



INNOVATION
PROPERTIES
GROUP

8000 **Edgewater Dr.**
Oakland, California

FULLY EQUIPPED LABS AVAILABLE FIVE MINUTES FROM OAK AIRPORT

150 parking spaces

1,000-27,610 SF of Flex/Lab
Space Available

Terms ranging from 6 months – 5 years



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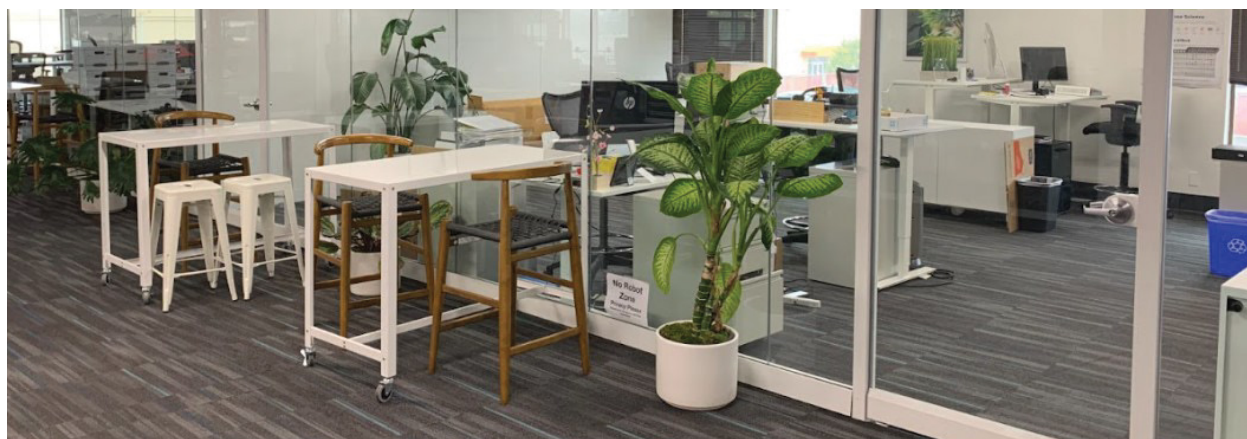
Suite 200: 1,000 - 27,610 SF
2nd Floor Lab & Office
Multiple 1,000-5,000 SF Labs Available

Available Equipment List:

- Sink & RO/DI Water
- Dishwasher
- Autoclave
- -86C freezer
- -20C freezer
- 4C refrigerator
- Biosafety cabinets Class II A2
- Chemical fume hoods
- Phenolic lab benches
- Cabinets/Counters with phenolic tops
- Corrosives/Flammables/Chemical storage cabinets
- CO2 Incubators

Amenities:

- Kitchen & Lounge
- Conference rooms & Event space
- private offices available



2nd Floor Lab & Office



Suite 150: 3,000 SF

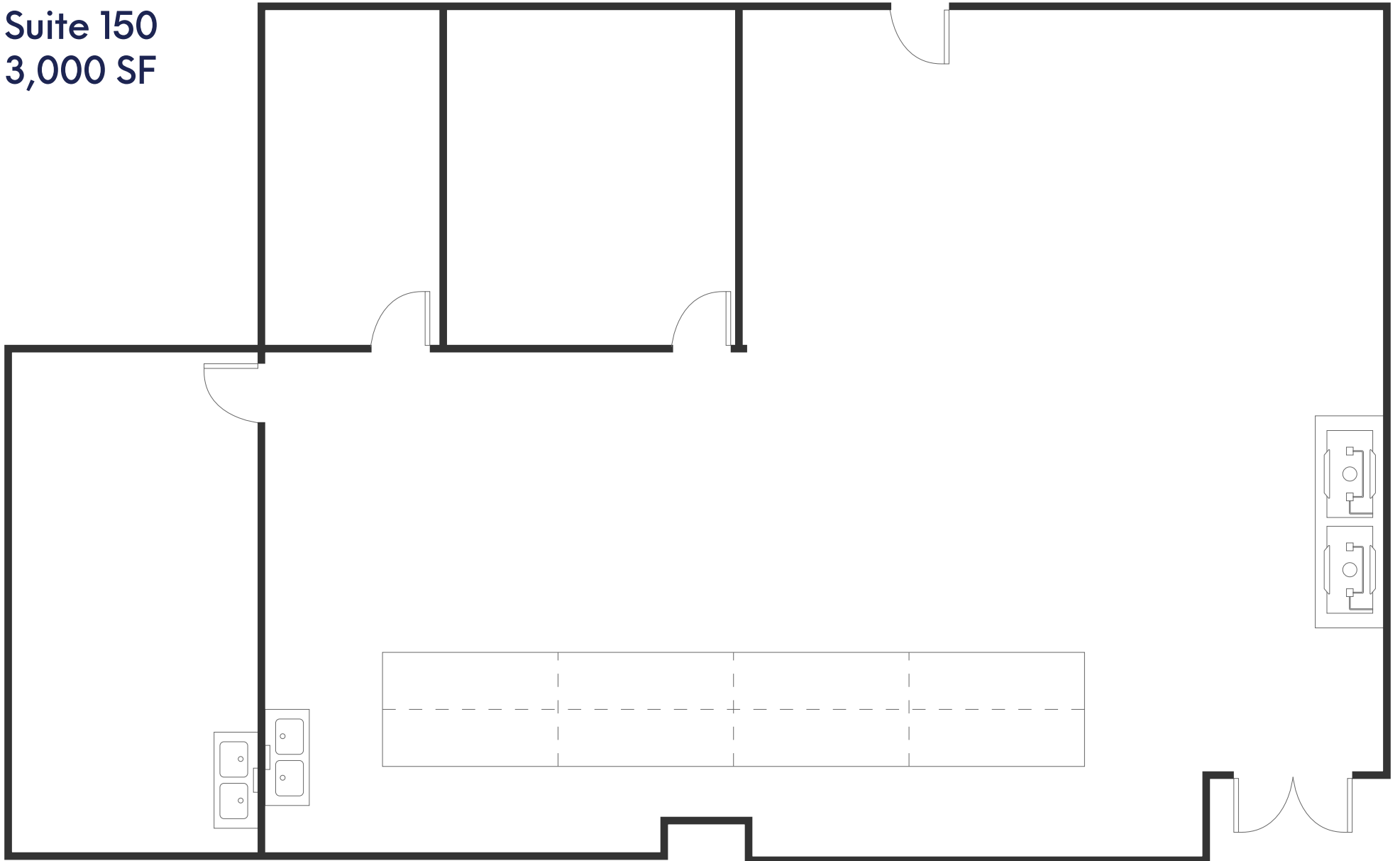
Property Highlights:

