

EMERY STATION

RESEARCH CAMPUS

LEADING LIFE SCIENCE AND
RESEARCH CAMPUS IN THE EAST BAY



EMERYVILLE, CA

WAREHAM
DEVELOPMENT

Distinguished buildings for noble and Nobel scientists.

Emeryville • Berkeley • Richmond • Palo Alto • Marin

warehamdevelopment.com



NEARLY 50 YEARS OF NEW APPROACHES AT THIS CAMPUS

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 EmeryStation Research Campus.

OUR TENANTS ARE...

LEADING THE WORLD in manufacturing ingredients made with **SYNTHETIC BIOLOGY**.

Developing **GENE EDITING TECHNOLOGIES** to enable precise and efficacious edits to DNA.

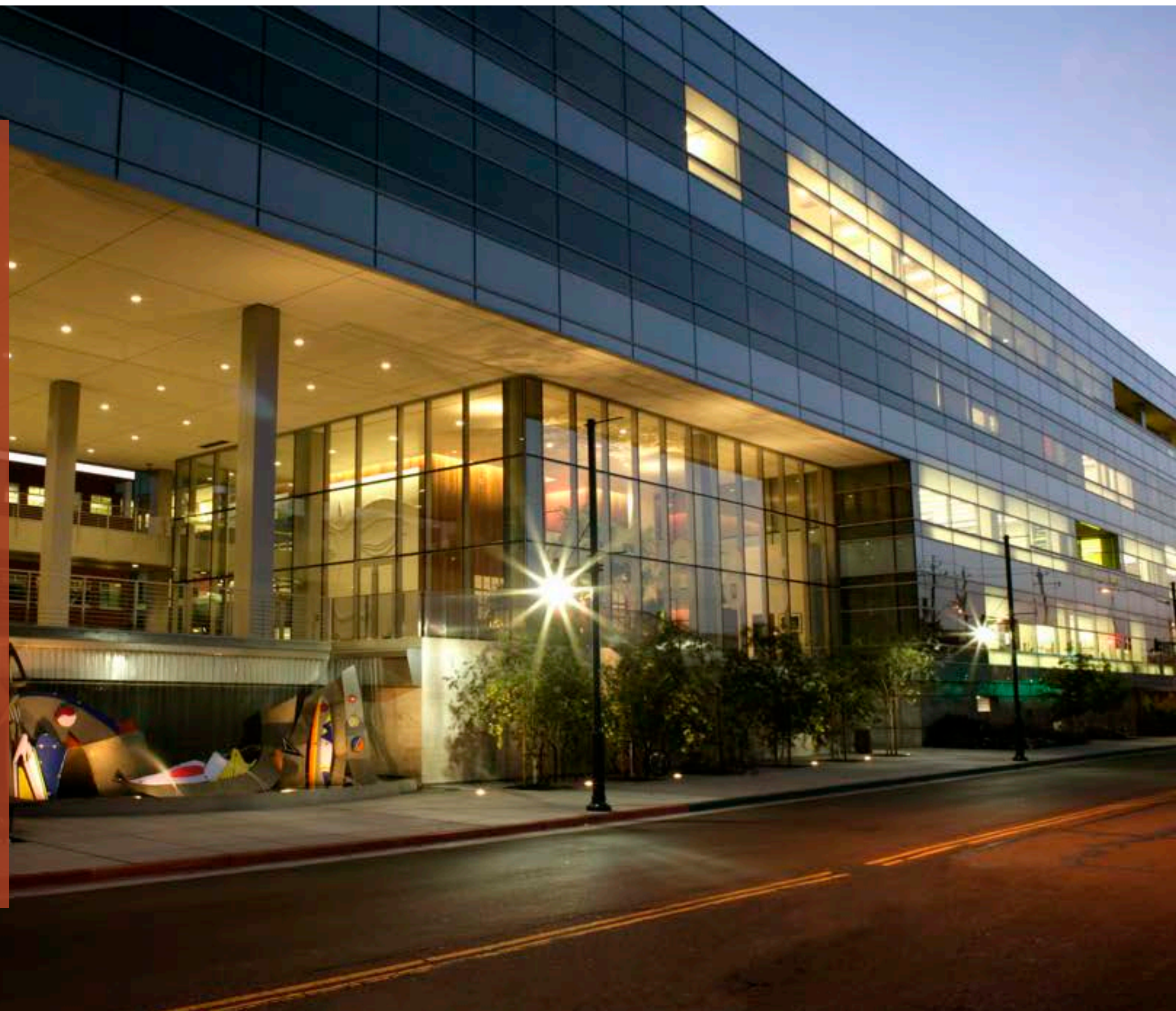
Making scientific breakthroughs to produce **RENEWABLE, CARBON-NEUTRAL BIOFUELS** and bioproducts from non-food plant fiber.

Collaborating across **SCIENTIFIC AND ORGANIZATIONAL BOUNDARIES**.

Scaling early-stage advanced biofuels, biomaterials, and biochemicals **PRODUCT AND PROCESS TECHNOLOGIES** from the **LAB TO COMMERCIAL RELEVANCE**.

Bringing the resources of a **WORLD-RENOWNED UNIVERSITY HOSPITAL** into the East Shore for our neighbors.

Creating platforms to **ACCELERATE RESEARCH** in a fraction of the time and at a **FRACTION OF THE COST**.



ATTRACTING THE BEST AND THE BRIGHTEST

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.



