

LAB SPACE AVAILABLE FOR LEASE

EMERY STATION
RESEARCH CAMPUS

6121 HOLLIS | SUITE 600 | EMERYVILLE

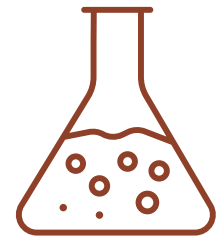
±8,392 SF NEWLY RENOVATED LAB OPPORTUNITY | MOVE-IN READY



WAREHAM
DEVELOPMENT

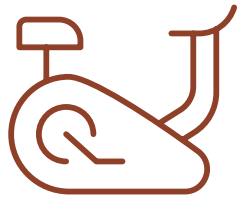
CBRE

PROPERTY HIGHLIGHTS



RESEARCH ENVIRONMENT

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



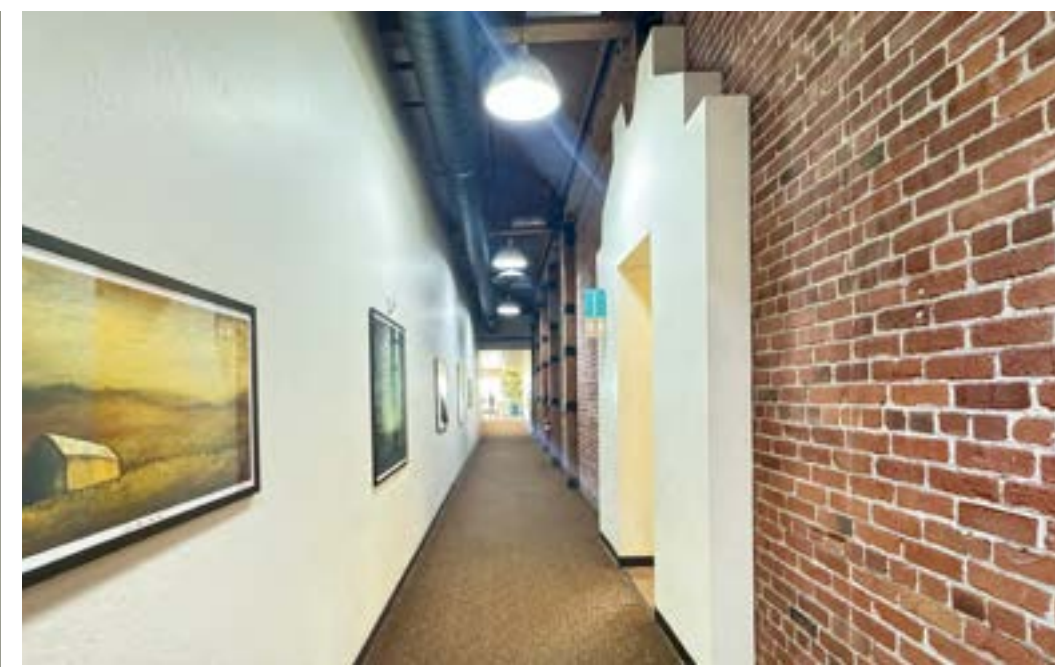
TRANSPORTATION

- Direct access to last mile transit options including AC transit, Emery-Go-Round 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.



