

LAB SPACE AVAILABLE FOR LEASE

EMERY STATION
RESEARCH CAMPUS

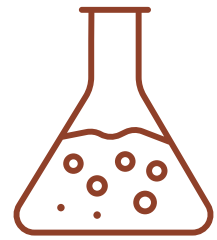
5959 HORTON STREET | SUITE 450 | EMERYVILLE, CA
±18,144 SF PREMIER LAB AND OFFICE SPACE READY FOR IMMEDIATE OCCUPANCY

SUITE 450
AVAILABLE
A built-out suite fully-furnished with private terrace overlooking the entire research campus and views to Golden Gate Bridge.

WAREHAM
DEVELOPMENT

CBRE

PROPERTY HIGHLIGHTS



NEW PURPOSE-BUILT LIFE SCIENCE LABORATORY

- Plug & play lab equipment and infrastructure with built-in lab benches and sinks
- Lab and Office FF&E included
- Loading dock and freight elevator
- 24/7 engineering support
- Property management team expertise with lab tenants



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

- Private terrace overlooking EmeryStation campus
- Bay views
- Lush organic gardens and art throughout camp



TRANSPORTATION

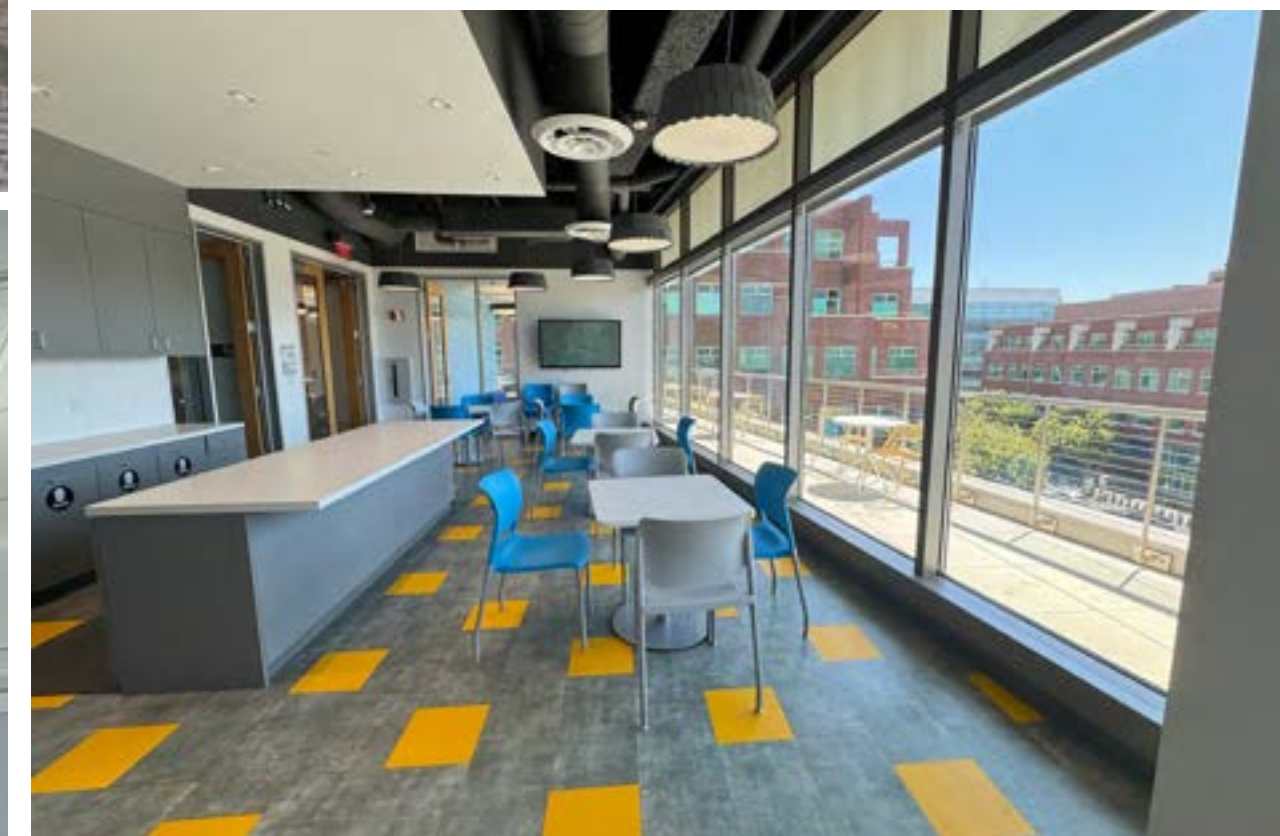
- Easy access to major highways 580, 24, 880 and SF Bay Bridge.
- Direct access to last mile transit options including AC transit, Emery-Go-Round shuttle to BART, and ride share services
- Adjacent to Amtrak Intermodal Transit Center with Capitol Corridor route from Sacramento to San Jose.
- Ample parking throughout campus with additional street level public parking throughout campus.

