

A LEADING LIFE SCIENCE AND RESEARCH CAMPUS IN THE EAST BAY



BERKELEY, CA

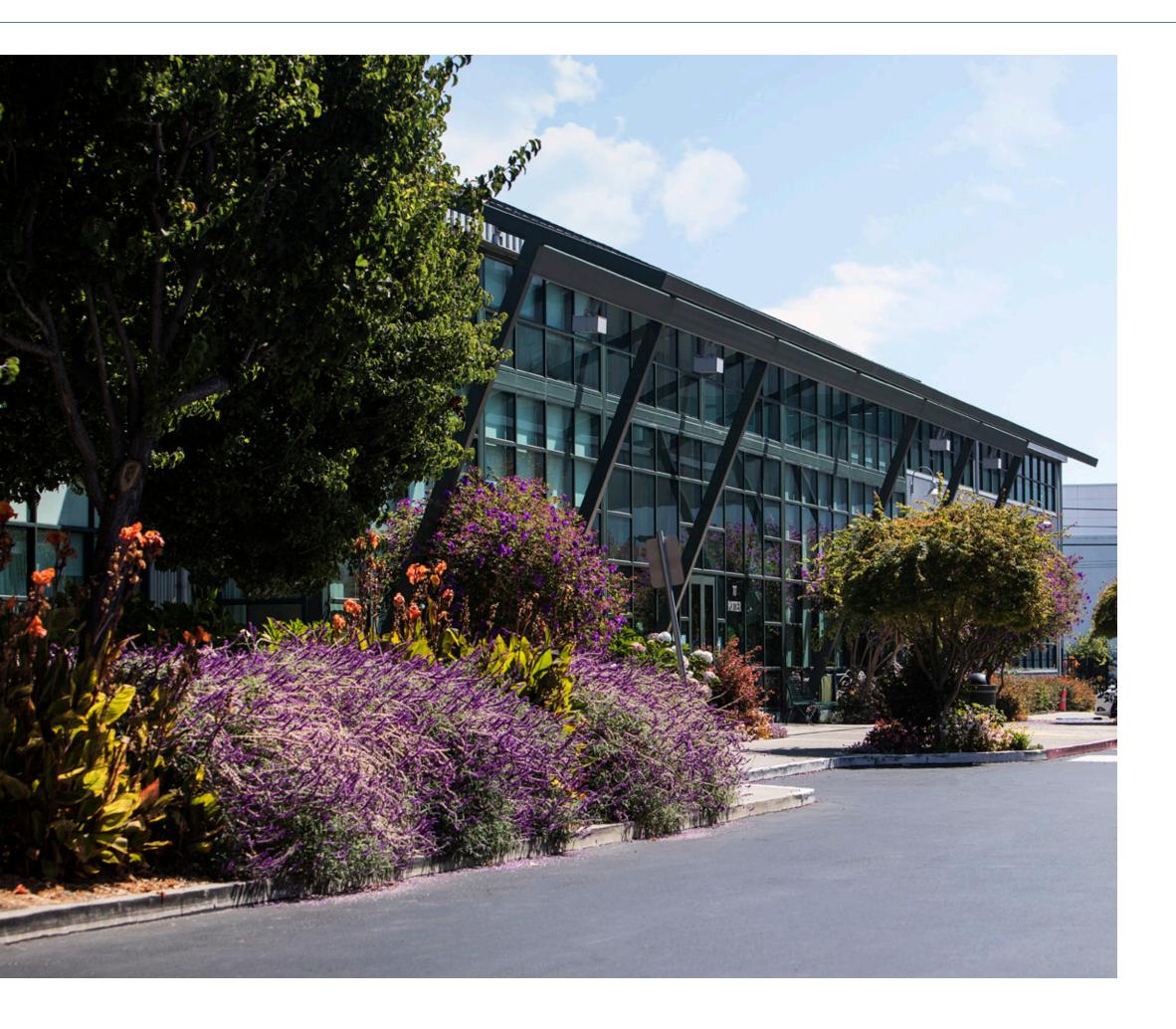


Distinguished buildings for noble and Nobel scientists.

