

2865

SEVENTH



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**HEAVY POWER ADVANCED MANUFACTURING
R&D CAMPUS OPPORTUNITY IN THE HEART
OF BERKELEY**

An aerial photograph of the Wareham R&D campus. The central focus is a large, multi-story brick building with a flat roof, surrounded by parking lots and other industrial-style buildings. To the right, a modern building with a glass facade and a prominent blue, spiral-shaped sculpture is visible. The background shows a mix of greenery and urban infrastructure. The image is overlaid with a semi-transparent brown shape on the left side, which contains the main text. A decorative pattern of light brown squares is visible in the top right corner.

BE A PART OF WAREHAM'S POWER

NEARLY 50 YEARS OF NEW
APPROACHES AND ADAPTABILITY
AT OUR INNOVATIVE R&D CAMPUS

Wareham's unrivaled history of creating one of the largest life science and research clusters in the Bay Area is well known. **Our research and development campuses continue to attract and retain the best and the brightest innovators because we as a company never shy away from doing things differently.**

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Building our award-winning laboratory buildings and research campuses right to begin with lets our talented team of real estate development and property management professionals quickly and easily develop, redevelop, and upgrade our massive campus infrastructure to meet ongoing changes and needs of our amazing tenants and this great research cluster.

Our long-term commitment to the cities in which we build – to their schools, their artists, and to all the nonprofits that serve them – is also steadfast.

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24,755 RSF with 5,141 SF office



2 Roll-up Doors



**2000 amps at
277/480V 3-phase**
(Restaurant uses 200
amps of this total)



**CDA (Clean Dry
Air) system**



Clear heights
11'0" in ground floor office

24'4" in predominant
open area in central,
developed lab area.

