

LAB SPACE AVAILABLE FOR LEASE

EMERY STATION
RESEARCH CAMPUS

5959 HORTON STREET | EMERYVILLE, CA

±18,567 SF PREMIER LAB AND OFFICE SPACE IMMEDIATELY AVAILABLE FOR LEASE.

SUITE 450
AVAILABLE

A built-out suite
with private terrace
overlooking the entire
research campus.

WAREHAM
DEVELOPMENT

CBRE

LOCATION HIGHLIGHTS

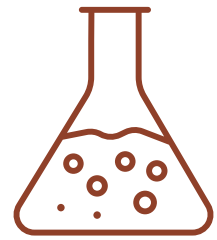
FOREFRONT OF LIFE SCIENCE DISCOVERY

Discover the visionary spirit of Wareham Development at 5959 Horton Street, a focal point within their renowned EmeryStation Research Campus, a testament to Wareham's commitment to fostering the success of life science pioneers, providing a platform for collaboration and advancement at the forefront of industry breakthroughs.

EMERYSTATION
RESEARCH CAMPUS

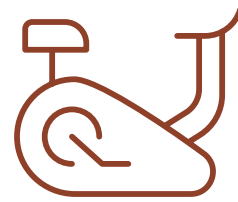


PROPERTY HIGHLIGHTS



NEW PURPOSE-BUILT LIFE SCIENCE LABORATORY

- Newly built-out lab available now
- Office FF&E included
- Private
- Loading dock and freight elevator
- Plug & play lab equipment and infrastructure with built-in lab benches and sinks



BEST IN CLASS AMENITIES

- Campus fitness center
- Shared conference rooms throughout campus
- Bi-monthly speaker series in collaboration with all Wareham tenants
- Bike parking, bike share, and bike repair stations
- Abundance of food and beverage opportunities throughout campus
- 24/7 on-site security



HEALTH & WELLNESS

- Abundance of natural light
- Private terrace overlooking the entire campus
- Lush organic gardens and art throughout campus



TRANSPORTATION

- Easy access to major highways 580, 24, 880 and SF Bay Bridge.
- Direct access to last mile transit options including AC transit, Emery-Go-Round free shuttle to BART, and ride share services
- Adjacent to Amtrak Intermodal Transit Center with Capitol Corridor route from Sacramento to San Jose.
- 2.0/1000 campus parking ratio at EmeryStation West's new 675-car garage. Additional EV charging stations and street level public parking throughout campus.

