



EmeryStation West

5959 HORTON STREET, SUITE 450 | EMERYVILLE, CA

FOR LEASE



±18,567 SF
premier lab and
office space
immediately
available for lease

KIDDER MATHEWS

TIMOTHY I. MASON

415.229.8918

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LIC N° 00832545

CBRE

JAMES BENNETT

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**Kidder
Mathews**

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THE LABS

CHEMISTRY LAB AREA with 4 fume hoods

BUILT-IN LAB BENCHES with sinks

DARK ROOM/MICROSCOPY

CLEAN ROOM with gowning area

LAB support rooms

IN-SUITE vacuum

STAND-BY power

LOADING dock and freight elevator

THE OFFICES

OPEN bull pen with 48 workstations - adjustable height desks and chairs

MAIN conference room with seating for 14+ people

SECONDARY conference room with seating for 12

LARGE and equipped breakroom and all hands meeting area

CEO office with adjacent personal conference room

17 PRIVATE offices/huddle or telephone rooms

DIRECT access to a usable outdoor terrace

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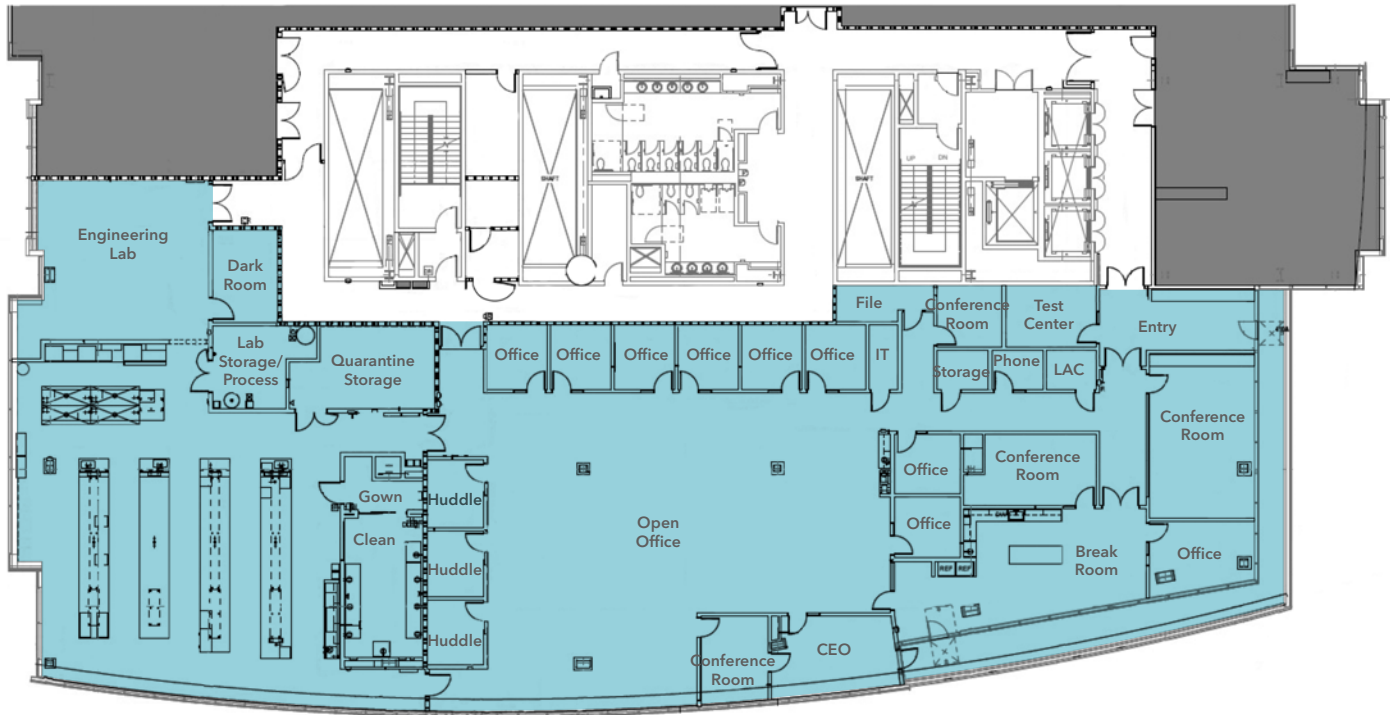
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Suite 450



