



BERKELEY, CA



Available Now! Ready for Lease.

Rare Manufacturing Building
In Berkeley For Lease

2630 8th Street

**±51,501 SF
For Lease/Sale**

\$2.95 NNN

**Full Fee to Procuring
Broker 5% and Bonus
Commission \$2.00 PSF**

CBRE

Owned By:



Property Highlights



Total Sq Ft - $\pm 51,501$
(Divisible to $\pm 11,903$ RSF, $\pm 17,203$ RSF, $\pm 22,837$ RSF,
 $\pm 28,664$ RSF, or $\pm 34,298$ RSF)



Spaces are Market Ready Condition. Renovation completed with 2 finished office areas with ADA restrooms, power upgrades, and new roof



Located on the Corners of 7th, 8th,
and Carlton Street



Premium Flex Property
Manufacturing Opportunity with Heavy Power



Parking Available



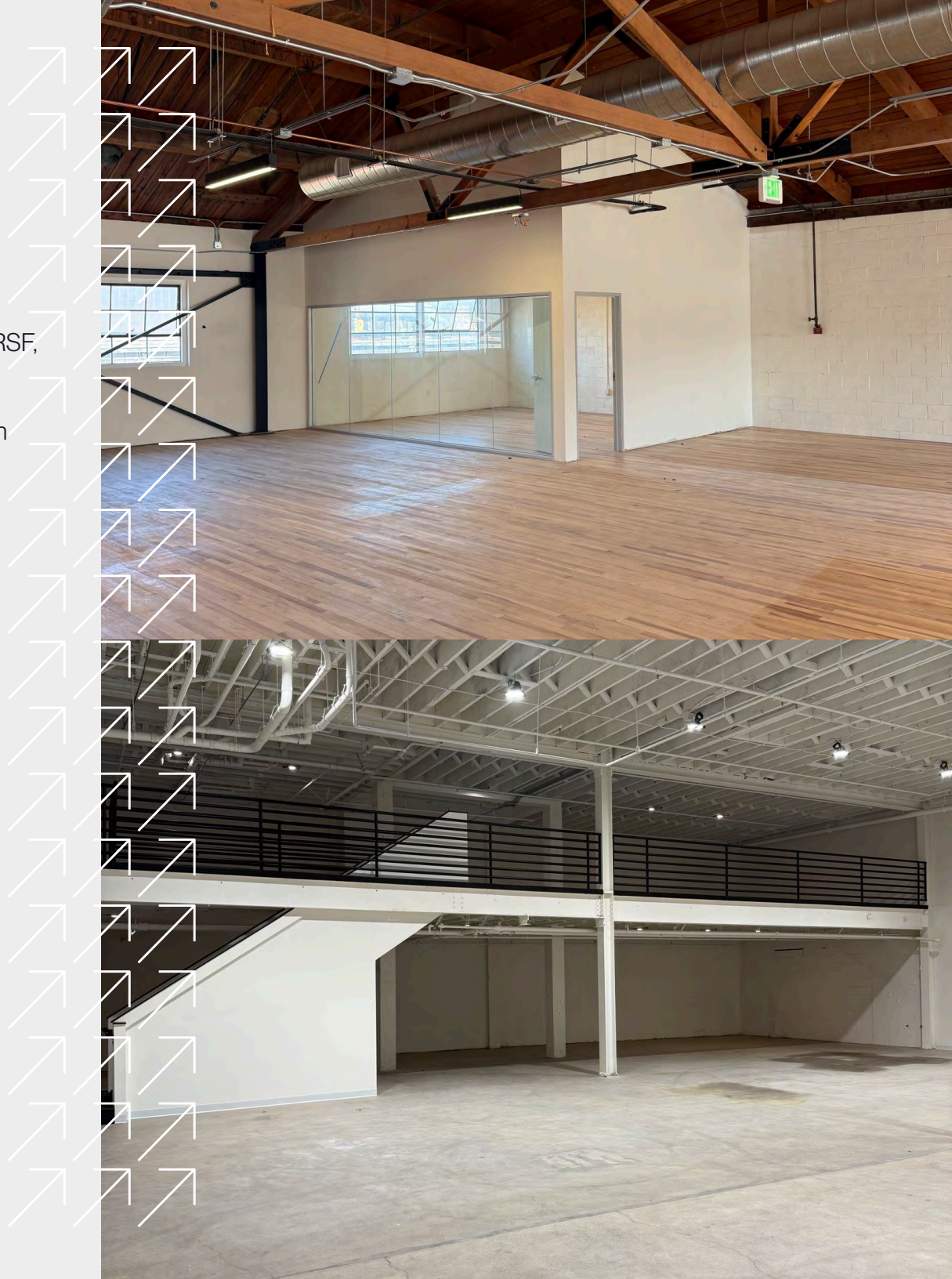
Zoning – MU-LI



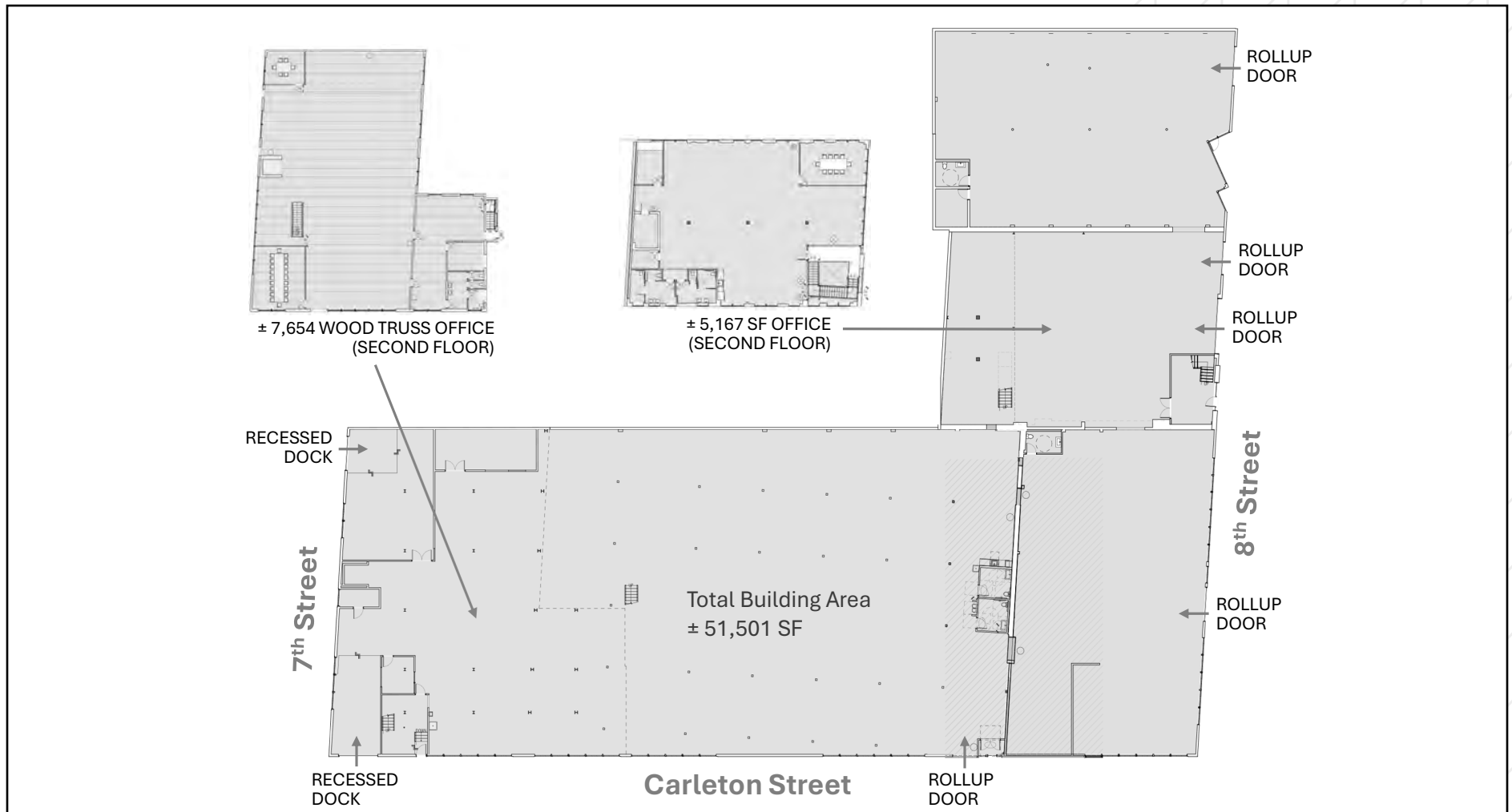
Lease Rate – Call Brokers



Available Now