20'+ clear in Warehouse
areas along south face



Zoning
Research & Development



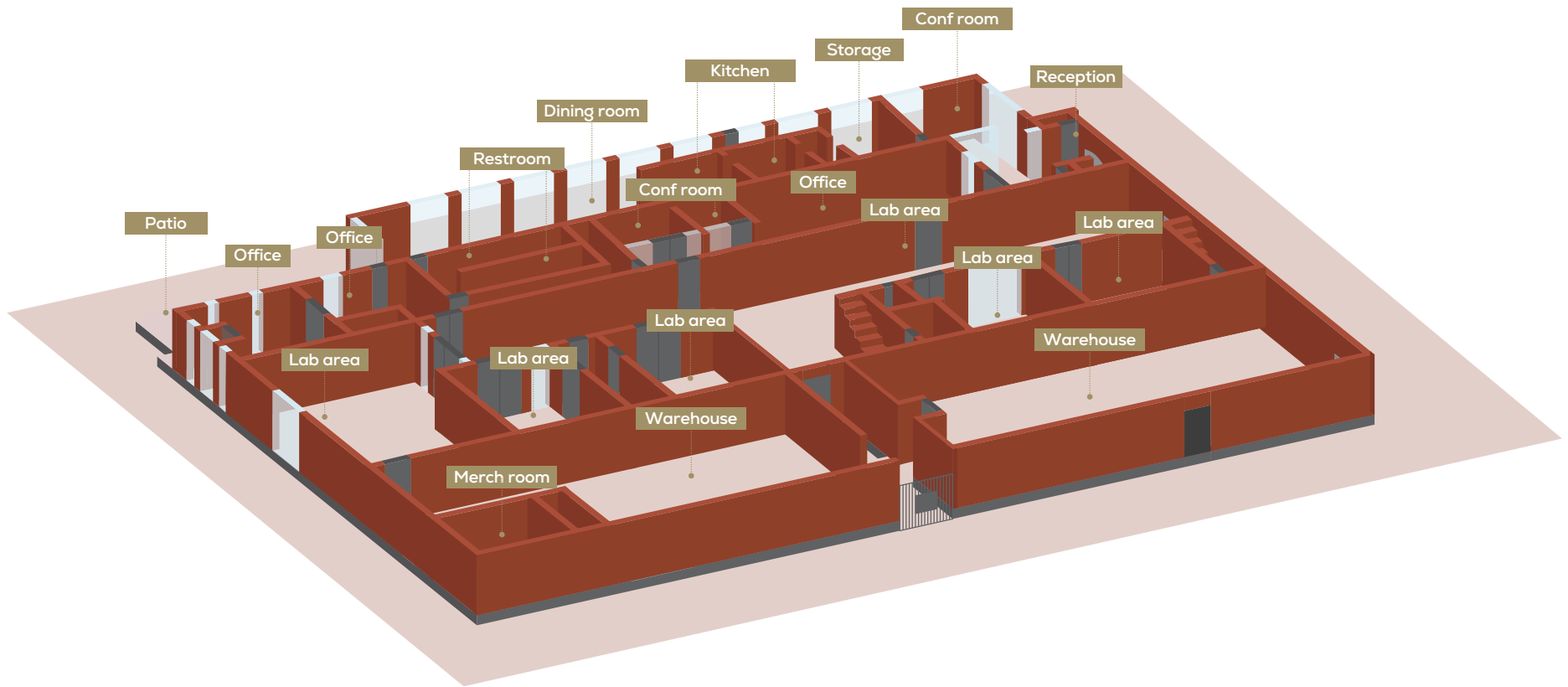
29 Parking Spaces



**S2 Security Card
Access System**



Fully sprinklered



UTILITIES

Natural gas: 3" meter 2000 CFH for Premises (restaurant has its own separate service and meter)

Water/Sewer: 2" domestic water line/meter, 4" dedicated fire main with meter, 3/4" irrigation meter, 4" sewer line



HVAC

Office area: two package units of 2000 CFM each plus three split systems with a total 5200 CFM

Other areas: 3 gas-fired heaters producing 625,000 BTU total, three ductless split systems providing capacity of 10 tons total for the various independent lab rooms, three exhaust fans to 6000 CFM, 6500 CFM and 18,000 CFM.



