

EmeryStation West



FOR LEASE

New 265,000 SF World Class Laboratory and Office Project Located Within the EmeryStation Campus

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Property owned by:

WAREHAM
DEVELOPMENT

Represented by:

km Kidder
Mathews

EmeryStation West

Emeryville, CA

Building Features

World class 265,000 SF building is latest addition to highly-successful 2-million SF EmeryStation research and tech campus.

Seven levels of laboratory/medical/office accommodation above two-story transit and parking podium.

Large and efficient floor plates ranging from 36,000-38,000 SF.

Large, open sky green roof atop podium provides space to recreate, contemplate and collaborate with access to pedestrian bridge and additional eating and shopping options.

Campus with abundant amenities, lush gardens and art, exercise facility, conference facilities, and monthly lunch-and-learn program with speakers from cluster of research and tech companies within Wareham campuses.

Direct connection to BART via Emery-Go-Round shuttle.



Parking ratio of 2.0/1,000: 125 public parking spaces in the building—new 675-car garage being constructed adjacent to the building.

The East Bay/TransBay transit center at street level to serve:

- Amtrak's Capitol Corridor highly-trafficked commuter route from Sacramento to San Jose for not only EmeryStation tenant workers but for those going to the TransBay Center in San Francisco.
- Amtrak's transcontinental trains to and from San Francisco.
- Bus bays allow passengers to hop off train and access last mile transit options including AC transit, EmeryGoRound free shuttle to BART, and taxis, limos, car shares, and private cars.

Wareham Development is the premier developer, owner and property manager of life science and research space in the East Bay.

Designed by Perkins + Will, one of the preeminent firms specializing in the design of laboratory and office laboratories for the life science and tech sectors.

Designed to meet LEED Gold standards.

Wareham's highly experienced property management and engineering staff will provide 24/7/365 support to tenants.

Available for tenant improvements Q3 2017.

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Project Renderings



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EmeryStation West

Amenities

Emeryville, CA



EAT / DRINK

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

EAT / DRINK

- 31 Branch Line Bar
- 32 The Bureau 510
- 33 Ike's Love & Sandwiches

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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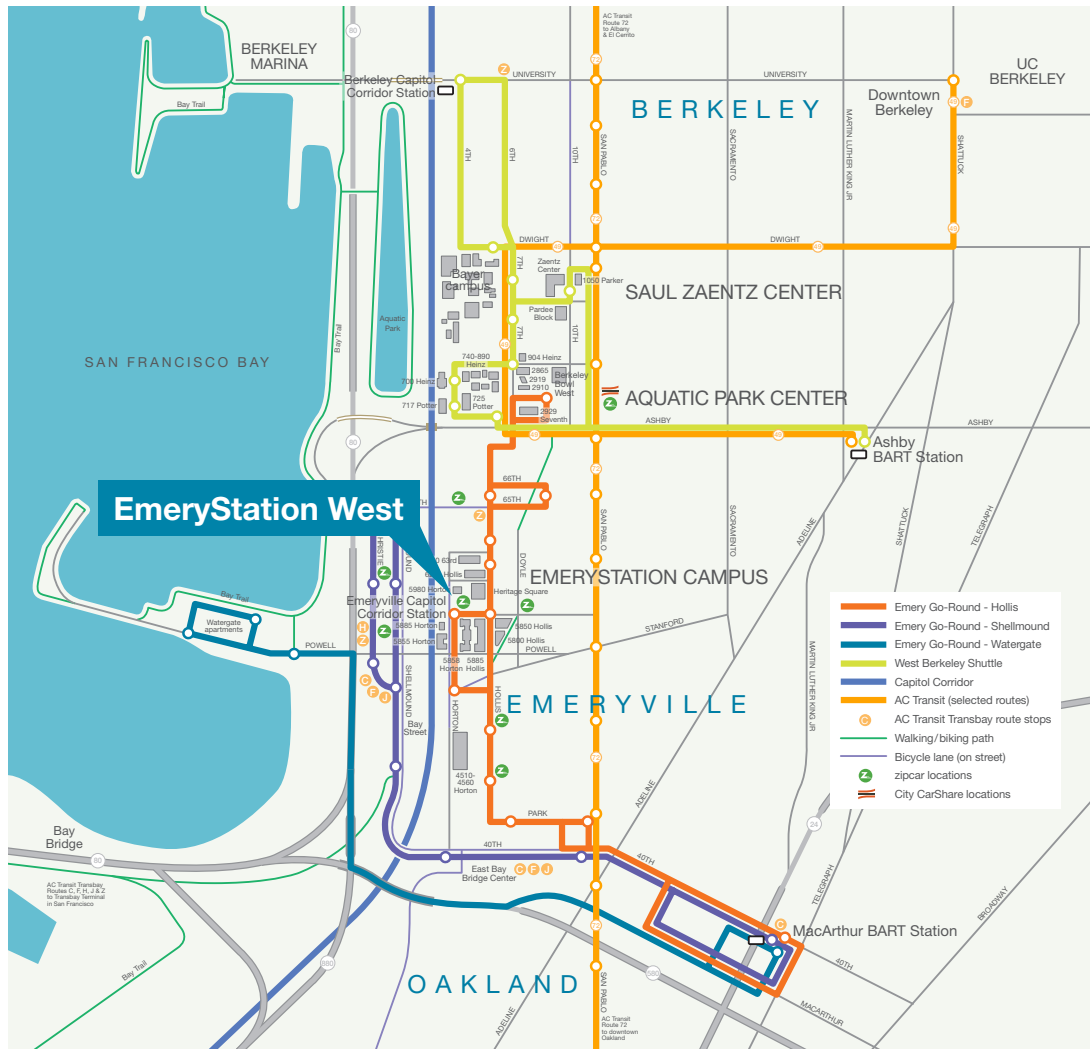
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Mass Transit Map



