

FOR LEASE OR SALE / DELIVERED VACANT & FULLY EQUIPPED IN ~Q1 2023

±25,400 SF • \$26,000,000

901 HEINZ / BERKELEY

201
heinz
berkeley

agenus

901
HEINZ

**FULLY EQUIPPED PURPOSE-BUILT LICENSED CGMP MANUFACTURING & PILOT PLANT FACILITY
WITH QC LAB & PROCESS DEVELOPMENT LAB**

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 **CUSHMAN &
WAKEFIELD**

BUILDING HIGHLIGHTS

PURPOSE-BUILT IN 1993, THIS FULLY EQUIPPED, LICENSED AND OPERATIONAL FACILITY FEATURES:

- Facility currently houses two (2) 1,000L Bioreactors one (1) 500L Bioreactor and one (1) 50L Bioreactor
- Pretreatment water
- RO/DI water generation, storage and distribution
- Hot and cold WFI generation, storage and distribution
- Pure steam generation and distribution
- Plant steam generation and distribution
- Chilled water generation and distribution
- Hot water generation and distribution
- Instrument air and clean compressed air generation and distribution
- Oxygen distribution
- Carbon Dioxide distribution
- Liquid Nitrogen distribution
- 300 KW emergency generator
- Full mezzanine for equipment generator
- Johnston Control BAS system monitors all AHU's
- 1562 amps of Power at 480V



