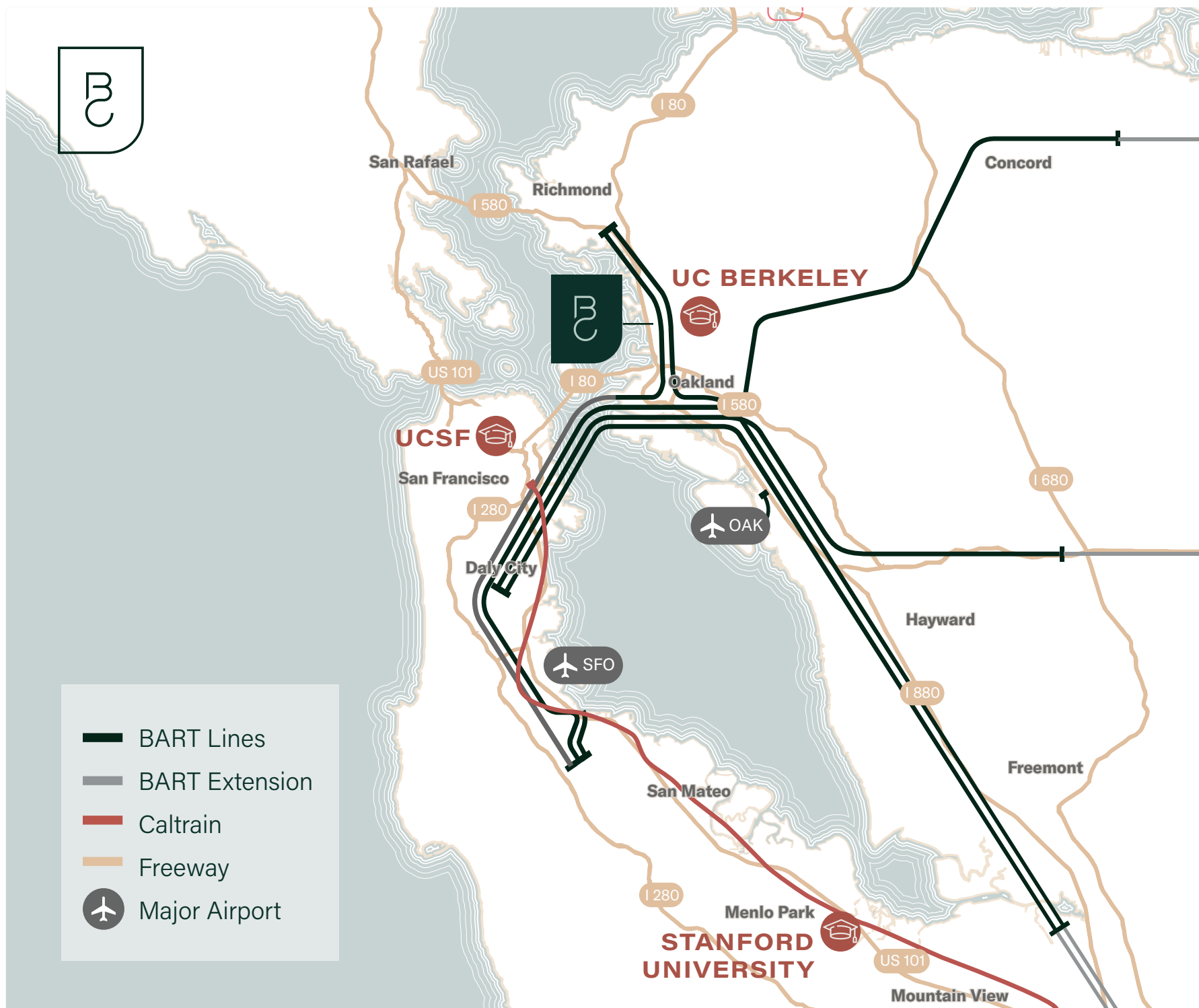


Berkeley Commons



Aerial view fronting Aquatic Park

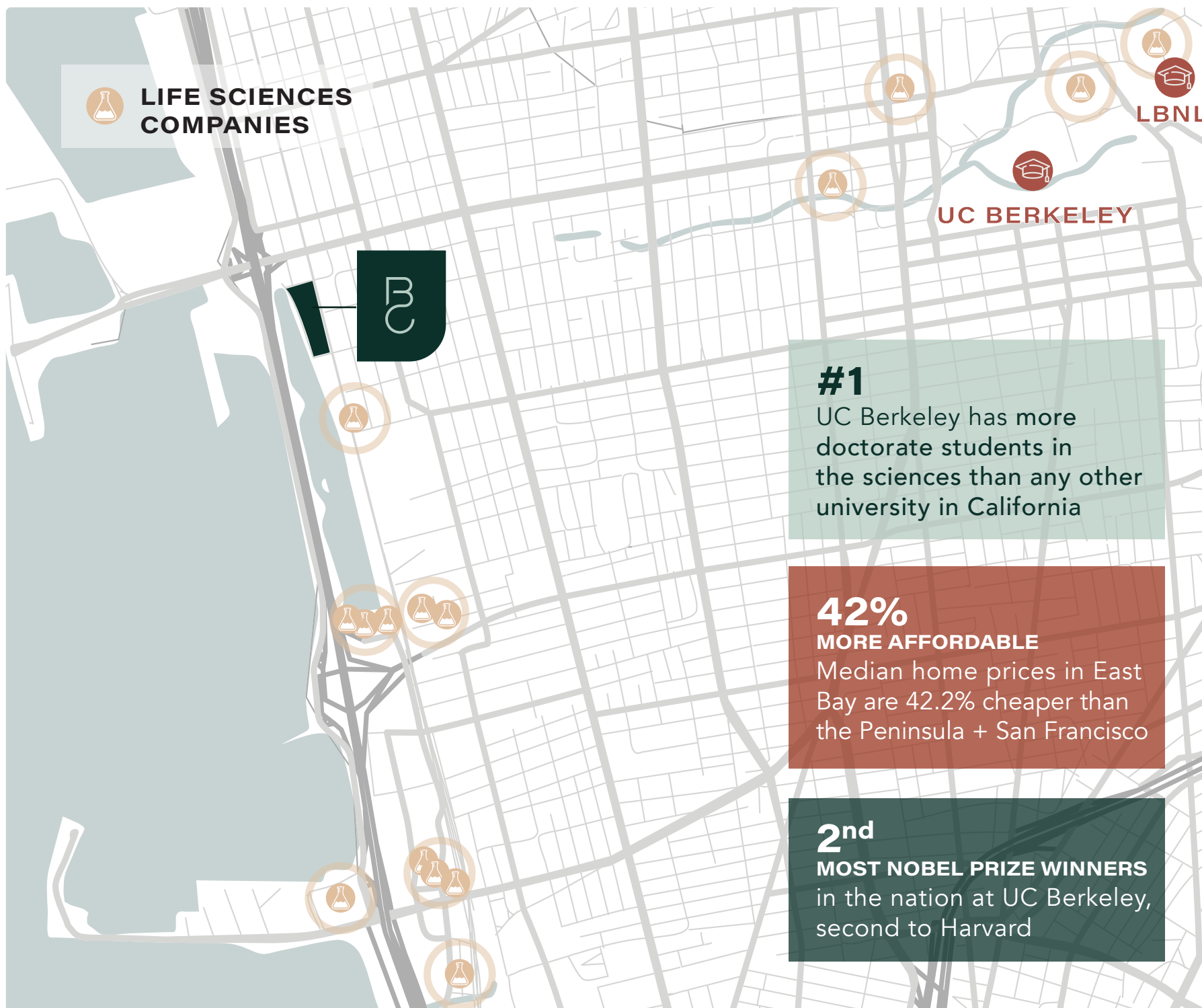


Access to talent & funding

3
world class universities with excellent life science programs

1,699
annual graduates of major science and engineering fields from UC Berkeley, UCSF & Stanford (in 2020)

\$21.5B
life science venture capital funding for the Bay Area in 2021 — the leading market in the country



A science & tech ecosystem

UC Berkeley

#2 University in the country in Pitchbook's "Top 50 Universities for Founders"

543

UC Berkeley-founded life sciences companies (since 1998)

21

UC Berkeley Nobel Prize winners (since 1939)

797

PhD recipients specializing in science and engineering fields (in 2020)

Make your mark in one of the top R&D cities in the world



Just minutes to
UC Berkeley & LBNL



4th Street shopping and
dining district at your
doorstep



Great visibility with
immediate accessibility
to I-80





Be part of the local neighborhood

RESTAURANTS AND SHOPS RIGHT AROUND THE CORNER

5 min walk

Anthropologie
Stella Carakasi
CB2
Apple
Bette's Oceanview Diner
Cafe M
Lyasare
Peet's Coffee
Project Juice
Market Hall
Thai Table
Riva Cucina
Tomate Cafe

8 min drive

Kirala
Chez Panisse
Cesar
Angelica Louisiana Kitchen
La Note
Julia's Restaurant
Rivoli
Comal
Rick & Anns
Corso
Skates on the Bay
Sauls Restaurant & Deli



WORK WHERE YOU LIVE

Ideal East Bay location offers a range of housing options over San Francisco and the Peninsula



Unwind right outside your office door

With direct access to abundant outdoor amenities, Berkeley Commons provides the perfect opportunity to recharge in a natural setting. Berkeley's Aquatic Park offers tenants ample space to walk, bike, run, paddle board, kayak, and more.



