



INVESTMENT
SUMMARY

2120 BERKELEY WAY
BERKELEY, CA

**EXTREMELY RARE OPPORTUNITY TO ACQUIRE VACANT
NEW CONSTRUCTION LIFE SCIENCES / OFFICE PRODUCT
ONE BLOCK FROM UC BERKELEY**

2120 BERKELEY WAY BERKELEY, CA

THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”) has been engaged as the exclusive advisor to extend to investors the rare opportunity to acquire the fee simple interest in 2120 Berkeley Way (the “Property”), a fully vacant, six-story, “blank slate” opportunity for Life Sciences / Office in the heart of Berkeley with newly constructed floors 4-6.

The Property presents investors a unique opportunity to immediately acquire a full-building in cold shell condition that is adaptable as Life Sciences/Office space within one of the nation’s leading research and innovation clusters.

PROPERTY SUMMARY

PROPERTY TYPE	Life Sciences / Office
ADDRESS	2120 Berkeley Way, Berkeley, CA
SIZE	45,471 SF
AVERAGE FLOORPLATE	7,723 SF
YEAR(S) CONSTRUCTED/ RENOVATED	Floors 1-3: 1920 / 2017-2019 Floors 4-6: 2019-2020
NUMBER OF STORIES	6
SITE AREA	0.2 Acres
ZONING	C-DMU

Berkeley
UNIVERSITY OF CALIFORNIA

UC Center for Molecular, Cell & Plant Biology

UC Berkeley Center for Biomedical & Health Sciences

UC Berkeley Innovative Genomics Institute

2120
BERKELEY WAY

Berkeley Way West

Berkeley UNIVERSITY OF CALIFORNIA Microsoft

A3 VENTURES BAIR BERKELEY ARTIFICIAL INTELLIGENCE RESEARCH



UC Berkeley Center for Public Health & Environmental Safety

BART Downtown Berkeley Station
2 BLOCKS
0.3 MILES / 6 MIN

INVESTMENT HIGHLIGHTS

VACANT NEW CONSTRUCTION

One of the only privately delivered new construction assets in Berkeley in the last 20+ years

BUSINESS PLAN FLEXIBILITY

Offering over 45,000 square feet of vacancy within a full building, an investor can pursue multiple strategies to maximize value

HEART OF INNOVATION

Located one block from UC Berkeley - one of the world's premier research universities - and surrounded by strategic new developments catering to future growth

EXCEPTIONAL AMENITIES

Unmatched location with access to all of downtown Berkeley's amenity base

COMPELLING MARKET FUNDAMENTALS

The life sciences industry continues to explode within the Berkeley/Emeryville market with existing vacancy below 5%

PRIDE OF OWNERSHIP

Upon completion, 2120 Berkeley will be one of the premier assets in the Berkeley market

COMPELLING BUILDING FEATURES



CERTIFIED LEED GOLD PROPERTY



COMPREHENSIVE RENOVATION +
NEW CONSTRUCTION
(FLOORS 4-6)



