



Jones Lang LaSalle Americas, Inc., California Real Estate License #01223413

# 2600 TENTH

**FULL CITY BLOCK IN EAST BAY INNOVATION CLUSTER · HIGH-PERFORMING OFFICE ·  
R&D CONVERSION OPPORTUNITY · HISTORIC BERKELEY PRESENCE**

2600 TENTH STREET | BERKELEY, CALIFORNIA





# The Offering

Jones Lang LaSalle America's Inc., (JLL), as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in 2600 Tenth Street (the "Property" or "2600 Tenth"), a 7-story office tower and 2-story annex which is well-suited for R&D tenants in Berkeley, California, the East Bay's growing hub for innovation.

The 2.64 acre site offers the rare opportunity to possess a full city block in the heart of West Berkeley, providing proximity to top-tier amenities, elite research talent, and growing companies born from UC Berkeley based startup incubators. The 7-story office tower has been historically well-leased and boasts West Berkeley's only office space with 360 degree Bay views. Additionally, Berkeley is a leader in the Inner East Bay for R&D & life sciences tenancy, as tenants are increasingly drawn to the submarket's infrastructure, proximity to leading startups, and recent zoning changes aimed at facilitating innovation and R&D in the city.

**2600 Tenth Street, along with its deep historical presence in the Bay Area, offers investors the extremely rare and timely opportunity to acquire a full city block in an A+ Berkeley location with extensive business plan optionality.**

## PROPERTY SUMMARY

ADDRESS	2600 Tenth Street, Berkeley, CA 94710
YEAR BUILT / RENOV.	1968 (Annex) / 1981 (Tower)
BUILDINGS	Two (2) Interconnected
STORIES	Seven (Tower) / Two (Annex)
SQUARE FOOTAGE	124,132 SF (In-Place) / 126,424 SF (BOMA)
LAND AREA	2.64 acres (115,015 Land SF)
ALLOWED FAR	2.0
APNs	54-1764-12-5 & 54-1764-12-4
PARKING	138 Stalls (1.1 / 1,000 SF)
OCCUPANCY	56% (As of Jun-25)
WALT	2.3 Years (As of Jun-25)







360° BAY VIEWS



KAISER  
PERMANENTE®

# Investment Highlights



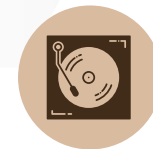
— **Incredibly rare**  
opportunity to  
acquire entire city  
block in an A+  
Berkeley location



— **Standing alone** as  
West Berkeley's only  
office tower with views  
of the San Francisco  
Bay



— **Flexible business  
plan optionality**  
via strategic R&D  
lease-up



— **Unique & rich history**  
in the music & film  
industry dating back  
50+ years



— **Opportune time**  
for R&D lease-up  
with increasing  
demand and  
tenants in the  
market



— **Immediate access** to  
UC Berkeley talent &  
incubator born  
startups driving  
innovation in the region



— **Poised to benefit**  
from recent  
Berkeley zoning  
change, promoting  
R&D activity



— **Close proximity** to the  
best amenities that  
Berkeley /Emeryville  
has to offer - Berkeley  
Bowl West, Fourth  
Street, Emeryville  
Public Market, Aquatic  
Park, and 3 BART  
stops all within 1.5  
miles

# Why Berkeley and Why Now?



**RECENT ZONING CHANGES PROMOTE  
R&D AND INNOVATION**



**OPPORTUNE TIME TO EXECUTE R&D  
CONVERSION TO CAPTURE CURRENT  
TENANT DEMAND**



**CENTRALLY LOCATED WITHIN  
THE GREATER BAY AREA**



**BERKELEY INCUBATORS FACILITATE  
THE CREATION OF START-UP  
TENANTS**



**UNIQUE FLEX PRODUCT**



**MORE AFFORDABLE THAN OTHER  
BAY AREA POCKETS**



**SEVERAL LARGE LIFE SCIENCES &  
TECH OWNERS EXPANDING THEIR  
FOOTPRINT (KAISER, BAYER, ETC.)**



**#1 CHOICE FOR UC BERKELEY  
BORN COMPANIES**



**EXCELLENT LOCAL AMENITIES  
INCLUDING FOURTH STREET,  
EMERYVILLE PUBLIC MARKET, AND  
BERKELEY BOWL WEST**

## **Berkeley Motivated to Remain Bay Area's Top Startup Cluster**

The City of Berkeley is taking active steps to retain startups and grow its innovation cluster via recent zoning changes further encouraging R&D activity. In a unanimous vote, the City Council recently amended the zoning regulations to help the city foster innovation and encourage more R&D companies to locate and grow in Berkeley.



