

LAB SPACE AVAILABLE FOR LEASE

EMERY STATION  
RESEARCH CAMPUS

5858 HORTON STREET | SUITE 373 | EMERYVILLE

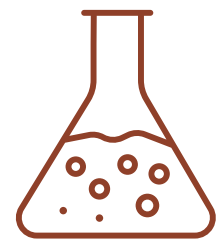
±6,635 SF PREMIER LAB & OFFICE SPACE



WAREHAM  
DEVELOPMENT

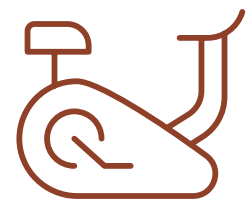
CBRE

## PROPERTY HIGHLIGHTS



### RESEARCH ENVIRONMENT

- Purpose-built lab facilities
- Dedicated back-up power
- 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



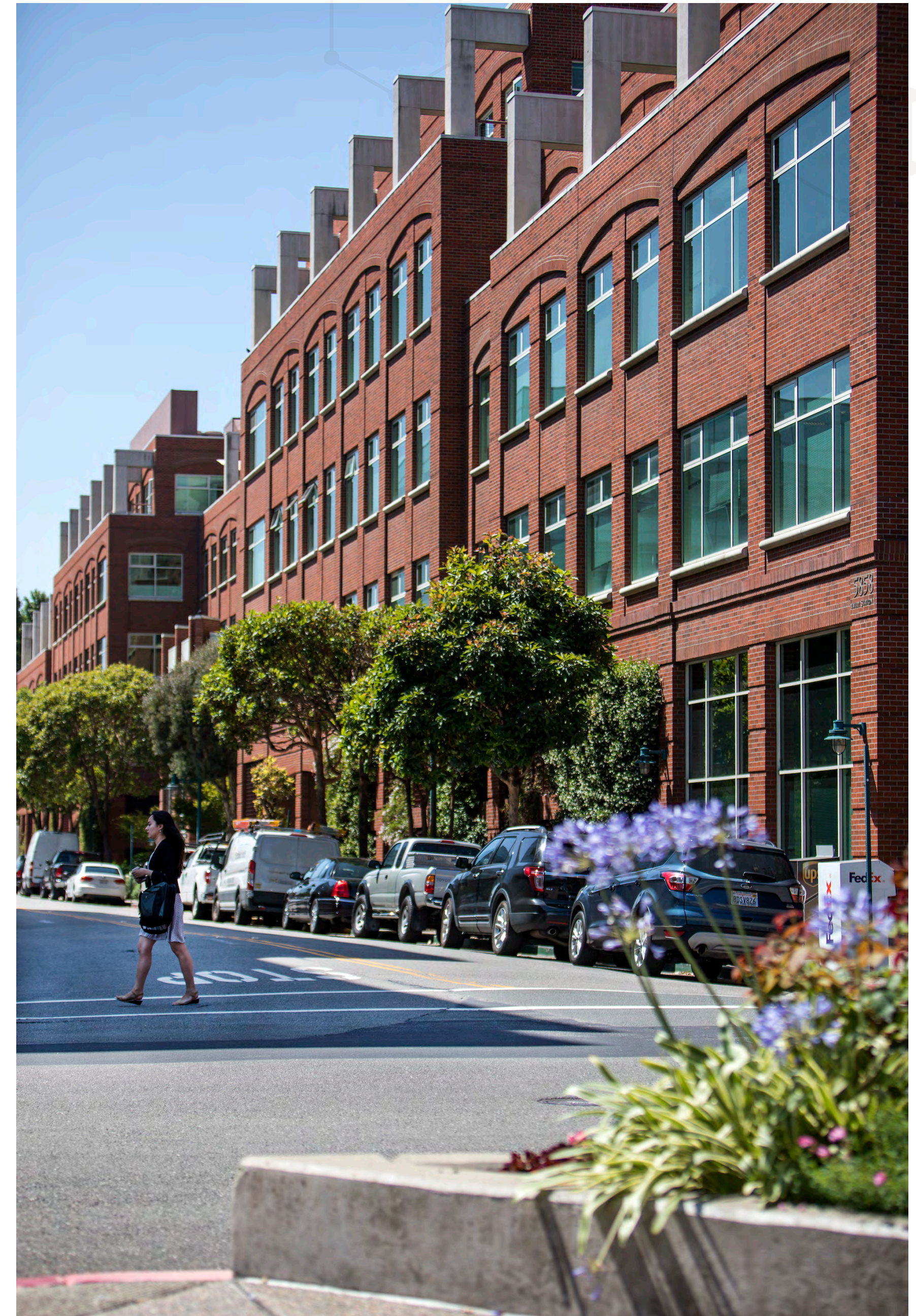
### HEALTH & WELLNESS

- 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.