ABUNDANT CLEAR HEIGHTS



FLOOR-TO-CEILING WINDOWS



BACK-UP GENERATOR ON SITE



1,200 AMPS



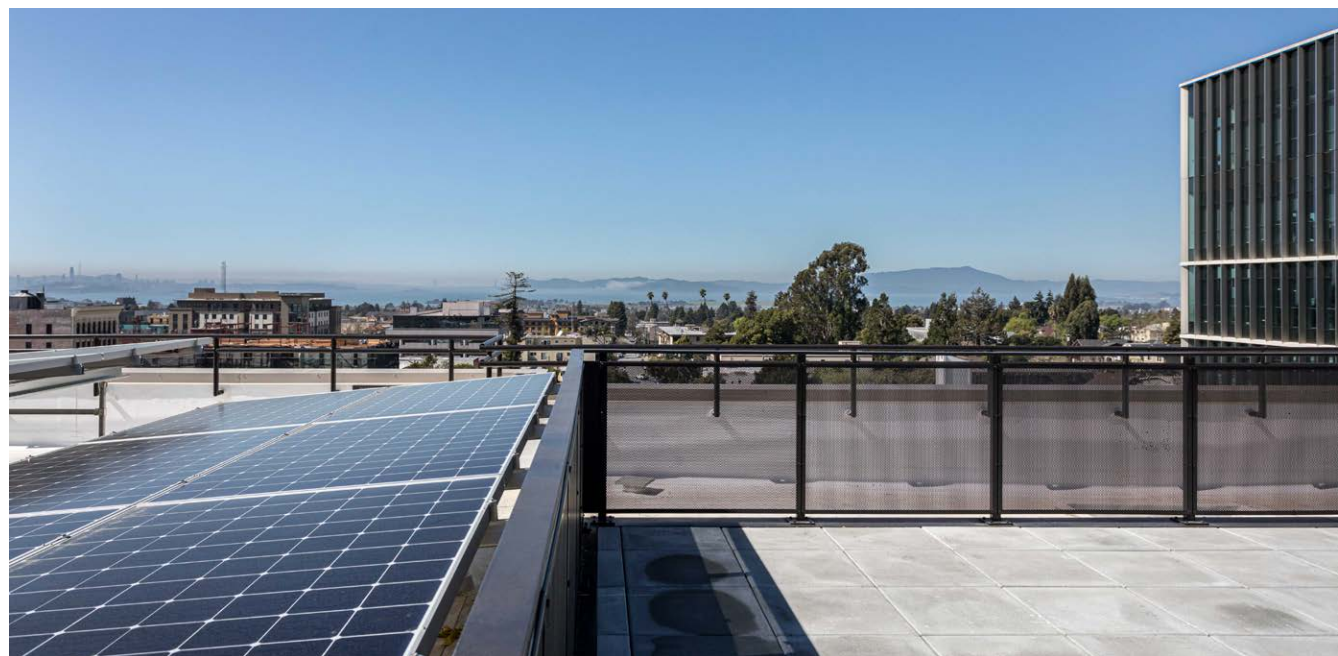
SOLAR PHOTOVOLTAIC PANELS

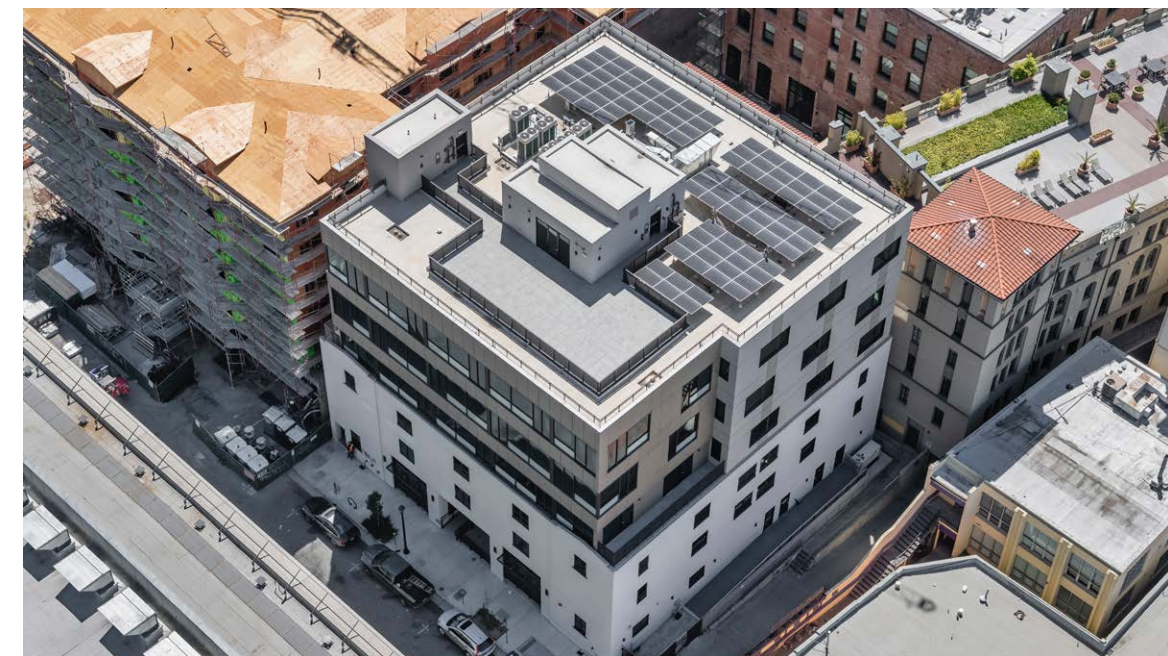
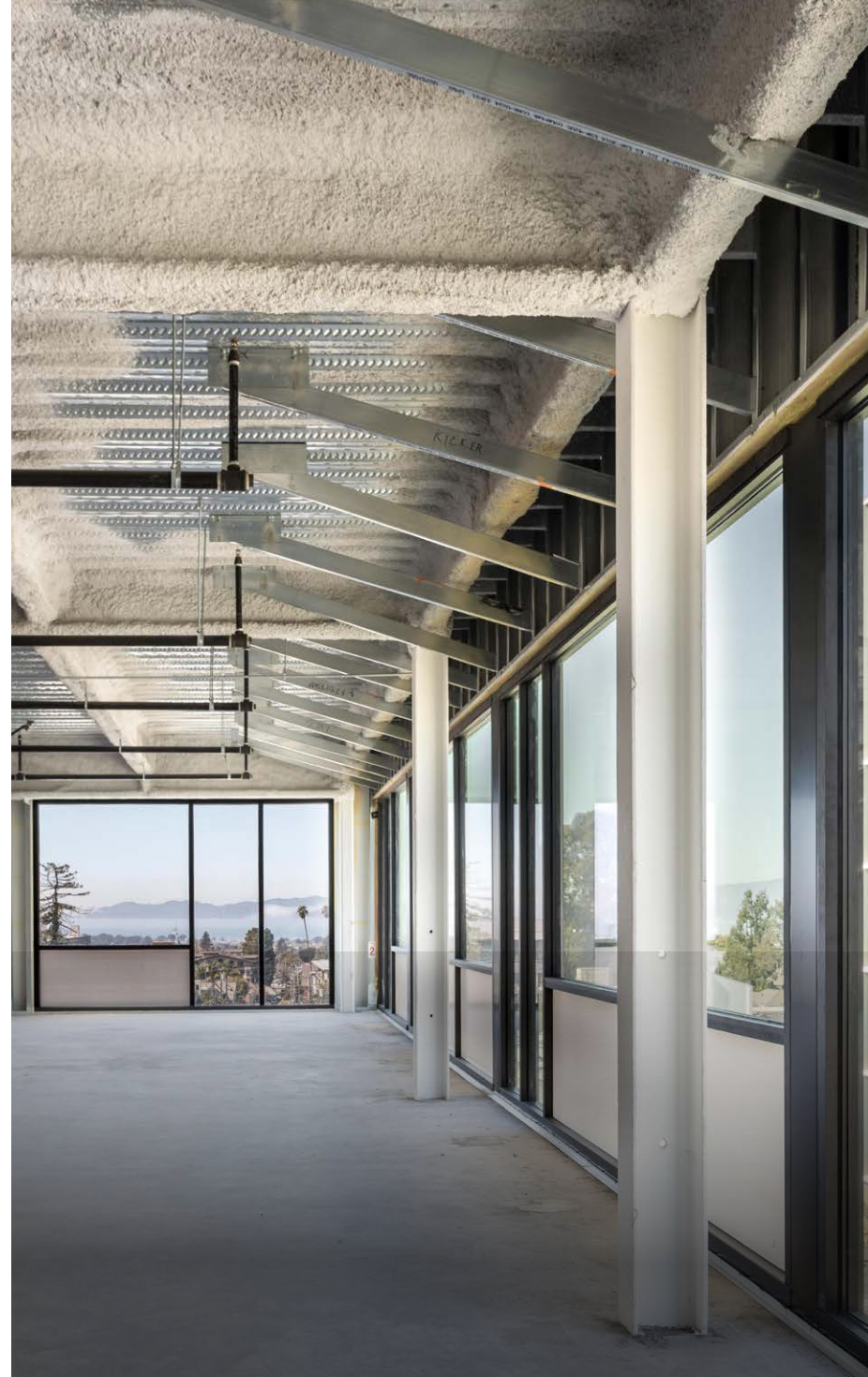


ROOFTOP DECK WITH SWEEPING
VIEWS OF BERKELEY & THE BAY
AREA



CURRENT OWNERSHIP HAS COMPLETED A FULL RENOVATION AND SEISMIC UPGRADE OF THE FORMER UC PRESS BUILDING WHILE SUCCESSFULLY ADDING ON 3 FLOORS OF NEW CONSTRUCTION IN ONE OF THE MOST CHALLENGING ENTITLEMENT MARKETS IN THE BAY AREA





