



EmeryStation North

SUITE 405 | 5980 HORTON ST | EMERYVILLE, CA

FOR LEASE



±7,520 SF existing, fully built-out lab and office suite is due to be vacated by 10/1/2022 and available for immediate occupancy

KIDDER MATHEWS

TIMOTHY I. MASON

415.229.8918

timothy.mason@kidder.com

LIC N° 00832545

CBRE

JAMES BENNETT

415.377.8948

james.bennett@cbre.com

LIC N° 00869074



**Kidder
Mathews**

CBRE

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THE LABS

CHEMISTRY AND BIOLOGY lab suites with two fume hoods,

IN PLACE lab benches, with sinks, and additional mill work

TWO potential cell culture rooms

WALK-IN cold room

LAB support/storage area

BUILDING CDA and vacuum

IN-PLACE plumbing for a glass wash and autoclave

STAND-BY generator

THE OFFICES

GLASS FRONTED conference room - seats 12

7 private offices

OPEN OFFICE AREA - currently with room for 10 workstations (area could be converted to provide additional labs)

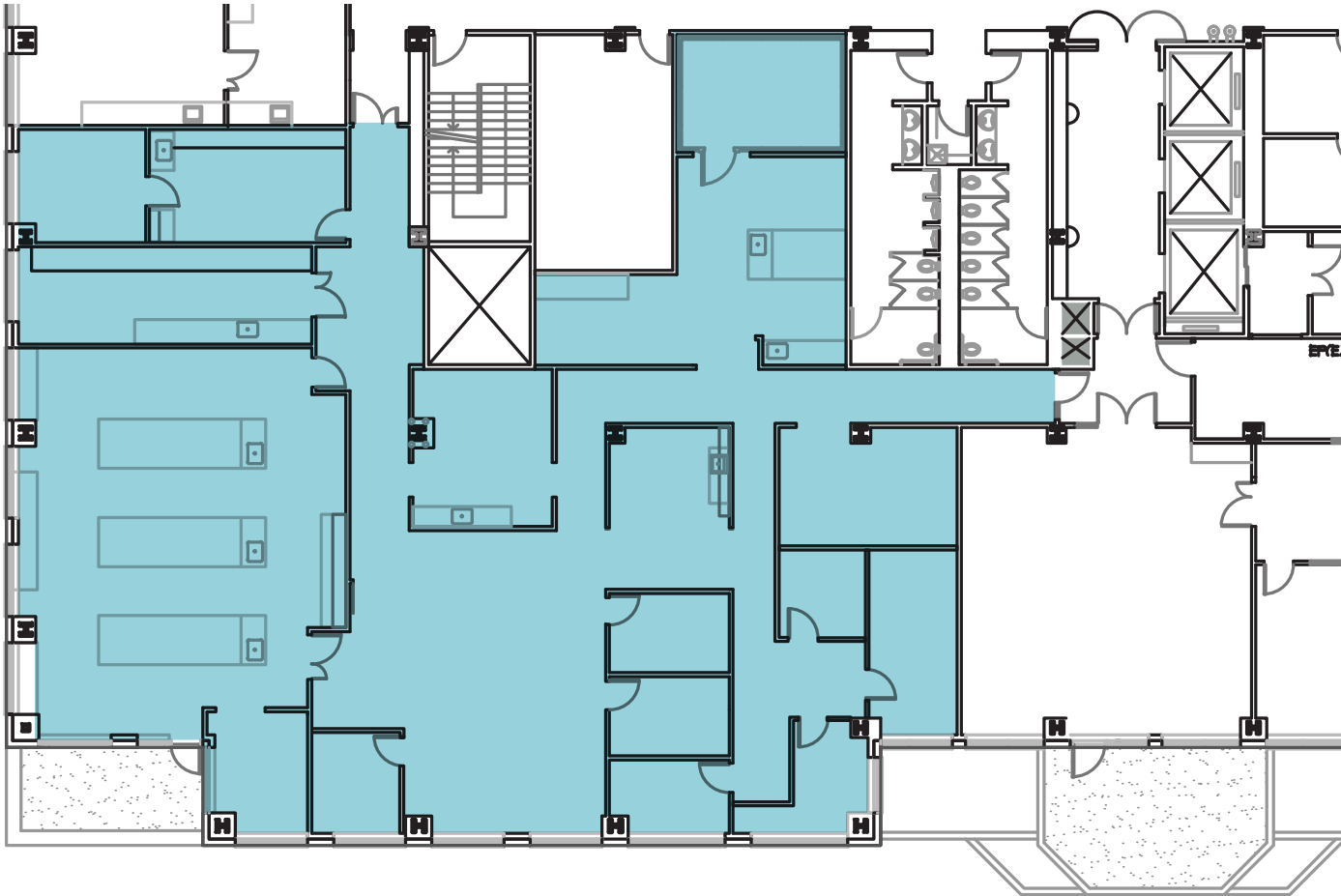
BREAK ROOM

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EmeryStation Research Campus Amenities

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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

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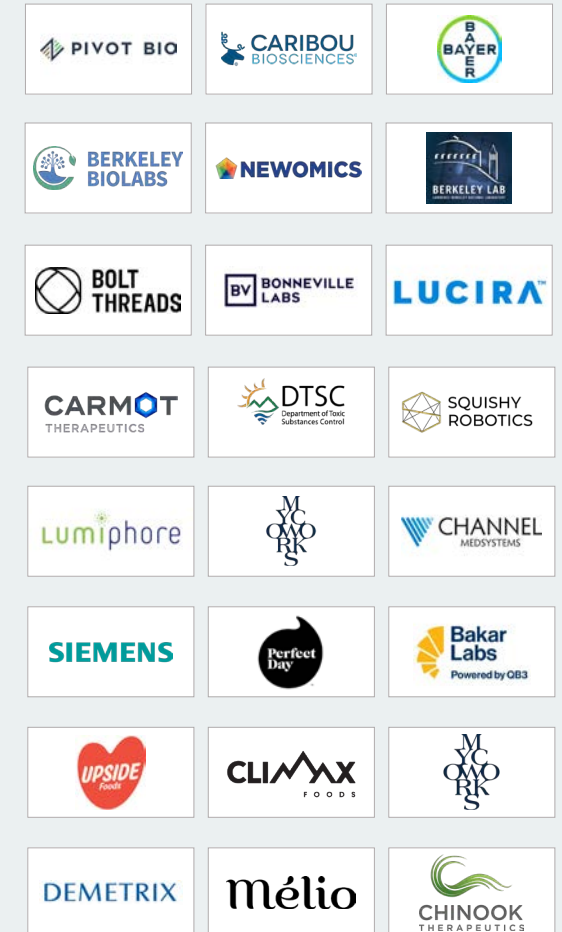
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LEADING EMERYVILLE/BERKELEY LIFE SCIENCE COMPANIES INCLUDE



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