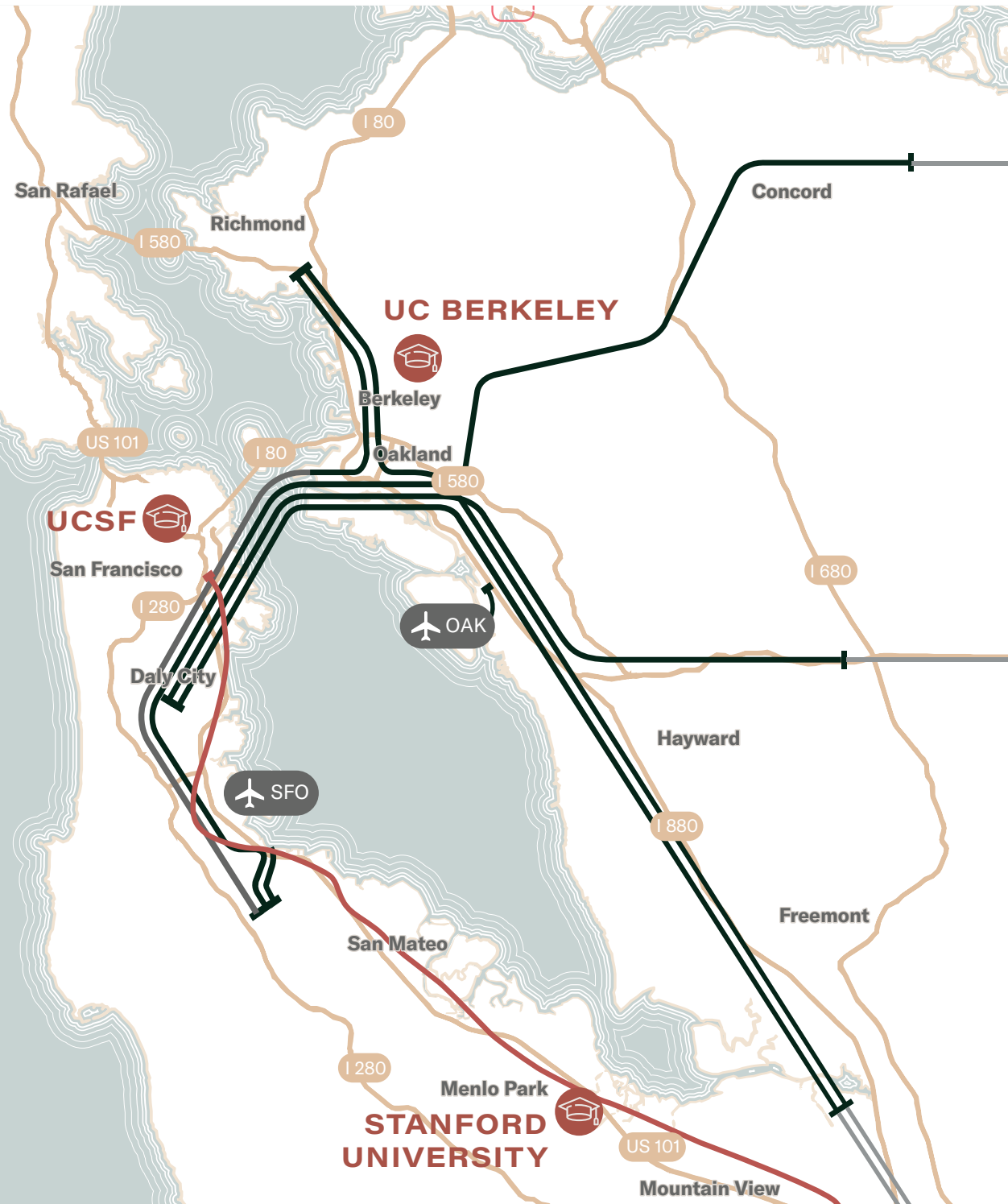


Berkeley Commons



Aerial view fronting Aquatic Park



- BART Lines
- BART Extension
- Caltrain
- Freeway
- Major Airport

Access to talent & funding

3

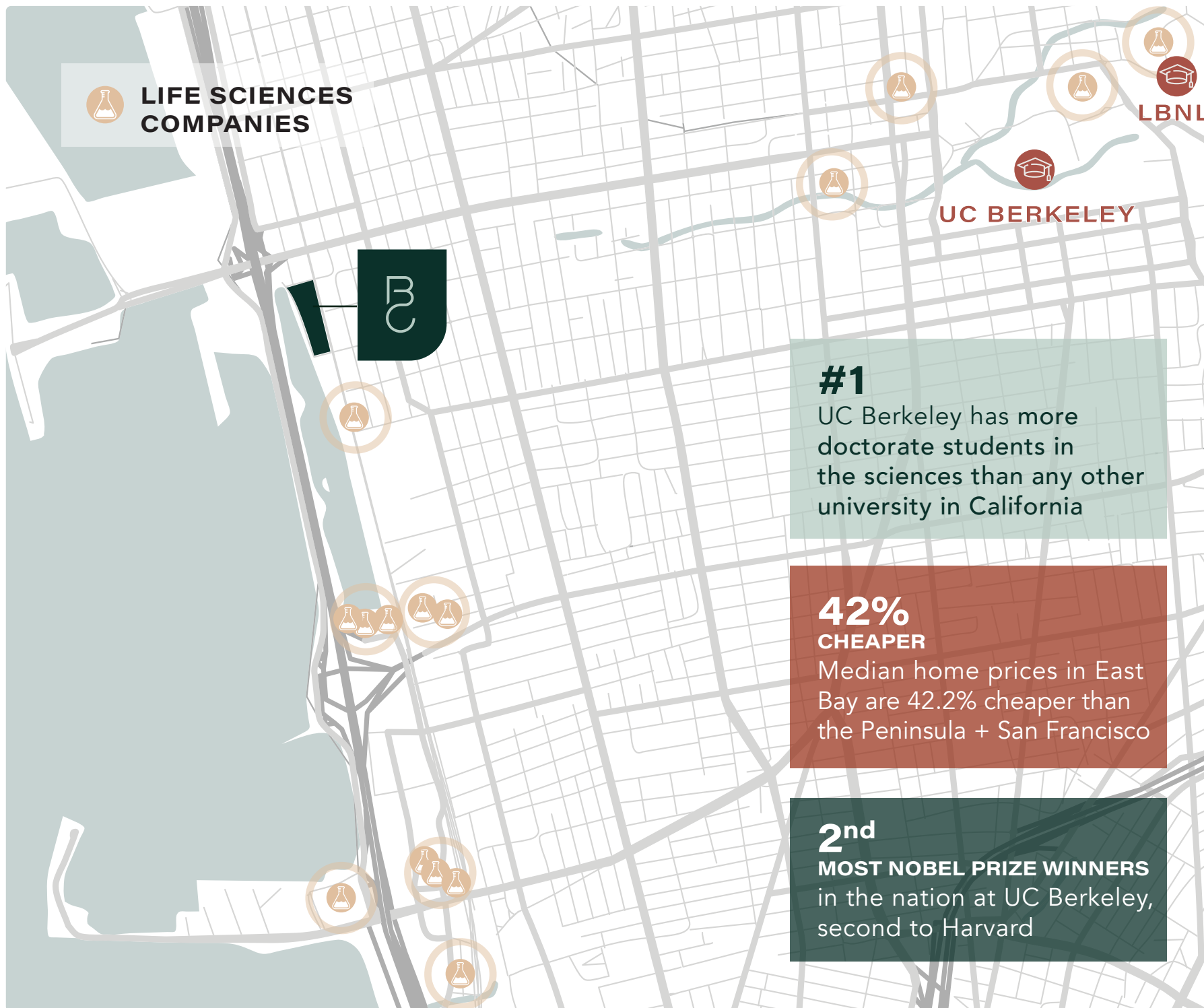
world class universities with excellent life science programs

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



#1

UC Berkeley has more
doctorate students in
the sciences than any other
university in California

42%

CHEAPER

Median home prices in East
Bay are 42.2% cheaper than
the Peninsula + San Francisco

2nd

MOST NOBEL PRIZE WINNERS
in the nation at UC Berkeley,
second to Harvard

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





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.



