

EMERY STATION
RESEARCH CAMPUS

WAREHAM
DEVELOPMENT

EMERYSTATION RESEARCH CAMPUS | EMERYVILLE

EMERYSTATION

Emeryville's largest life science and R&D campus

Located in Emeryville's biotech corridor, EmeryStation places innovative life sciences and R&D teams close to UC Berkeley and Berkeley Lab, San Francisco, parks, shopping, and regional transit, strengthening access to talent and research partners.

FULL SERVICE OPERATIONS

Built for R&D
from day one

FLEXIBLE, ADAPTABLE SPACES

Lab & office
environments
that scale

TENANT AMENITIES & SUPPORT

Resources that
support onsite
work

STRATEGIC BAY AREA LOCATIONS

Connected to
universities,
talent & transit

WAREHAM DEVELOPMENT

Owner-operated, Tenant-focused

Over four decades in Bay Area R&D means we've built labs for Nobel laureates and first-time founders, often in the same building. Our on-the-ground teams respond fast when you need to expand, reconfigure, or solve an urgent facility issue. We support all types of life science, technology, and R&D companies, drawing on deep industry expertise and a proven track record of helping innovative organizations succeed.



OWNER- OPERATOR

Institutional knowledge built over decades



DIRECT DECISIONS

Direct, local decision-making



LAB READY

Intentionally designed for life science and R&D



SCALE HERE

Flexible growth within our portfolio



SYSTEMS THAT SCALE

Experience that shows up in the details

Our Emeryville campus is designed and operated with a clear understanding of how life science, technology, and R&D companies work. From infrastructure to intentional environments and shared spaces, each detail supports focus, collaboration, and day-to-day execution at every stage of growth.

2M+

**OVERALL
SQ FT**

15

**BUILDINGS
OWNED &
OPERATED**

49+

**YEARS IN
EMERYVILLE**

11

**MINUTES TO
UC BERKELEY**

Campus Infrastructure



EASY ACCESS

Near public transportation and freeways



EV PARKING

Plentiful campus parking and car-charging stations



BART SHUTTLE

Free Emery Go-Round shuttle to and from BART



CAPITAL CORRIDOR

Amtrak Intermodal Transit Center on site



BIKE SUPPORT

Bike parking, bike share, and bike repair stations



WALKABLE DINING

Multiple popular restaurants in walking distance



FITNESS CENTER

On-site campus fitness center with modern equipment



OUTDOOR AREAS

Lush gardens and pocket parks throughout the campus



MEETING SPACE

Conference rooms equipped for larger meetings



TENANT EVENTS

Regular networking events across the research cluster



FOOD



CONFERENCE ROOMS



FITNESS CENTER



RESERVABLE OUTDOOR SPACES



EV-CHARGING (CHARGEPOINT)



BICYCLE PARKING



SHUTTLE STOP EMERY-GO-ROUND



BUS STOP AC-TRANSIT

TO I-80 AND BAY BRIDGE



MEET YOUR NEIGHBORS

Tenant Success Stories

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If you are looking for some awesome, knowledgeable people to work with, these are the guys I highly recommend. Their friendliness and result-driven approach is what I love about them.

Rachel Haurwitz, Ph.D.
PRESIDENT AND CHIEF EXECUTIVE OFFICER
CARIBOU BIOSCIENCES



WALK SCORE

94



BIKE SCORE

97



- 3 min** Aquatic Park Campus, Wareham
- 11 min** Downtown Berkeley
- 11 min** UC Berkeley
- 18 min** Downtown San Francisco
- 20 min** Downtown Oakland
- 22 min** Oakland San Francisco Bay Airport, OAK
- 30 min** San Francisco International Airport, SFO

 **Emery Go-Round**



5855 Horton St

5885 Horton St

5959 Horton St

6100 Horton St

1600 63rd St

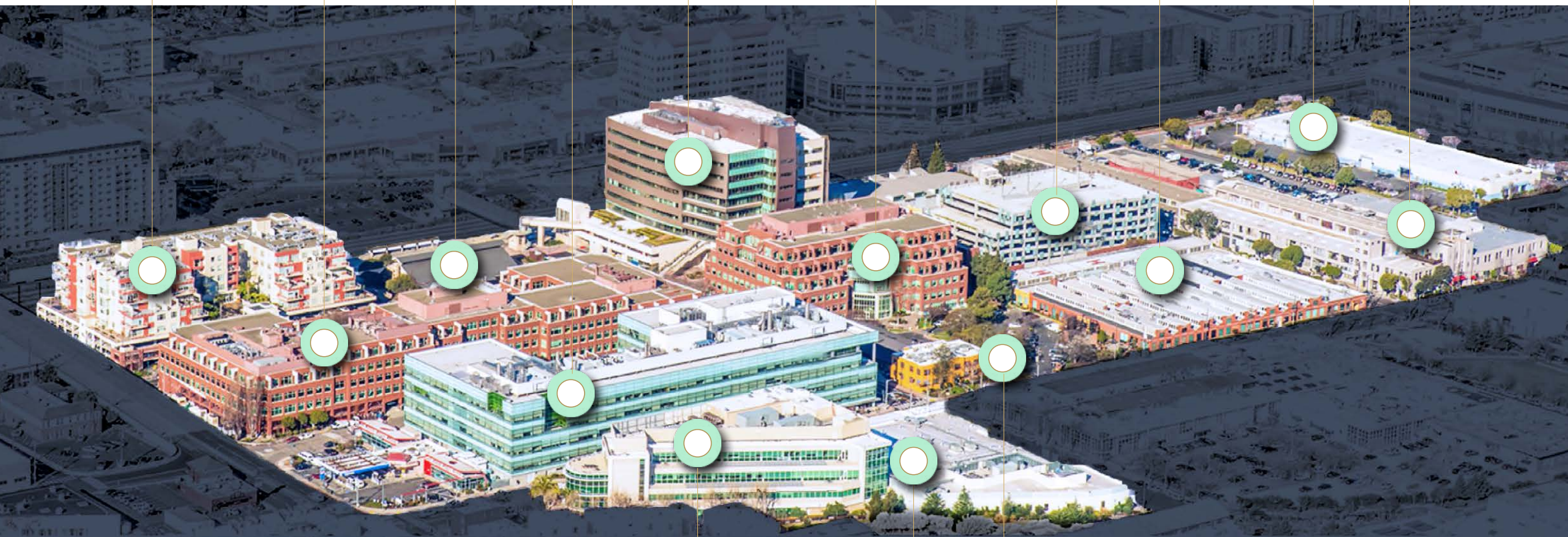
5858 Horton St

5885 Hollis St

5980 Horton St

6121 Hollis St

6221 Hollis St



5800 Hollis St

5860 Hollis St

5915 Hollis St



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