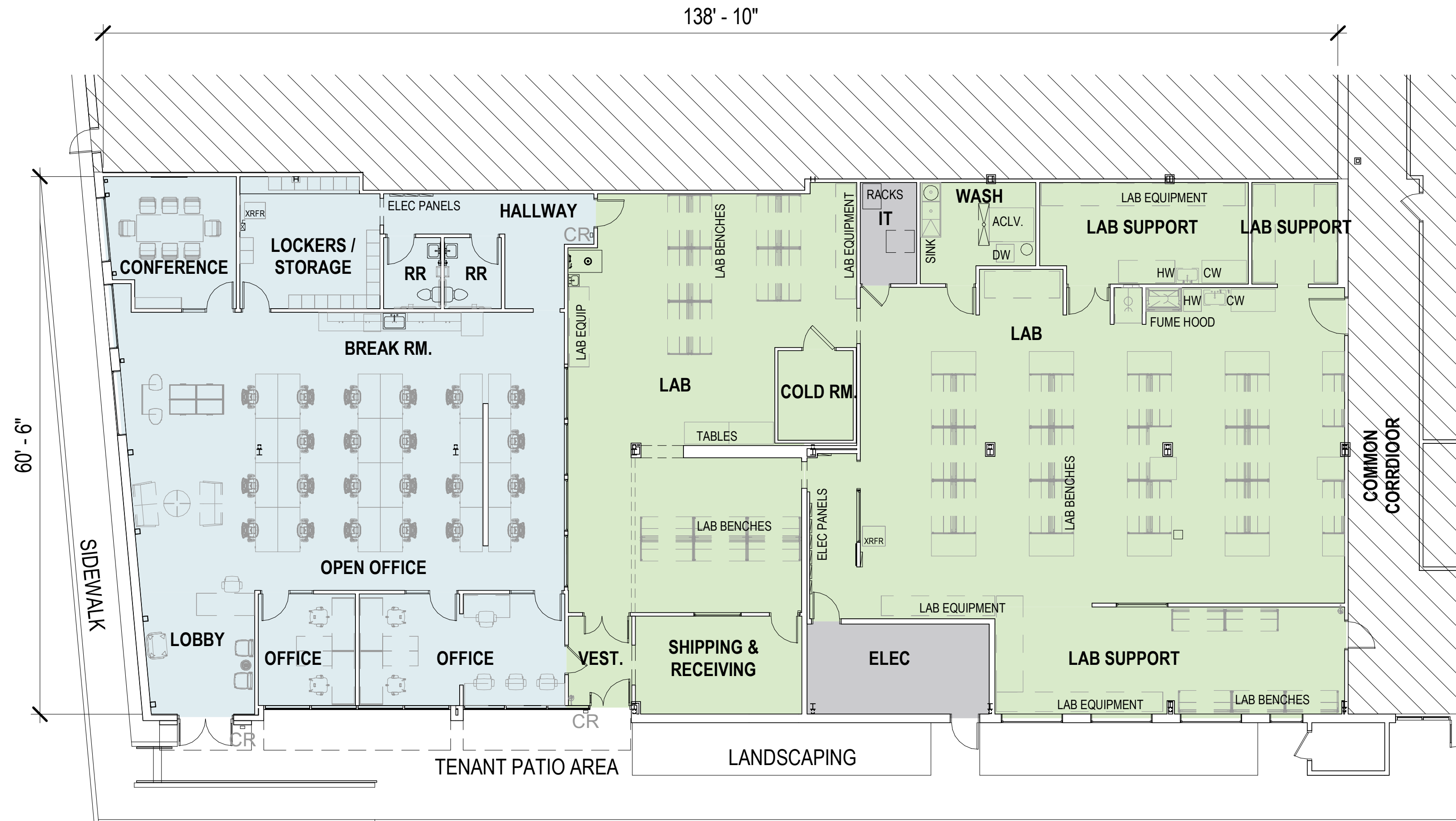
PROPERTY INTERIOR

LAB AND OFFICE
FOR LEASE



HYPOTHETICAL FLOOR PLAN

SUITE 600 | ±8,392 RSF



*Hypothetical furniture plan

LEGEND

■ BUILDING SUPPORT | 300 SF ■ LAB | 5,054 SF ■ OPEN OFFICE | 3,038 SF

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

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

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



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

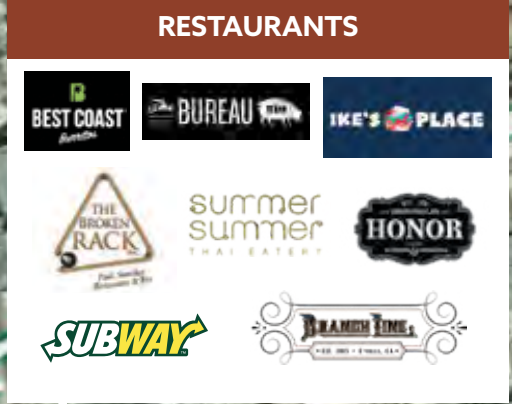


AMENITIES

RESTAURANTS



RESTAURANTS



SAN PABLO STREET RESTAURANTS



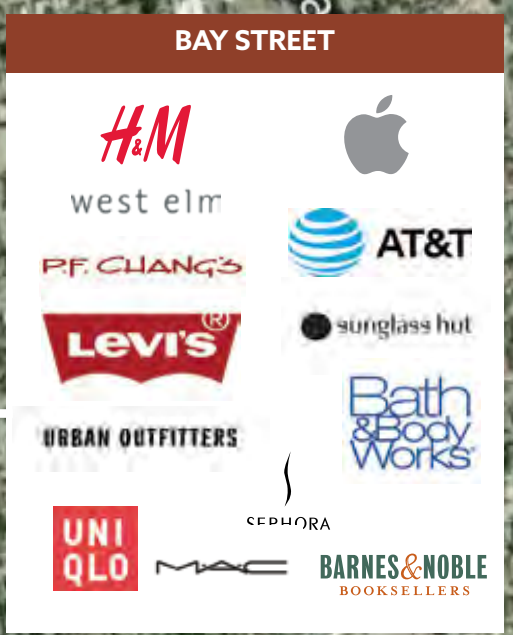
PUBLIC MARKET



FOOD COURT: 15+ EATERIES

HERITAGE SQUARE

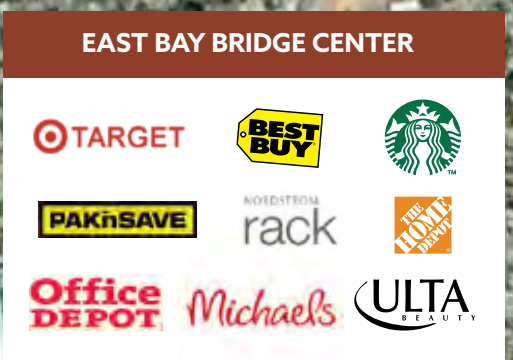
BAY STREET



POWELL STREET PLAZA



EAST BAY BRIDGE CENTER



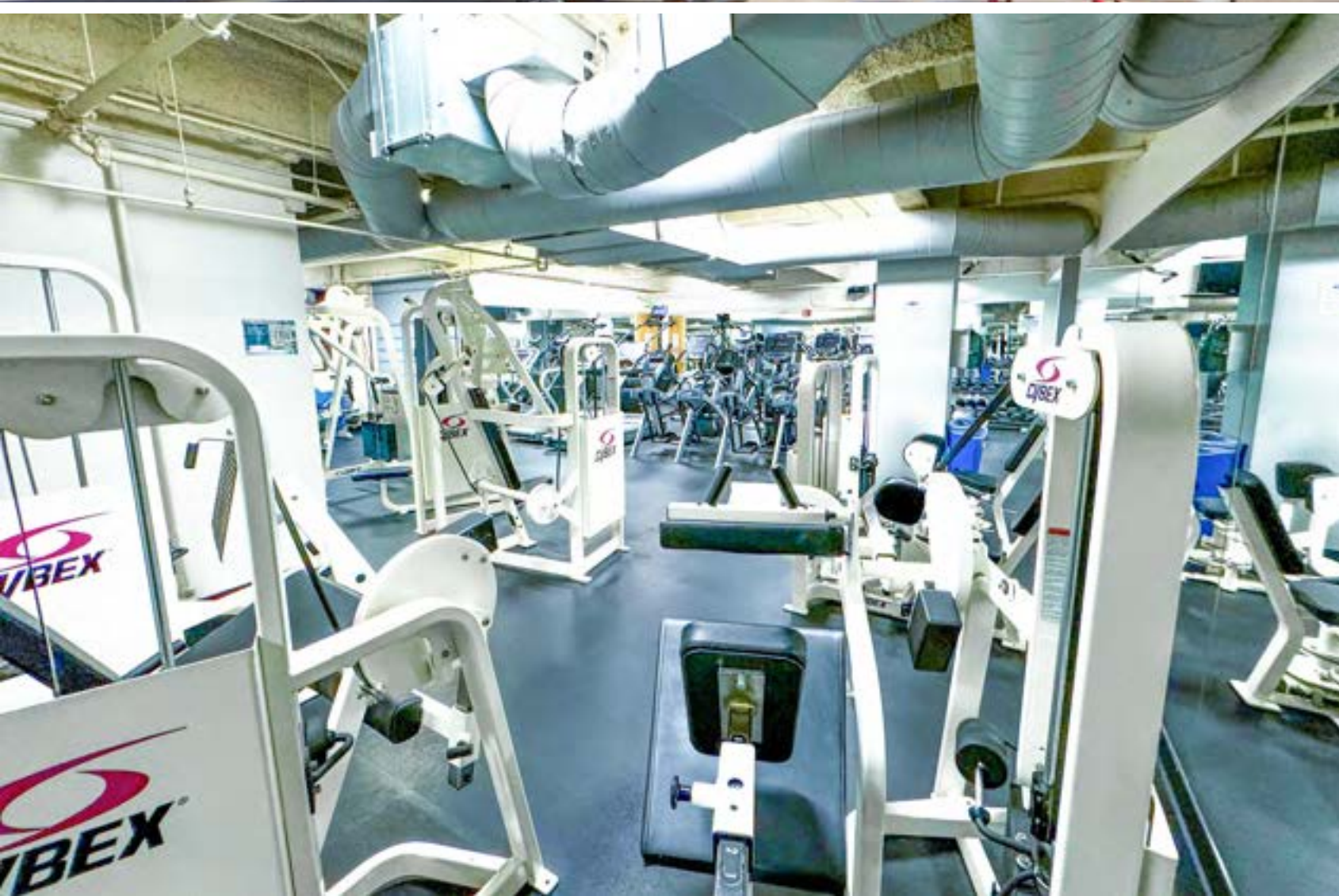
BEST-IN-CLASS AMENITIES WITHIN WALKING DISTANCE

- + 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

6121 HOLLIS | EMERYVILLE

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RESEARCH CAMPUS



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WAREHAM
DEVELOPMENT

CBRE

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RESEARCH CAMPUS

6121 HOLLIS STREET

An aerial photograph of the Emery Station Research Campus in San Francisco. The image shows a dense cluster of multi-story buildings, including a prominent white skyscraper on the left and several large, modern research buildings with green-tinted glass facades in the center. A red callout box with the text "6121 HOLLIS STREET" is positioned in the upper right quadrant, with a red line and a circular marker pointing to a specific building in the campus. The surrounding area includes other city buildings, streets, and a body of water in the background.