

Foundry31

3100 San Pablo Ave
Berkeley, CA

For lease

Contemporary
Life Sciences space

Delivery October 2022

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NEWMARK



Located on the vibrant Emeryville Greenway, Foundry31 is in the heart of the East Bay innovation cluster. Once an industrial building, this converted Life Sciences building now offers state-of-the-art biotech lab space ready for your creativity.

Foundry31

3100 San Pablo Ave, Berkeley, CA

High quality amenities and transportation options make the site a top choice for talent:

Highlights

- Efficient and flexible large floor plate
- Excellent natural light
- 1:650 SF parking ratio
- Close to well-loved eateries and amenities
- Secure bike parking and bike share program
- Nearby Emery-Go-Round shuttle stop
- Immediate freeway access
- Fitness facility on-site



Laboratory ready space

Foundry31

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Structure

- 1st floor – 17'6" floor to floor
- 2nd Floor – 12'2" floor to floor
- Centralized loading dock with 2 bays and trash compactor
- New 5,000 lb capacity freight elevator
- Minimum demise is 20,000 SF
- 100 lbs/sf floor load

Electrical

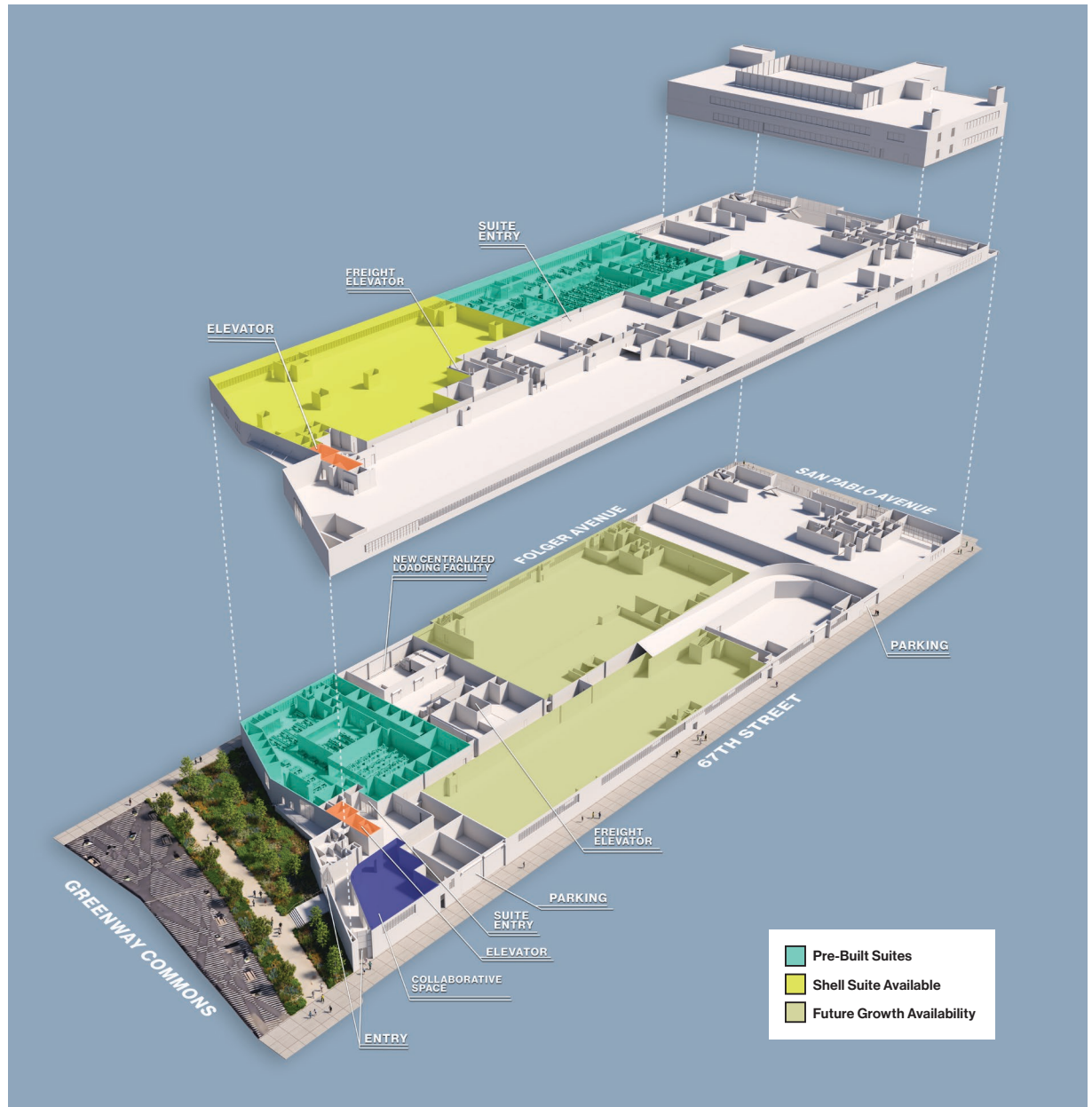
- 15 watts/sf for lab areas
- 5 watts/sf of emergency backup power for lab areas

