



CLEARWATER
INNOVATION CENTER

2315-2323 5TH ST
BERKELEY, CA

INNOVATIVE TECH / R&D WITH HEAVY POWER
5,960 - 17,519 RSF

Bonus Commission \$2.00 PSF



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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



Fenced yard



8 parking off street



New roof



New mechanical system



New sprinklers throughout



New paint throughout



New ADA restrooms



New office area with kitchen



New storefront entrances



T-24 lighting throughout

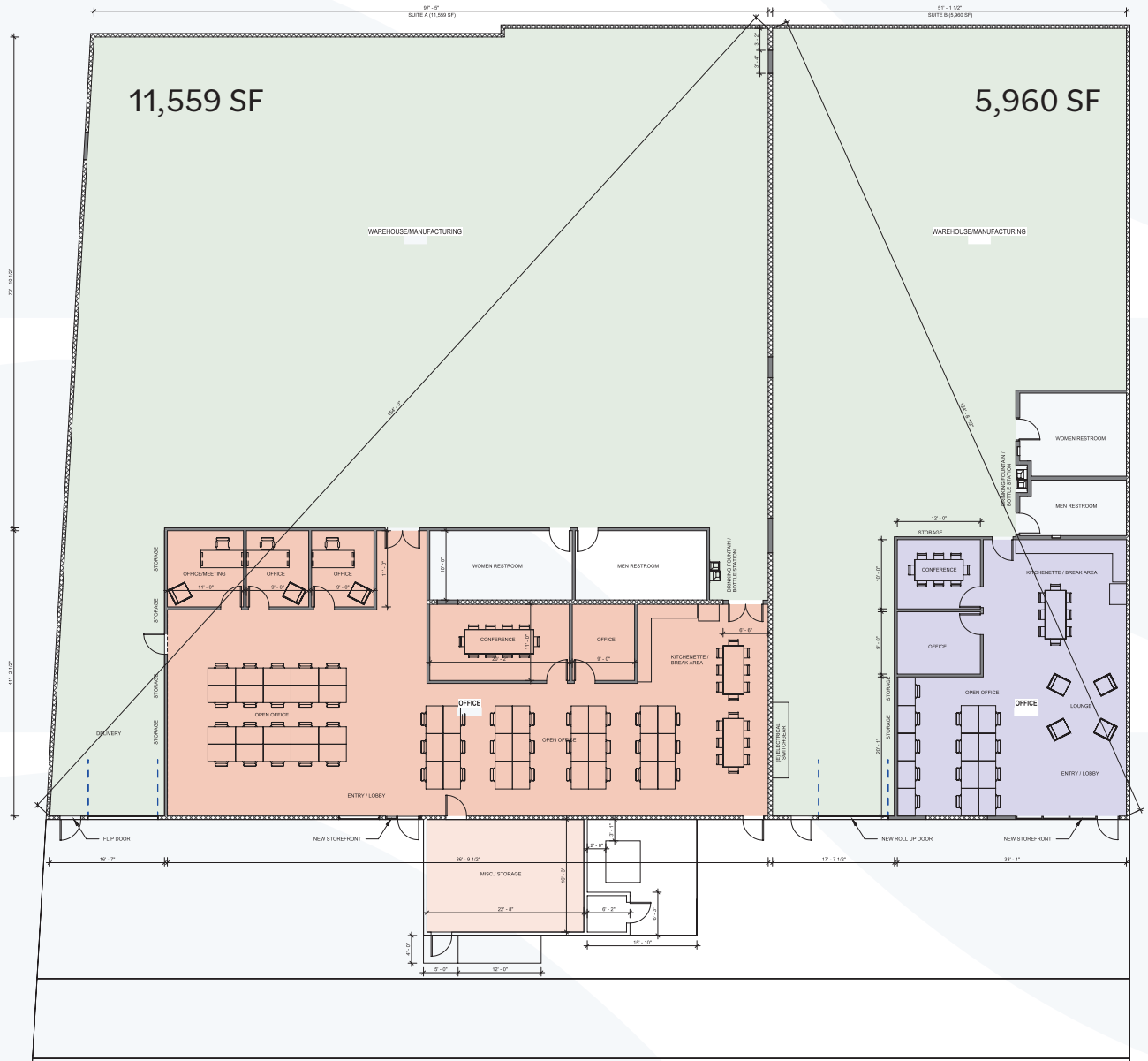


