



INNOVATION
PROPERTIES
GROUP

2945 Webster
Oakland

Plug & Play Research Center

Flexible Sizing; From a single bench to full floors

500 SF - 15,000 SF Available

ipgsf.com

Space Features:

- Robust mechanical, electrical, and plumbing
- 3 fume hoods, multiple BSL2 rooms and hoods, eye wash stations, sinks, etc.
- Casework, private offices, conference room, kitchen, courtyard, balconies, and two elevators
- In-house distributions systems for:
Air, vacuum and gas
- On-site parking in private garage
- 24/7 access



2nd floor



3rd floor



Property Highlights:

- Located on Pill Hill next to Alta Bates Medical Center and Kaiser Permanente
- 2 blocks from Telegraph Avenue
- Parking garage in building
(Additional parking available at 426 29th Street at the Peralta Garage)
- Easy freeway access to:
I-880, I-80, I-580, I-980 and 24
- 5 Miles to UC Berkeley;
- 13 miles to Oakland Airport;
- 10 miles to San Francisco







SAMUEL MERRITT UNIVERSITY

Sutter Health
Alta Bates Summit
Medical Center

OAKLAND COFFEE

I | P | G

Z CAFE BAR

CAT TOWN

Webster

CHIPOTLE

SPROUTS FARMERS MARKET

Starbucks

CHASE

Summit Bank

VOLOFIT

TOUGH BOAT CAMP

MERCEDES-AMC OF OAKLAND

Broadway - 19,128 ADT

29th Street

CVS pharmacy

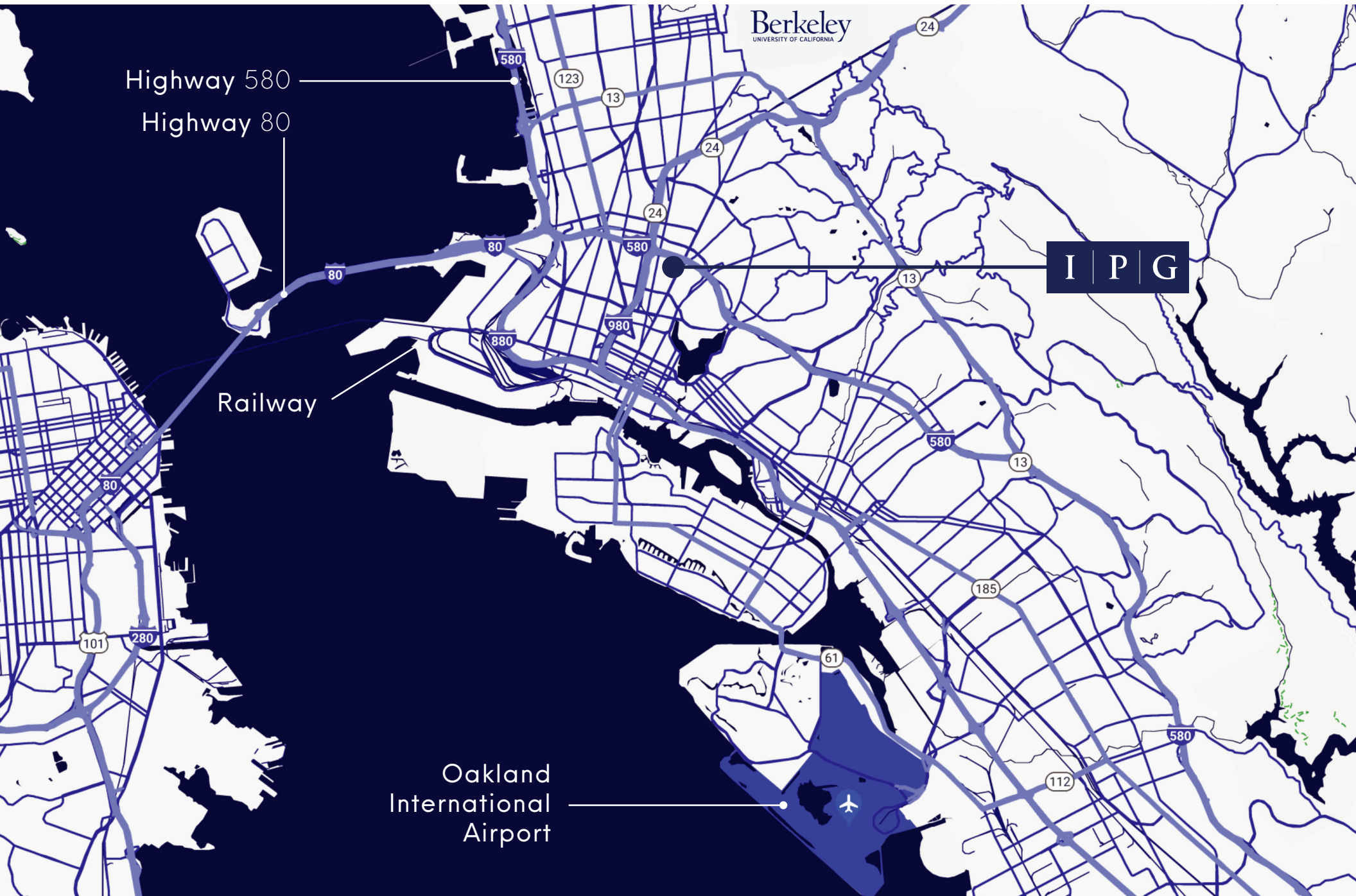
ASSEMBLY

the SOUND ROOM

JUDOKU SUSHI

GROCERY OUTLET

Piedmont Ave.





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For leasing information

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