Plumbing

- Lab waste and vent systems capped in each tenant area
- Non-potable water and tepid water loop distribution
- PH Neutralization system and piping stubbed to Tenant's space

Mechanical

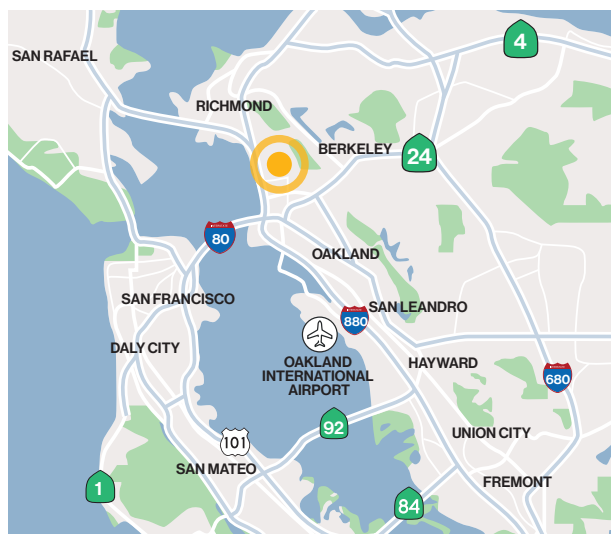
- 100% outside air HVAC system for lab areas
- 2 CFM/SF for lab areas
- New HVAC system, heat recovery heaters/chillers



In the heart of the East Bay Innovation Cluster

Drive times from Foundry31

- 7 minutes** → Downtown Berkeley
- 9 minutes** → UC Berkeley
- 13 minutes** → Downtown Oakland
- 17 minutes** → Downtown San Francisco
- 19 minutes** → Oakland International Airport
- 28 minutes** → San Francisco International Airport



- Life Sciences Companies
- Restaurants/Cafés

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Opportunity 1: Available October 2022

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First floor

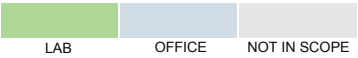
±22,113 SF

Office area

Lab area



Office furniture is a representative layout and not included.



Lab visualization to be delivered

Opportunity 2: Available October 2022

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Second floor
±31,073 SF



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Suite 200 - Lab visualization