TEL/DATA

AT&T Broadband

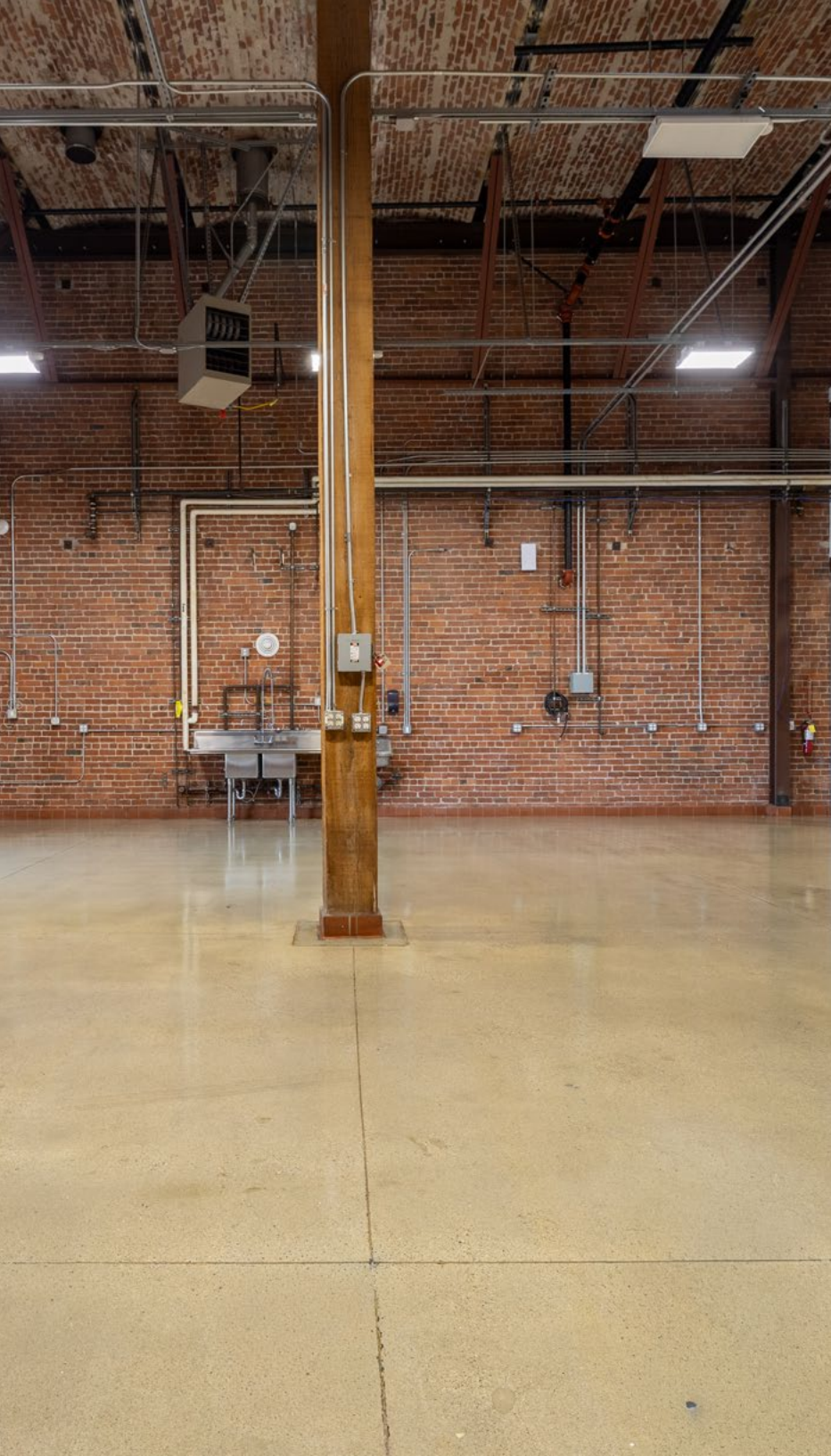
Comcast via coax cable

Paxio fiber

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CAMPUS AMENITIES

- Massive campus infrastructure
- **Part of a 16-building, 800,000 SF campus owned,** developed, and managed by Wareham Development
- Urban infill
- History of successful public-private partnerships with the City of Berkeley since 1977
- **Recruiting and collaboration opportunities** with UC Berkeley, UC San Francisco, Stanford University, and Berkeley Lab



ABUNDANT CAMPUS AMENITIES



Easy access from all major public transportation and freeways with plentiful campus parking and car-charging stations.



Popular restaurants: Bangkok By The Bay and Mint Leaf on campus, and quick walk to Berkeley Bowl West and its Café



Free Emery Go-Round to and from BART



Aquatic Park School for Early Childhood Education on-site



Amtrak Intermodal Transit Center for easy commutes between Sacramento and San Jose on Capitol Corridor Route



Blocks from popular Fourth Street Shopping District and other desirable West Berkeley dining, shopping, hospitality, and entertainment options



Ongoing tenant events designed to inspire and connect



Lush organic gardens and pocket parks



Campus Fitness Center onsite, and Berkeley Ironworks Touchstone Climbing, yoga studios, hiking and biking trails within blocks



Sculptures and art throughout the campus



Bike parking, bike share, and bike repair stations

MANUFACTURED IN BERKELEY

ACCESS TO TALENT

(WITHIN A 30-MIN DRIVE TIME)



19,493

Engineers



10,355

Life science

MANUFACTURING IN BERKELEY

(WITHIN A 30-MIN DRIVE TIME)



