

# 5980

HORTON STREET  
EMERYVILLE



## FOR LEASE

Class A institutional quality lab space situated in the heart of the East Bay Innovation Corridor

### Available Suites

Suite 400 ±4,888 SF Available Now

Suite 450\* ±3,105 SF 30 Days

Suite 410\* ±3,214 SF May 1, 2016

\*May be combined for 6,319 SF

## Property Highlights

±170,000 SF state-of-the-art Lab/Office building in a nearly 1M SF campus

Extensive biology and chemistry labs and office

Ample lab support areas

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

## Contact

KIDDER MATHEWS

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CA LIC #00869074, #00832545, #01720416, #00869074, #01201289, #01197359

Property owned by:

**WAREHAM**  
DEVELOPMENT

Exclusively represented by:



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# Location Highlights

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## 5980 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 Emery-Go-Round shuttle

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



Leasing information contact:

KIDDER MATHEWS

Timothy Mason, Eric Bluestein or James Bennett | 415.229.8888

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Mike Raffetto or Marc Ward | 510.465.8000

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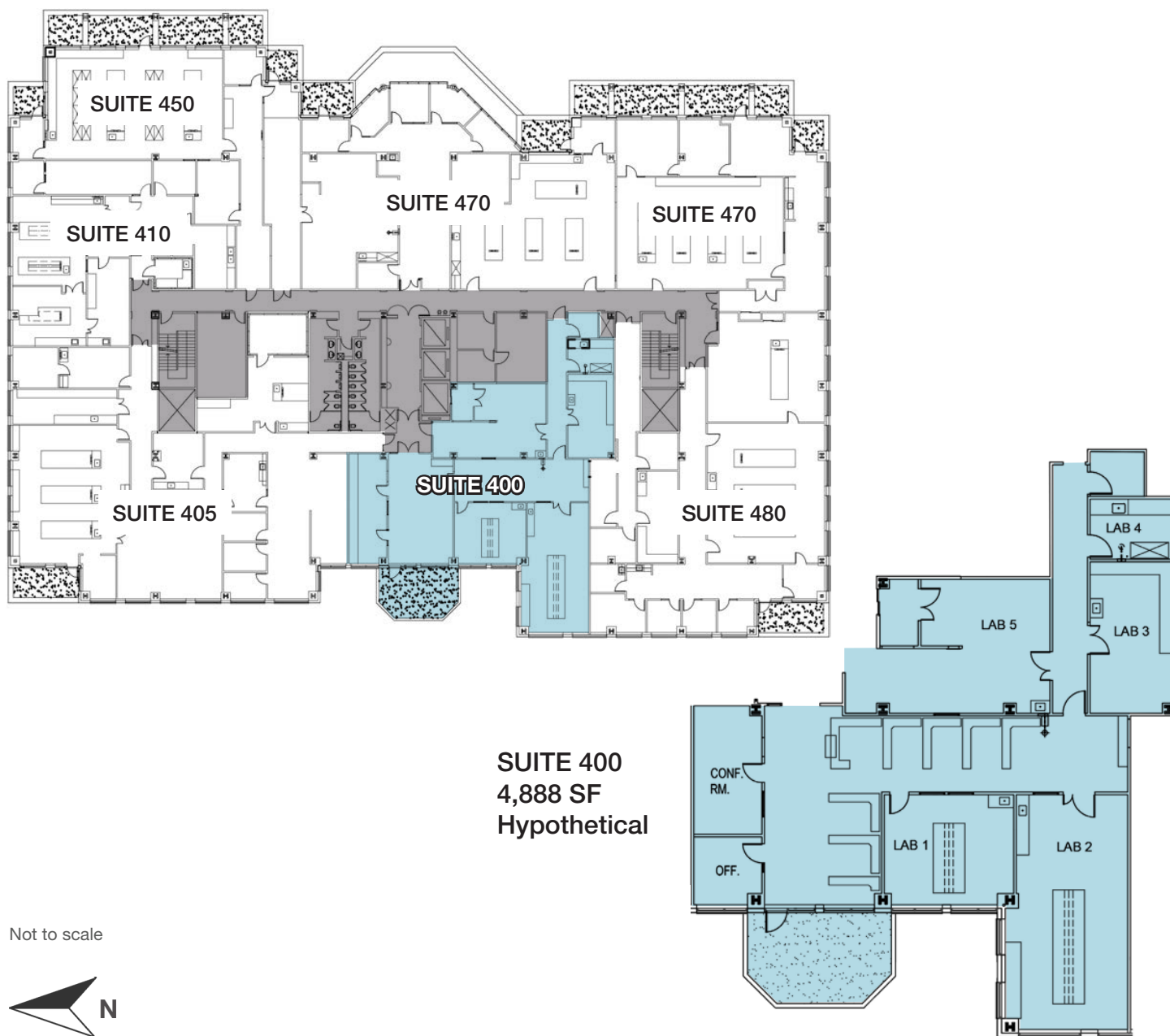
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# Floor Plan