Emeryville • Berkeley • Richmond • Palo Alto • Marin warehamdevelopment.com

WAREHAM





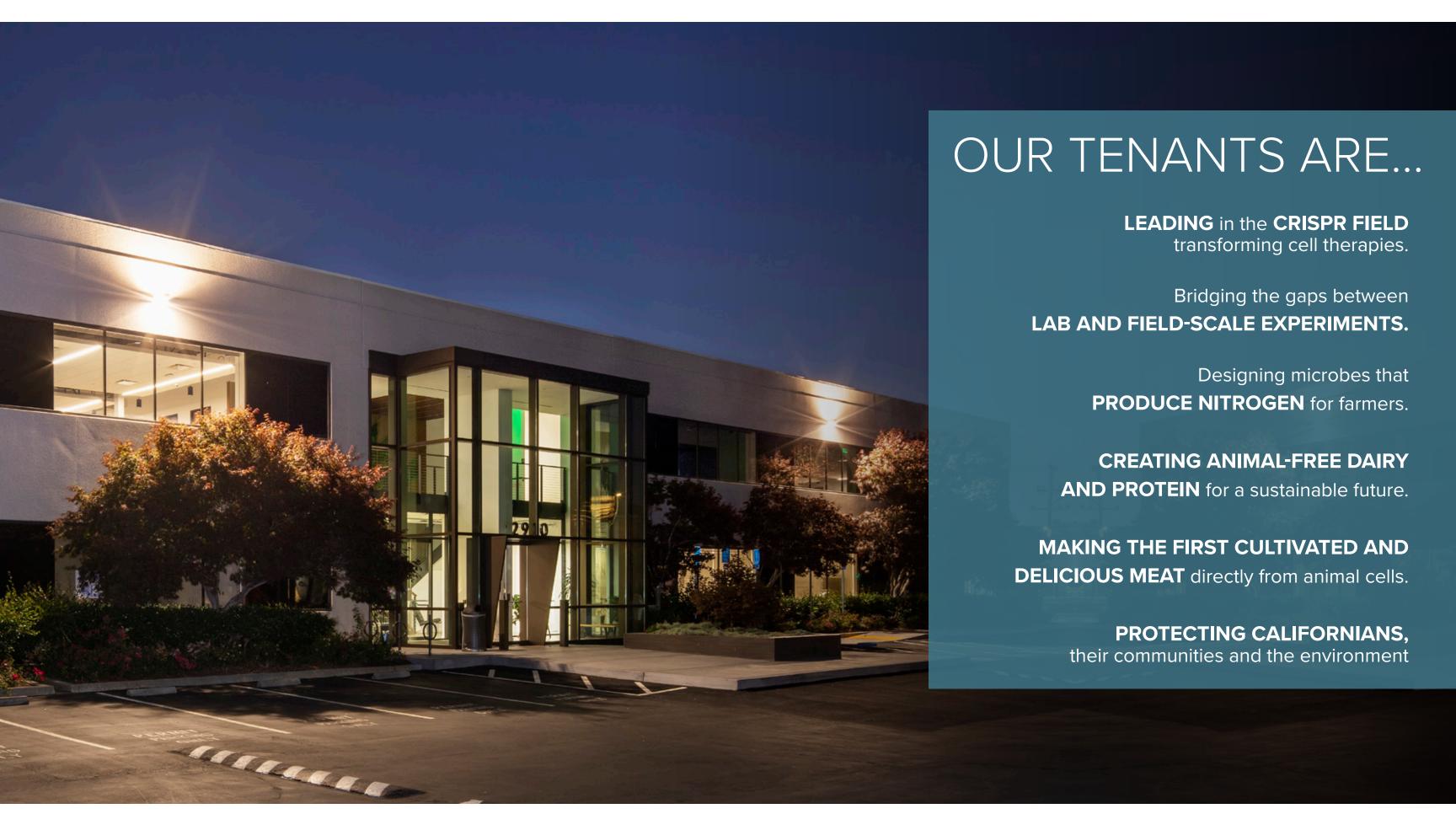
NEARLY 50 YEARS OF NEW **APPROACHES** AT OUR RESEARCH **CAMPUSES**

Wareham's unrivaled history of creating one of the largest life science and research clusters in the Bay Area is well known. Our research campuses continue to attract and retain the best and the brightest innovators because we as a company never shy away from doing things differently.

Building our award-winning laboratory buildings and research campuses right to begin with lets our talented team of real estate development and property management professionals quickly and easily develop, redevelop, and upgrade our massive campus infrastructure to meet ongoing changes and needs of our amazing tenants and this great research cluster.

Our long-term commitment to the cities in which we build — to their schools, their artists, and to all the nonprofits that serve them — is also steadfast. We are eager to share it all with you at Wareham's Aquatic Park Research Campus.