EMERYSTATION
RESEARCH CAMPUS



CAMPUS AMENITIES

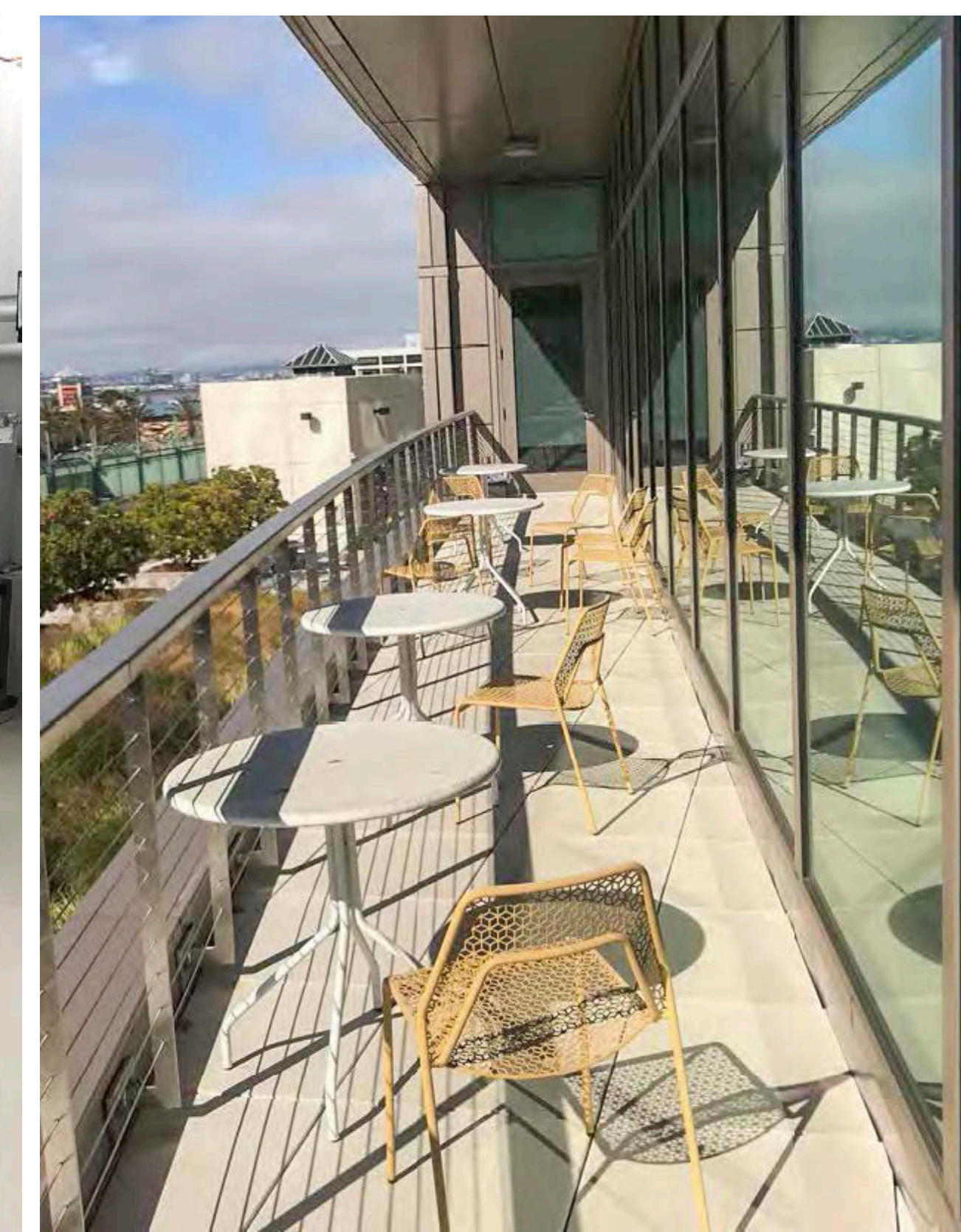
EMERY STATION
RESEARCH CAMPUS

5959 HORTON STREET, SUITE 450 | EMERYVILLE

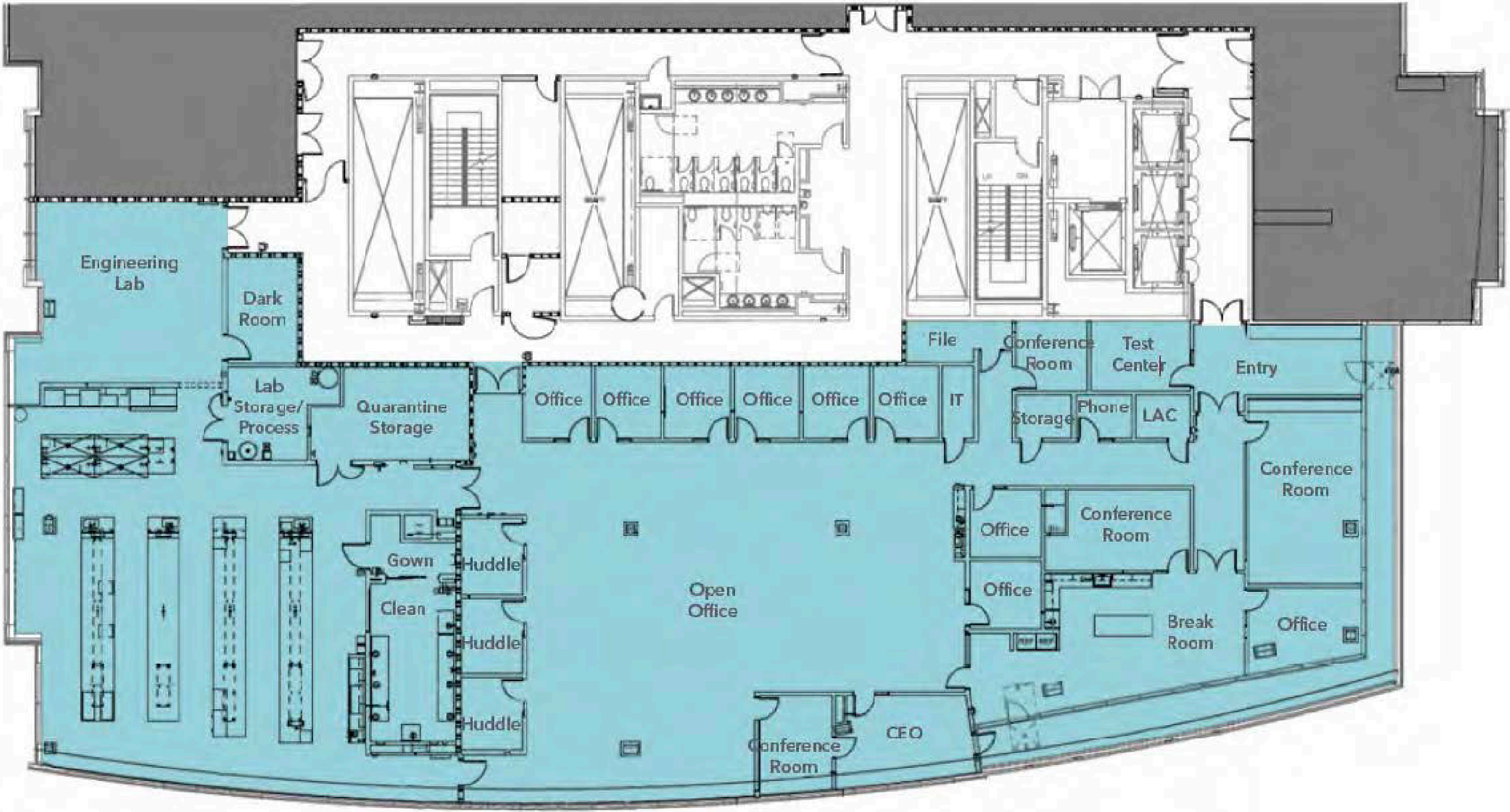


PROPERTY INTERIOR

LAB AND OFFICE
FOR LEASE



SUITE 450 | ±18,567 RSF



LAB BUILD-OUT

- Chemistry lab area with 4 fume hoods
- Built-in lab benches with sinks
- Dark room/microscopy
- Clean room with gowning area
- Lab support room
- In-suite vacuum
- Stand-by power
- Loading dock and freight elevator

OFFICE BUILD-OUT:

- 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

LEGEND

OFFICE AND LAB SPACE

OUR TENANTS

ATTRACTING THE BEST AND THE BRIGHTEST TENANTS

Tenants grow with Wareham and recruit from one of the most important science and tech ecosystems in the world including three nearby world-renowned universities — UC Berkeley, UC San Francisco, and Stanford University — and Lawrence Berkeley National Laboratory, the oldest federal lab in the U.S.



EMERY STATION
RESEARCH CAMPUS

TRANSPORTATION



Emery Go-Round free shuttle (emerygoround.com) stops throughout our campus with frequent and reliable schedules:

- All around Emeryville.
- To MacArthur BART.
- Between Wareham’s Emeryville and West Berkeley research campuses.