Site Plan on entire $\pm 51,501$ RSF Building



TOTAL SQ FT: $\pm 51,501$ RSF

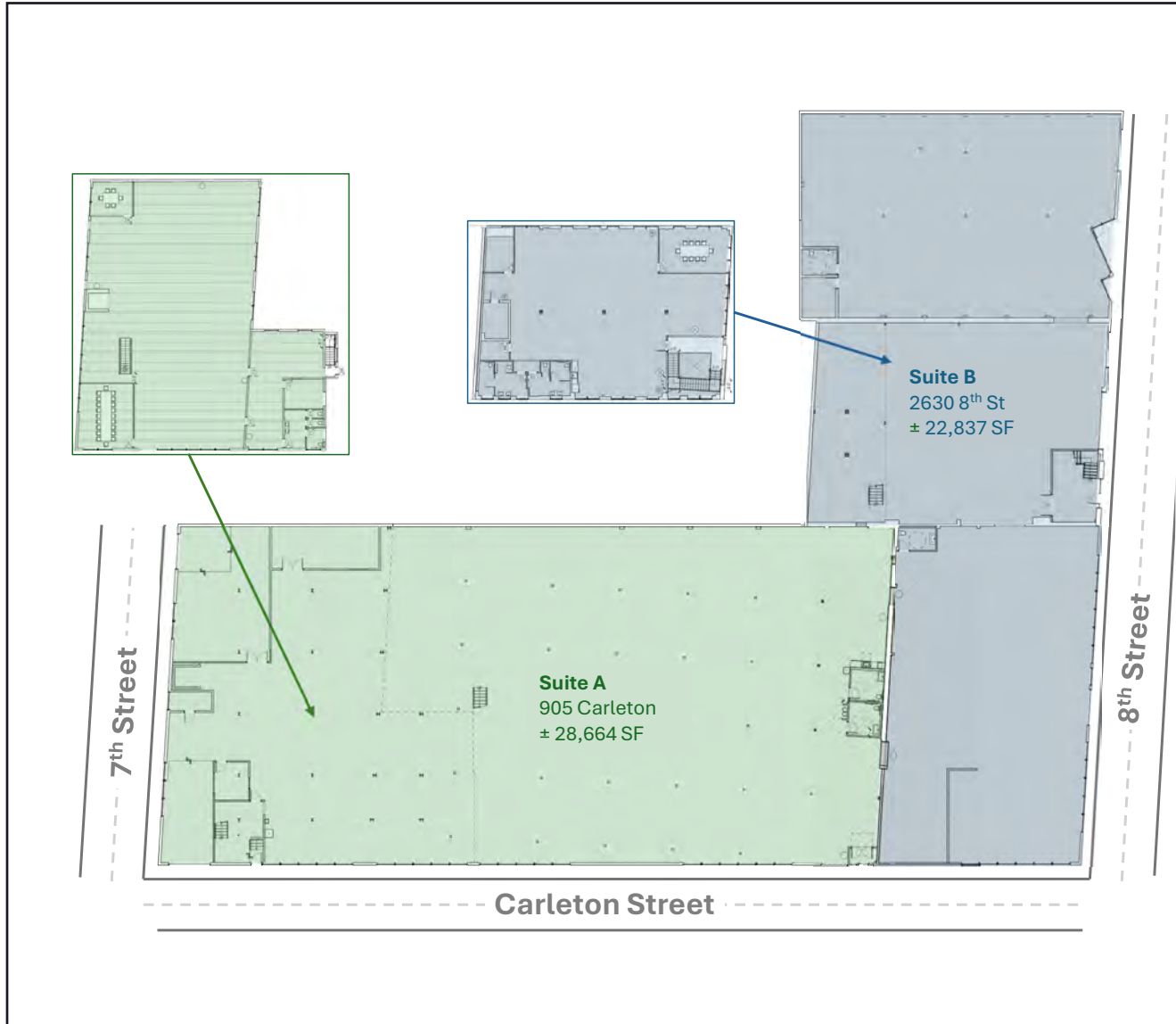
- + 2,200 AMPS @ 480V of power*
- + Fully sprinklered
- + Gas on-site** (Two four inch lines of 3mm BTU @ 2psi)
- + Seismic Upgrades in the building
- + New Roof
- + Two (2) interior dock positions
- + Small Freight Elevator
- + Five (5) Grade Level Doors
- + Abundance of natural light