Emeryville • Berkeley • Richmond • Palo Alto • Marin







Emeryville • Berkeley • Richmond • Palo Alto • Marin

















































































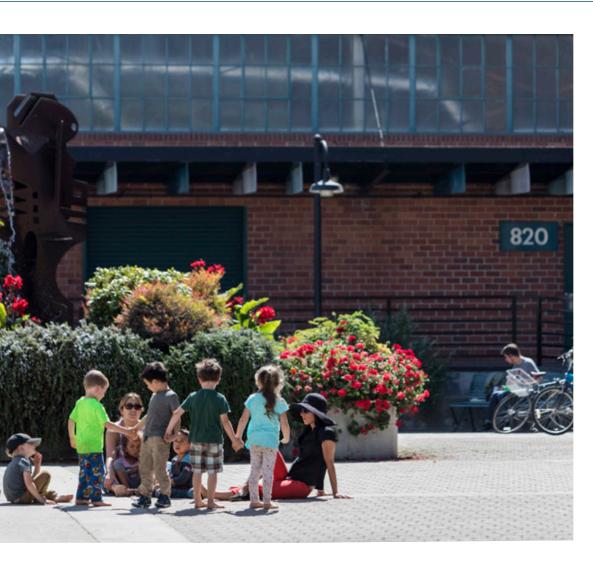








Emeryville • Berkeley • Richmond • Palo Alto • Marin



Aquatic Park Research Campus Overview

- Massive campus infrastructure.
- 800,000 square feet in 16 buildings on this campus owned, developed, and managed by Wareham Development.
- Urban infill.
- History of successful public-private partnerships with the City of Berkeley since 1977.
- Recruiting and collaboration opportunities with US Berkeley, UC San Francisco, Stanford University, and Lawrence Berkeley National Laboratory.
- Abundant campus amenities, including highly-regarded school for early childhood education.
- Walking or biking distance to other Berkeley amenities.
- Adjacent housing.



WAREHAM



ABUNDANT CAMPUS AMENITIES

- Easy access from all major public transportation and freeways with plentiful campus parking and car-charging stations.
- Free Emery Go-Round and West Berkeley shuttles to and from BART.
- Amtrak Intermodal Transit Center for easy commutes between Sacramento and San Jose on Capitol Corridor Route.
- Bike parking, bike share, and bike repair stations.
- Popular restaurants: Riva Cucina and Mint Leaf on campus, and quick walk to Berkeley Bowl West and its Cafe.
- Regular networking events with entire research cluster.

- Blocks from popular Fourth Street Shopping District and other West Berkeley dining, shopping, hospitality, and entertainment options.
- Campus Fitness Center onsite, and Berkeley Ironworks Touchstone Climbing, yoga studios, hiking and biking trails within blocks.
- Aquatic Park School for Early Childhood Education onsite.
- Bi-monthly speaker series in collaboration with all Wareham tenants.
- · Lush organic gardens and pocket parks.
- Sculptures and art throughout the campus.













Transportation Options at Wareham Campuses

Easy access to both Ashby BART via dedicated shuttle (westberkeleyshuttle.net) and MacArthur BART via the Emery Go-Round shuttle (emerygoround.com).

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).

WAREHAM DEVELOPMENT

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

Many bike and pedestrian paths and trails.

DRIVE TIMES

3 mins	Wareham's EmeryStation Research Campus
4 mins	Fourth Street Shopping District
10 mins	Downtown Berkeley
10 mins	Downtown Oakland
11 mins	UC Berkeley
12 mins	Lawrence Berkeley National Lab
18 mins	Downtown San Francisco

20 mins Oakland Airport 30 mins SFO

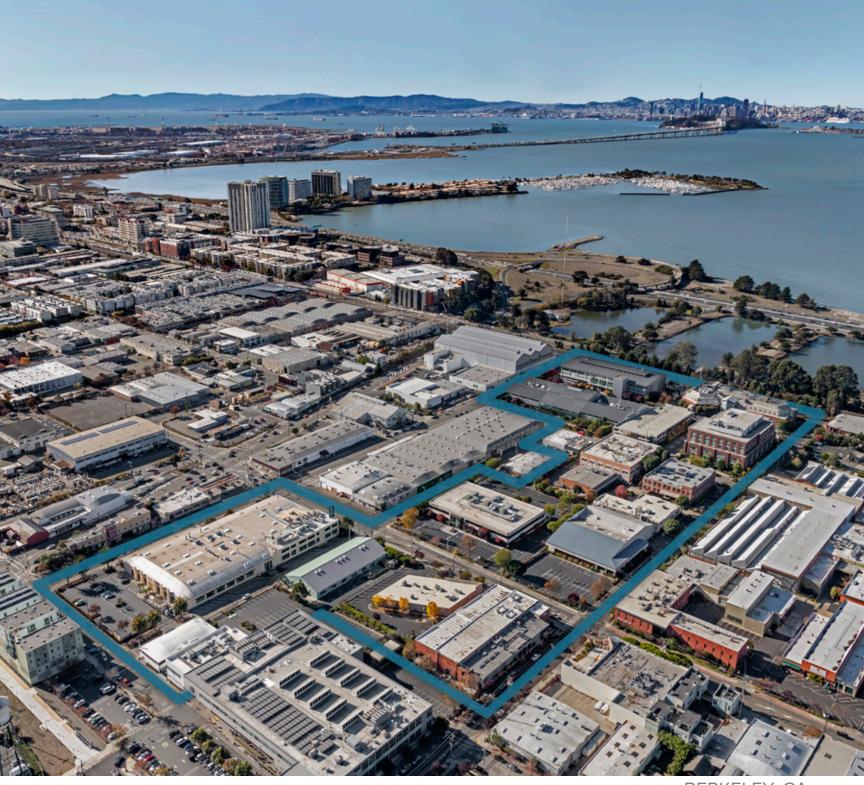
50 mins Downtown San Jose











BERKELEY, CA





Distinguished buildings for noble and Nobel scientists.

Emeryville • Berkeley • Richmond • Palo Alto • Marin warehamdevelopment.com