GORDON
COMMERCIAL REAL ESTATE SERVICES

:: LIGHT INDUSTRIAL/LAB SPACE AVAILABLE FOR LEASE ::

901 GRAYSON STREET, BERKELEY, CA

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GROUND FLOOR LAB SPACE AVAILABLE IN WEST BERKELEY

SIZE AVAILABLE

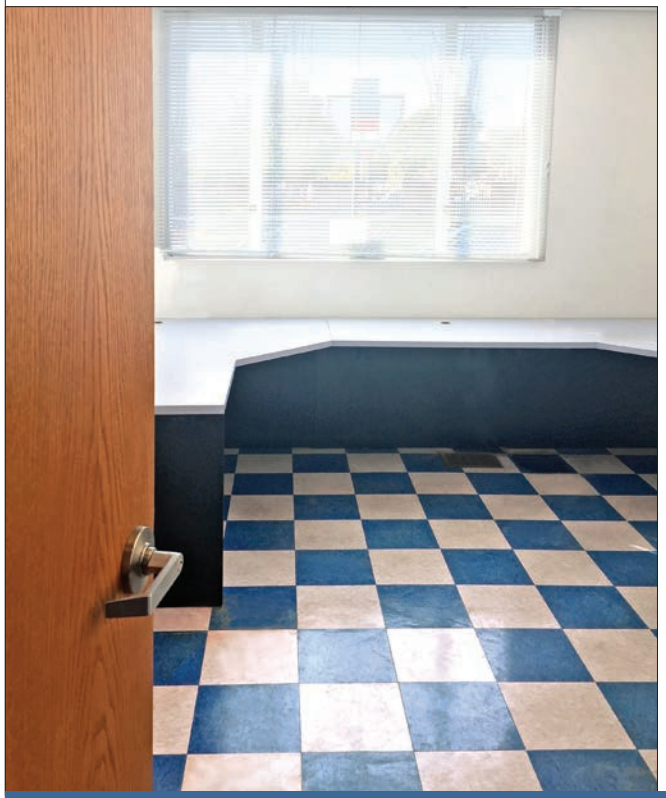
± 3,075 rsf

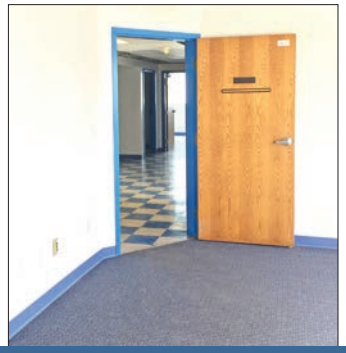
LEASE RATE

$2.75 psf/month MG

PROPERTY OVERVIEW

- Corner location with good signage
- Fully sprinklered space. Built out with reception area, 8 private offices/work spaces, storage space, 2 restrooms
- Nice natural light; many windows
- Zoned for Lab/Light Industrial (MU/R zoning)
- HVAC and 250 Amp electrical in place
- 3 on-site parking spaces
- Planned landlord renovation to add ADA entrances from both sidewalk and parking lot
- Fully separate space; co-located with Ecole Bilingue De Berkeley





Easily accessible from I-80/580 in a vibrant, historic residential neighborhood where landmark companies coexist with dynamic new start-ups.

- Located across from Bayer.
- Near Berkeley Bowl West grocery store.
- Close to all public transit. Convenient free West Berkeley and Emery-GoRound shuttles, AC transit bus service and BART.
- Walkable and bikeable area with mix of eateries, retail shops, services and offices.
- Quick walk to Berkeley Bowl, Walgreen's, Ironworks Gym, City Sports Club and BayHealth Outpatient and Urgent Care Center.
- Amidst many bioscience companies including Xoma, Dynavax Technologies Corporation, Caribou Biosciences and AGC Biologics.
- Near headquarters of Clif Bar, TCHO Chocolate, and Title Nine Sportswear.

LIVABILITY.COM RATED BERKELEY #13 OF THE 2018 TOP "100 BEST PLACES TO LIVE IN USA"