Amtrak Capitol Corridor train between Sacramento and San Jose (amtrak.com/capitolcorridor) on campus.

Lots of bike and pedestrian paths and trails.

DRIVE TIMES

3 MINS	Wareham Aquatic Park Research Campus
11 MINS	Downtown Berkeley
11 MINS	UC Berkeley
11 MINS	Lawrence Berkeley National Lab
18 MINS	Downtown San Francisco
20 MINS	Downtown Oakland
22 MINS	Oakland Airport
30 MINS	SFO



AMENITIES

EMERY STATION
RESEARCH CAMPUS

RESTAURANTS



RESTAURANTS



SAN PABLO STREET RESTAURANTS



PUBLIC MARKET



BAY STREET



POWELL STREET PLAZA



EAST BAY BRIDGE CENTER



5959 HORTON



BEST-IN-CLASS AMENITIES WITHIN WALKING DISTANCE

- + Easy access from all major public transportation and freeways with plentiful campus parking and car-charging stations.
- + Free Emery Go-Round shuttle to and from BART.
- + Amtrak Intermodal Transit Center for easy commutes between Sacramento and San Jose on Capitol Corridor Route.
- + Walkable to or a quick free shuttle hop to the restaurants, shopping, hospitality, and entertainment at Public Market, Powell Street Plaza and Bay Street.
- + Recruiting and collaboration opportunities with US Berkeley, UC San Francisco, Stanford University, and Lawrence Berkeley National Laboratory.

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