

LAB SPACE AVAILABLE FOR LEASE

EMERY STATION  
RESEARCH CAMPUS

6121 HOLLIS | SUITE 600 | EMERYVILLE

±8,400 SF NEWLY RENOVATED LAB OPPORTUNITY | MOVE-IN READY



WAREHAM  
DEVELOPMENT

CBRE



## LOCATION

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# FOREFRONT OF LIFE SCIENCE DISCOVERY

Discover the visionary spirit of Wareham Development at 6121 Hollis 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.

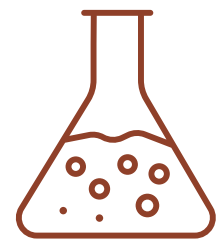
EMERYSTATION  
RESEARCH CAMPUS

6121 HOLLIS STREET



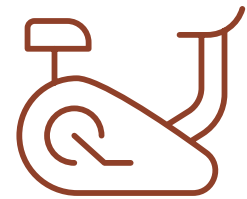


## PROPERTY HIGHLIGHTS



### RESEARCH ENVIRONMENT

- Purpose-built lab facilities
- Dedicated back-up power
- Attractive brick & timber façade and interior



### 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 on campus and surrounding area
- 24/7 on-site security



### HEALTH & WELLNESS

- Abundance of natural light throughout interior building
- Private exterior tenant patio
- Lush organic gardens and art throughout campus



### TRANSPORTATION

- 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 the adjacent new 675-car garage. Additional street level public parking throughout campus.





CAMPUS AMENITIES

6121 HOLLIS | EMERYVILLE

EMERY STATION  
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PROPERTY INTERIOR

