



CLEARWATER

INNOVATION CENTER

5,735 - 17,294 RSF
INNOVATIVE TECH / R&D
2315 - 2323 5TH STREET, BERKELEY



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Jones Lang LaSalle Brokerage, Inc.
RE license #01856260

Property Overview:

The building has been transformed into a brand new innovation center designed for clean tech, deep tech, R&D or lab users. New spec suites are available now as move-in ready space.

Building Specs:



Spec suites
available now



Power - 2,000
amps @ 208v



2 roll up
doors



Ability for
fenced yard



8 parking
off street



New roof



New
mechanical
system



New
sprinklers
throughout



New paint
throughout



New office
area with
kitchen



New
storefront
entrances



T-24 lighting
throughout

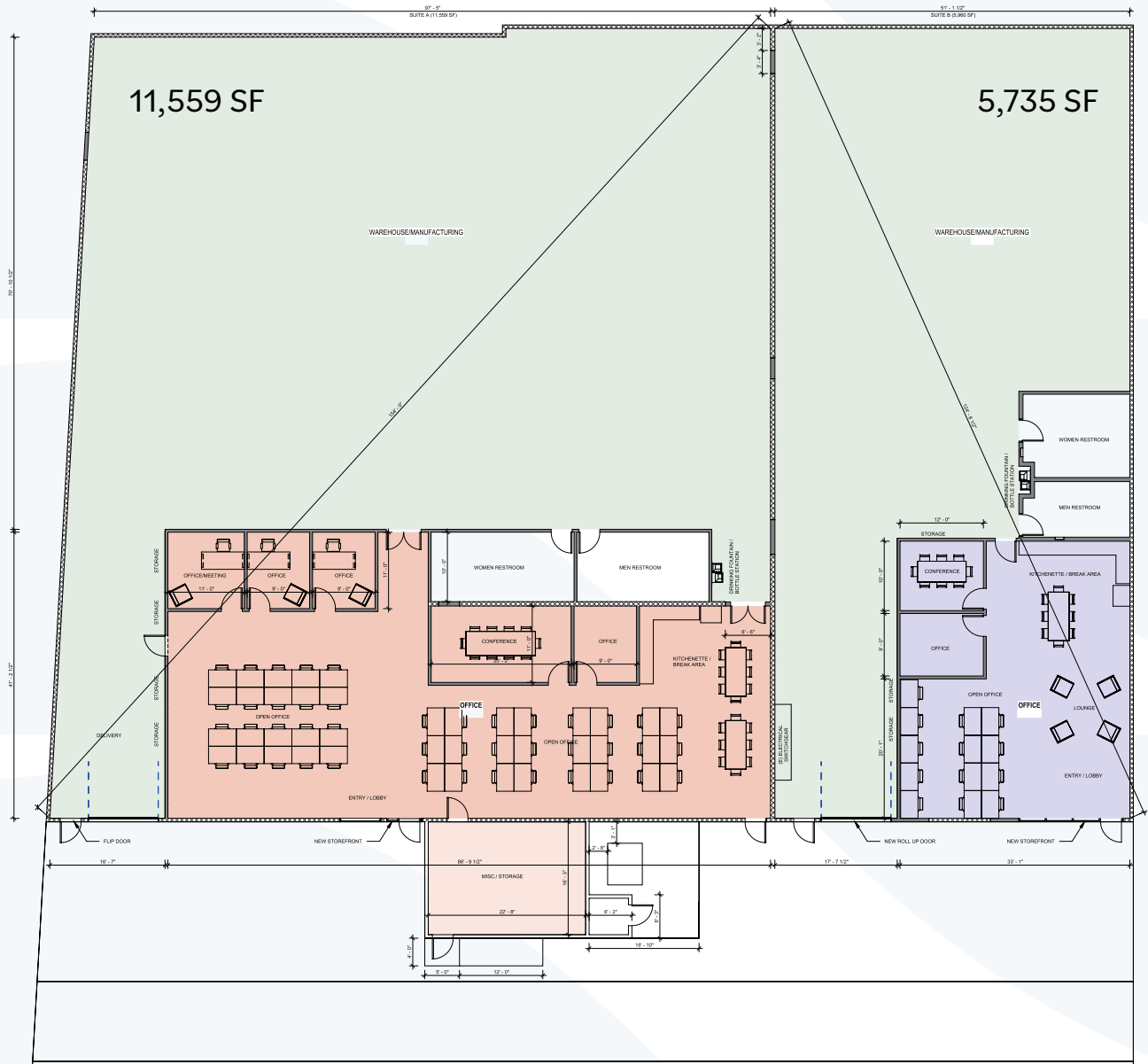


Gas 8,000
BTU



Site Plan:

- Spec Office Layout



LOCATION AMENITIES

Berkeley is known for its vibrant and diverse community, which fosters connections through a variety of cultural events, farmers' markets, and local gatherings. The city's walkable neighborhoods and extensive bike lane network promote sustainable transportation and encourage interaction among residents. Additionally, Berkeley's world-class university serves as a hub for intellectual discourse and innovation, attracting students and scholars from around the world.