Gas 8,000 BTU

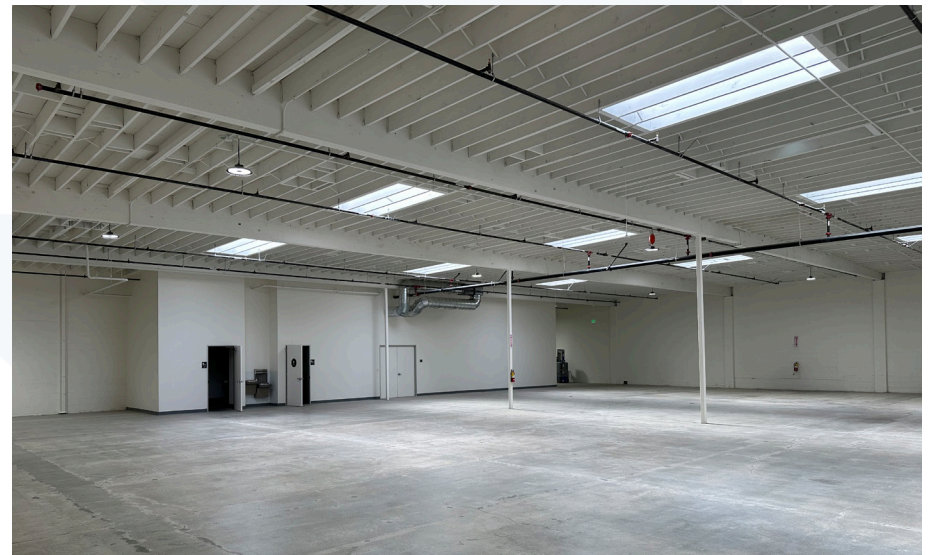


Site Plan:

- Spec Office Layout



Interior Photos:



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

lyasare

Cafe Réveille

Tomate Cafe

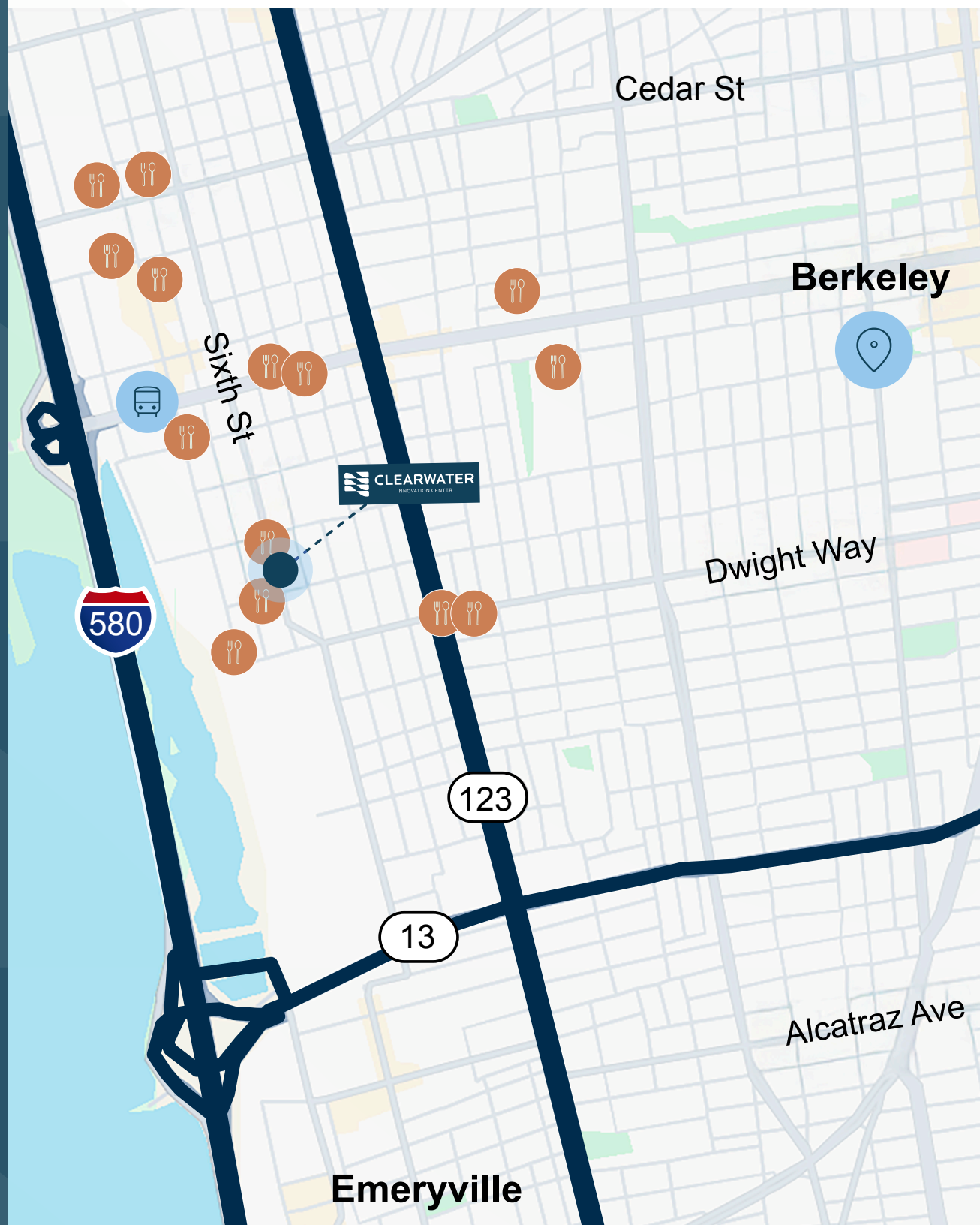
La Marcha Tapas Bar

The Hidden Cafe

Caffè Chiave

Le Pho Vietnamese Restaurant

La Mission



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Full Fee to Procuring Broker 5% and Bonus Commission \$2.00 PSF



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