

LAB SPACE AVAILABLE FOR LEASE

EMERY STATION
RESEARCH CAMPUS

5858 HORTON STREET | SUITE 393 | EMERYVILLE

±9,861 SF PREMIER LAB & OFFICE SPACE



WAREHAM
DEVELOPMENT

CBRE

LOCATION

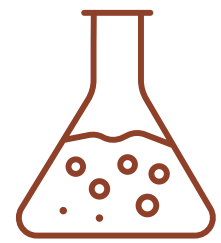
EMERY STATION
RESEARCH CAMPUS

FOREFRONT OF LIFE SCIENCE DISCOVERY

Discover the visionary spirit of Wareham Development at 5858 Horton 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.

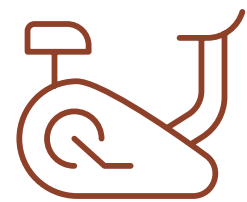


PROPERTY HIGHLIGHTS



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

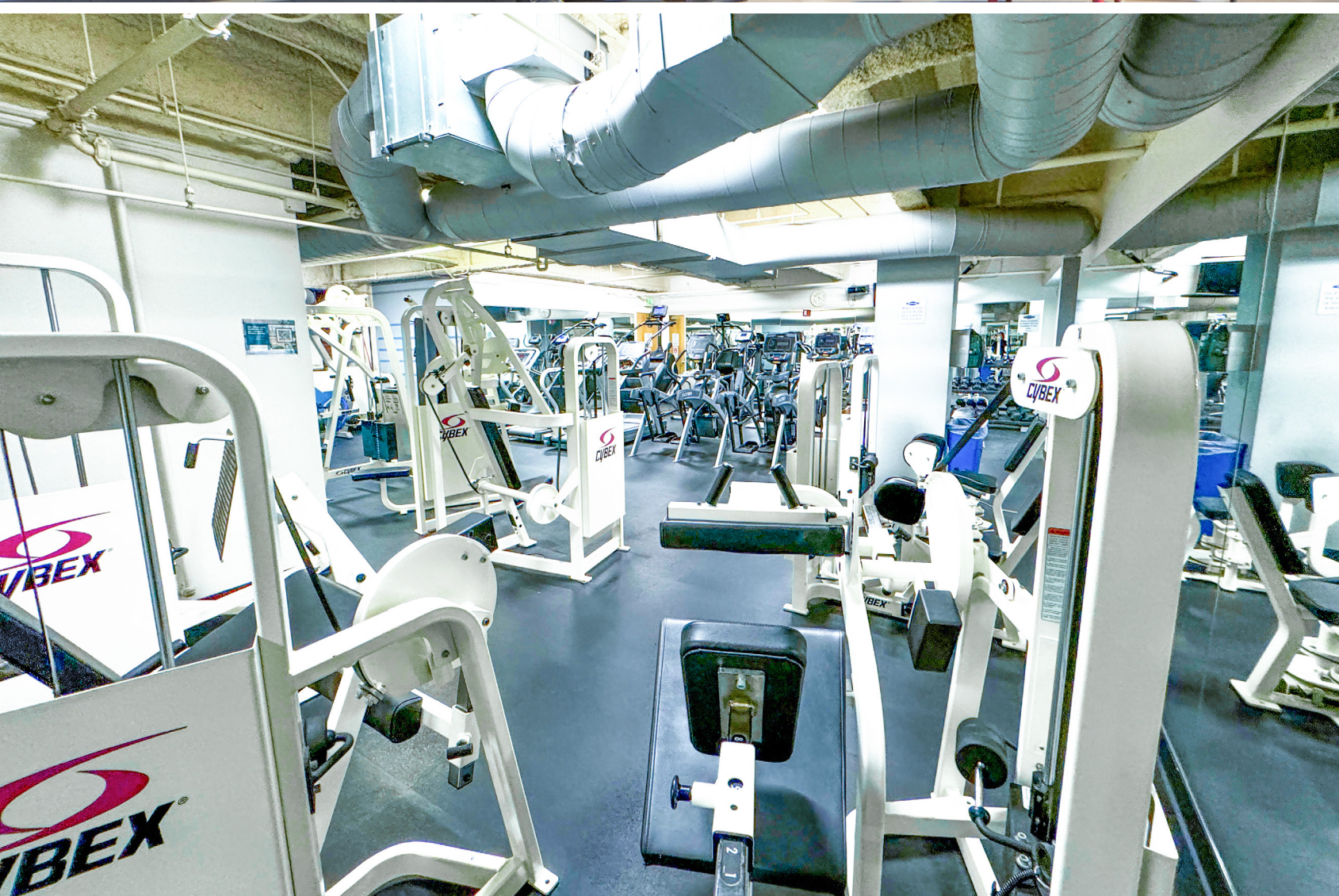
- Direct access to last mile transit options including AC transit, Emery-Go-Round free shuttle to BART, and ride share services
- Adjacent to Amtrak Intermodal Transit Center with Capitol Corridor route from Sacramento to San Jose.
- 2.0/1000 campus parking ratio at the adjacent new 675-car garage. Additional street level public parking throughout campus.