Tenant terrace



45,000 GSF

of expansive tenant or private terraces

100 Acres

of Aquatic Park directly accessible

Bay Trail

fronting project

Green space

Pedestrian friendly, park like settings throughout entire project



A Visionary Environment.

DELIVERING FIRST IN THE EAST BAY

Built within an innovation ecosystem, Berkeley Commons is located just minutes from UC Berkeley and LBNL on the Berkeley waterfront. The campus offers direct access to Berkeley's Aquatic Park, providing stunning San Francisco bay views and unique access to many aquatic and parkland activities. Designed with cutting-edge sustainability, this 540,000 SF campus will provide purpose-built lab space where your company can grow and thrive.

540,000 SF

life science campus with
two 3-story buildings

2H 2023

speed-to-market delivery



Shared outdoor courtyard



55-110k SF

flexible floorplates

Outdoor space

providing ample private and
common collaboration zones

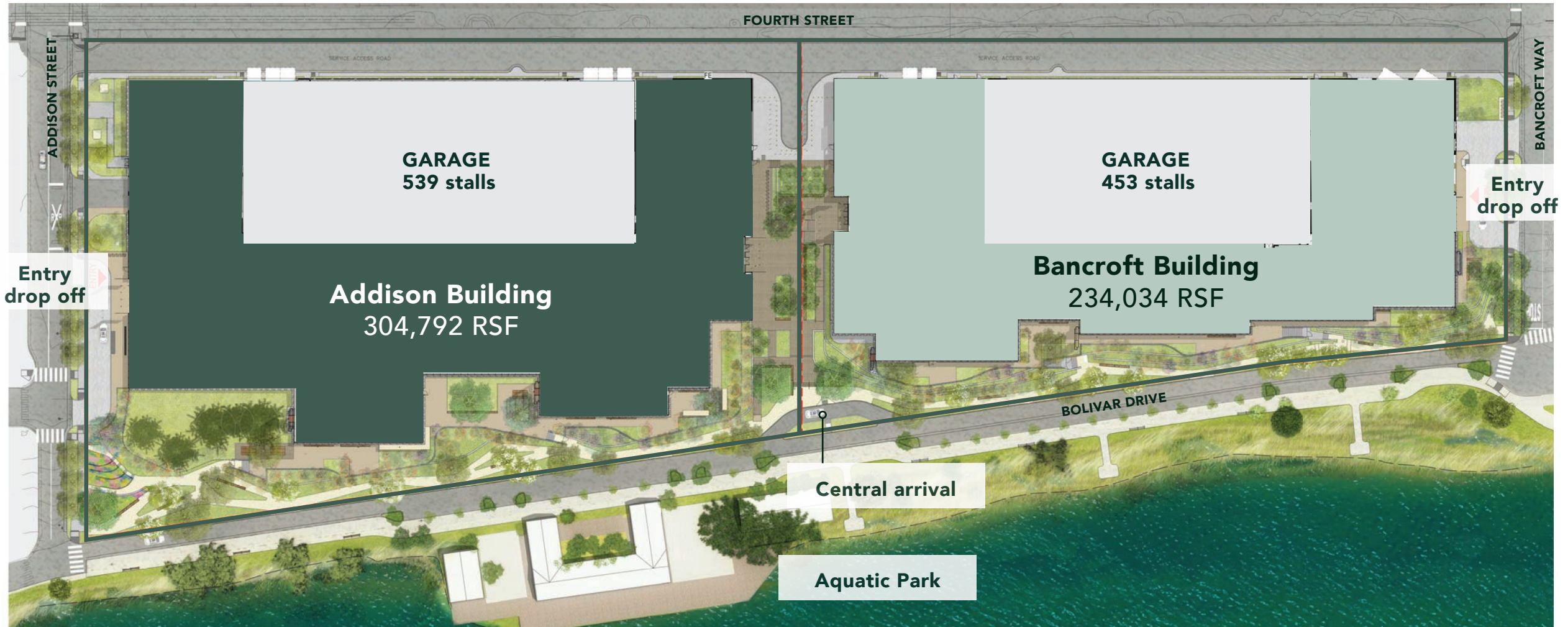
Sustainable

LEED Gold, Net Zero core & shell
operations, onsite renewable generation,
acre of green roof

A campus that scales with you.