EmeryStation West, ideally located in the heart of the East Bay Innovation Corridor, provides numerous amenities and superior transit accommodations.

LOCATION HIGHLIGHTS

Walking distance to a multitude of restaurants, cafes & amenities.

Direct pedestrian bridge access to the Emery Public Market.

Adjacent to the Emeryville Amtrak/Intermodal Transit Center for Amtrak Capitol Corridor commuter route between Sacramento and San Jose; and for commuters to the TransBay Center in San Francisco.

Bus bays that allow passengers to hop off train and access several last mile transit options.

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

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

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Life Science and Research Tenants



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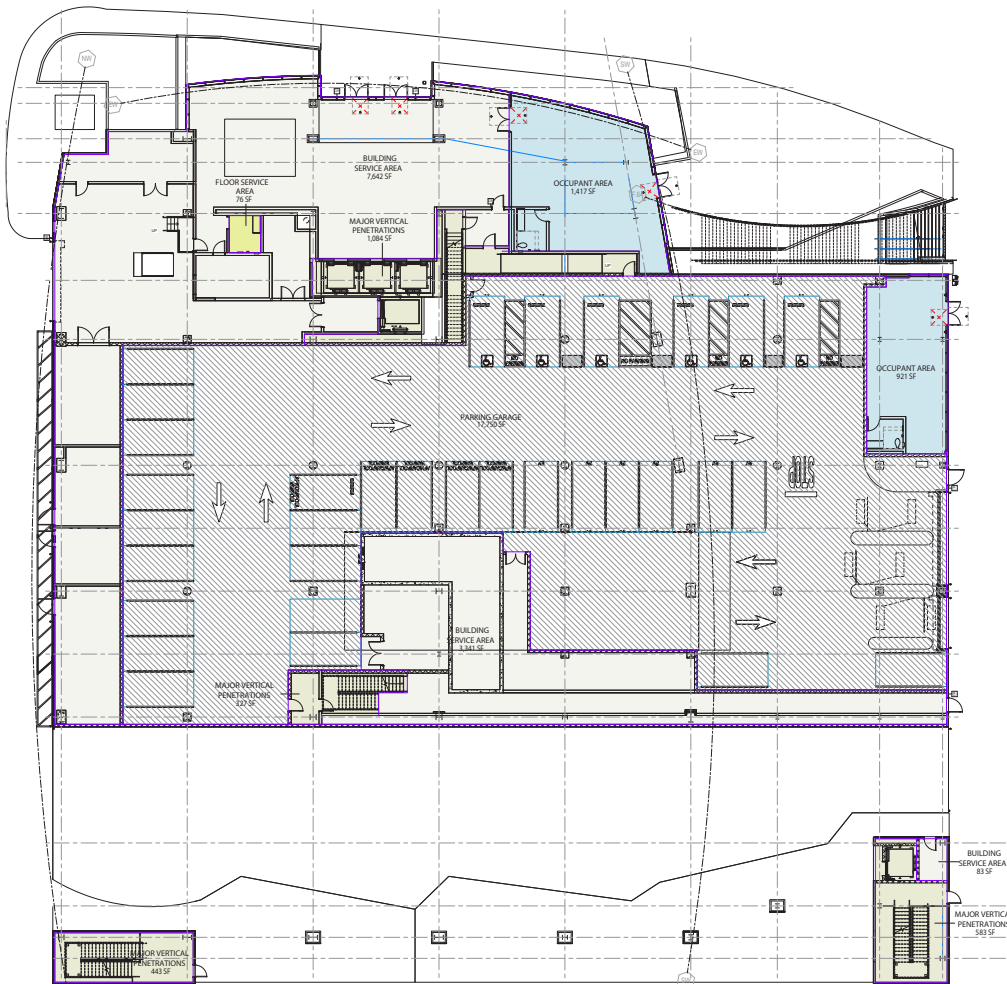
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Emeryville, CA

