

**±35,000 RSF LAB SPACE AVAILABLE FOR SUBLEASE**



**±35,000 RSF Lab Building Available**  
**Full Building Available for Sublease**

### Property Highlights

- Part of Wareham's Aquatic Park Center
- Sublease Term Through April 30, 2023
- Free Parking Available
- Free West Berkeley Shuttle
- Mixture of Office and Laboratory Build-out (see attached plans)
- Primarily Biology Labs with Extensive Bench Work
- Extensive amount of FF&E also available including lab equipment

### Nearby Amenities

#### Restaurants

- 1 Riva Cucina
- 2 Spoon Korean Bistro
- 3 Prizefighter
- 4 Rotten City Pizza

#### Services and Shopping

- 1 Berkeley Bowl West
- 2 Orchard Supply Hardware
- 3 Looking Glass Photo
- 4 Walgreens

#### Ryan Hattersley

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**First Floor - ±17,500 RSF**



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