FLOOR PLAN

201
heinz
berkeley

1ST FLOOR



901 HEINZ



FLOOR PLAN

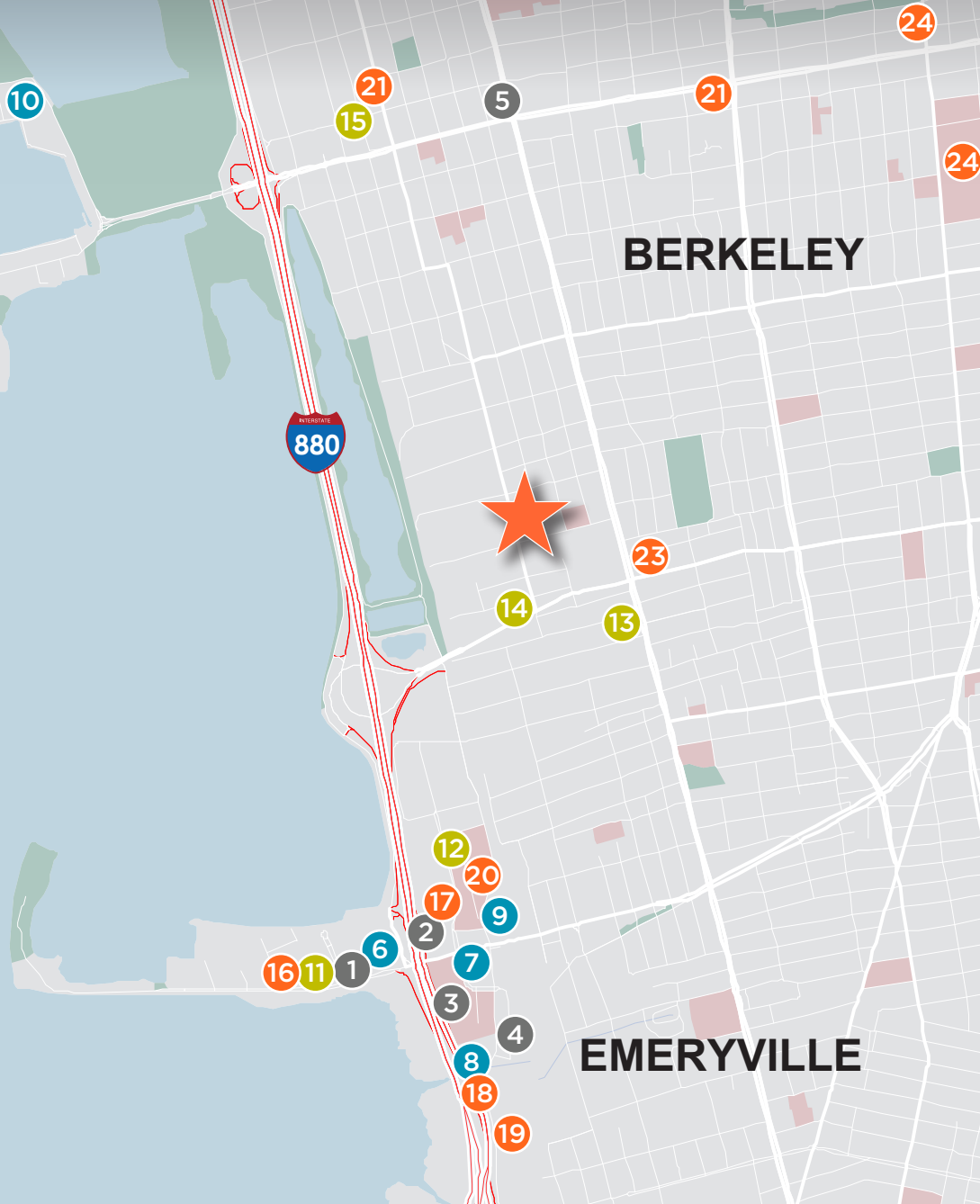
AIR HANDLER UNIT ZONES



SEVENTH ST

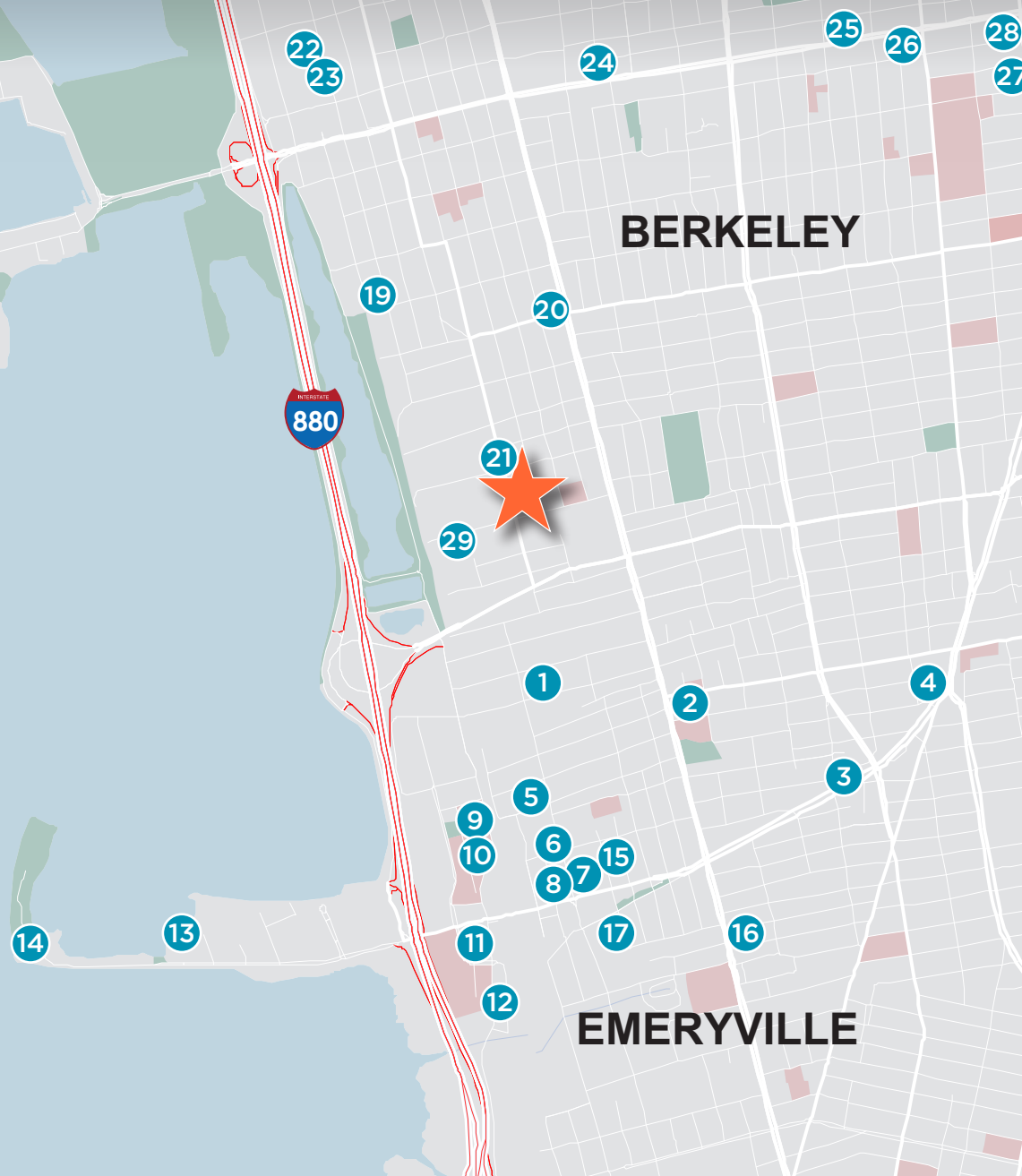
HEINZ AVE

AMENITIES MAP



BANK		CITY
1	SUMMIT BANK	EMERYVILLE
2	WELLS FARGO BANK	EMERYVILLE
3	CHASE	EMERYVILLE
4	BANK OF AMERICA	EMERYVILLE
5	WELLS FARGO BANK	BERKELEY
HOTEL		
6	HILTON GARDEN INN	EMERYVILLE
7	FOUR POINTS	EMERYVILLE
8	COURTYARD	EMERYVILLE
9	HYATT HOUSE	EMERYVILLE
10	DOUBLETREE	BERKELEY
GYM		
11	TOWERS FITNESS	EMERYVILLE
12	IN SHAPE	EMERYVILLE
13	CITY SPORTS	EMERYVILLE
14	BERKELEY IRONWORKS	BERKELEY
15	SOULCYCLE	BERKELEY
SHOPPING CENTER/RETAIL		
16	UPS STORE	EMERYVILLE
17	FEDEX	EMERYVILLE
18	POWELL STREET PLAZA	EMERYVILLE
19	BAY STREET EMERYVILLE	EMERYVILLE
20	PUBLIC MARKET	EMERYVILLE
21	FOURTH STREET SHOPS	BERKELEY
22	TARGET	BERKELEY
23	WALGREENS	BERKELEY
24	BERKELEY PLAZA	BERKELEY
25	DOWNTOWN BERKELEY	BERKELEY

AMENITIES MAP



	RESTAURANTS	CITY
1	LOS MOLES	EMERYVILLE
2	PARADISE PARK CAFE	OAKLAND
3	SIDESHOW KITCHEN	OAKLAND
4	SWEET ADELINE BAKESHOP	BERKELEY
5	RUBY'S CAFE	EMERYVILLE
6	SUMMER SUMMER THAI	EMERYVILLE
7	THE BUREAU 510	EMERYVILLE
8	BEST COAST BURRITOS	EMERYVILLE
9	HOT ITALIAN	EMERYVILLE
10	KOJA KITCHEN	EMERYVILLE
11	BLACK BEAR DINER	EMERYVILLE
12	P.F. CHANG'S	EMERYVILLE
13	TRADER VIC'S	EMERYVILLE
14	HONG KONG EAST OCEAN	EMERYVILLE
15	TOWNHOUSE	EMERYVILLE
16	CASSAVE	EMERYVILLE
17	DOYLE STREET CAFE	EMERYVILLE
18	THIRD CULTURE BAKERY	BERKELEY
19	VIKS CHAAT	BERKELEY
20	ANCHALEE	BERKELEY
21	900 GRAYSON	BERKELEY
22	TACUBAYA	BERKELEY
23	ZUT!	BERKELEY
24	LA MISSION	BERKELEY
25	LONG LIFE VEGI HOUSE	BERKELEY
26	THE BUTCHER'S SON	BERKELEY
27	EUREKA!	BERKELEY
28	BERKELEY SOCIAL CLUB	BERKELEY