ADDITIONAL PROPERTY HIGHLIGHTS



LIGHTLY USED. NEWLY BUILT-OUT SUITE



OFFICE FF+E INCLUDED



USEABLE PRIVATE TERRACE OVERLOOKING BUILDING'S PLAZA

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Emery Go-Round - daily shuttle from 6AM-10PM linking MacArthur BART to the West Berkeley Bowl



Easy access to both Ashby BART via dedicated shuttle (www.westberkeleyshuttle.net)



The Capitol Corridor Commuter train serving Sacramento and San Jose and Amtrak are accessible at the Emeryville station (1.1 miles) or the Berkeley station (1.4 miles)



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

DRIVE TIMES

11 mins	Downtown Berkeley
13 mins	Downtown Oakland
18 mins	Downtown San Francisco
22 mins	Oakland Airport
28 mins	SFO
58 mins	Downtown San Jose

FOR LEASE

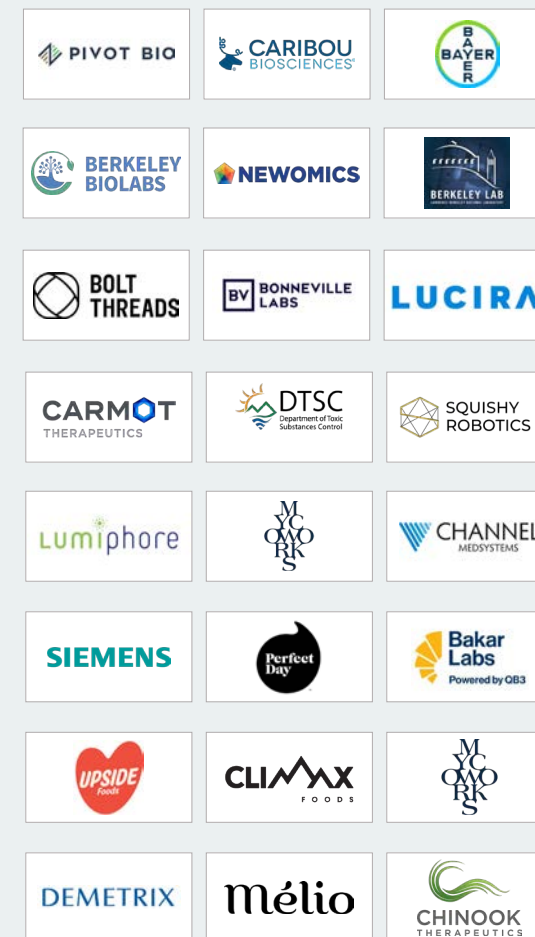
Emeryville-Berkeley Research Cluster

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LEADING EMERYVILLE/BERKELEY LIFE SCIENCE COMPANIES INCLUDE



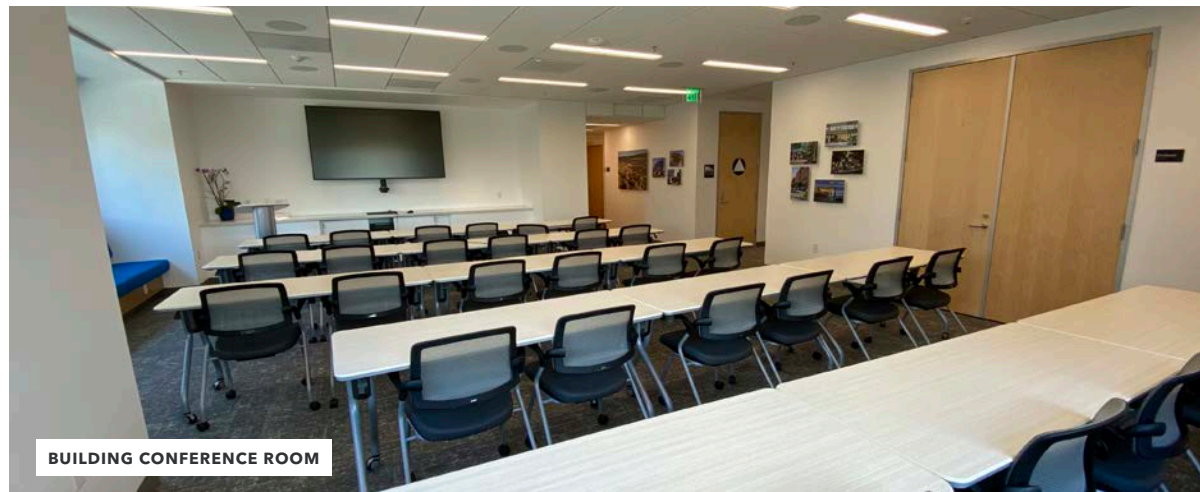
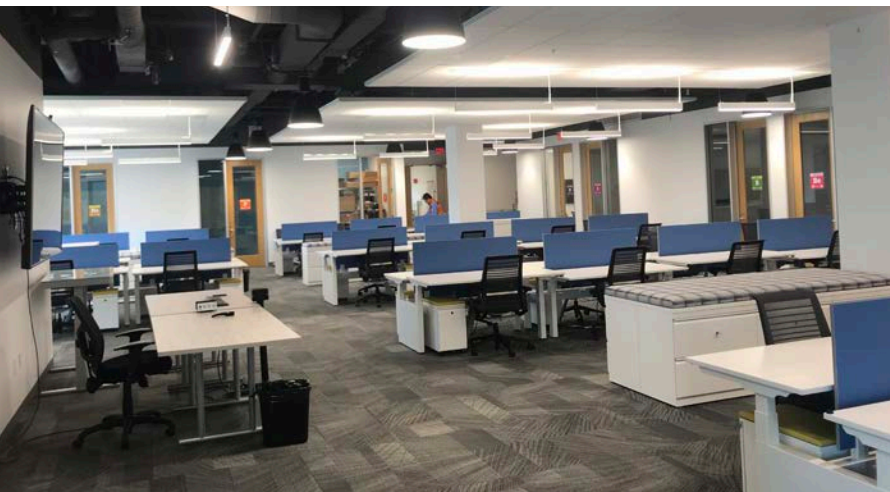
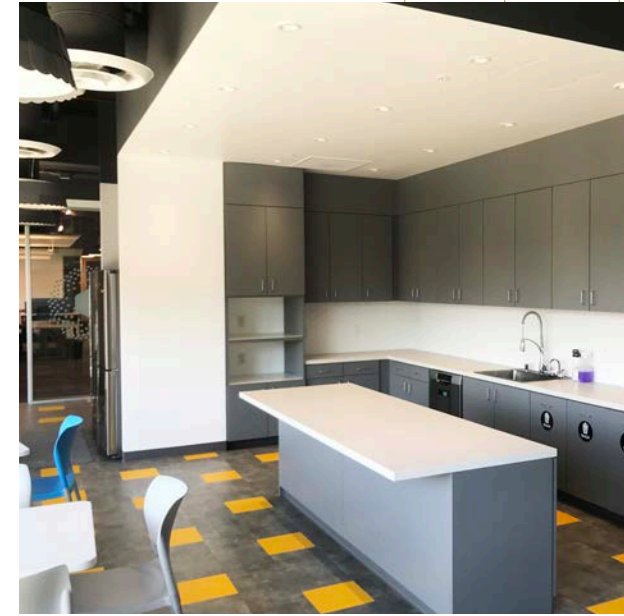
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FOR LEASE

EmeryStation Research Campus Amenities

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