

LIFE SCIENCE / R&D SPACE

UNIQUE CREATIVE SPACE OWNERSHIP OPPORTUNITY

LIFE SCIENCE / R&D CONDOS
AVAILABLE FOR SALE

1440

**4TH
STREET**

BERKELEY, CA

SUITE A: POTENTIAL LAB BUILDOUT

9,260 SQUARE FEET (READY TO OCCUPY)

SUITE B: FULL R&D / LAB BUILDOUT

9,013 SQUARE FEET (READY TO OCCUPY)

SUITE C: FULL R&D / LAB BUILDOUT

2,956 SQUARE FEET (LEASED TO 2/28/2025)

SUITE D: FULL R&D / LAB BUILDOUT

2,956 SQUARE FEET (LEASED TO 5/31/2026)

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NEWMARK

PROPERTY HIGHLIGHTS

- New Interiors. Mix of Office/Labs
- Gorgeous Wood Barrel Ceiling
- Skylights Throughout
- Polished Concrete Floors
- Power 1200 Amps, 120/208V, 3 Phase
- AC Transit Served
- Easy Freeway Access
- Reserved Off Street Parking Spaces (1/1,000 SF)
- Walking Distance to Whole Foods & Berkeley's Fourth Street Shopping District
- 15 Minutes from Lawrence Berkeley National Laboratory
- New Rooftop HVAC units, Roof, and Back Up Generator
- Rare Life-Science/Creative Office Ownership Opportunity
- 4 Separate Units - Leased Units Offer Supplemental Income and Expansion Potential
- Located in West Berkeley's Life Science core



AVAILABLE FOR SALE

SUITE A - 9,260 SF

Price: \$5,800,000

Available Now - Potential R&D / Lab Space

- 400 Amps power
- New 16 ton HVAC - Up to 100% outside makeup air possible.
- 400SF/Ton Cooling - 32 BTUH/ SF Heating
- Potential R&D Lab Space Lab Space

SUITE B - 9,013 SF

Price: \$6,300,000

Available Now - Full R&D / Lab Space

- 400 Amps power
- New 16 Ton HVAC - Up to 100% outside makeup air possible.
- 400 SF/Ton Cooling - 32 BTUH /SF Heating
- Two (2) 6' Fume Hoods
- 100' of Benching
- Two (2) Lab Sinks with cabinets
- Emergency eye wash station
- One (1) Open Lab Area, One (1) Closed Lab Room
- Six (6) offices/small lab rooms, Two (2) Conference Rooms, Full Kitchen and restrooms.



SUITE C – 2,956 SF

Price: \$2,500,000

Available For Occupancy: March-2025 – Full R&D / Lab Space

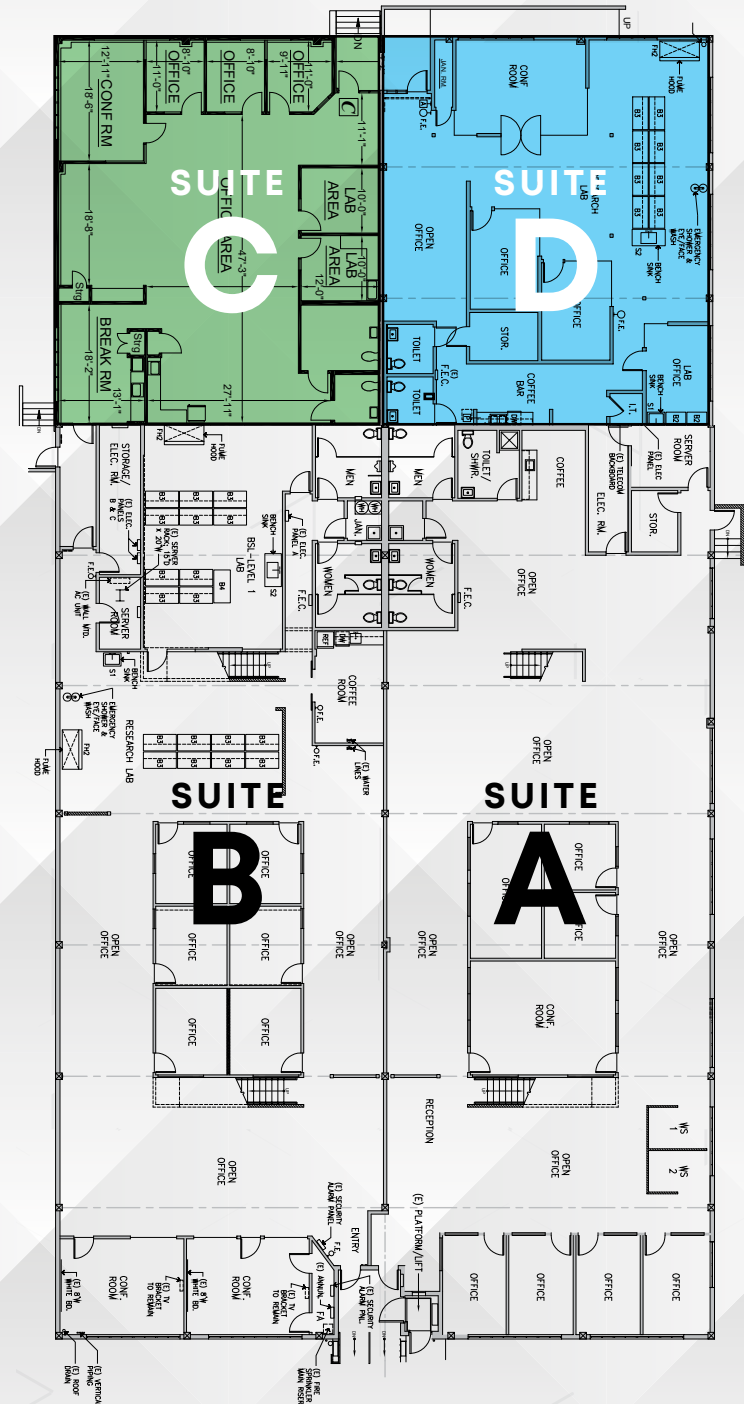
- 200 Amps power
- New 8.5 Ton HVAC - Up to 100% outside makeup air possible.
- Two (2) Fume Hoods
- Three (3) Offices
- One (1) Conference Room
- One (1) Break Room
- Two (2) Lab Rooms