51,253

Manufacturing
resident workers



5%

Projected 5 year
manufacturing
growth



30,909

People with STEM
degrees living in
Berkeley



12,148

People with STEM
degrees living in
Berkeley aged
25-39

IDEAL LOCATION FOR BERKELEY COMPANIES TO GROW

800

Startups founded in
Berkeley since 2015

5,785

Patents issued
since 2020

BERKELEY GRADS 2024

8,532

Undegrad

4,300

Master Students
graduated

STEM GRADUATES 2024

891

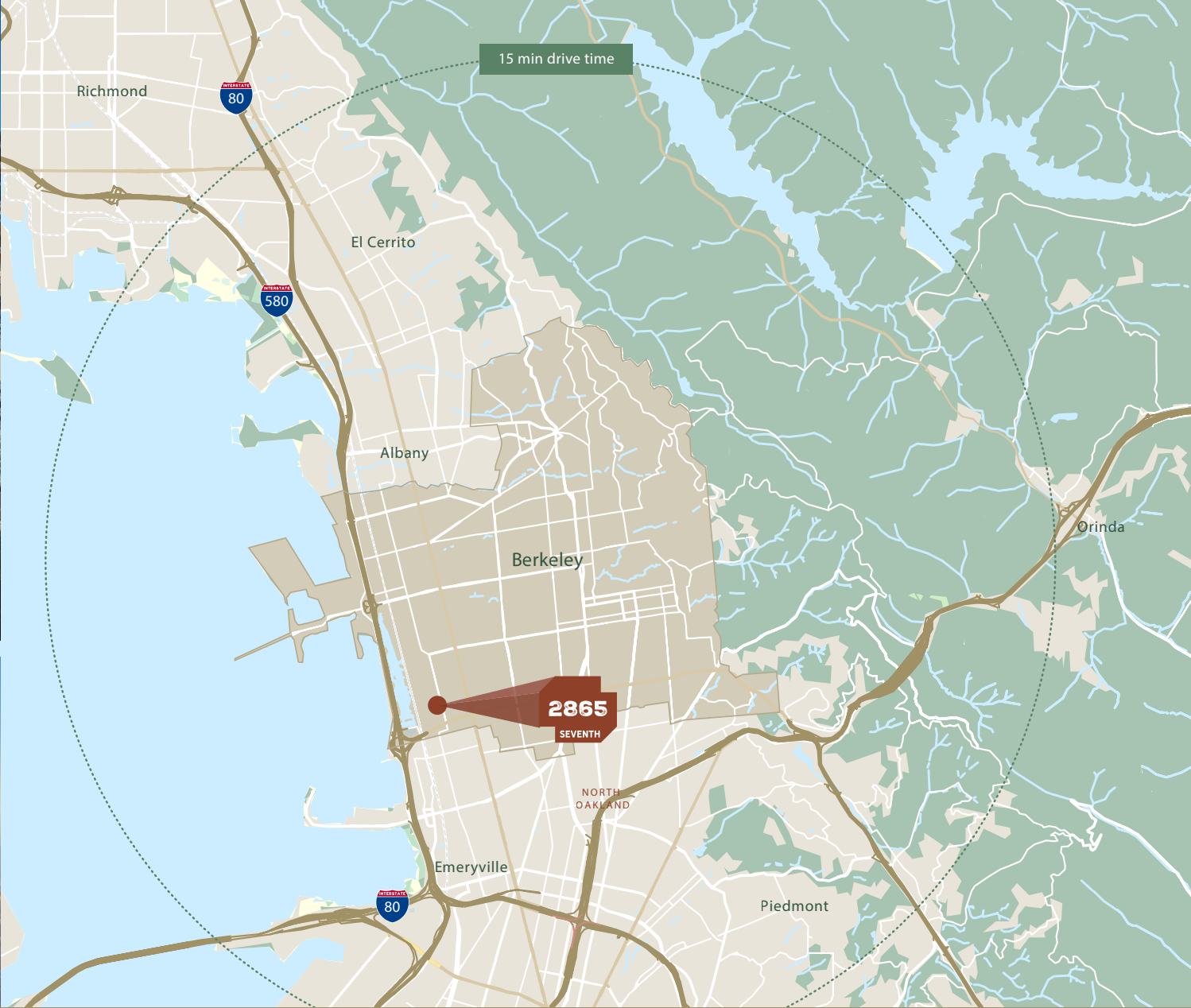
Graduates
in Computer
Science

846

Graduates in
Data Science



UC BERKELEY STADIUM



UC Berkeley

Ranking #2
Company count: 1,266
Capital Raised: \$45.7B

Stanford
University

Ranking #1
Company count: 1,271
Capital Raised: \$73.6B

UC DAVIS
UNIVERSITY OF CALIFORNIA

Ranking #51
Company count: 253
Capital Raised: \$5.8B

BUILT IN BERKELEY

Berkeley's manufacturing history began in the late 19th century with waterfront industries like Standard Soap Company and Cutter Laboratories, before experiencing significant expansion during WWII when the city's proximity to naval shipyards made it a hub for wartime production.

1970'S & 1980'S

Brought challenges of deindustrialization as traditional manufacturing declined, but simultaneously planted seeds for Berkeley's innovation economy through emerging biotechnology and computer development.



Photo: Berkeley Public Library

TODAY

Berkeley's manufacturing landscape is defined by advanced technologies and sustainability initiatives, with UC Berkeley and Berkeley Lab serving as crucial incubators for cutting-edge research and spin-off companies. The city now balances preserving manufacturing jobs with fostering innovation in a space-constrained urban environment, focusing on high-value, knowledge-intensive production that leverages the community's intellectual capital and progressive values.



YOU CAN BE PART OF THIS
MANUFACTURING RENAISSANCE
AT 2865 SEVENTH WHERE
INNOVATORS COLLABORATE TO
DEVELOP NEXT-GENERATION
MANUFACTURING SOLUTIONS.



