to Oakland and San Francisco

Walkable to Berkeley's 4th Street shopping and dining district



# Building 3

Our mid-sized footprint offers an ultra-sleek, amenity-filled office, light manufacturing and laboratory space, complete with views of the San Francisco Bay from the space's private indoor-outdoor mezzanine.

Total 36,331 Sq. Feet







The 5,200 square foot mezzanine overlooks the office space below and extends to an outdoor roof terrace with sweeping views of the San Francisco bay.

Ideal for life science or tech users of varying size

Prominent building and monument signage available

Immediate I-80 freeway access, both to Oakland and San Francisco

Expansion opportunities available

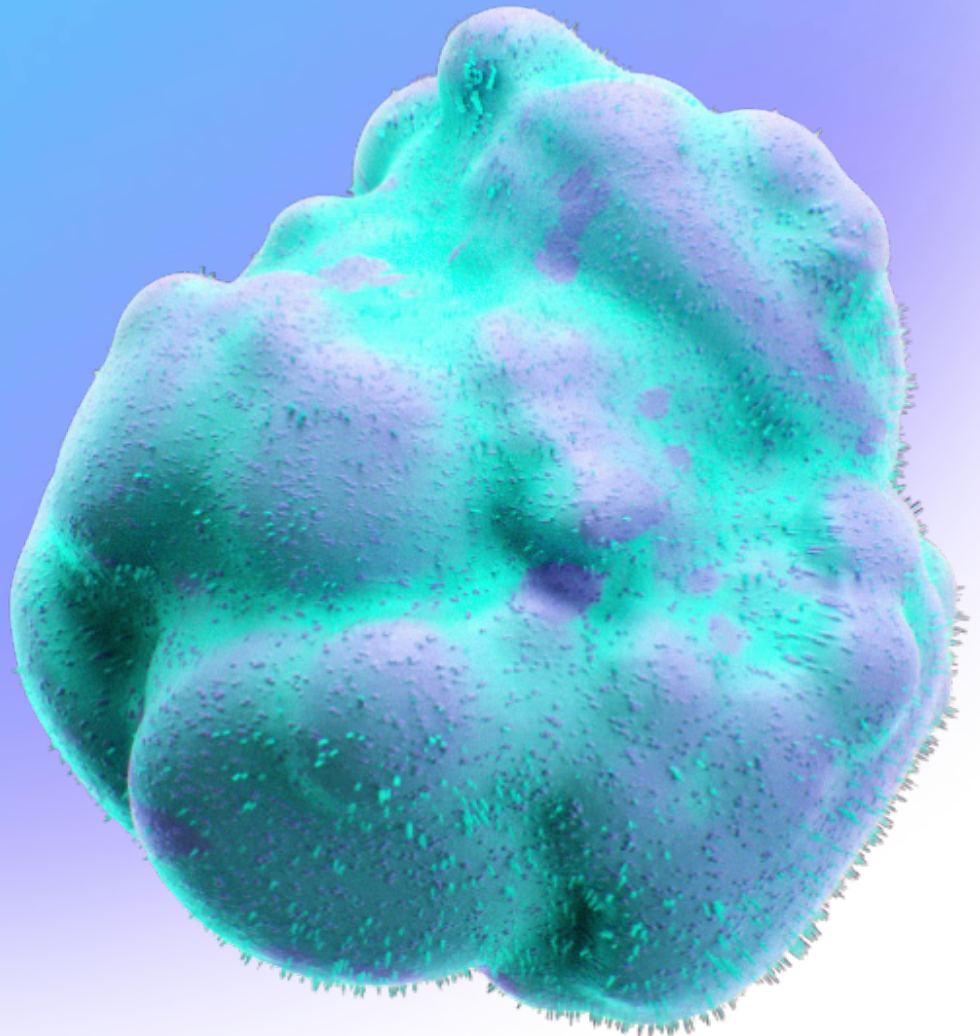
Walkable to Berkeley's 4th Street shopping and dining district