*Tenant shall verify with licensed electrician the power is suitable for their needs.

** Tenant to verify

Site Plan

Suite A & B



SUITE A - 905 CARLETON ±28,664 RSF W/ ±7,654 RSF OF OFFICE SPACE

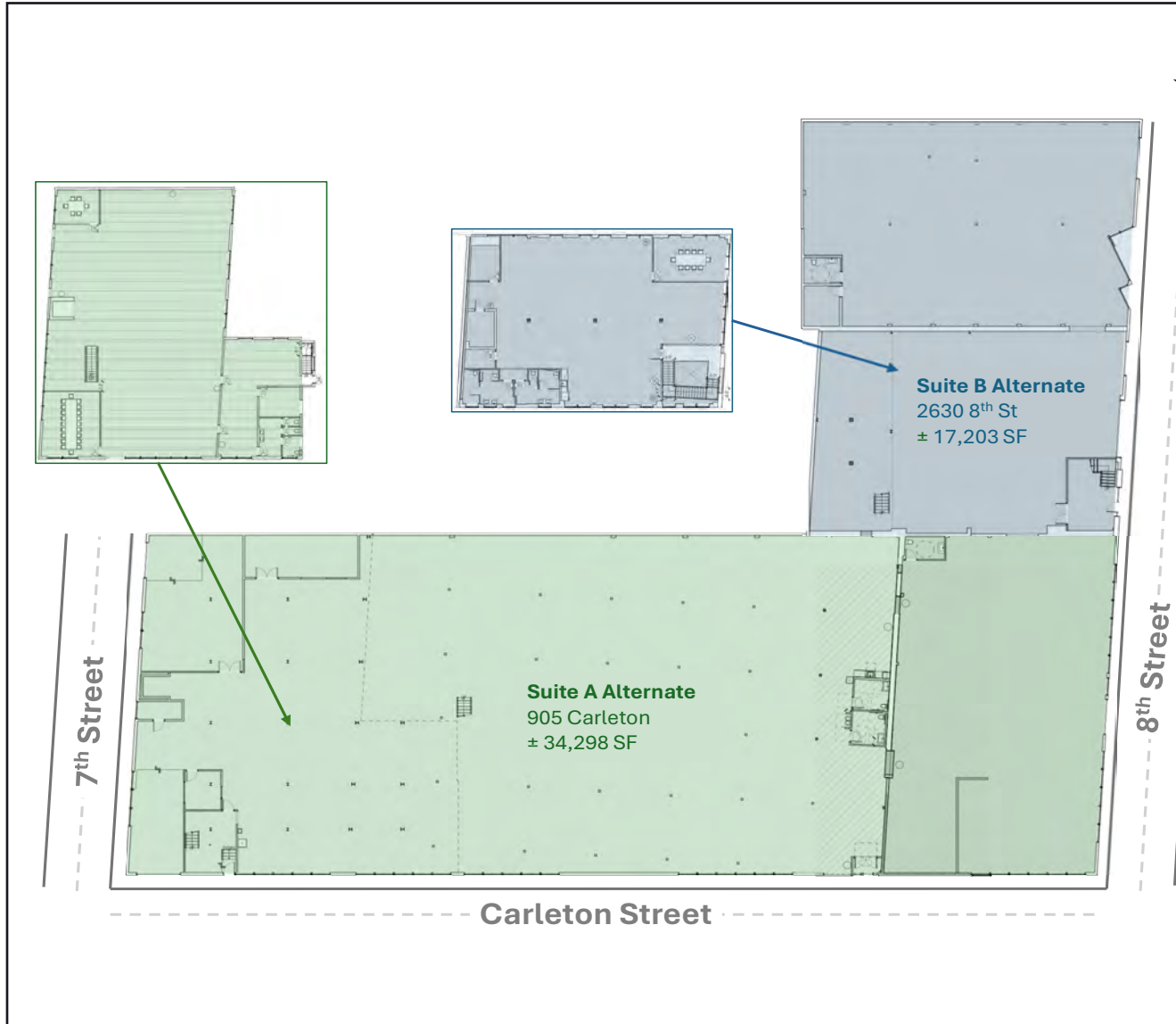
- + 1200 Amps @ 480V (tenant to verify)
- + White box manufacturing space on ground floor
 - New lights throughout
 - Clean floors throughout
 - Fresh paint throughout
 - Dedicated power
 - ADA restrooms
- + Turnkey office on 2nd floor

