

1456B Fourth Street



FOR LEASE

TURNKEY WEST BERKELEY R&D LAB

PROPERTY HIGHLIGHTS

The private suite includes:

- Benches
- Hood
- Sink
- Private restroom
- Polished concrete floors
- Carpeted office mezzanine
- Natural light

Additional infrastructure available includes: three-phase power, clean-dry air, nitrogen gas and emergency circuit on a backup generator. Large lab equipment, e.g., HPLC and LC/MS system, and small lab equipment, e.g. centrifuge, shakers, incubators, etc., also available.

Walk to Fourth Street and Gilman District shops like ZUT! Bar, Oceanview Diner, Peets, Pasta Shop, Tacubaya, Fieldwork and Gilman Street Breweries, Broc and Donkey and Goat Wineries, and more. UC shuttle two blocks away.

**NORHEIM
& YOST**

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LOCATION

1456B Fourth St.
at Jones St.

OFFERED AT

\$3,600/month
(incl. water and trash)

SIZE

±820 sq. ft.