WORLD-CLASS LABORATORY BUILDINGS AND CAMPUS INFRASTRUCTURE



EmeryStation Research Campus Overview

- Massive campus infrastructure.
- 1.6 million square feet in 15 buildings on this campus owned, developed, and managed by Wareham Development.
- Urban infill scalable by 50% with new product already entitled.
- History of successful public-private partnerships with the City of Emeryville since 1977.
- Recruiting and collaboration opportunities with US Berkeley, UC San Francisco, Stanford University, and Lawrence Berkeley National Laboratory.
- Abundant campus amenities and walking distance to or a free shuttle ride to all other Emeryville amenities.
- Adjacent housing.



ABUNDANT CAMPUS AMENITIES

- 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.
- Bike parking, bike share, and bike repair stations.
- Popular restaurants: Bureau 510, Summer Summer, Ruby's Café, Polaris Café, Branch Line Bar, Subway.
- Campus Fitness Center.
- Conference rooms equipped for larger meetings.
- Speaker series in collaboration with all Wareham tenants.
- Regular networking events with entire research cluster.
- Lush organic gardens and pocket parks.
- Sculptures and art throughout the campus.
- Walkable to or a quick free shuttle hop to the restaurants, shopping, hospitality, and entertainment at Public Market, Powell Street Plaza and Bay Street.



Transportation Options at EmeryStation Research Campus

Emery Go-Round free shuttle (emeryground.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's Aquatic Park Research Campus

11 mins Downtown Berkeley

11 mins UC Berkeley

11 mins Lawrence Berkeley National Lab

18 mins Downtown San Francisco

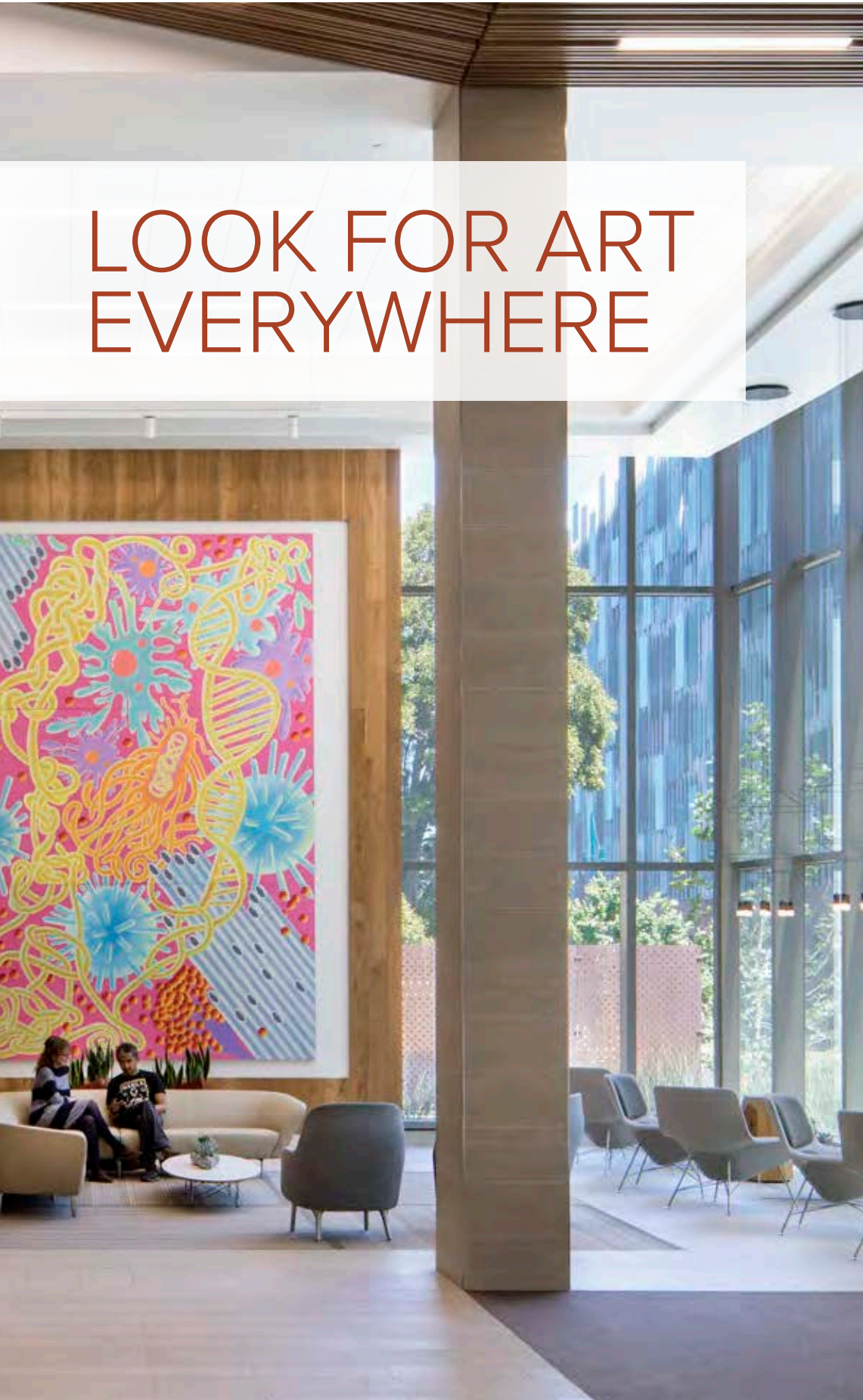
20 mins Downtown Oakland

22 mins Oakland Airport

30 mins SFO



LOOK FOR ART EVERYWHERE





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