

LEASE

# WEST BERKELEY OFFICE

## LAB / BIOTECH CONVERSION POTENTIAL

±20,700 SF + POSSIBLE ±7,367-SF LIGHT INDUSTRIAL



### 1250-88 9TH STREET

### BERKELEY CA 94710

OFFICE ▪ WAREHOUSE  
LIGHT INDUSTRIAL

**\$2.00 PSF  
MONTHLY / IG**



Originally constructed for Bausch and Lomb, this high-profile single-tenant property boasts exceptional identity with great signage potential. Across from [Whole Foods](#), [Philz Coffee](#), [Chipotle](#), short walk to [Fieldwork Brewery](#), [Gilman Street Brewery](#), [Picante](#), [WFM Coffee Bar](#), [Funky Elephant](#), [Gilman Grill](#) and [many others](#). Easy access to [80 and 580 freeways](#).

#### Features:

- Spectacular indoor atrium
- Striking entry lobby
- Beautiful kitchen and lunchroom
- Executive office wing with large offices, private washroom and kitchenette
- 26 private offices
- 2 large conference rooms



[FLOOR PLANS PAGE 2 & 3](#)

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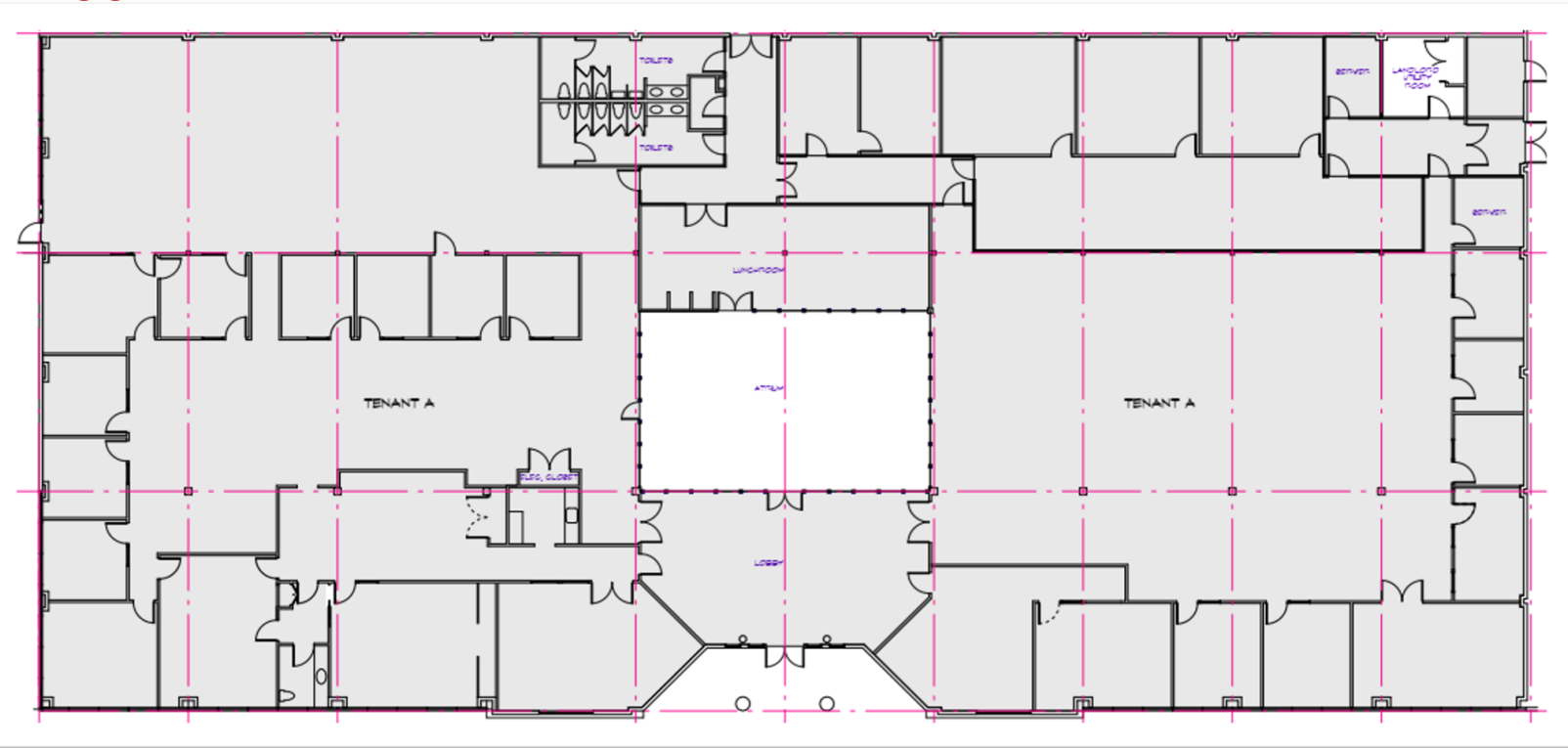
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All information herein is offered in good faith and deemed accurate, but not guaranteed.

## FLOOR PLAN



# LAB: CONCEPTUAL FLOOR PLAN