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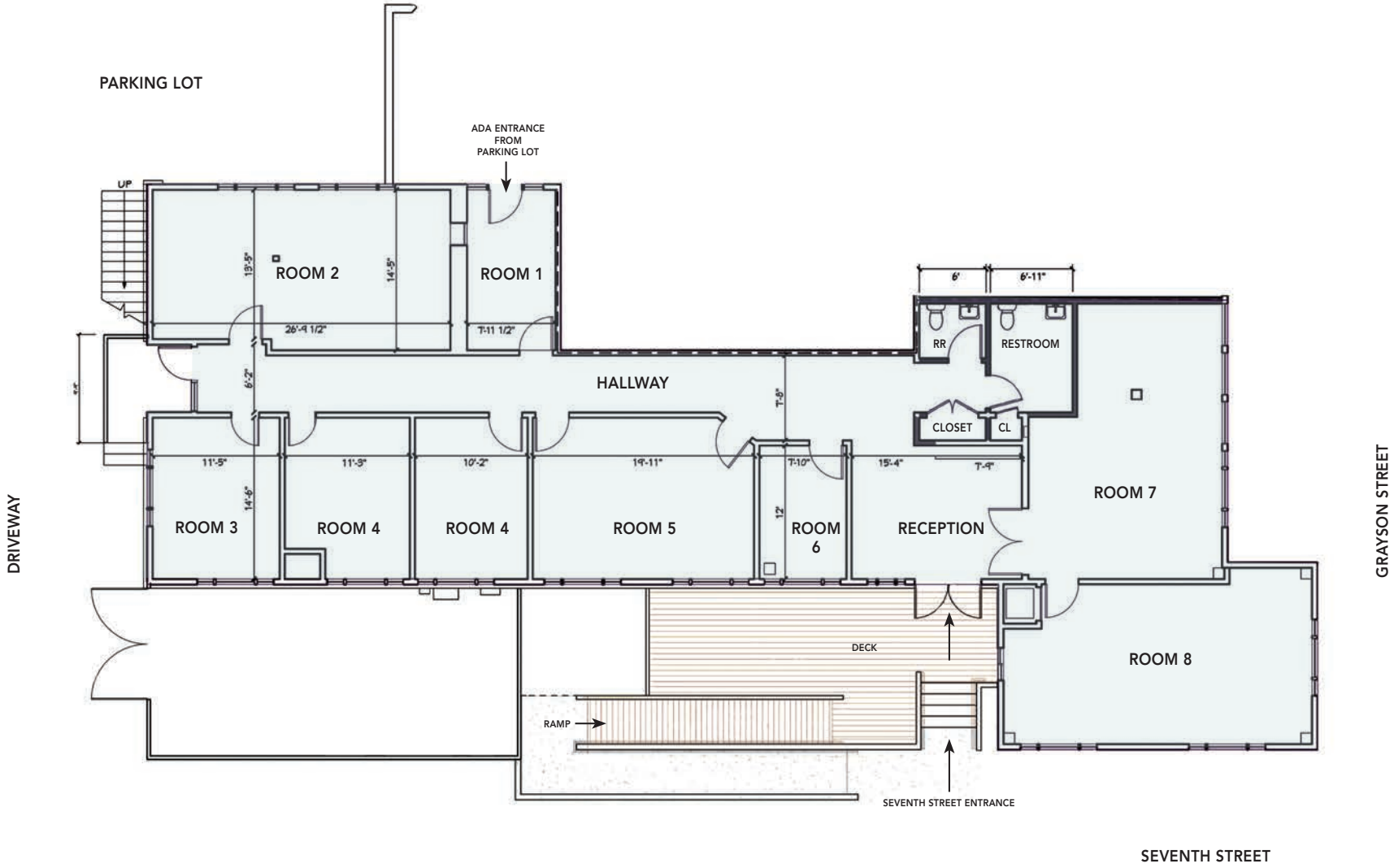
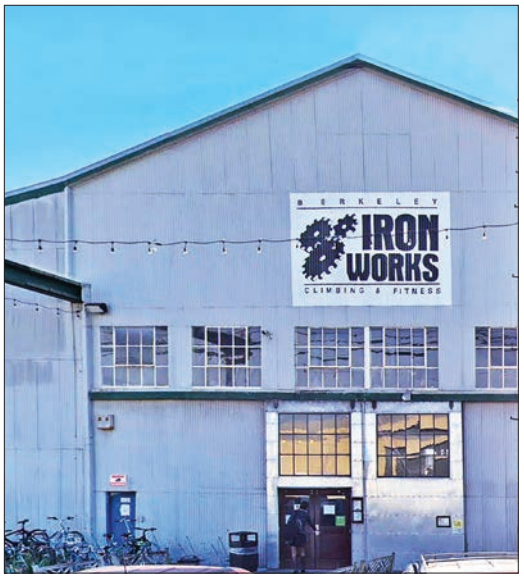
FLOOR PLAN



THIS DRAWING IS INTENDED TO BE USED AS AN AID FOR PLANNING. THOUGH CARE WAS TAKEN IN DRAWING THIS FLOOR PLAN, ACCURACY IS NOT GUARANTEED.

NEIGHBORHOOD



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.