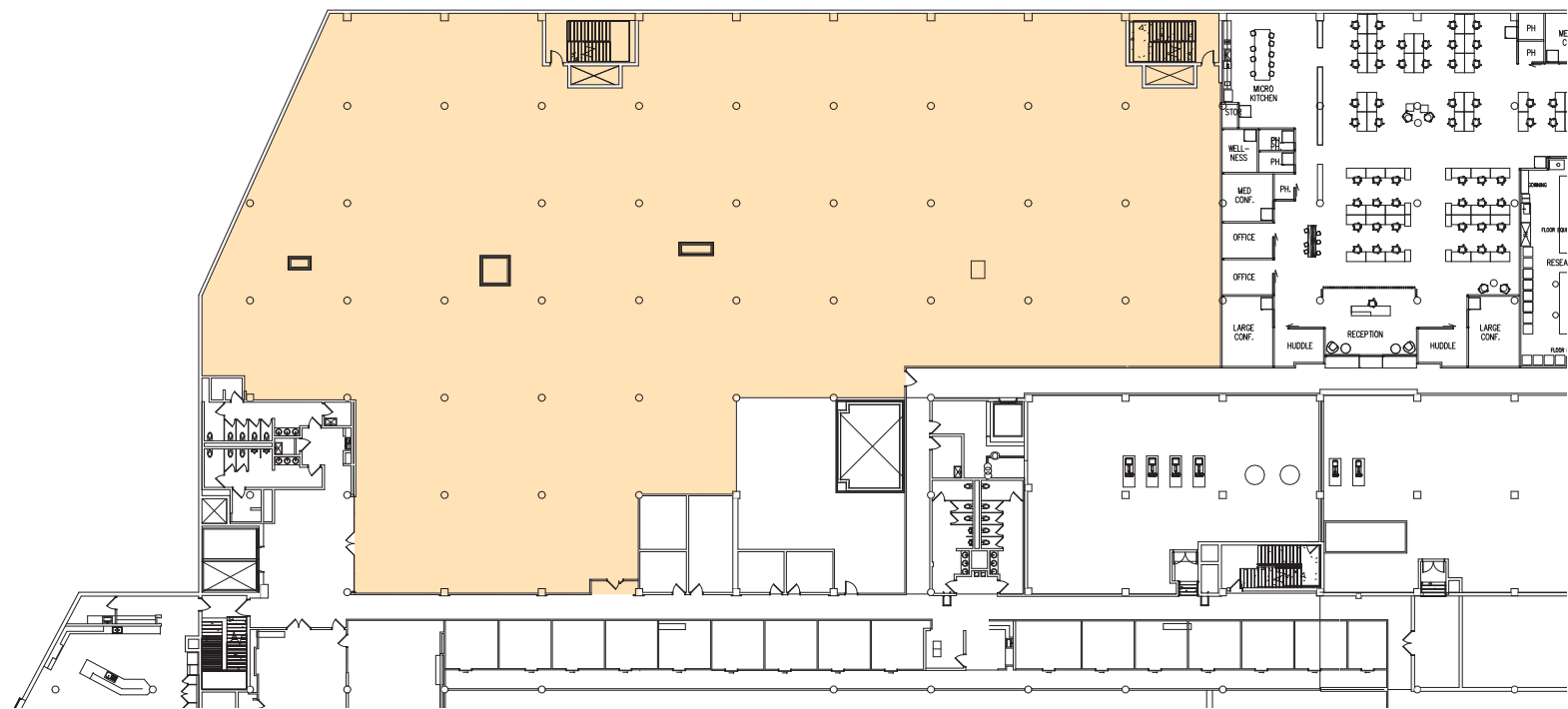


Opportunity 3: Base building condition

Second floor shell

±39,384 SF

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Office furniture is a representative layout and not included.



Top amenities, to attract top talent

Trails, art and transportation at your door

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3100 San Pablo Ave, Berkeley, CA



The Greenway Path at your door



Exterior mural painted by local artist, Ian Ross



On site fitness club



Light-filled, modern common areas

About Oxford Life Sciences

As a leading global real estate business, Oxford currently oversees more than 3 million square feet of Life Sciences space across a mix of managed properties and development projects. We provide the platforms, amenities and services Life Sciences companies need to grow and prosper. Our fully integrated, global portfolio supports business at all stages of work in the sector, from early research and development through to production and manufacturing. In the US, Oxford's Life Sciences portfolio is supported by expert on-the-ground presence in Boston, San Francisco, Washington DC and New York.

Oxford is owned by OMERS, the defined benefit pension plan for over 500,000 of Ontario's municipal employees with \$90B in net assets.

oxfordproperties.com



Completed build out at
645 Summer Street, Boston

A network of Life Sciences expertise

Foundry31

3100 San Pablo Ave, Berkeley, CA

Oxford and its parent company OMERS have both built immense experience in the Life Sciences sector since 2016. OMERS' specialist Life Sciences team has completed 20+ transactions valued in excess of \$2B across a variety of healthcare-related investments, including royalties and private credit. Our global network benefits our customers, partners and team by providing access to greater opportunities, diversity of thought and best practices.

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trastuzumab emtansine

Roche

Zytiga
(abiraterone acetate)

Johnson & Johnson

onpattro
(patisiran)
small interfering RNA
therapeutic

Alnylam
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INMAR
intelligence

MatrixCare
by ResMed

epiq

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