EMERYSTATION
RESEARCH CAMPUS



PROPERTY INTERIOR

PLUG & PLAY LAB AND
OFFICE FOR LEASE



SUITE 450 | ±18,144 RSF



LAB BUILD-OUT

- Chemistry lab area with 4 fume hoods
- Lab Storage/Process Gasses
- Quarantine Storage
- Built-in lab benches with sinks
- Gown ISO 8 Room
- ISO 7 Clean Lab Support Room
- Dark room/microscopy
- Clean room with gowning area
- Lab support room
- In-suite vacuum & CDA
- Stand-by power
- Loading dock and freight elevator
- Additional Open Lab & Lab Support/Storage Planned & Permitted (see floorplan)

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

- BUILDING SUPPORT LAB OPEN OFFICE

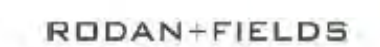
OUR TENANTS

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



IN THE HEART OF THE EAST SHORE BIOTECH AND RESEARCH CLUSTER
ONE OF THE BAY AREA'S EARLIEST AND MOST SUCCESSFUL CENTERS OF INNOVATION

EMERY STATION
RESEARCH CAMPUS



OFFICE AND LABORATORY
space in a Wareham research campus
with potential collaborators in one of the
largest research clusters in
Northern California

MINUTES
from UC Berkeley, Lawrence Berkeley
National Laboratory, Bakar Lab, Berkeley
Skydeck, Berkeley Start Up Cluster, and
Wareham's Aquatic Park Research Campus and
Emery Station Research Campus,
AND plentiful opportunities to network with all.

ABUNDANT AMENITIES
On-site restaurants or short walk to others,
to shopping districts, health facilities,
entertainment.

COMPLIMENTARY
Dedicated shuttles throughout our
campuses to BART and Amtrak Capitol
Corridor Route.

CAMPUS parking

CORPORATE
NEIGHBORS

IN THE CENTER OF THE CRITICAL BERKELEY-EMERYVILLE
RESEARCH & DEVELOPMENT CLUSTER

EMERY STATION
RESEARCH CAMPUS



TRANSPORTATION



Emery Go-Round dedicated 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



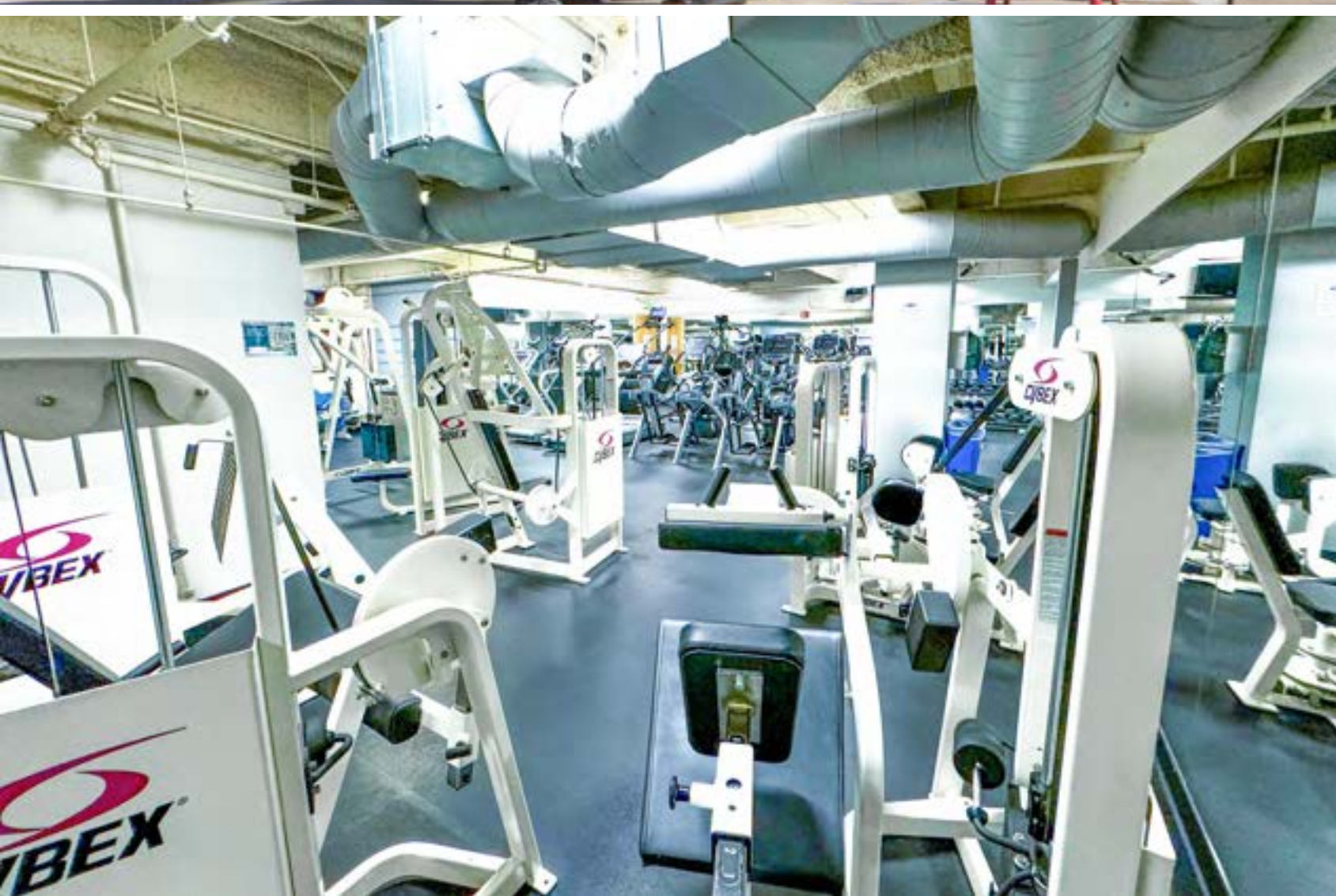
BEST-IN-CLASS AMENITIES WITHIN WALKING DISTANCE

- + Easy access from all major public transportation and freeways with plentiful campus parking and car-charging stations.
- + Dedicated 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.

CAMPUS AMENITIES

5959 HORTON STREET, SUITE 450 | EMERYVILLE

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