Floor Plans

LOBBY/PODIUM LEVEL



- OCCUPANT AREA
- PARKING GARAGE
- BUILDING SERVICE AREA
- FLOOR SERVICE AREA

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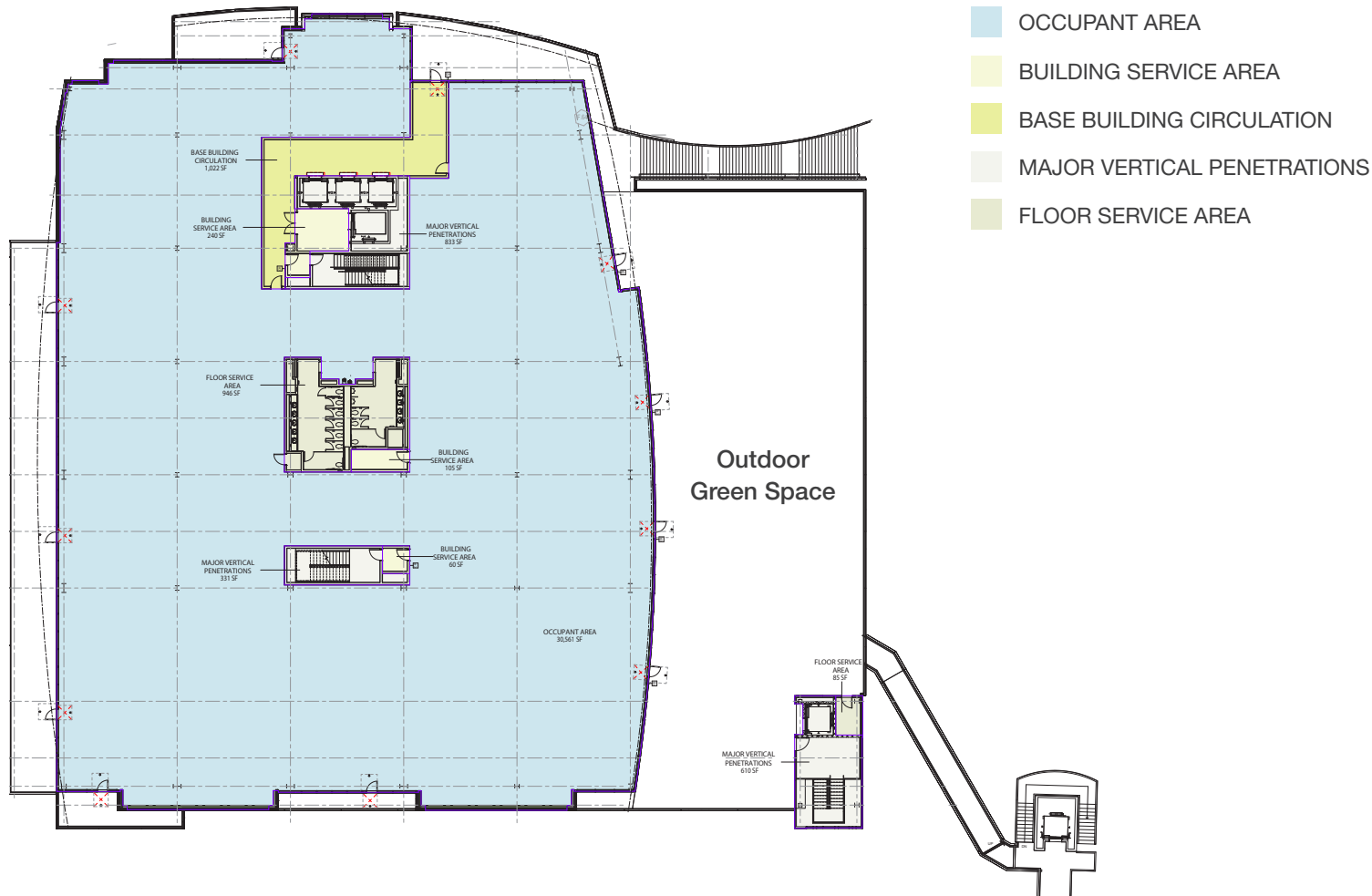
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Floor Plans