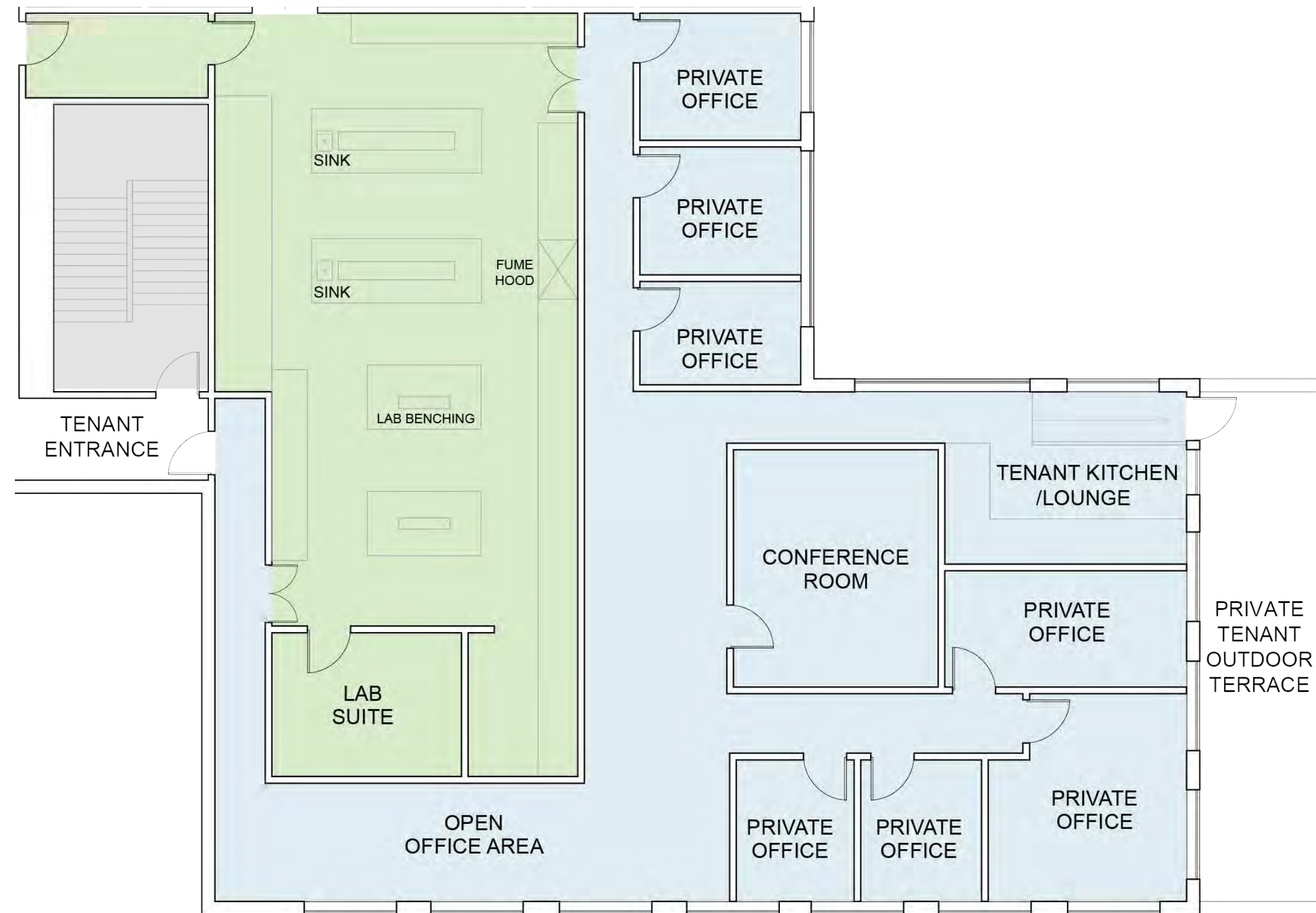


PROPERTY INTERIOR

LAB AND OFFICE  
FOR LEASE



SUITE 373 | ±6,635 RSF



LAB BUILD-OUT

- Lab area currently demised as shown into two areas with interior connectivity
- Total SF: ±2,909 SF
  - 1 Fume Hood with additional fume hood capacity readily available
  - 3 Lab Benches
  - 2 Sinks
  - 1 Lab Support Room
  - CDA & Vacuum

OFFICE BUILD-OUT:

- Open Office Areas
- 7 Private Offices
- Conference Room
- Tenant Break Room / Kitchenette
- Private Tenant Exterior Patio Balcony