Berkeley
Commons

IDEAL FOR LIFE SCIENCE USERS OF VARYING SIZES



305k SF

Addison Building

234k SF

Bancroft Building

55k-110k

SF floorplates

8.36

Acre campus

992 stalls

all parking is secure
with shuttle service



Purpose-built, state-of-the-art labs.

55-110k SF

floorplates

100 psf units

live load capacity

33' x 33'

structural bay spacing

16'

floor-to-floor height

5,000 LBS

freight elevator capacity

14W/SF

power available

4,000

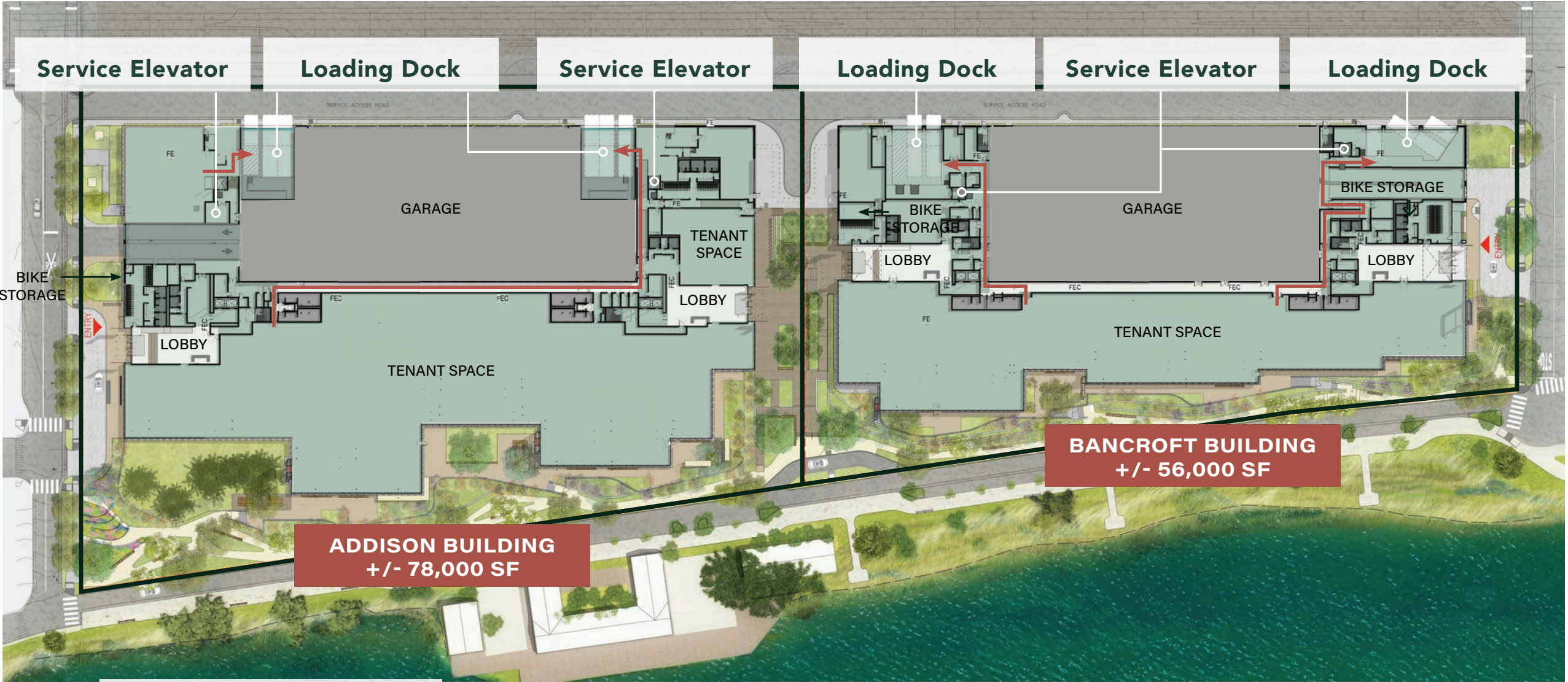
MIPS select bays
8,000 exterior bays

2.0 CFM/SF

air exchange (lab)

Berkeley
Commons

Level 1 Site Plan



— LOADING ACCESS

Berkeley Commons



Aquatic Park frontage



L | B | 2
P A R T N E R S

LANE PARTNERS

BEACON
CAPITAL PARTNERS

Berkeley Commons

A VISIONARY ENVIRONMENT TO PROPEL DISCOVERY



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