UC Berkeley

#2

*Top 100 universities ranked
by startup founders*

Globally for undergraduate
students

#1

Company count

1,305 companies

#2

Founder count

1,433 companies

#3

Capital raised

\$47.5B in total
capital raised

THE GATEWAY TO BERKELEY

PROXIMITY

TO UNIVERSITIES

UC Berkeley

3 miles

Stanford

39 miles

UC Davis

62 miles

Emeryville Station

1.1 Miles

Oakland

5 miles

San Francisco

11 miles

San Jose

46 miles

TO AIRPORTS

SFO

(**San Francisco Airport**)

21 miles

OAK

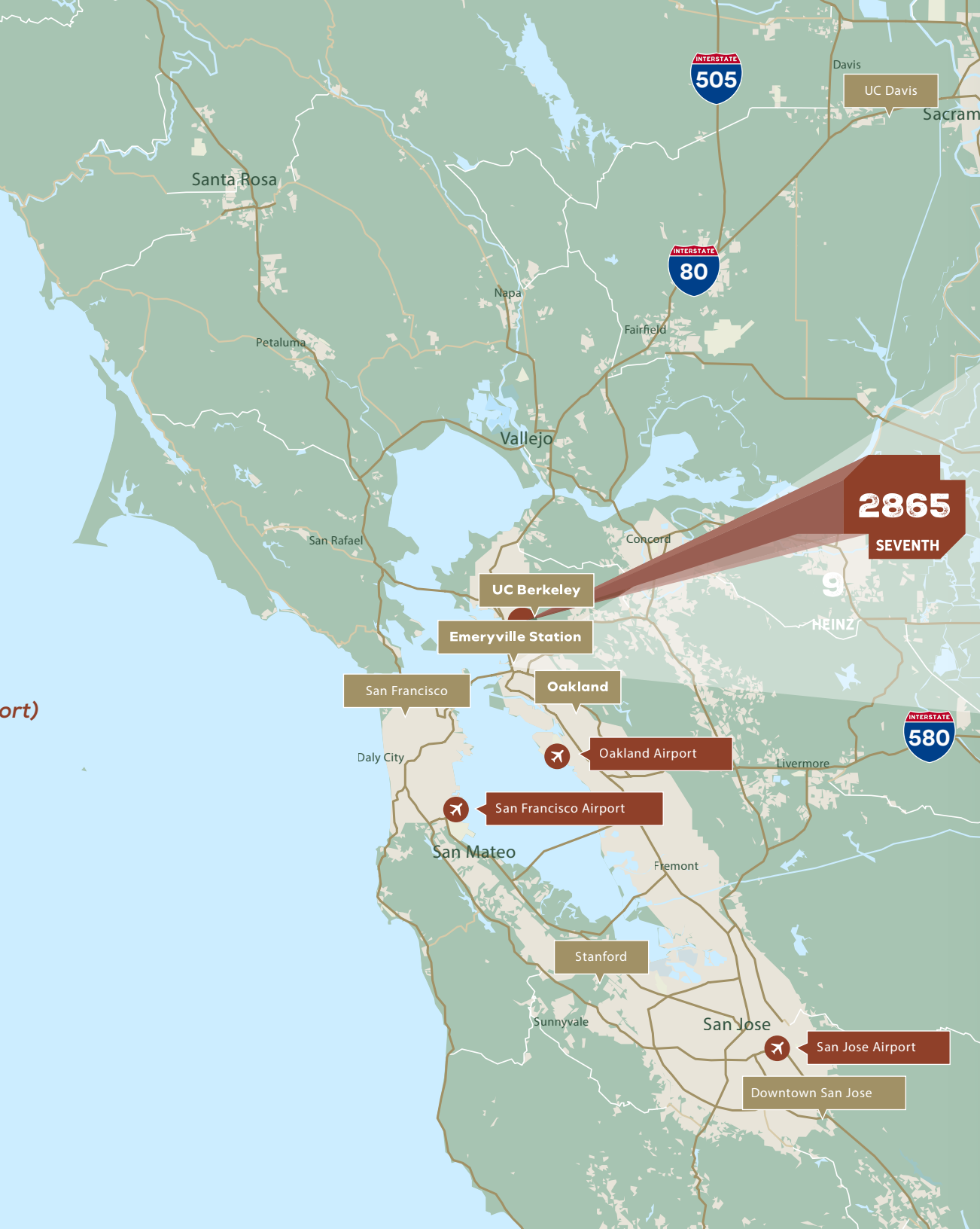
(**Oakland Airport**)