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

Activate amyris



biospecific  
a biotech brand

canvanta  
LIFE SCIENCES



CARMOT  
THERAPEUTICS

Catalent

CHANNEL  
MEDSYSTEMS



CLIMAX  
FOODS

Department of  
Toxic Substances  
Control

EUREKA  
PHARMACEUTICALS



gritstone

JBEI  
Joint BioEnergy Institute

Kite  
A GILEAD Company



Metagenomi



NOVARTIS

NUTCRACKER

OmniAb

PIVOT BIO



Prellis  
Biologics

RODAN+FIELDS



STERIS

Scientific  
Adventures  
for Girls

Sangamo

SIEMENS

Sound  
Agriculture

SQUISHY  
ROBOTICS



Berkeley  
UNIVERSITY OF CALIFORNIA



UPSIDE  
Foods

Wild  
Earth

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



Berkeley  
UNIVERSITY OF CALIFORNIA  
2.5 MILES

WAREHAM'S  
EMERYSTATION  
RESEARCH CAMPUS

WAREHAM'S  
AQUATIC PARK  
RESEARCH CAMPUS

BAYER 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




WAREHAM'S EMERYSTATION RESEARCH CAMPUS

5858 HORTON STREET

PIXAR  
ANIMATION STUDIOS

WAREHAM'S AQUATIC PARK RESEARCH CAMPUS


# TRANSPORTATION



Emery Go-Round dedicated shuttle ([emerygoround.com](http://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](http://amtrak.com/capitolcorridor)) on campus.

Lots of bike and pedestrian paths and trails.

## DRIVE TIMES

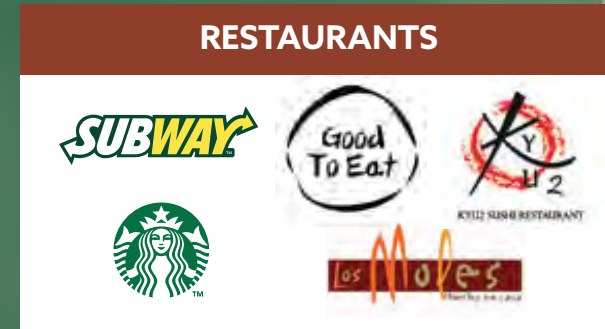
3 MINS	Wareham Aquatic Park Research Campus
11 MINS	Downtown Berkeley
11 MINS	UC Berkeley
11 MINS	Lawrence Berkeley National Lab
18 MINS	Downtown San Francisco
20 MINS	Downtown Oakland
22 MINS	Oakland Airport
30 MINS	SFO