SUITE B - 2630 8TH ST ±22,837 RSF W/ ±5,167 RSF OF OFFICE SPACE

- + 1000 Amps @ 480V (tenant to verify)
- + White box manufacturing space on ground floor
 - New lights throughout
 - Clean floors throughout
 - Fresh paint throughout
 - Dedicated power
 - ADA restrooms
- + Turnkey office on 2nd floor

Site Plan

Suite A & B Alternate Plans

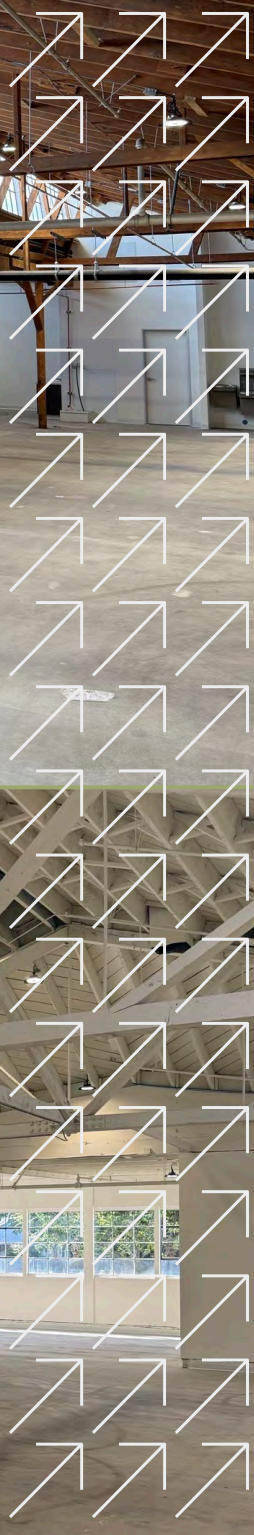


SUITE A ALTERNATE - 905 CARLETON ±34,298 RSF W/ ±7,654 RSF OF OFFICE SPACE

- + 1200 Amps @ 480V (tenant to verify)
- + White box manufacturing space on ground floor
 - New lights throughout
 - Clean floors throughout
 - Fresh paint throughout
 - Dedicated power
 - ADA restrooms
- + Turnkey office on 2nd floor