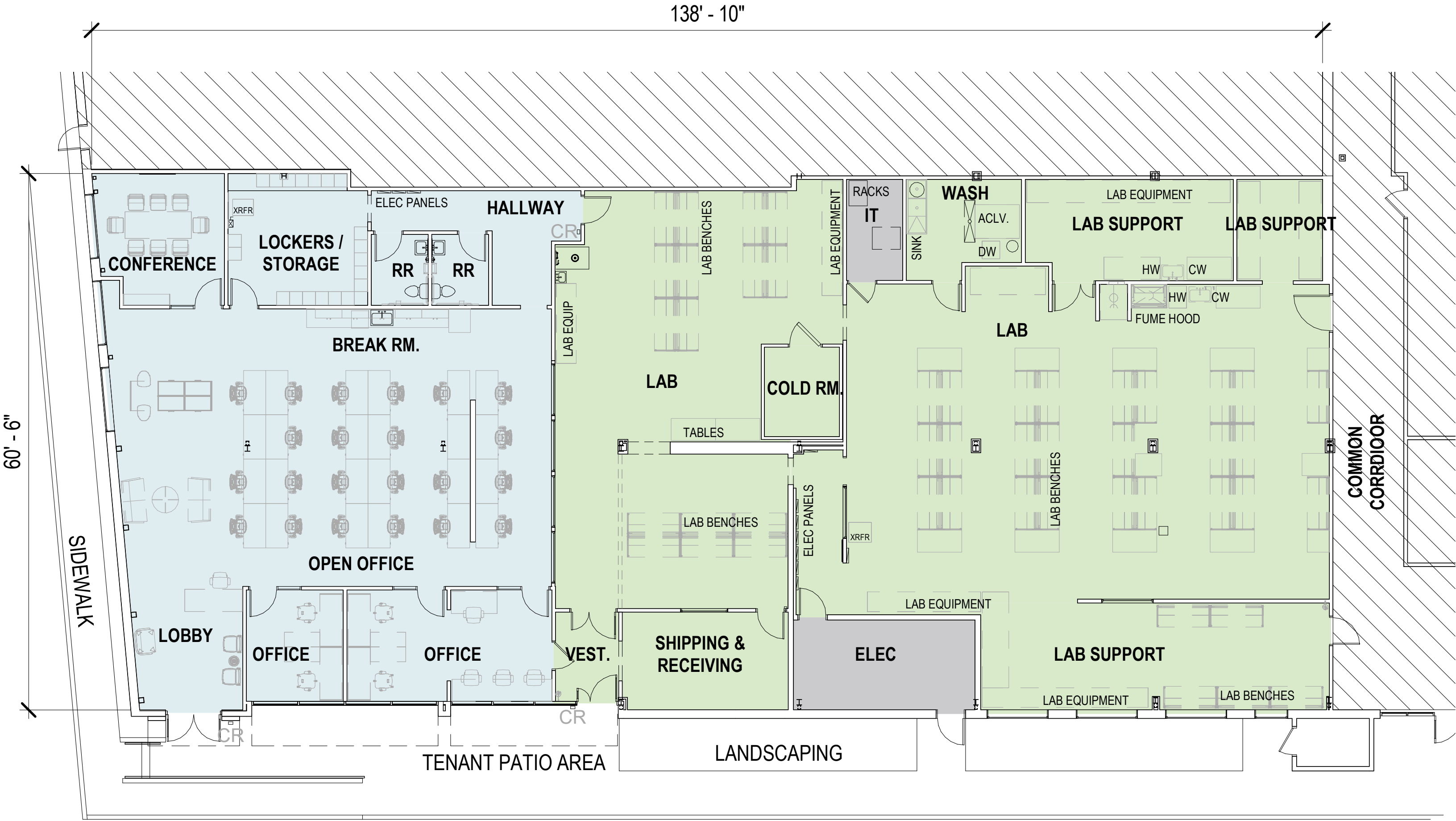
LAB AND OFFICE  
FOR LEASE





HYPOTHETICAL FLOOR PLAN

SUITE 600 | ±8,000 RSF



LAB BUILD-OUT

- Recently renovated lab and pilot lab facility
- Three (3) lab support rooms
- Glass/autoclave wash room
- Fume Hood
- Ceiling drop-down plug-ins with house air and CDA
- Walk-in cold storage room
- Vestibule separation entrance from street frontage with adjacent shipping & receiving room within lab
- IT room within Lab
- Backup generator

OFFICE BUILD-OUT:

- Street frontage entrance with double doors
- Two (2) private offices
- Conference room
- Open office area with room for (+/-) 24 desks
- Lockers and storage room
- Two (2) private restrooms within suite
- Kitchenette

\*Hypothetical furniture plan

LEGEND

BUILDING SUPPORT | 300 SF    LAB | 5054 SF    OPEN OFFICE | 3,038 SF



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  
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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

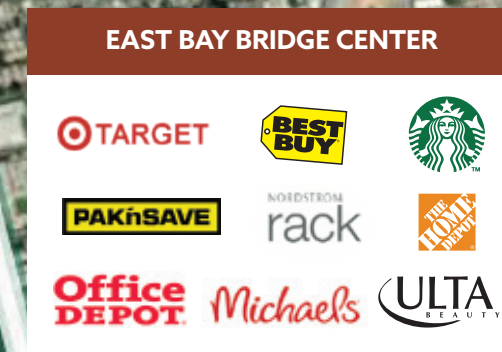
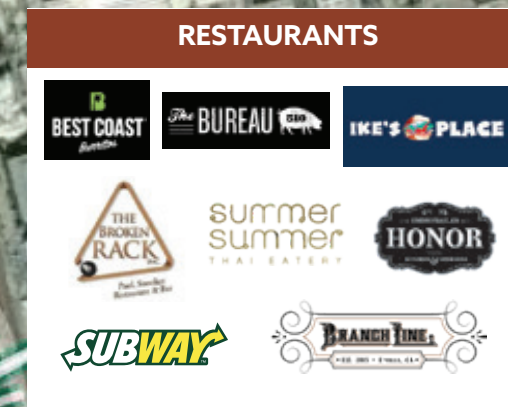
|         |                                      |
|---------|--------------------------------------|
| 3 MINS  | Wareham Aquatic Park Research Campus |
| 11 MINS | Downtown Berkeley                    |
| 11 MINS | UC Berkeley                          |
| 11 MINS | Lawrence Berkeley National Lab   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





## AMENITIES

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RESEARCH CAMPUS



## 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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