INTER-MODAL TRANSIT HUB & WALKABLE AMENITIES



97

WALK SCORE

WALKER'S PARADISE

Daily errands do not require a car



79

RESTAURANTS / CAFES / BARS
WITHIN 1 MILE RADIUS



2

BLOCKS

FROM THE BERKELEY BART
STATION



0.5

MILES

TO NEW 720 SPACE PARKING
GARAGE



5

BUS STOPS

WITHIN A 5-MINUTE WALK



2,192

APARTMENT UNITS

TO BE DELIVERED BY 2021 YEAR-END

THE VILLAGE | 2556 TELEGRAPH AVE

Developer: Bright Street

Project: 24 Units, mid-rise apartments

Stage: Under construction, estimated delivery Q2 2022

corepower
YOGA

Peet's Coffee

TARGET

BART Downtown
Berkeley Station

McDonald's

BLUE BOTTLE
COFFEE

RESIDENCE INN BY MARRIOTT | 2121 SHATTUCK AVE

Developer: Pyramid Hotel Group

Project: 331 extended stay suites, rooftop bar and restaurant, 15,000 sq. ft. of meeting space

Stage: Under construction, estimated delivery Q4 2021

2120
BERKELEY WAY

2 BLOCKS
0.3 MILES / 6 MIN

Berkeley
UNIVERSITY OF CALIFORNIA

SHATTUCK AVENUE

Sports Basement

THE BLAKE | 2035 BLAKE ST

Developer: Gemdale Properties / Blake Griggs Properties
Project: 84 Units, mid-rise apartments
Stage: Under construction, estimated delivery Q4 2021

EQUINOX

LOGAN PARK | 2352 SHATTUCK AVE

Developer: The Austin Group/CA Ventures
Project: 137 Units, mid-rise apartments
Stage: Under construction, estimated delivery Q1 2022



2072 ADDISON ST

Developer: Commercial Lessors, Inc
Project: Mixed-use, ground floor retail/commercial and mid-rise apartments with 66 Units
Stage: Under construction, estimated delivery Q2 2022

MODERA BERKELEY | 2119 UNIVERSITY AVE

Developer: Mill Creek Residential
Project: 205 Units, mid-rise apartments
Stage: Under construction, estimated delivery Q1 2022

MILVIA STREET



OTHER LOCAL AMENITIES

RESTAURANTS / BARS

THE NOODLE
COMAL
SILVER PIZZERIA
JUPITER
IPPUDO
EUREKA!
BETA LOUNGE
SWEETGREEN
TENDER GREENS
TRIPLE ROCK
BREWING
IKE'S
SANDWHICHES

ENTERTAINMENT

BERKELEY ART MUSEUM AND PACIFIC FILM ARCHIVE
REGAL BERKELEY UA
FREIGHT & SALVAGE
BERKELEY REPERTORY THEATRE
BERKELEY SYMPHONY
GREEK THEATRE

SHOPS

HALF-PRICED BOOKS
M.A.C. BERKELEY
FRIENDLY MARKET
DOLLAR STORE
WHOLE FOODS

COFFEE SHOPS / BAKERIES

BLUE BOTTLE
WINDMILL COFFEE HOUSE
PASSIONE CAFFE
BERKELEY ESPRESSO
CINNAHOLIC
WAY STATION BREW

HOTELS

HOTEL SHATTUCK PLAZA
NASH HOTEL
DOWNTOWN BERKELEY YMCA HOTEL

FITNESS

PURE BARRE
DOWNTOWN BERKELEY YMCA
CYCLEBAR

MARTIN LUTHER KING WAY

1717 UNIVERSITY AVENUE

Developer: Private developer
Project: Mixed-use, ground floor retail and mid-rise apartments with 15-units
Stage: Under construction, estimated delivery Q4 2022



BERKELEY HIGHLIGHTS



117,600
POPULATION



71.5%
BACHELOR DEGREE OR HIGHER



30.5%
ABOVE US AVERAGE INCOME



23,000
UC BERKELEY EMPLOYEES



\$100,496
AVERAGE INCOME



42,000
UCB UNDERGRAD AND
GRAD STUDENTS

BERKELEY OFFICE/LIFE SCIENCES MARKET FUNDAMENTALS

2.6M SF TOTAL OFFICE INVENTORY
AS OF Q2 2021

1.9% VACANCY
AS OF Q2 2021



UC Berkeley's Bioengineering College produces more Life Sciences graduates than Stanford and UCSF. Their research on cellular engineering and technology development has created a path towards becoming a top U.S. department in engineering, leading to emerging bioscience clusters in Berkeley, Emeryville, and Alameda.