• Equipment List:

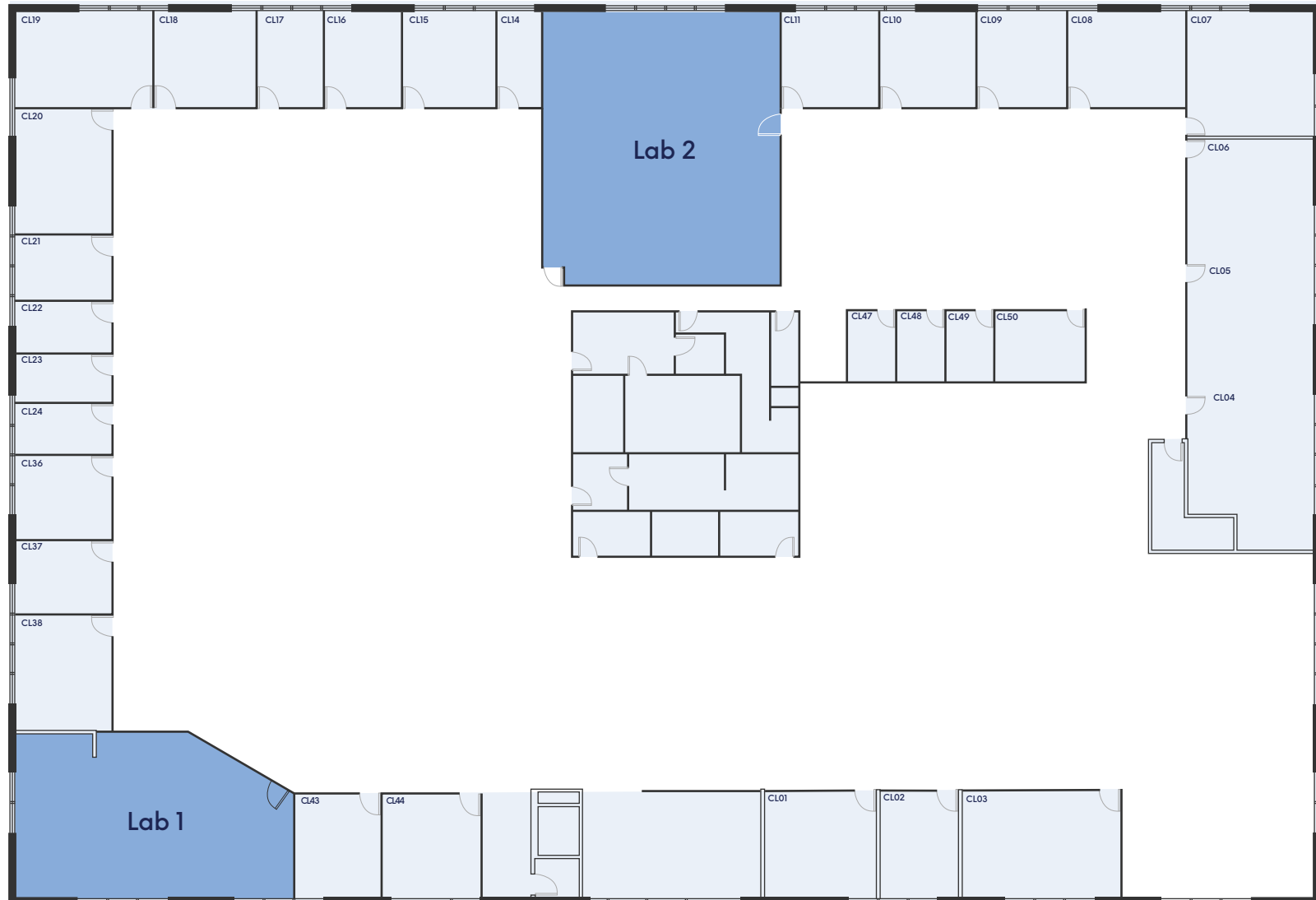
- Large industrial double sinks
- (2) Fume Hoods (5 ft each)
- -80C freezer (570 L / 20 cu. ft.)
- 80 In ft of phenolic lab benches
- CO2 Incubator
- 30 In ft of cabinets/counters with phenolic tops



Suite 150
3,000 SF



Multiple lab configurations available
from 1,000 - 5,000 SF





Hwy 880



Oakland Airport

- 3-blocks from I-880
- AC Transit Line to Coliseum BART
- 150 parking spaces

- ① Costco
- ② Oakland Coliseum
- ③ Biophoton Services
- ④ Exelexis
- ⑤ BADASS Labs
- ⑥ Nanomix
- ⑦ Pace Analytical
- ⑧ Starbucks
- ⑨ In-N-Out
- ⑩ Panda Express
- ⑪ Wells Fargo
- ⑫ Bank of America





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