CAMPUS AMENITIES

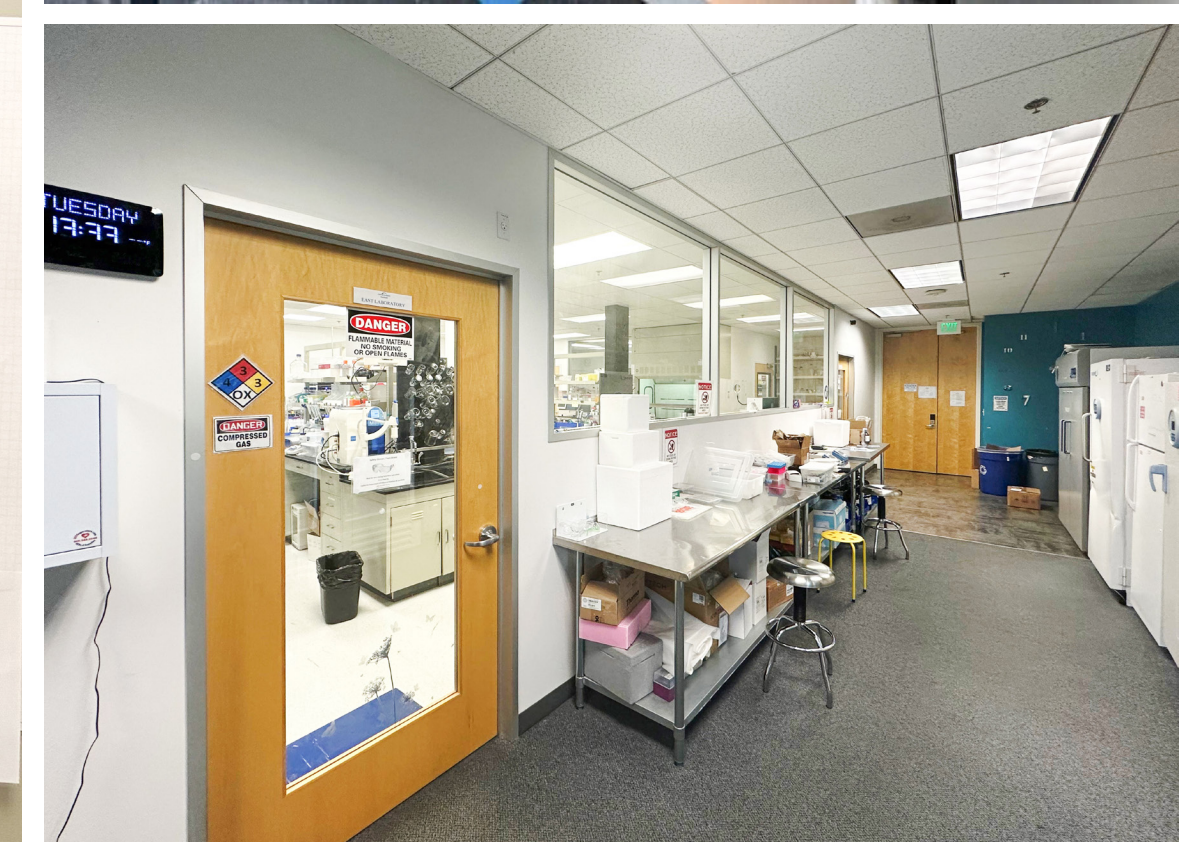
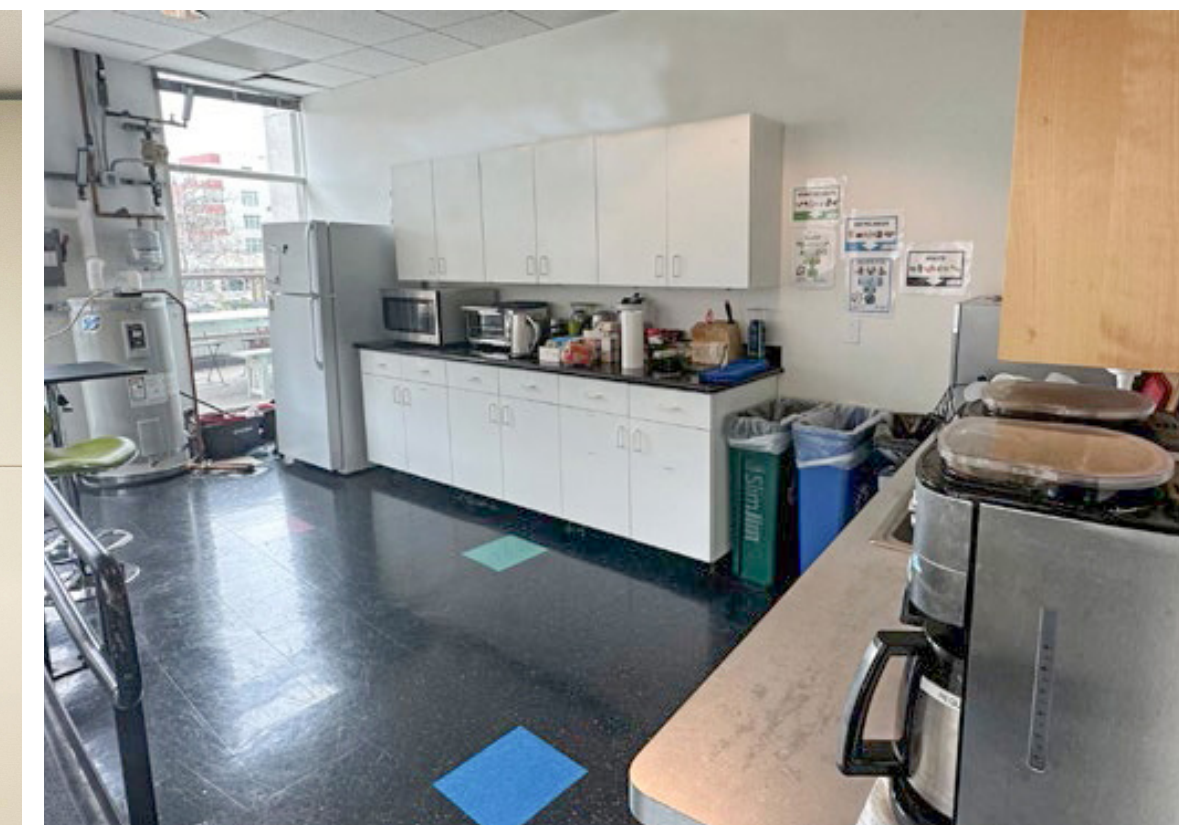