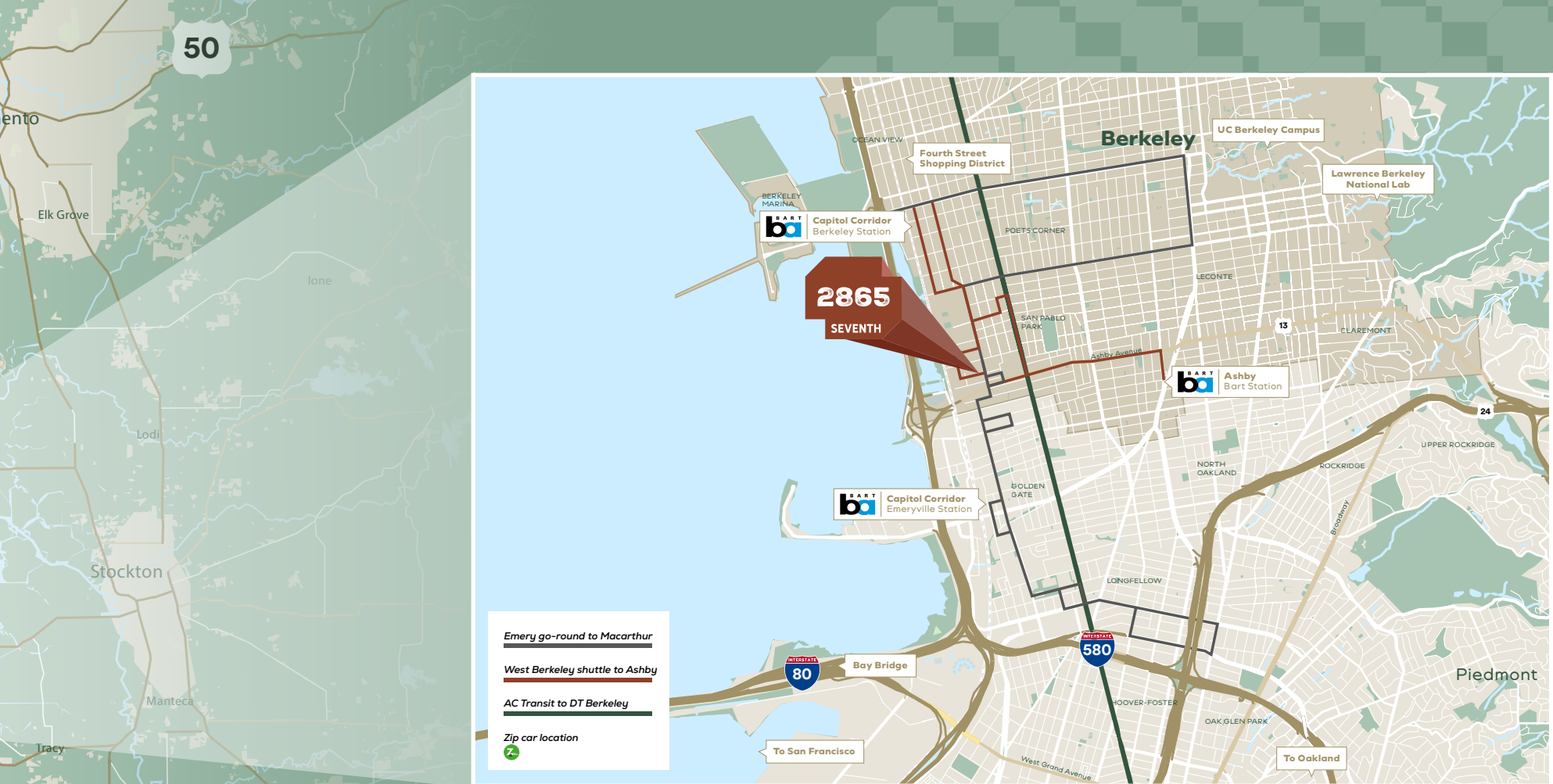
13 miles

SJC

(**San Jose Airport**)

45 miles





TRANSPORTATION DRIVE TIMES

- Wareham's EmeryStation Research Campus*
3 mins
- Fourth Street Shopping District*
4 mins
- Downtown Berkeley*
10 mins
- Downtown Oakland*
10 mins
- UC Berkeley*
11 mins

- Berkeley Lab*
12 mins
- Downtown San Francisco*
18 mins
- Oakland Airport*
20 mins
- San Francisco*
30 mins
- Downtown San Jose*
50 mins



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