**66 BERKELEY STARTUPS EMPLOY OVER 1,500 CALIFORNIANS AND
GENERATE OVER \$200 MILLION IN ANNUAL REVENUE**



SAN FRANCISCO

EMERYVILLE

EMERYVILLE / BERKELEY INNOVATION CORRIDOR

OVER **200 STARTUPS** FOUNDED TO COMMERCIALIZE IP RIGHTS
UNDER LICENSE FROM UC BERKELEY TOTALING:

\$1.6 B IN VENTURE FUNDING
SINCE 2005

29 MERGERS, ACQUISITIONS
OR IPOs

2120
BERKELEY WAY

DIRECT ACCESS VIA:

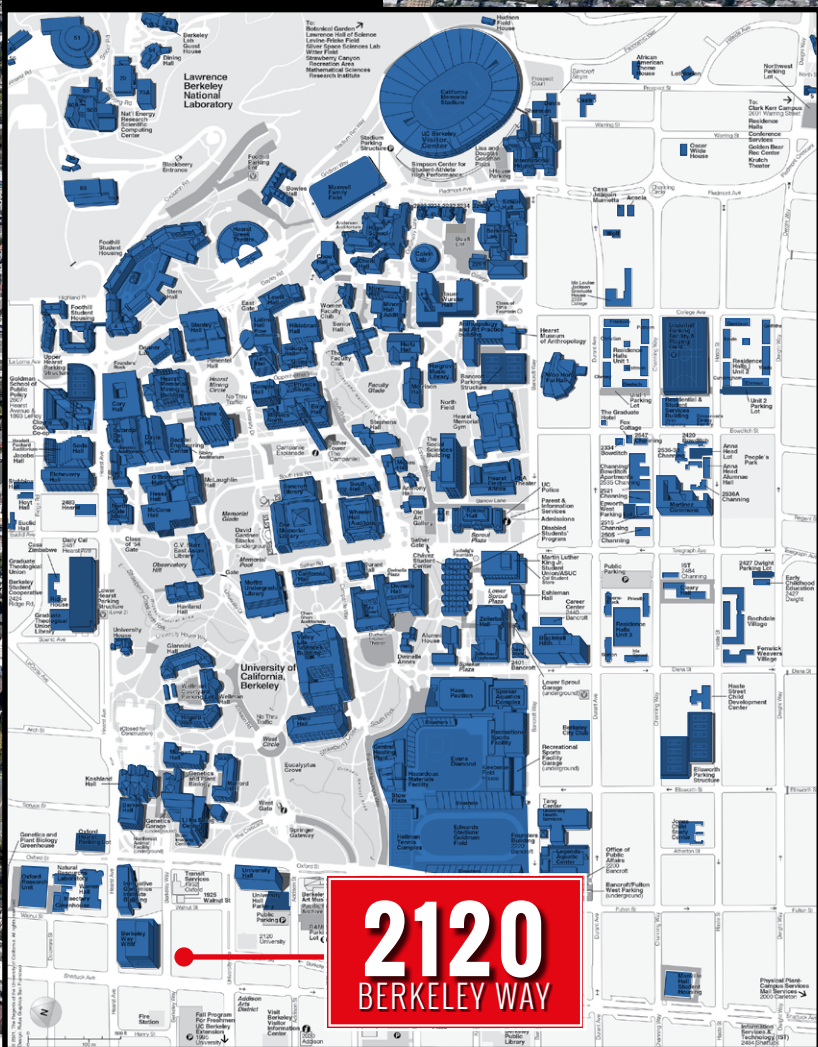


OXFORD STREET



BERKELEY MARINA

UC BERKELEY CAMPUS MAP



2120
BERKELEY WAY

MAJOR BERKELEY EMPLOYERS



Bayer Environmental Science



BERKELEY LAB



BERKELEY/EMERYVILLE LIFE SCIENCES TENANTS



TOP BAY AREA RESEARCH INSTITUTES



TOP BAY AREA LIFE SCIENCES COMPANIES



STRONG LIFE SCIENCES INDUSTRY FUNDAMENTALS & GROWTH DRIVERS

While life sciences has been around for decades, an aging U.S. population and the onset of COVID-19 have rapidly accelerated the growth trajectory. The explosion of life sciences demand has been driven in part by technological innovations that have increased consumer and market demand. These innovations include, but are not limited to, direct-to-consumer ancestry profiles, cell and gene therapies and the emergence and utilization of artificial intelligence. However, this research and innovation requires capital. The three major sources of life sciences funding are the National Institute of Health (NIH), Venture Capital firms and corporate R&D spending. When selecting locations for investment and occupancy, life sciences companies have targeted cities and metropolitan areas with highly educated labor pools and often top research institutions creating clusters. Notable clusters include the Bay Area, Boston, San Diego, New Jersey and Seattle. This convergence of demand, innovation, capital and talent has created a life sciences industry that continues to build.

Q1 2021 LIFE SCIENCES CLUSTER RANKINGS

CLUSTER RANKINGS			