SECOND FLOOR



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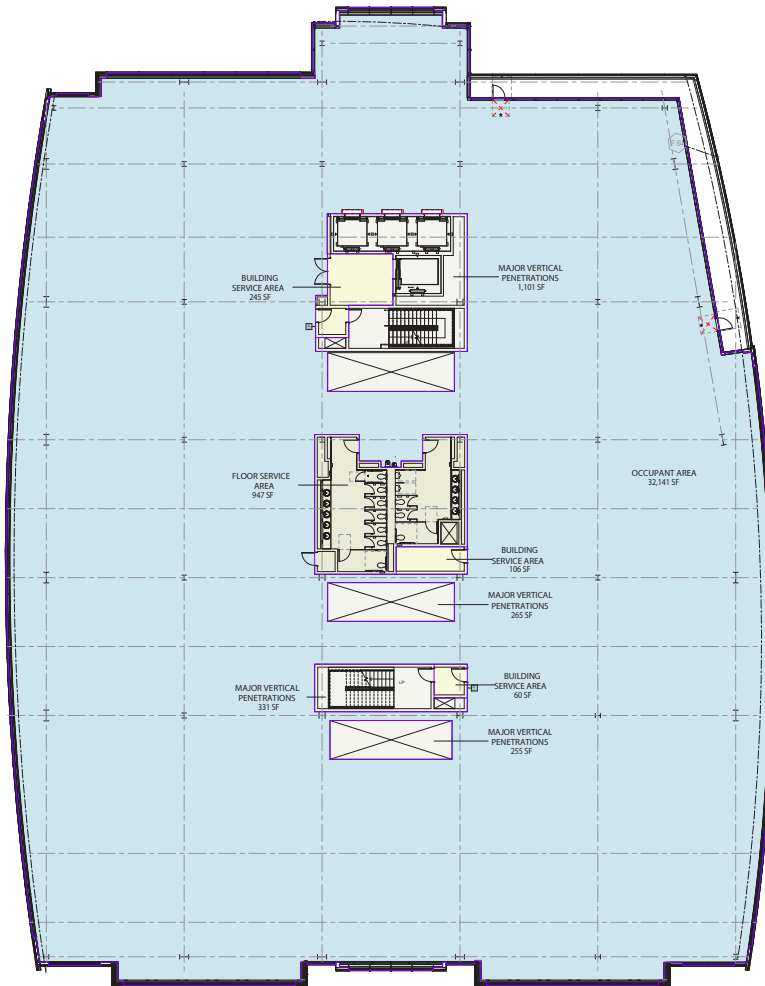
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EmeryStation West