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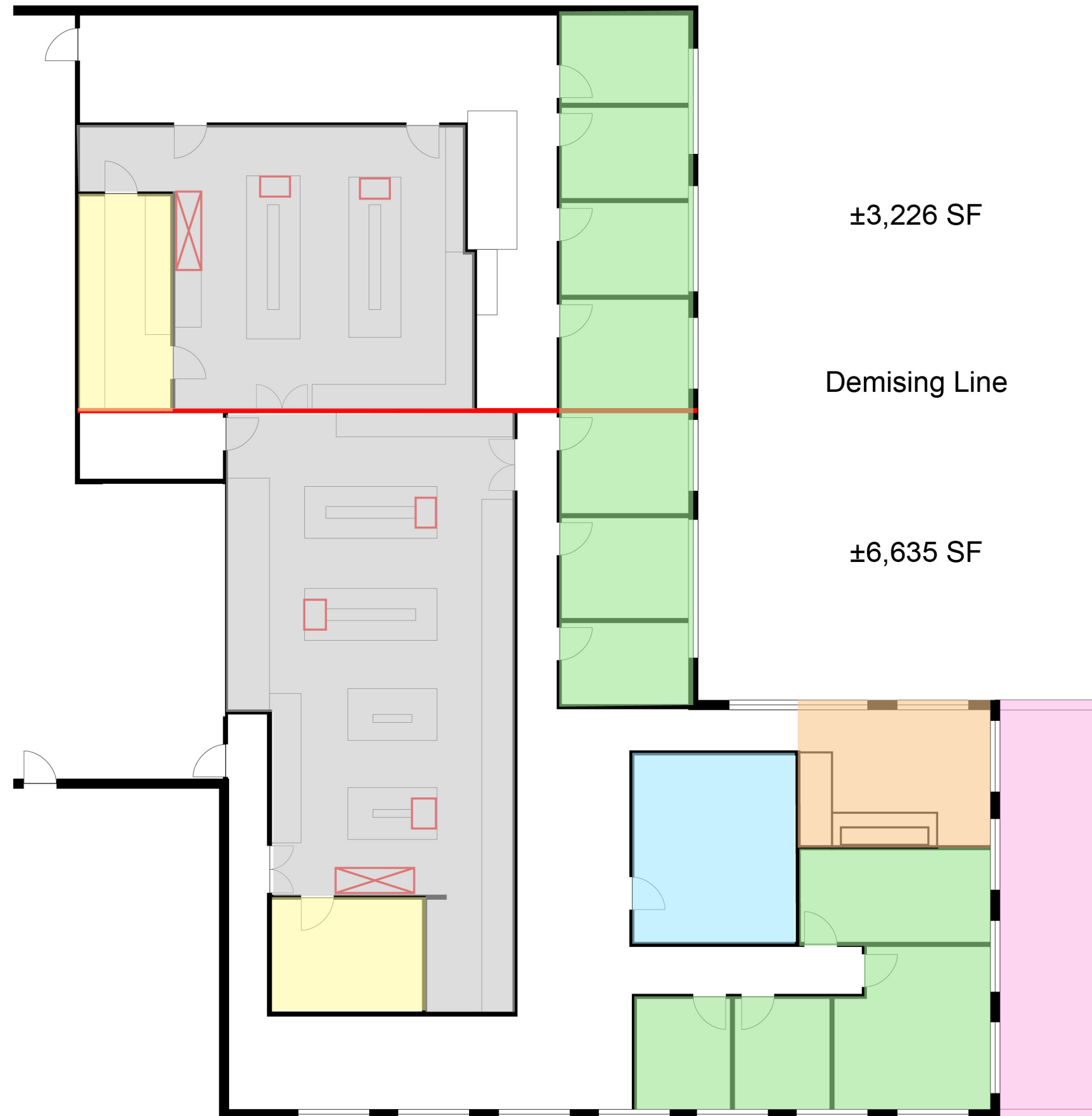
PROPERTY INTERIOR