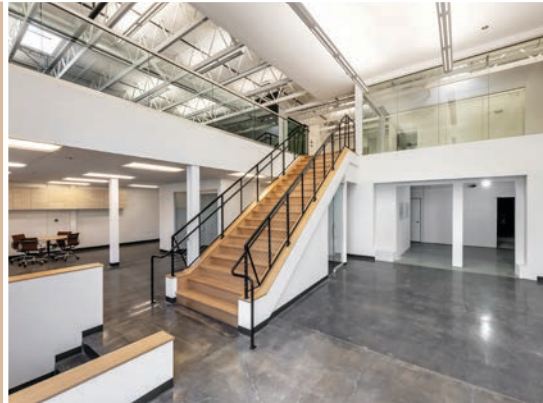


WEST  
BERKELEY'S  
ONLY TRUE  
OFFICE TOWER

UNOBSTRUCTED 360° BAY AND  
BERKELEY VIEWS FROM TOP  
FOUR FLOORS



TWO-STORY  
ANNEX WELL  
SUITED FOR R&D  
TENANCY



138 PARKING  
STALLS  
(1.1 / 1,000 SF)

## KEY PROPERTY HIGHLIGHTS

12'0" CEILING  
HEIGHTS IN  
OFFICE TOWER



EXTREMELY  
RARE FULL-  
BLOCK  
PRESENCE IN  
BERKELEY  
(2.64 AC)





# Full City Block Strategically Located in Berkeley: The East Bay Submarket of Choice for Innovation

Berkeley has solidified itself as the premier innovation hub in the East Bay with a strong tenant base comprised of well-established and growing life sciences, R&D, and office users. Driven by its convenient accessibility and proximity to UC Berkeley's talent pool, the submarket has been able to attract leading startups, publicly listed companies, and multi-national organizations. 2600 Tenth Street is well-positioned in the market with 32,953 square feet already entitled for R&D plus some of Berkeley's only office space with Bay views amidst a limited supply.

## DRIVE TIMES FROM PROPERTY



**UNIVERSITY OF CALIFORNIA, BERKELEY**  
9 minutes



**DOWNTOWN SAN FRANCISCO**  
15 minutes



**OAKLAND INTERNATIONAL AIRPORT**  
20 minutes



**SAN FRANCISCO INTERNATIONAL AIRPORT**  
35 minutes







ELTOR GRIFOLS  
abalone bio

amyris

kyverna

4DMT GINKGO

Metagenomi  
NOVARTIS  
ucb profusa  
gritstone

NovaBay PHARMA

BeiGene

DYNAX  
LOCATION LABS By Avast  
eko

+O+US

OmniAb

Sound

a genus

FAUNA BIO

Stanford  
HEALTH CARE

MOWORKS

OCTANT

PIVOT BIO

PERFECT DAY

CARMOT  
THERAPEUTICS

KIMIA

CARIBOU  
BIOSCIENCES

Demetrix

cerene

CARIBOU  
BIOSCIENCES

RAY  
THERAPEUTICS

BAYER

0 TENTH

Steep Hill

ENTHALPY  
ANALYTICAL

CORRELIA  
BIOSYSTEMS

Aduro

BONNEVILLE LABS

Actym  
Therapeutics

indee labs

twelve



TOP STARTUPS  
FOUNDED BY UC  
BERKELEY ALUMNI



APPLE



flexport.