29	RIVA CUCINA	EMERYVILLE



ARRIS

**Bayer HealthCare
Pharmaceuticals**

201
heinz
berkeley

agenus

DTSC
Department of Toxic
Substances Control

Perfect Day

HEINZ AVE

**WILD
EARTH**

7TH ST

9TH ST

RODAN+FIELDS

**M MEMPHIS
MEATS**

PIVOT BIO

NEWOMICS

**CARIBOU
BIOSCIENCES**

**SIEMENS
Healthineers**

DEMETRIX

ASHBY AVE







THERE ARE TOTAL OF 6 AIR HANDLING UNITS SERVING THE BUILDING. FOUR OF WHICH SERVE THE GMP MANUFACTURING SUITES AND 2 FOR NON-Classified AREAS (LABS, CORRIDORS, ETC). THE BUILDING HAS ONE 300KW EMERGENCY GENERATOR SUPPORTING CRITICAL EQUIPMENT AND THE BUILDING IS SERVED WITH 1,562 AMPS OF POWER AT 480V.

PRETREATMENT SYSTEM

The pretreatment system treats incoming city water by filtering it through two 5um pretreatment filters to remove particulate. Then, a twin water softener removed mineral such as calcium and magnesium from the stream. The water can be used as boiler make up. To remove chlorine/chloramine, the soft water is filtered through 3 activated carbon tanks. The water is considered “pretreated” at this point.

RO/DI WATER GENERATION & DISTRIBUTION

RO/DI water was generated by purifying pretreated water by a standalone reverse osmosis (RO) skid, which has a capacity of 2.5GPM. RO water is further purified by passing it through 2 mixed DI bed for water polishing. After polishing, the product is known as “RO/DI water” and is filtered through 1um post make up filter before being stored in a 335gal storage tank. A distribution pump operated at 12.5GPM distribute water to WFI still and clean steam generator. The distribution loop has integrated UV sterilization, 0.1um final filters and TOC/conductivity monitoring to ensure water quality.