LAB AND OFFICE
FOR LEASE



FLOOR PLAN

SUITE 393 | ±9,861 RSF



LEGEND

- PRIVATE OFFICES
- CONFERENCE ROOMS
- LAB SUITES
- TISSUE CULTURE ROOM/
INTERIOR LAB SUPPORT ROOM
- KITCHENETTE
- PRIVATE OUTDOOR TERRACE
- CIRCULATION AREA
- FUME HOOD
- SINK

LAB BUILD-OUT

- Lab area currently demised as shown into two areas with interior connectivity
- Total SF: 9,861 SF
 - 2 Fume Hoods
 - 6 Lab Benches
 - 5 Sinks
 - 2 Lab Support Rooms
 - CDA & Vacuum
 - Shared Exhaust & Supply Air
- Lab North Plan: 3,226 SF
- Lab South Plan: 6,635 SF

OFFICE BUILD-OUT:

- Open Office Areas
- 11 Private Offices
- Conference Room
- Break Room with Exterior
- Balcony

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



Activate

amyris



Catalent



Metagenomi



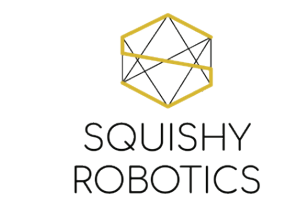
OmniAb



RODAN+FIELDS



SIEMENS



Zogenix

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

RESTAURANTS



RESTAURANTS



SAN PABLO STREET RESTAURANTS




PUBLIC MARKET



FOOD COURT: 15+ EATERIES


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.
- + 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.

CONTACT

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WAREHAM
DEVELOPMENT

CBRE

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