SUITE D – 2,956 SF

Price: \$2,500,000

Available For Occupancy: June-2026 – Full R&D / Lab Space

- 200 Amps power
- New 8.5 Ton HVAC - Up to 100% outside makeup air possible.
- 350 SF/Ton Cooling - 37 BTUH /SF Heating
- One (1) 6' Fume Hood
- 54' of Benching
- Two (2) Lab Sinks with cabinets
- Emergency eye wash station
- One (1) Open Lab Area, One (1) Closed Lab Room.
- Two (2) offices, One Conference Room, Kitchen/Break Area and Restrooms.



PROPERTY AERIAL

PAGE ST

4TH ST

LIFE SCIENCE DEVELOPMENTS

CURRENTLY UNDER CONSTRUCTION

THELAB

A cutting-edge life science project spanning 290,000 square feet across five buildings.



CURRENTLY UNDER CONSTRUCTION

BERKELEY COMMONS

A 500,000 square foot project that provides world-class science labs tailored for research, innovation, and technology.



PROPOSED

GILMAN GATEWAY

A future 900,000-square foot life science development featuring research and development (R&D) facilities, as well as a startup incubator for UC Berkeley.



1440 4TH STREET

RETAIL AMENITIES

- 1 Fieldwork Brewing Co.
- 2 Whole Foods Market
- 3 Gilman Brewing
- 4 Philz Coffee
- 5 REI
- 6 Broc Cellars
- 7 Donkey & Goat Winery
- 8 Trumer
- 9 Acme Bread
- 10 Bartaville Cafe
- 11 Casa latina Bakery
- 12 La Marcha Tapas
- 13 El Patio
- 14 Luca Cucina Italiana
- 15 Gaumenkitzel
- 16 Takara Sake USA Inc
- 17 Viks Chaat

4th Street Retail

















UNDER CONSTRUCTION

Albany Village Graduate Student Apartments
761 1-BR apartments for UC Berkeley Grad students

1440 4TH STREET



DOWNTOWN BERKELEY

LIFE SCIENCE

PROPOSED PROJECT

Gilman Gateway
900,000 SF life science development w/ R&D and lab use. Incubator for UC Berkeley start-ups.

