

5858

HORTON STREET
EMERYVILLE



FOR LEASE

±3,725-9,228 square feet

of class A institutional quality lab and office space situated in the heart of the East Bay Innovation Corridor

Property Highlights

±265,000 SF state-of-the-art Lab/Office building in a nearly 1M SF campus

Existing lab improvements

Large back-up generator capacity

On-site café, fitness facility and shared conference center

LEED Silver certified with campus EV charging stations

Highly experienced institutional ownership with on-site property management



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DEVELOPMENT

Exclusively represented by:

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Location Highlights

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Emerystation I: 5858 Horton Street

Situated in the heart of the East Bay Innovation Corridor

Walking distance to a multitude of restaurants, cafes and amenities

Adjacent to the Emeryville Amtrak/Capitol Corridor train station

Easy access to MacArthur BART station via the upgraded Emery-Go-Round shuttle

Close proximity to I-80/I-580 and the Bay Bridge



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Space Highlights

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5th Floor $\pm 9,228$ SF (Divisible to $\pm 3,725$ and $\pm 5,503$ SF)

Existing biology labs with chemistry lab potential

Office areas include multiple offices, open space and a conference room (can be converted to lab)

Public & private deck access, abundant natural light

Large back-up generator capacity

Available Now



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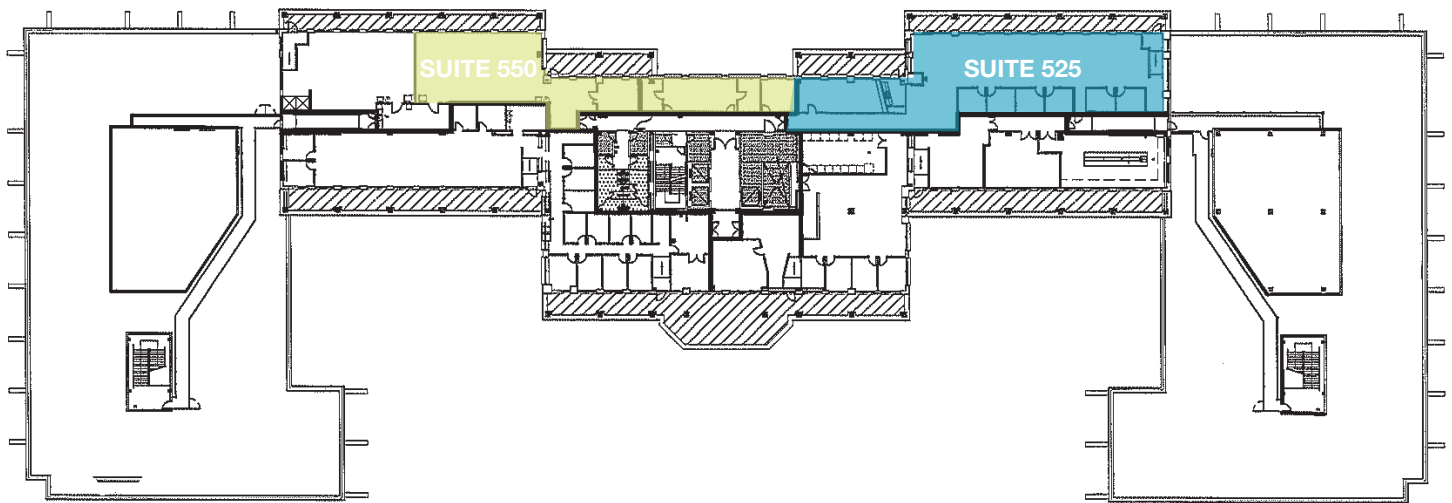
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Floor Plan

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5th Floor | $\pm 9,228$ SF (Divisible to $\pm 3,725$ and $\pm 5,503$ SF)