**5980**  
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Suite 400 | ±4,888 SF



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## Suites 450 & 410

Suites may be combined totaling  $\pm 6,319$

Suites may be  
combined for a  
total of  $\pm 6,319$  SF



**\*Suites can be adapted to provide more office space.**

Not to scale



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# Life Science Tenants

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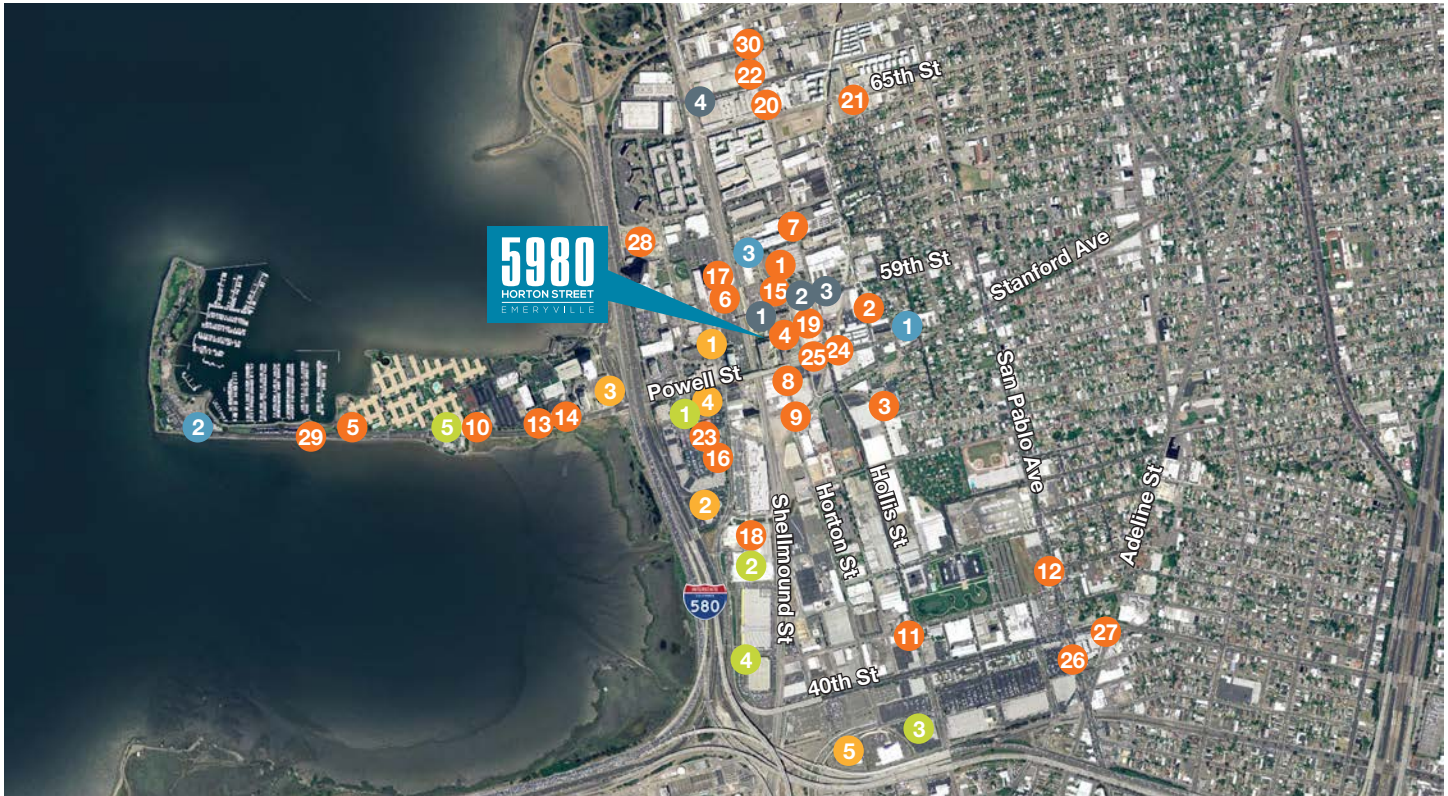
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# Location & Amenities Map

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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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