



INNOVATION  
PROPERTIES  
GROUP

Foundry31

3100 San Pablo Avenue

Berkeley, CA 94702

Turn key Lab & Office  
**FOR SUBLEASE**



[ipgsf.com](http://ipgsf.com)



# Space Features:

- E-Power
- 2 Large open labs w/ Modular benching throughout
- 6 support rooms
- 5 fume hoods
- Fully distributed gasses and waters
- Glasswash and Autoclave
- 4 Conference Rooms
- 2 Huddle Rooms
- 5 Privates
- Large open collaboration area













The Greenway Path at your door



Exterior mural painted by local artist, Ian Ross

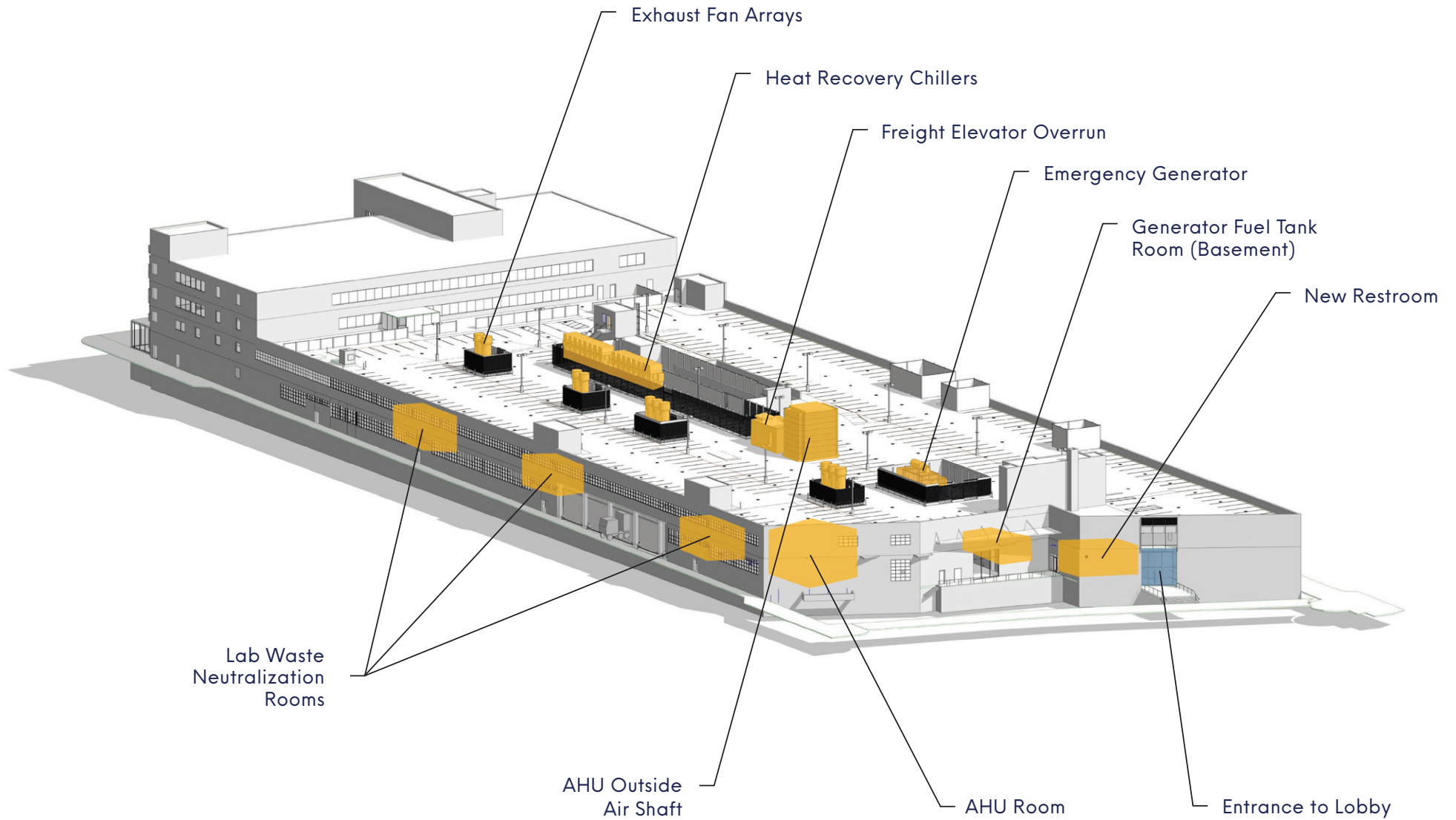


On site fitness club



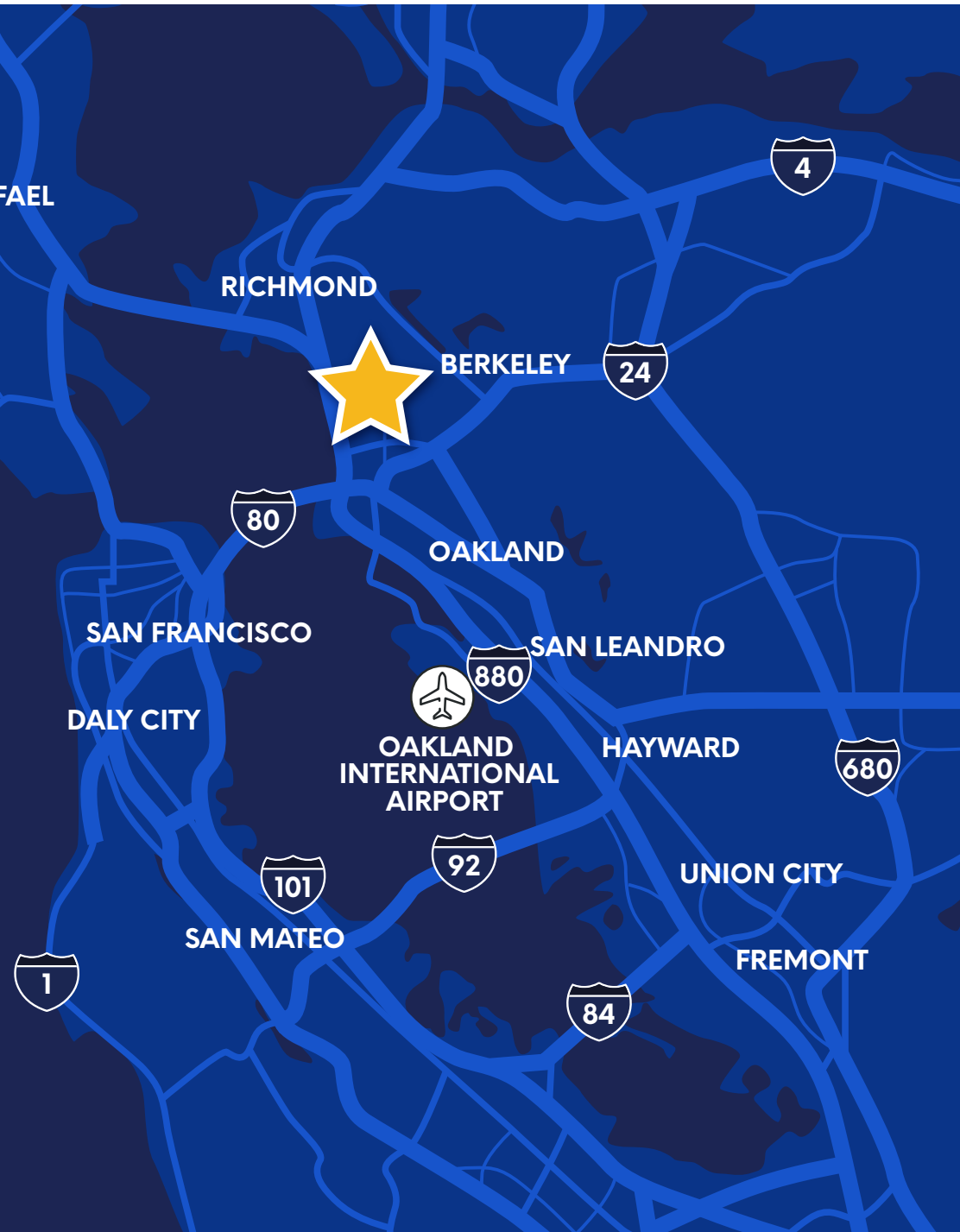
Light-filled, modern common areas