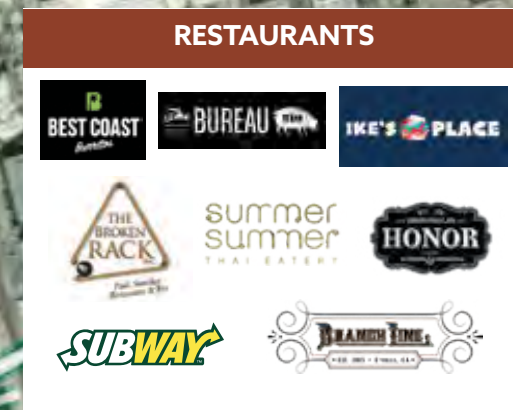


# AMENITIES

**RESTAURANTS**



**RESTAURANTS**



**SAN PABLO STREET RESTAURANTS**

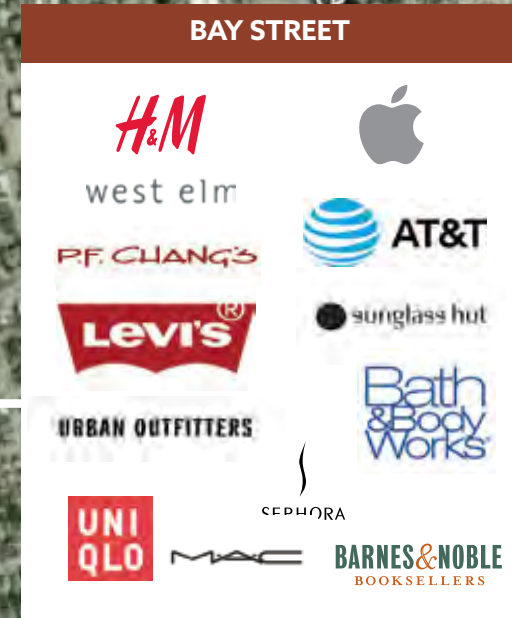


**PUBLIC MARKET**



**FOOD COURT: 15+ EATERIES**

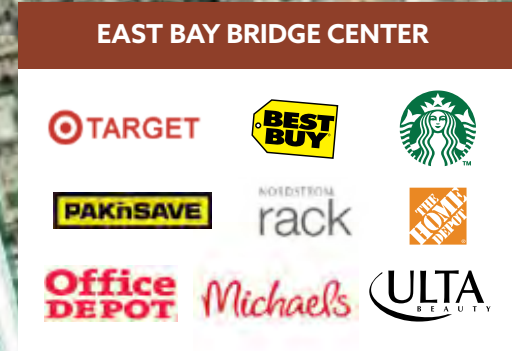
**BAY STREET**



**POWELL STREET PLAZA**



**EAST BAY BRIDGE CENTER**



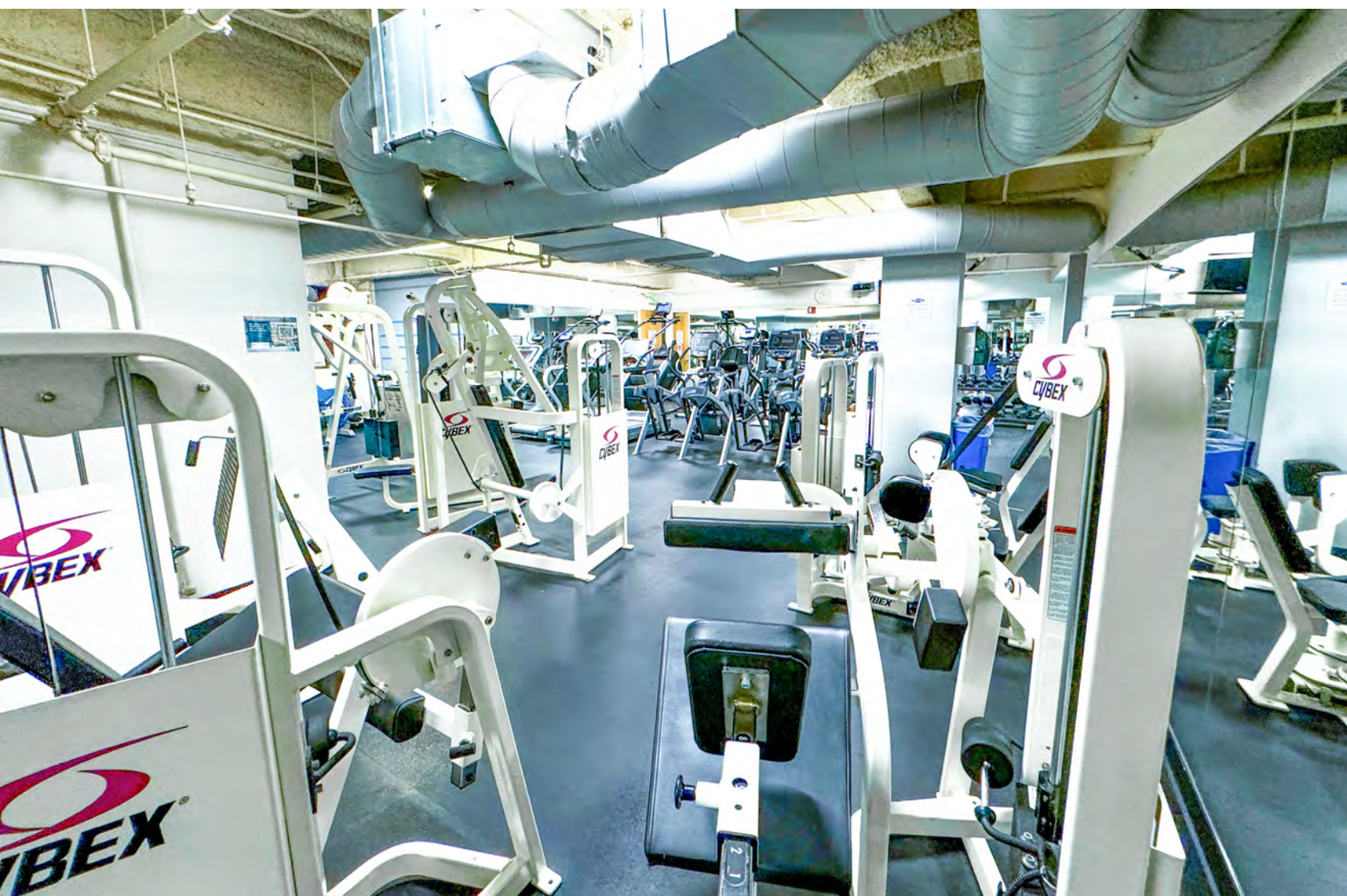
## BEST-IN-CLASS AMENITIES WITHIN WALKING DISTANCE

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

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RESEARCH CAMPUS

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## CONTACT

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JAMES BENNETT  
Vice Chairman  
+1 415 377 8948  
james.bennett@cbre.com  
Lic. 00869074

MIKE RAFFETTO  
Senior Vice President  
+1 510 874 1992  
mike.raffetto@cbre.com  
Lic. 01201289

CHARLIE MORAN  
Vice President  
+1 650 494 5152  
charlie.moran@cbre.com  
Lic. 02102431

**WAREHAM**  
DEVELOPMENT

**CBRE**

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