1440 4TH STREET

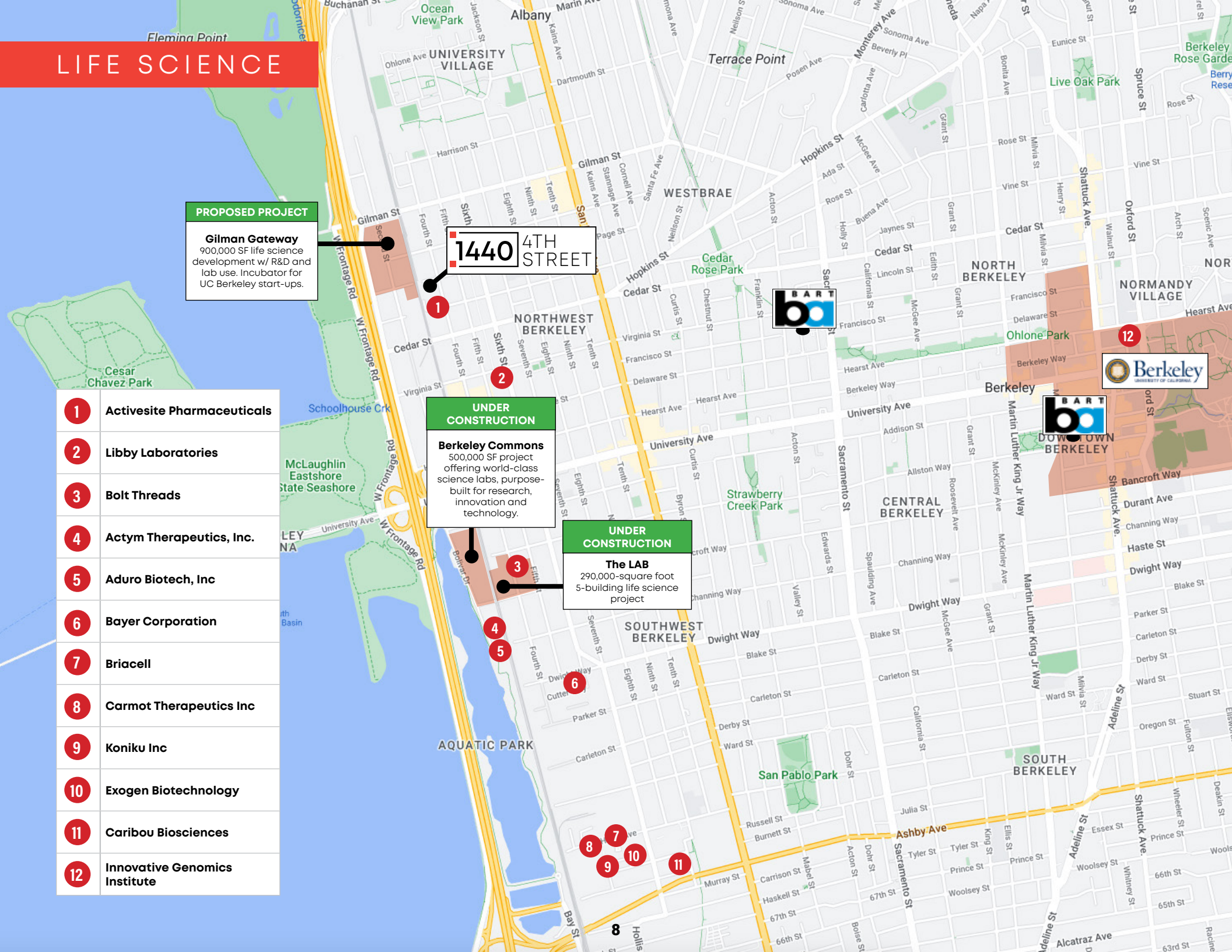
UNDER CONSTRUCTION

Berkeley Commons
500,000 SF project offering world-class science labs, purpose-built for research, innovation and technology.

UNDER CONSTRUCTION

The LAB
290,000-square foot 5-building life science project

- | | |
|----|-------------------------------|
| 1 | Activesite Pharmaceuticals |
| 2 | Libby Laboratories |
| 3 | Bolt Threads |
| 4 | Actym Therapeutics, Inc. |
| 5 | Aduro Biotech, Inc |
| 6 | Bayer Corporation |
| 7 | Briacell |
| 8 | Carmot Therapeutics Inc |
| 9 | Koniku Inc |
| 10 | Exogen Biotechnology |
| 11 | Caribou Biosciences |
| 12 | Innovative Genomics Institute |



LOCATION OVERVIEW

BERKELEY

Named by Niche.com for 3 years in a row as one of the top 10 places to live in America, Berkeley residents enjoy a community of world-class dining, entertainment, and the arts. The city's dynamic mix of neighborhoods, districts, and businesses attract innovators from around the world to call the city home. Berkeley is less than 15 minutes away from the city of San Francisco by way of the Bay Bridge or BART, and less than 45 minutes from Silicon Valley.



**NO TRANSPORT,
NO PROBLEM.**



BART BAY AREA RAPID TRANSIT

North Berkeley station is 1 mile from 1440 Fourth Street and provides regional access in and out of Berkeley and throughout the Bay Area.



AMTRAK

The Berkeley Amtrak station, located just half a mile from 1440 Fourth Street, offers convenient access to the wider regional area and destinations beyond.

UNIVERSITY OF CALIFORNIA BERKELEY

Berkeley is the home of the nation's leading public university, UC Berkeley. The university's 52 graduate departments, (48 are ranked among the top ten programs in U.S.), provide Berkeley with a thriving economic engine, energized by a welleducated workforce. To further emphasize UC's prominence, seven members of the faculty are Nobel laureates. Berkeley provides an atmosphere of innovation, entrepreneurship, and collaboration attracting business and fueling economic growth. The University has spun out 270 startups, the most of any public college in the world. Notable alumni include the cofounder of Apple (Steve Wozniak), Google's (Eric Schmidt), and Intel's (Gordon Moore), among others.

INTERIOR PHOTOS



SUITE B - LAB SPACE



SUITE B - LAB SPACE



SUITE B - LAB SPACE



SUITE A

INTERIOR PHOTOS



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INVESTMENT SALES

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