



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**

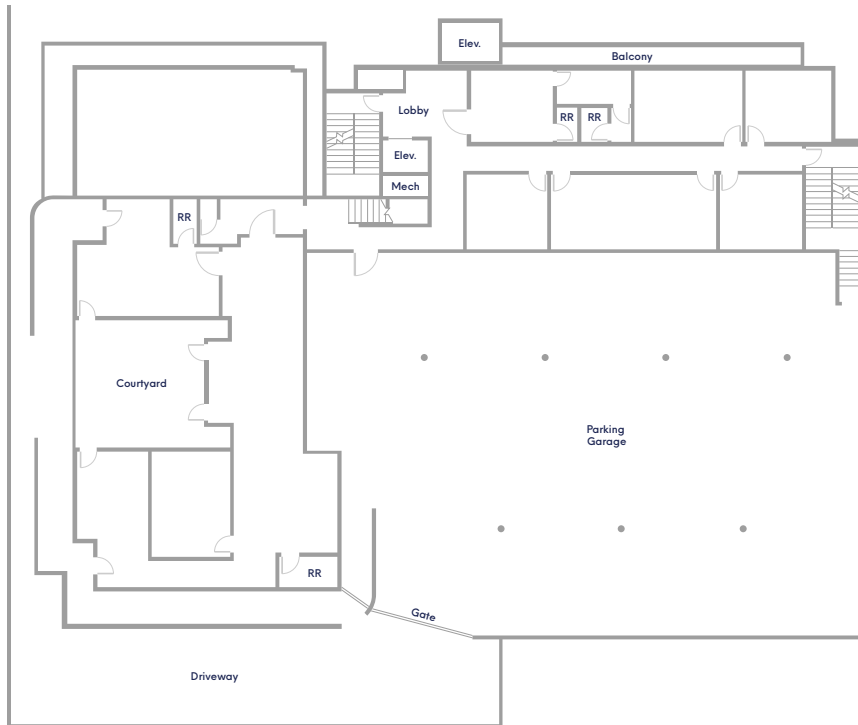
[ipgsf.com](http://ipgsf.com)

# 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







I | P | G

OAKLAND COFFEE

SAMUEL MERRITT UNIVERSITY

Sutter Health  
Alta Bates Summit  
Medical Center

Z CAFE BAR

CAT TOWN

Webster

CHIPOTLE

SPROUTS FARMERS MARKET

Starbucks

CHASE

Summit Bank

VOLOFIT

TOUGH BOAT BOOTCAMP

MERCEDES OF OAKLAND

Broadway - 19,128 ADT

29th Street

CVS pharmacy

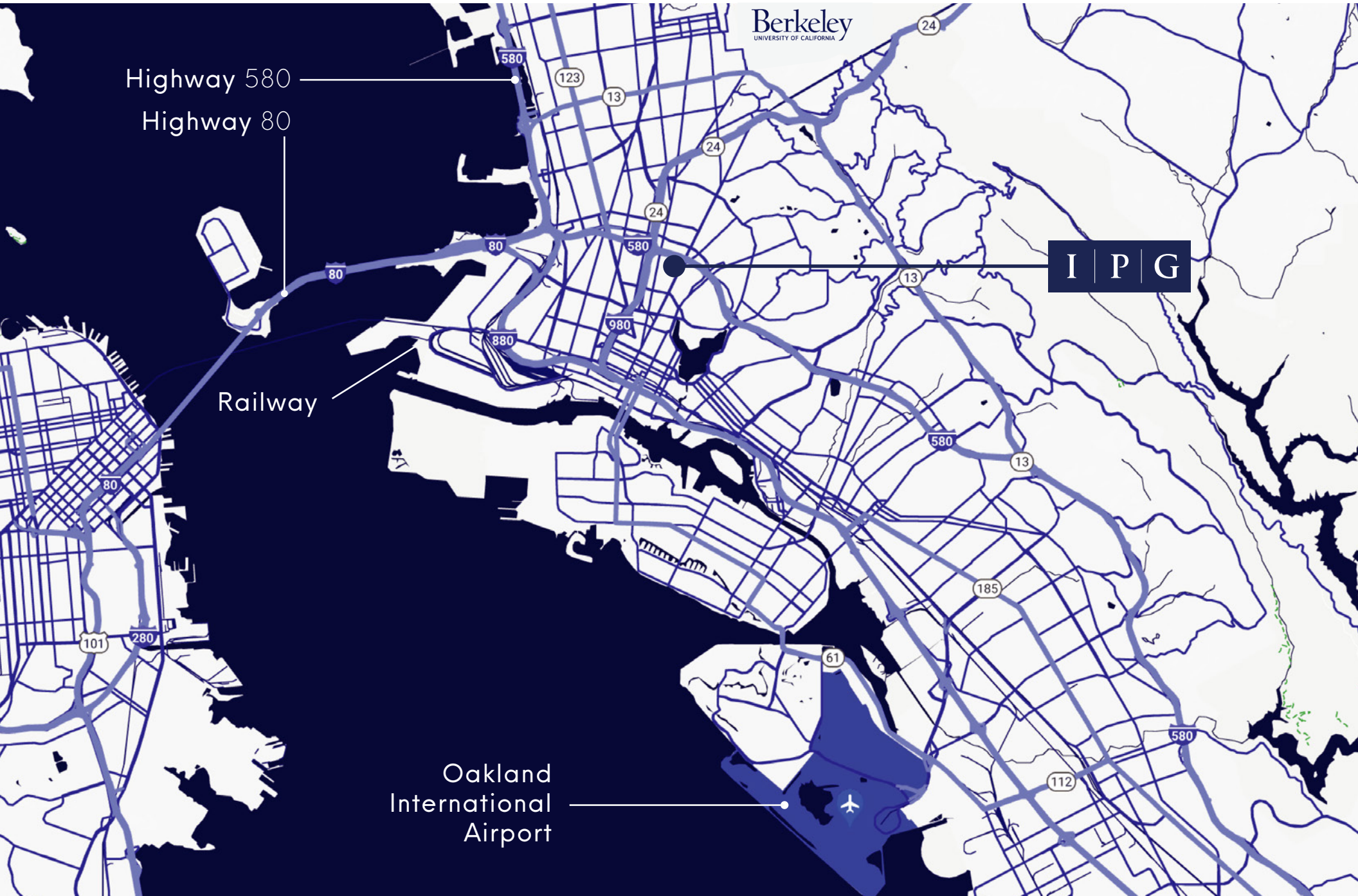
ASSEMBLY

the SOUND ROOM

JUDOKU SUSHI

Piedmont Ave.

GROCERY OUTLET



Highway 580

Highway 80

Railway

Oakland  
International  
Airport

Berkeley  
UNIVERSITY OF CALIFORNIA

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## For leasing information

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