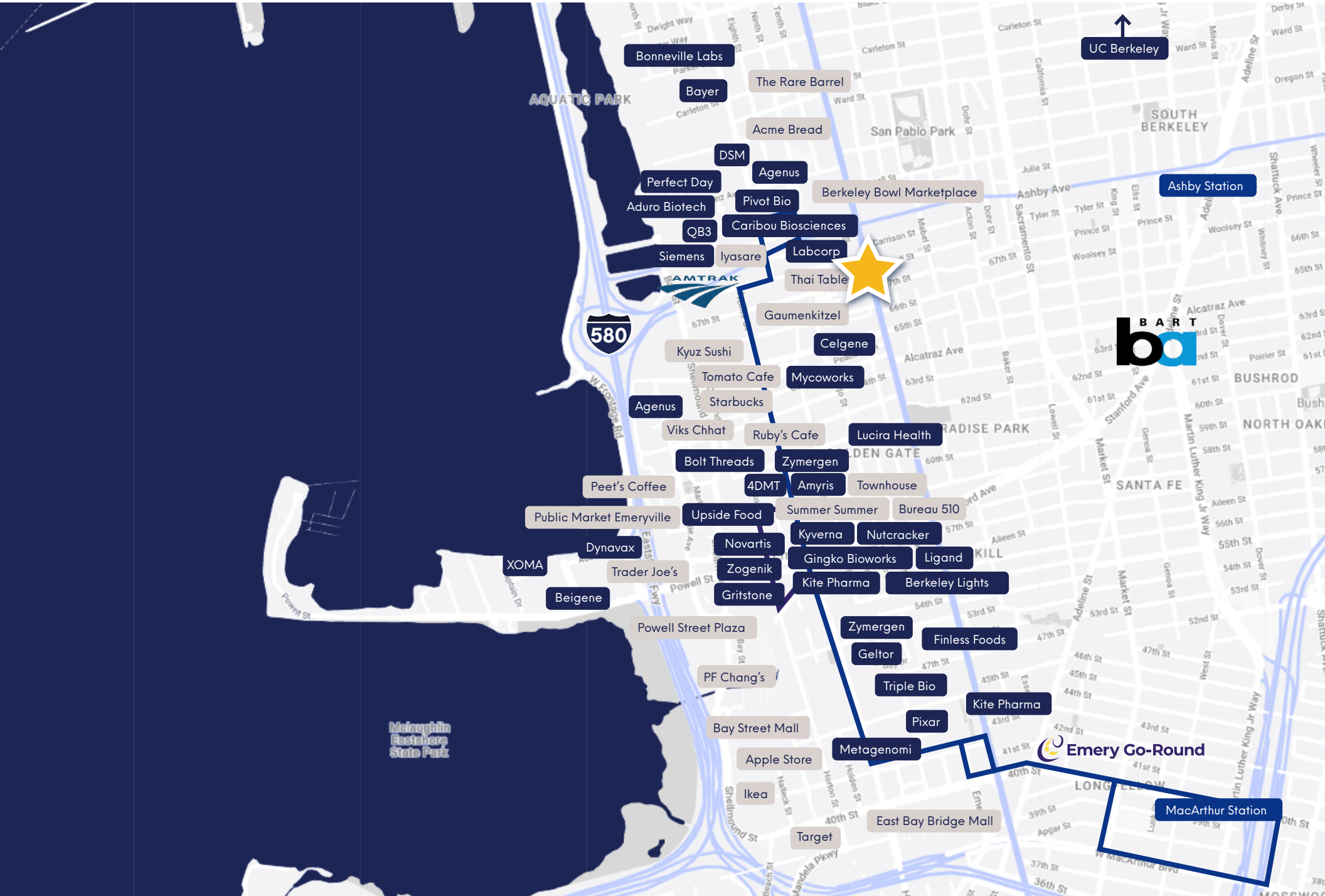




**Drive times from Foundry31**

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









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## For leasing information

### Innovation Properties Group

181 2nd Street, San Francisco, CA

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