elevatebio



GRAIL



Be  
UNIVERSITY

9-MINUTE DRIVE

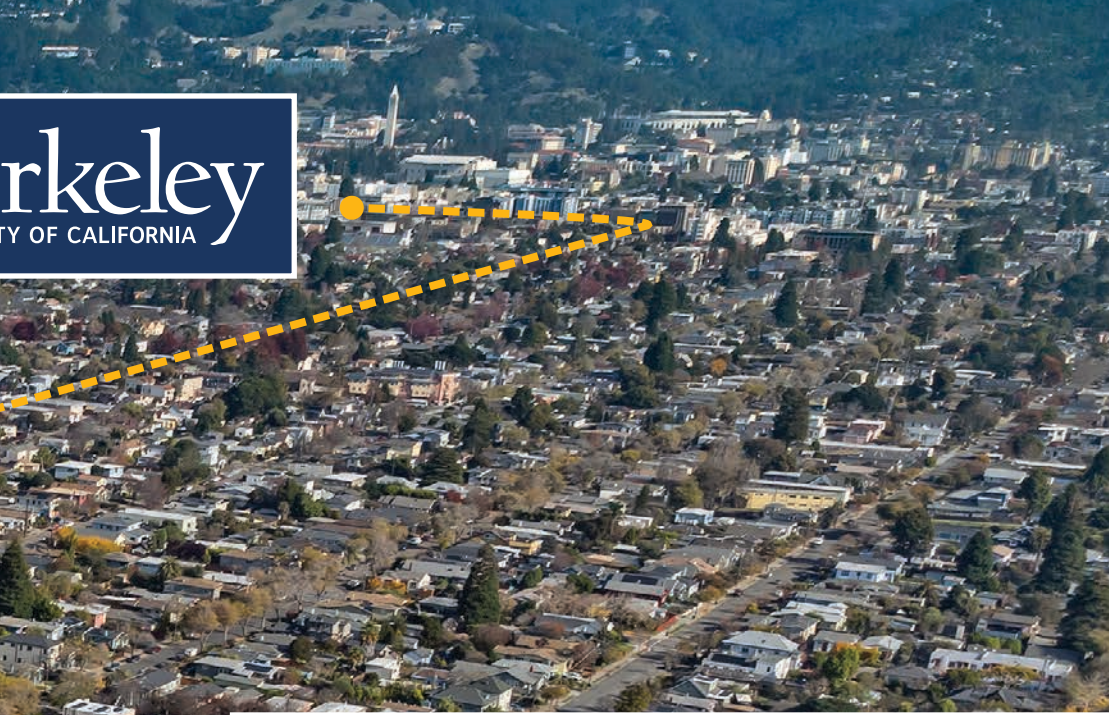


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2600 TENTH



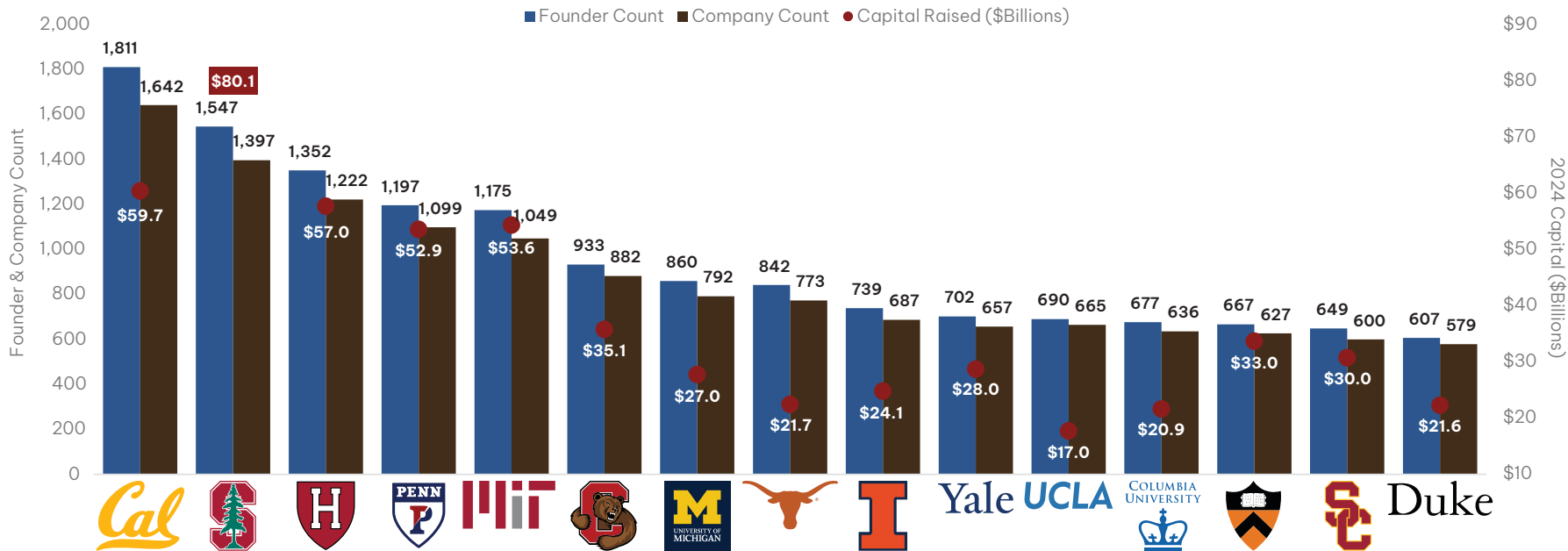




# Direct Proximity to Research & Innovation Epicenter: University of California, Berkeley

The Property is located in the heart of the East Bay’s expanding innovation cluster situated just 9 minutes from the UC Berkeley campus. Fueled by the nation’s #1 ranked university for startups, the City of Berkeley has garnered a reputation as an ecosystem of renowned research institutions and startups seeking a nearby workplace to grow. Moreover, both the City and the University are motivated to retain these newly founded companies within the Berkeley city lines.

## UC BERKELEY IS THE COUNTRY’S TOP UNIVERSITY FOR STARTUPS





# 2600 TENTH

BERKELEY, CALIFORNIA



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