CLUSTER	SCORE	TOTAL LAB INVENTORY (MSF)	COMBINED FUNDING (\$M)
Greater Boston Area	90.5	42.8	10,756
San Francisco Bay Area	75.2	31.6	9,754
San Diego Metro Area	59.7	17.7	3,331
Suburban Maryland / Metro DC	57.2	18.3	2,600
Raleigh-Durham Metro Area	55.4	20.1	2,165

LIFE SCIENCES
FUNDING
SOURCES

\$42.0 BILLION
National Institute
of Health (NIH)

\$24.6 BILLION
Venture Capital

\$41.3 BILLION
Corporate R&D

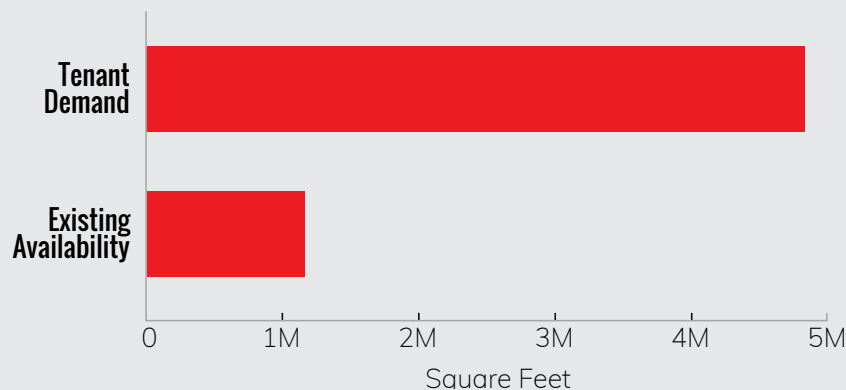
BAY AREA LIFE SCIENCES SUPPLY IMBALANCE

The Bay Area is the birthplace of genetics engineering that began with Genentech more than four decades ago. Today the largest players in the life sciences industry, include Roche (Genentech), Gilead, Illumina, Merck, Amgen, AbbVie and Verily, all of whom have established a foothold in the area, which boasts one of the densest concentrations of highly qualified life sciences professionals. Recently, public equity performance, venture capital funding and government grants have created an increased demand for life sciences lab space throughout the Bay Area. The increased demand has led to supply-demand imbalance across the Bay Area with requirements outpacing availabilities by 4.2x the existing availability. The obvious outcome has been an upward pressure on rents and tenant concern over real estate footprint. With demand drivers such as an aging population and increased focus on health not slowing down, there is anticipated to be a sustained demand for life sciences availabilities. This combination of current market fundamentals and future growth potential present a compelling opportunity when considering 2120 Berkeley Way.

Q4 2020 OAKLAND METRO MARKET METRICS



LIFE SCIENCES SUPPLY & DEMAND SAN FRANCISCO BAY AREA



TENANT DEMAND IN THE BAY AREA IS CURRENTLY 4.2X EXISTING AVAILABILITY

2120 BERKELEY WAY BERKELEY, CA



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