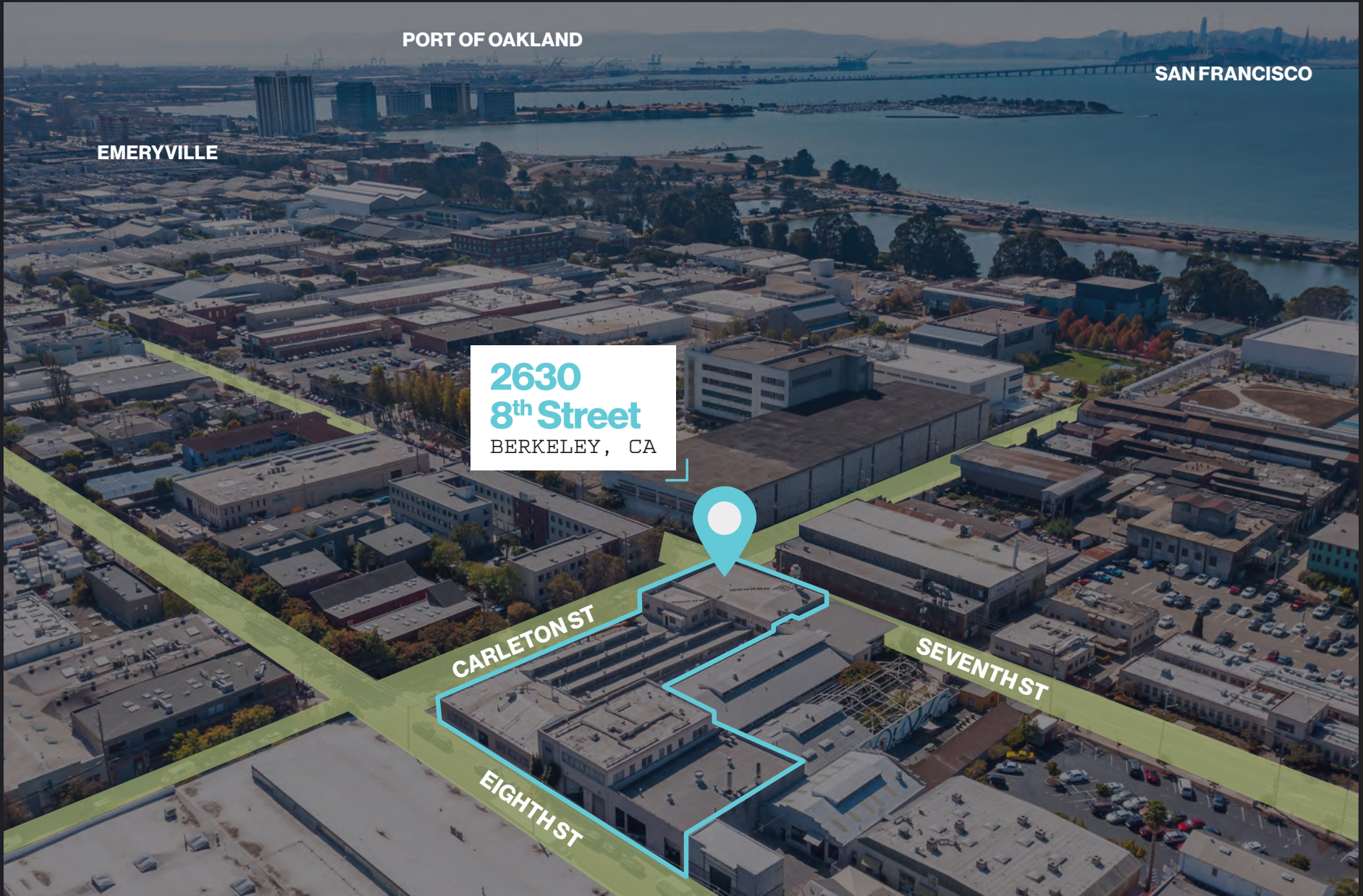
SUITE B ALTERNATE- 2630 8TH ST ±17,203 RSF W/ ±5,167 RSF OF OFFICE SPACE

- + 1000 Amps @ 480V (tenant to verify)
- + White box manufacturing space on ground floor
 - New lights throughout
 - Clean floors throughout
 - Fresh paint throughout
 - Dedicated power
 - ADA restrooms
- + Turnkey office on 2nd floor