Emeryville, CA

Floor Plans

TYPICAL FLOOR PLAN



- OCCUPANT AREA
- BUILDING SERVICE AREA
- MAJOR VERTICAL PENETRATIONS
- FLOOR SERVICE AREA

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EmeryStation Campus



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About Wareham Development

Premier developer, owner and property manager of office space and life science research and development laboratories since 1977

4,500,000 square feet of master-planned, multi-tenanted, mixed-use campuses in Emeryville, Berkeley, Richmond, Palo Alto, and Marin County

1,750,000 square feet of state-of-the-art life sciences laboratories

1,500,000 square feet of new life sciences laboratories in development/planning

Long-term relationships with the State of California and with most of the current world-class life science, nanotechnology and bio-energy tenant roster - many since their inception. Nearly all have expanded since the initial lease and all are located within minutes from each other and major university research centers.

Largest developer in Emeryville and Berkeley, and one of the largest developers in Richmond

Strategic alliances with its diverse family of tenants, cities, equity partners, funding institutions, and the commercial brokerage community

99% occupancy during past 3 years; never below 95%

History of confident, quickly-delivered quality space and extraordinary amenities including free health clubs, shared conference facilities, landscaped gardens, commitment to important art in public places, usable terraces and balconies, terrific views, retail/service amenities

Professionally-trained property management and engineering staff providing 24/7/365 support and sophisticated reporting systems to protect the health of its properties and tenant assets

Long-term commitment to the technology corridor between Bay Bridge and Richmond-San Rafael Bridge

Proven expertise in creation and ongoing management of intermodal transportation networks linked into its campuses

Only developer to own and develop a railroad station; the Emeryville Intermodal Station development was a groundbreaking three-way alliance with Amtrak and the City of Emeryville

Founding member of the Emeryville and West Berkeley Transit Authorities



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Wareham Tenant Roster

Bayer Healthcare

Joint BioEnergy Institute

Bolt Threads

State of California:

- Dept of Justice DNA Forensic Lab

- Dept of Toxic Substances Control

Lawrence Berkeley National Laboratory

University of California at Berkeley

U.S. EPA Region IX

XOMA (U.S.) LLC

CMC ICOS Biologics

Aduro Biotech, Inc.

Newomics

LightSail Energy

Zogenix

4D Molecular Therapeutics

Symic Biomedical

Crystal Bioscience, Inc.

Amyris Biotechnologies

Stanford Health Care

Siemens Medical Solutions Diagnostics

QB3 East Bay Innovation Center

Channel Medsystems

Nexon M

Gritstone Oncology, Inc.

Eureka Pharmaceuticals

Dynavax Technologies

NovaBay Pharma

Pivot

Sangamo Biosciences

Nano Precision Medical



Total Gas & Power

Berkeley Lights

Caribou Biosciences

Diassess

MedeAnalytics

Zymergen, Inc.

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Wareham's Award Winning Architecture and Land-Use Planning

EmeryStation East

AIA Citation for Architecture

EmeryStation East

Best Lease Deals by *San Francisco Business Times*

EmeryStation East

Best Commercial Development by *San Francisco Business Times*

Point Richmond Tech Center, Ca Dept. of Justice DNA Forensic Laboratory

Western Council of Construction Consumers Award for Industrial Advanced Technology

725 Potter Street

Real Estate Deal of the Year Award for Best Suburban Office Development by *San Francisco Business Times*

2929 Seventh Street

Award of Excellence, Berkeley Design Advocates

EmeryStation North

Real Estate Deal of the Year Award for Best Suburban Office Development by *San Francisco Business Times*; Gold Nugget Award

EmeryStation

Real Estate Deal of the Year Award for Best Suburban Office Development by *San Francisco Business Times*

Amtrak Intermodal Station

Brunel Commendation; Gold Nugget Award

Pine Ridge Townhomes

Honored by American Institute of Architecture's "Show You're Green" program for excellence in green affordable housing

Terraces at EmeryStation

Real Estate Deal of the Year Award for Best Suburban Residential Development by *San Francisco Business Times*; Gold Nugget Award



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