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Life Science Tenants

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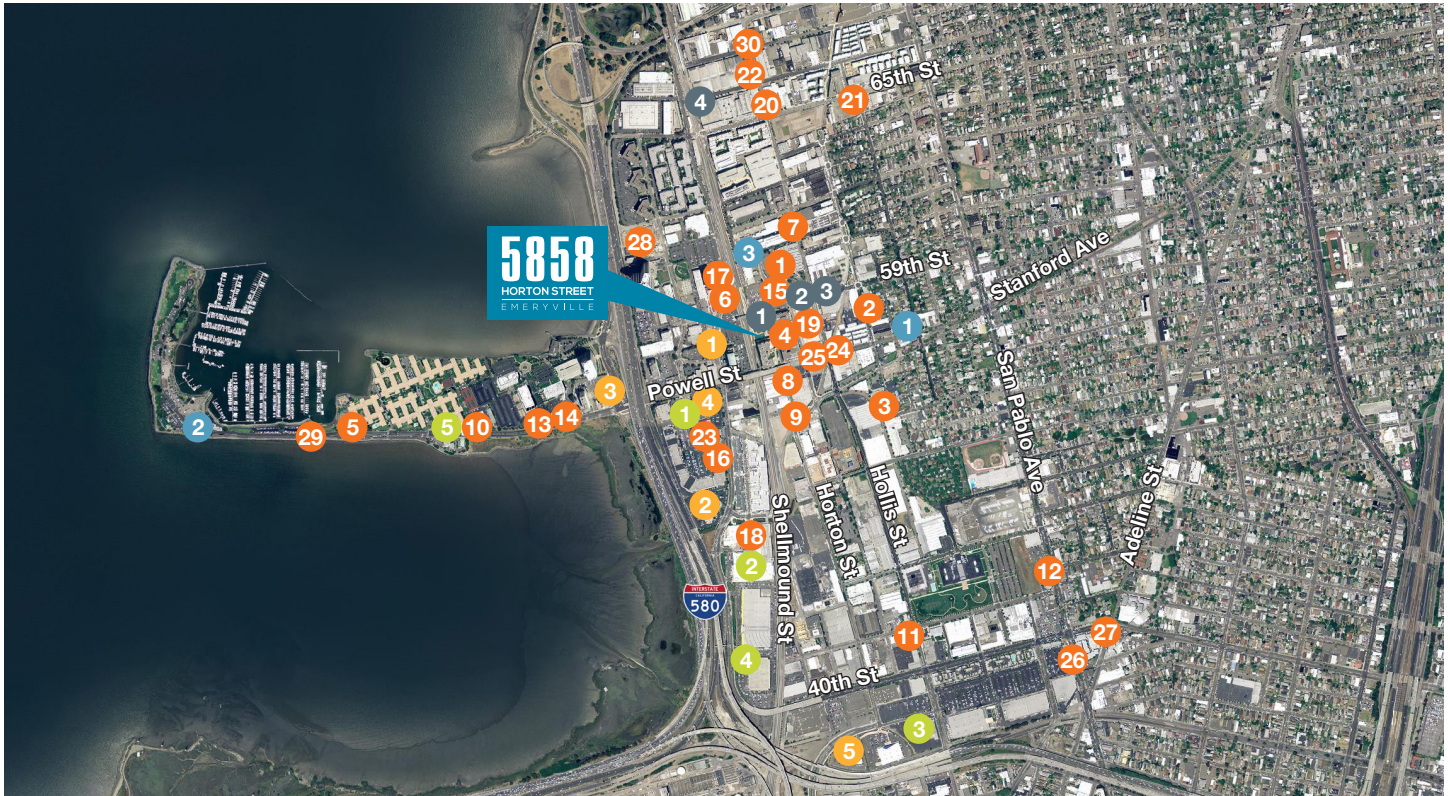
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Location & Amenities Map

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EAT / DRINK

- | | |
|---------------------------|--|
| 1 Bucci's | 18 California Pizza Kitchen, Pasta Pomodoro, P.F. Changs |
| 2 Townhouse | 19 Summer Summer Thai Eatery |
| 3 Doyle Street Café | 20 Cocina Poblano |
| 4 Cabucci's | 21 Farley's Coffee |
| 5 Trader Vic's | 22 Rotten City Pizza |
| 6 Emery Bay Public Market | 23 Starbucks |
| 7 Ruby's Café | 24 E22 Cafe |
| 8 Subway | 25 Honor Bar, Grill and Cocktails |
| 9 Subway | 26 Wally's Café |
| 10 Subway | 27 Café Bier |
| 11 Rudy's Can't Fail Café | 28 Black Diamond Café |
| 12 Arizmendi | 29 Hong Kong East Ocean Seafood Restaurant |
| 13 Specialty's | 30 Prizefighter Bar |
| 14 Chevy's | |
| 15 Coffee & Snack Shop | |
| 16 Burger King | |
| 17 Peet's Coffee | |

SHOPPING

- 1 Powell Street Plaza
- 2 Bay Street Shopping Center
- 3 East Bay Bridge Shopping Center
- 4 Ikea
- 5 Watergate Market

HOTELS

- 1 Hyatt
- 2 Courtyard Marriott
- 3 Hilton Garden Inn
- 4 Four Points by Sheraton
- 5 Extended Stay

LIFESTYLE

- 1 Namaste Personal Training
- 2 KGB Kiteboarding
- 3 Square One Yoga

TRANSPORTATION

- 1 Amtrak
- 2 Emery-Go-Round (59th & Hollis)
- 3 Zip Car (59th & Doyle)
- 4 City CarShare (66th & Hollis)

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Mass Transit Map

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