# 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.



# 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.



## 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.





05/08

## PresentationLAB

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

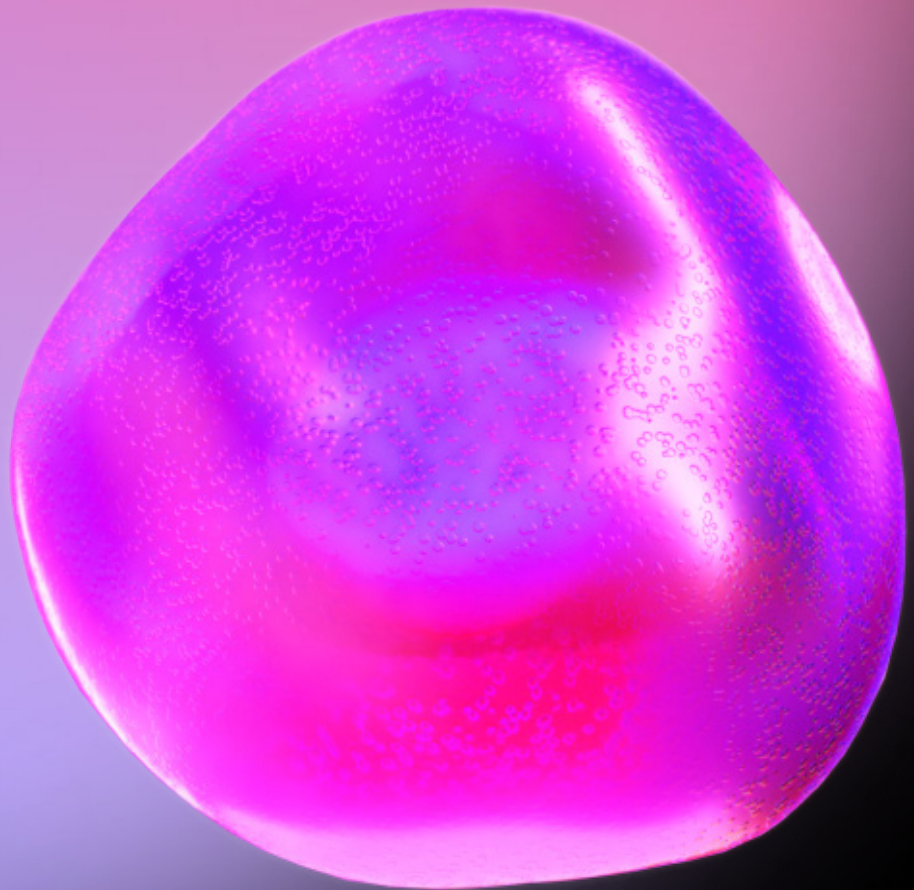
## Multi-level Structured Parking

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.



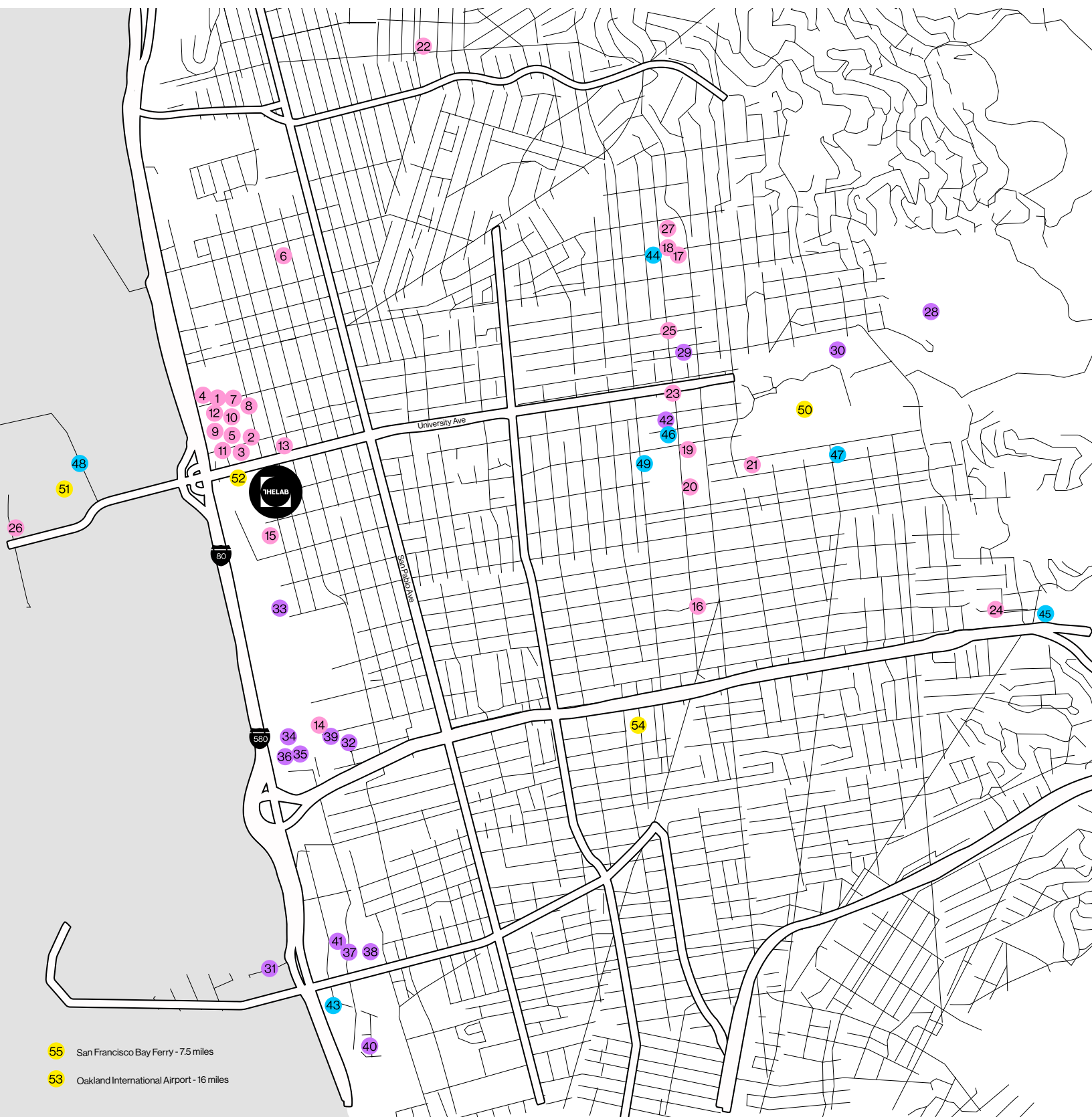
# Meet the Neighbors

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 |



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