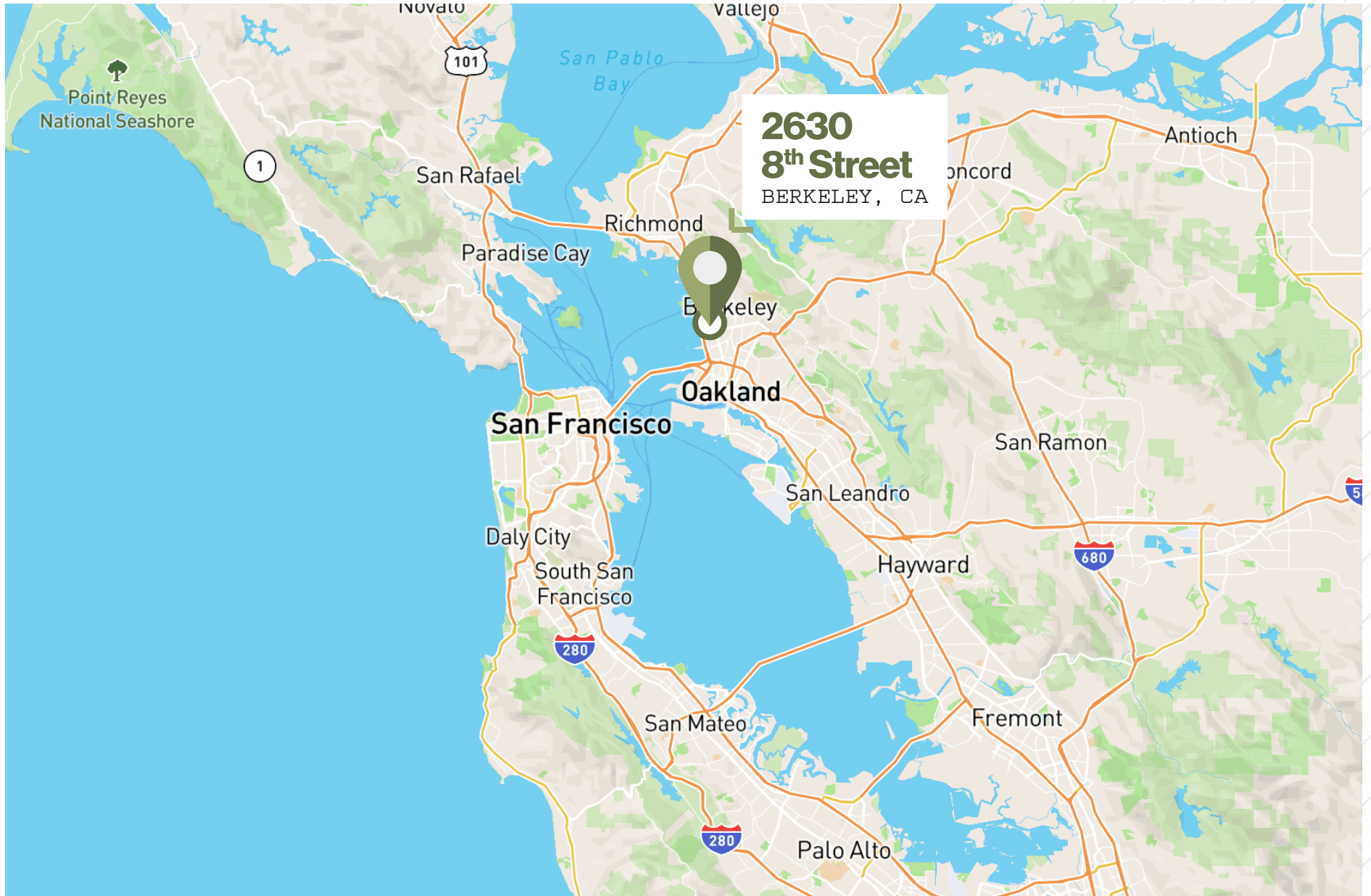




Location Map



Regional Map



Amenities Aerial



RESTAURANTS

- 1 900 Grayson
- 2 Standard Fare
- 3 Uncommon Grounds
- 4 Iyasare
- 5 Cafe M
- 6 Tacubaya
- 7 Prizefighter
- 8 Tarocco
- 9 Third Culture Bakery
- 10 CoRo Coffee Room
- 11 Wondrous Brewing Company
- 12 Cellarmaker Brewing Co