Amtrak



Downtown Berkeley



Restaurants / Cafe

CoRo Coffee Room

Viks Chaat

Great Notion
Brewing - Berkeley

Thai Table

Mercado 925

Passione Emporio

Cafe M

Tacubaya

Iyasare

Cafe Réveille

Tomate Cafe

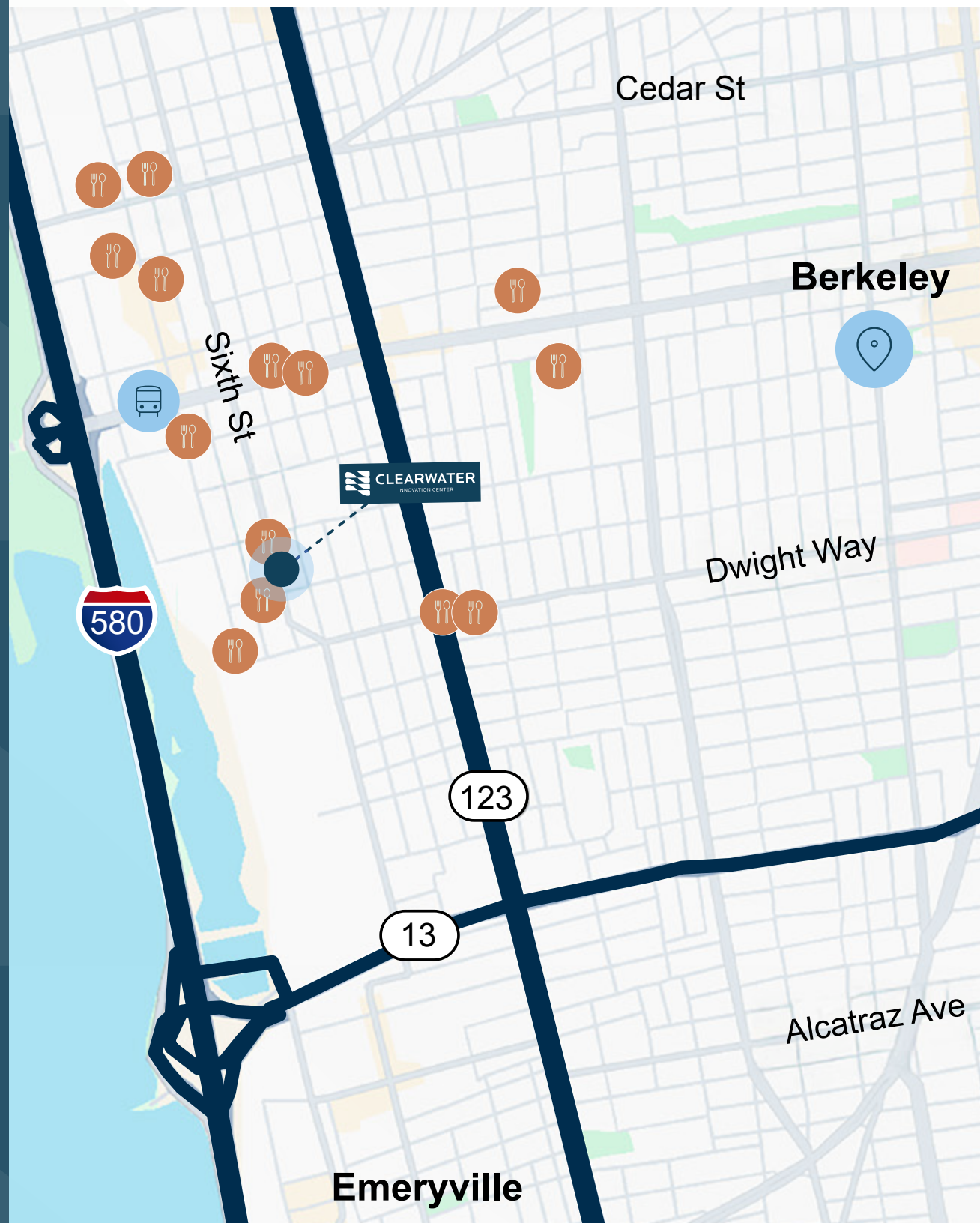
La Marcha Tapas Bar

The Hidden Cafe

Caffè Chiave

Le Pho Vietnamese
Restaurant

La Mission



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