PLANT STEAM GENERATION & DISTRIBUTION

There are two plant steam systems at 901 Heinz, which are the low pressure plant steam and high pressure plant steam system. The low pressure system is mainly utilized for CWFI sanitization and comfort heating (hot water loop for HVAC), while high pressure steam is supplied to WFI distillation and clean steam generation. The low pressure plant steam is generated by one boiler, while the high pressure plant steam is generated by two boilers. A pressure reducing station is integrated in the distribution network to support low pressure steam for operation reliability purposes.



HOT & COLD WFI GENERATION & DISTRIBUTION

HOT WFI SYSTEM

The HWFI was generated by distillation by a FINN-AQUA multiple effect distillation unit rated at 175GPH. The water is stored in a HWFI 2800L stainless steel storage tank. HWFI was distributed to lab and GMP users by a centrifugal distribution pump. The temperature of the loop is maintained at 85°C by a temperature maintenance loop (with shell and tube stainless steel heat exchanger), monitored by Johnston Control BAS system for parameters such as TOC, temperature, and conductivity to ensure water quality. The HWFI system fills and maintains the level of a CWFI storage tank.

COLD WFI SYSTEM

The CWFI is stored in a 10,000L stainless steel storage tank. The tank level and filling operation are controlled by Johnston Control BAS system automatically. CWFI is distributed to lab and GMP users by a centrifugal distribution pump. The tank is maintained at ambient operating temperature of about 20°C. There are 2 shell-and-tube heat exchangers to maintain operating temperature and one sanitization heater to sanitize the system periodically. The system is monitored by Johnston Control BAS system for parameters such as TOC, temperature, and conductivity to ensure water quality.

INSTRUMENT AIR & CLEAN COMPRESSED AIR GENERATION & DISTRIBUTION

There is a total of 4 oil-free air compressors for instrument air and clean compressed air systems. One compressor is dedicated to instrument air distribution and three air compressors are dedicated to clean compressed air systems. There is one air dryer for removing moisture and hydrocarbon, which achieves a dew point temperature of approximately -40deg C or better. The clean air distribution piping material is 316SS and is produced by filtering instrument air through a 0.2um filter.



PURE STEAM GENERATION & DISTRIBUTION

Pure steam is generated by a one clean steam generator with maximum capacity of 1200lbs/hour. Plant steam is used to heat up RO/DI feedwater to generate pure steam. The 316SS distribution piping delivers pure steam to end users such as GMP and laboratory autoclaves.

CHILLED WATER GENERATION & DISTRIBUTION

There are two chilled water loops which are cooled by 2 rooftop chillers. The chillers were installed in 2018 and have a total combined output of 80tons. There are totally of 3 chilled water pumps to distribute water to end users. Chilled Water Loop #1 served WFI system and 5 Air Handling units (AHU). Chilled Water Loop #2 serves one AHU. The chilled water temperature is set at 40degF (Loop#1) and 48degF (Loop#2) respectively.

HOT WATER GENERATION & DISTRIBUTION

The hot water loop supplies heated water to HVAC heating coils for comfort heating. Water temperature is maintained by a dedicated stainless steel shell and tube heat exchanger. Low pressure steam heats the water to approximately 165deg F and distributed it to users by a centrifugal pump.

OXYGEN DISTRIBUTION

The oxygen is sourced from portable liquid dewars located in 901-RM144. There is an automatic dewars switch which allows 2 dewars to be connected to the distribution headers simultaneously. The distribution network material is 316SS.



CARBON DIOXIDE DISTRIBUTION

The carbon dioxide is sourced from portable liquid dewars located in 901-RM144. There is an automatic dewars switch which allows 2 dewars to be connected to the distribution headers simultaneously. The distribution network material is 316SS.

LIQUID NITROGEN DISTRIBUTION

The liquid nitrogen is sourced from portable LN2 dewars located in 901-RM135. There is an automatic dewars switch which allows 2 dewars to be connected to the distribution headers simultaneously. The LN2 piping is vacuum insulated and is distributed in RM135 only.

AIR HANDLING UNIT

There a total of six (6) air handling units (AHU) at 901 Heinz, all of which are in the mezzanine level. Four (4) of the AHU (AHU-02, AHU-03, AHU-05, AHU-06) are GMP equipment and service the GMP production suites/clean rooms. AHU-1 and AHU-4 are non-GMP units and service all unclassified area. As shown in the floor plan on Page 3, AHUs service majority of the building (except for Mechanical Room 137). The second-floor labs are served by AHU-04. All AHUs are monitored by Johnston Control BAS system for parameters such as discharge temperatures, room differential pressure/temperature and humidity.

View Site Specific
COVID-19
PREVENTION PLAN





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