GROCERY

- 1 Vik's
- 2 Berkeley Bowl West

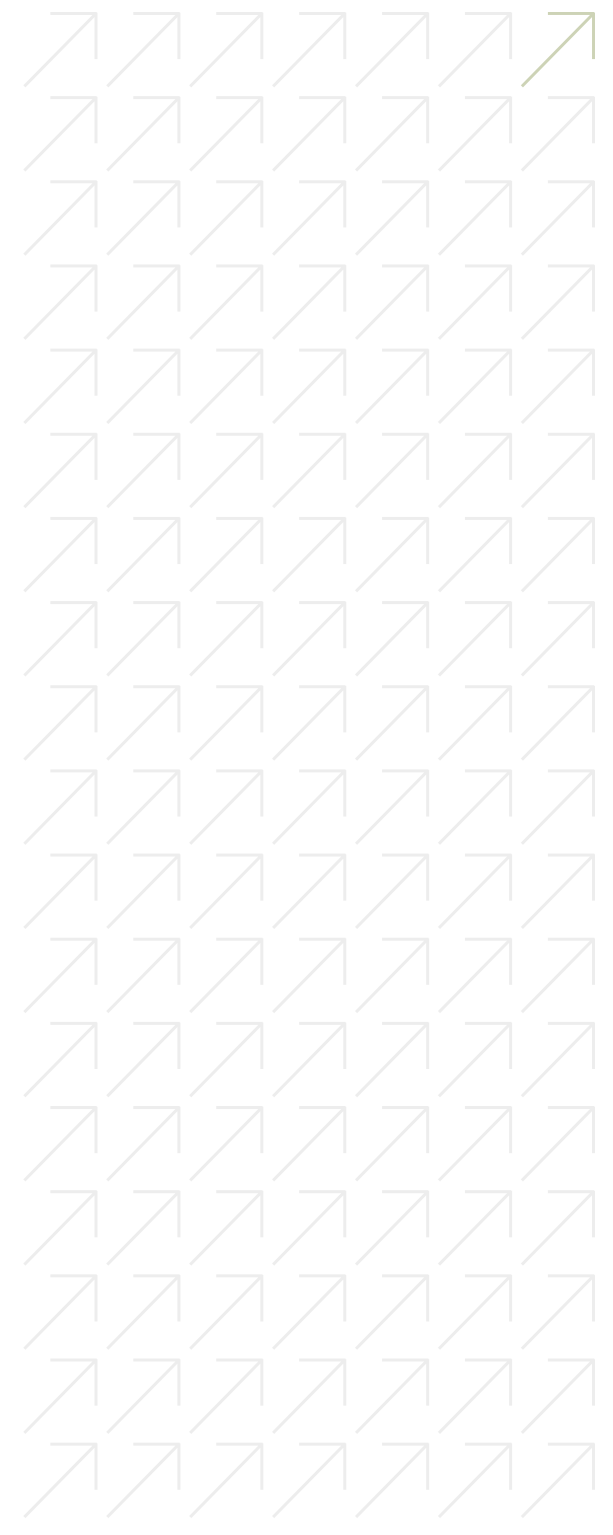
SHOPPING

- 1 Apple Store
- 2 Lululemon
- 3 Anthropologie

SCHOOLS + GYMS

- 1 Aquatic L Pre-School
- 2 Kid's Gym
- 3 Berkeley Iron Works

Transit Map





BERKELEY, CA



2630 8th Street

±51,501 SF
For Lease/Sale

Chris van Keulen

Executive Vice President
+1510 874 1934
chris.vankeulen@cbre.com
Lic. 01845520

Mike Raffetto

Senior Vice President
+1 510 290 2907
mike.raffetto@cbre.com
Lic. 01201289

Kenny Morris

First Vice President
+1510 219 0319
ken.morris@cbre.com
Lic. 01312918



CBRE

©2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.