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

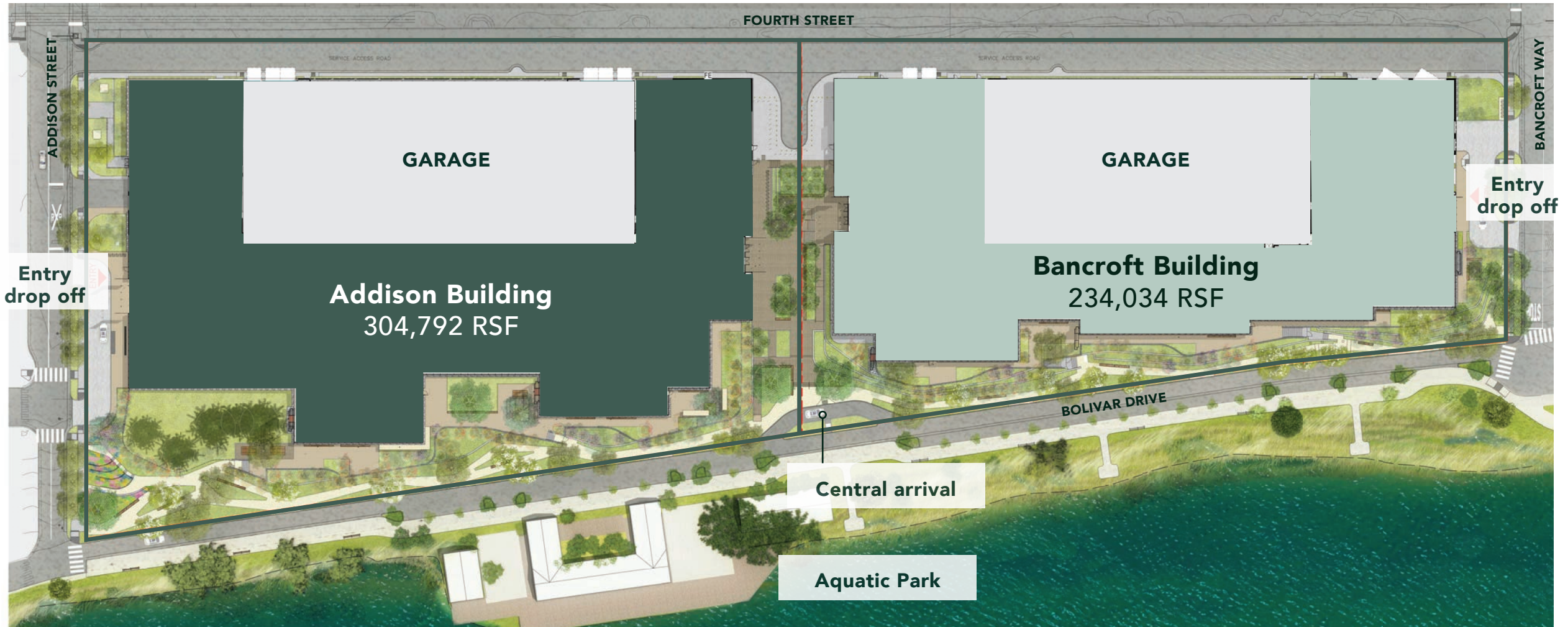
Sustainable

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

944 cars

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

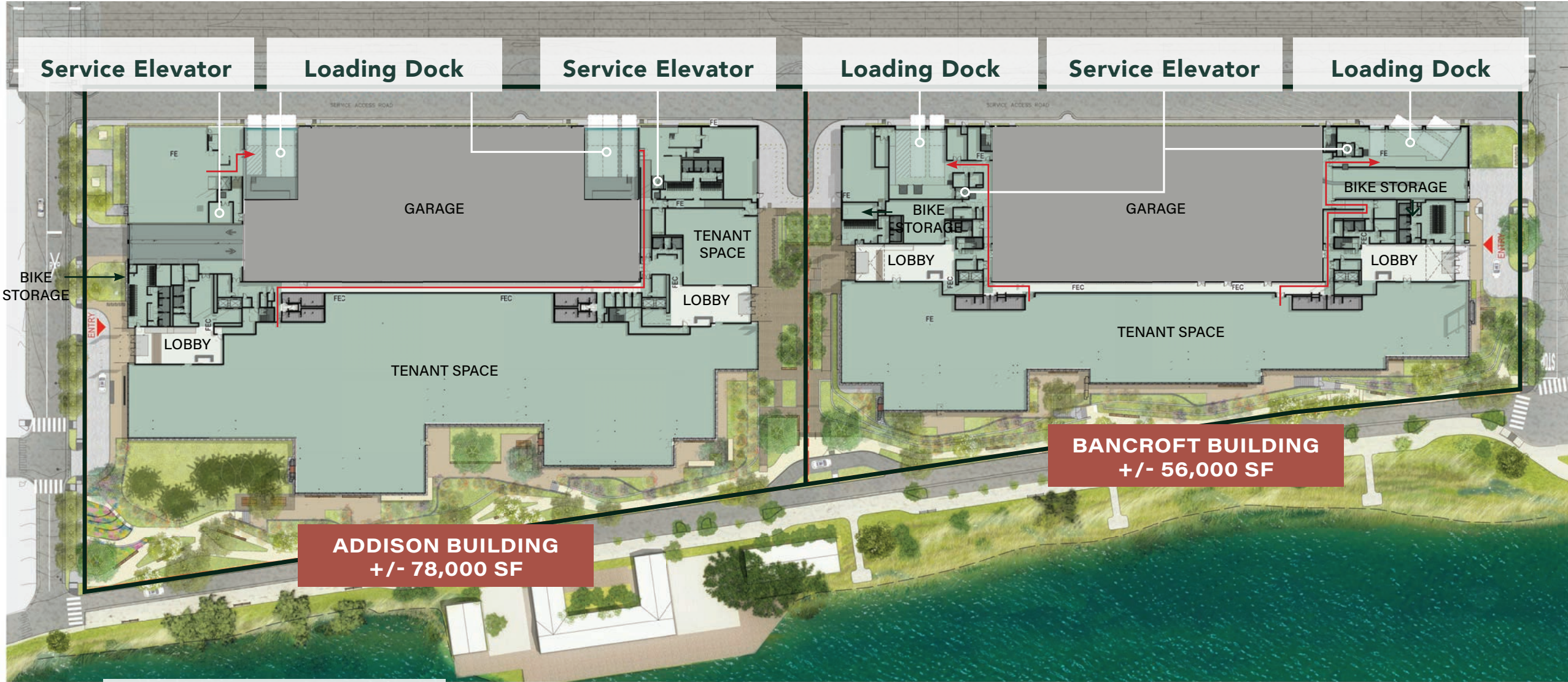
MIPS select bays
8,000 exterior bays

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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