

LAB SPACE AVAILABLE FOR LEASE

EMERY STATION  
RESEARCH CAMPUS

6121 HOLLIS | SUITE 600 | EMERYVILLE

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

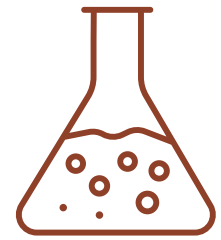


WAREHAM  
DEVELOPMENT

CBRE

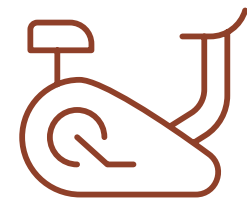


## PROPERTY HIGHLIGHTS



### 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

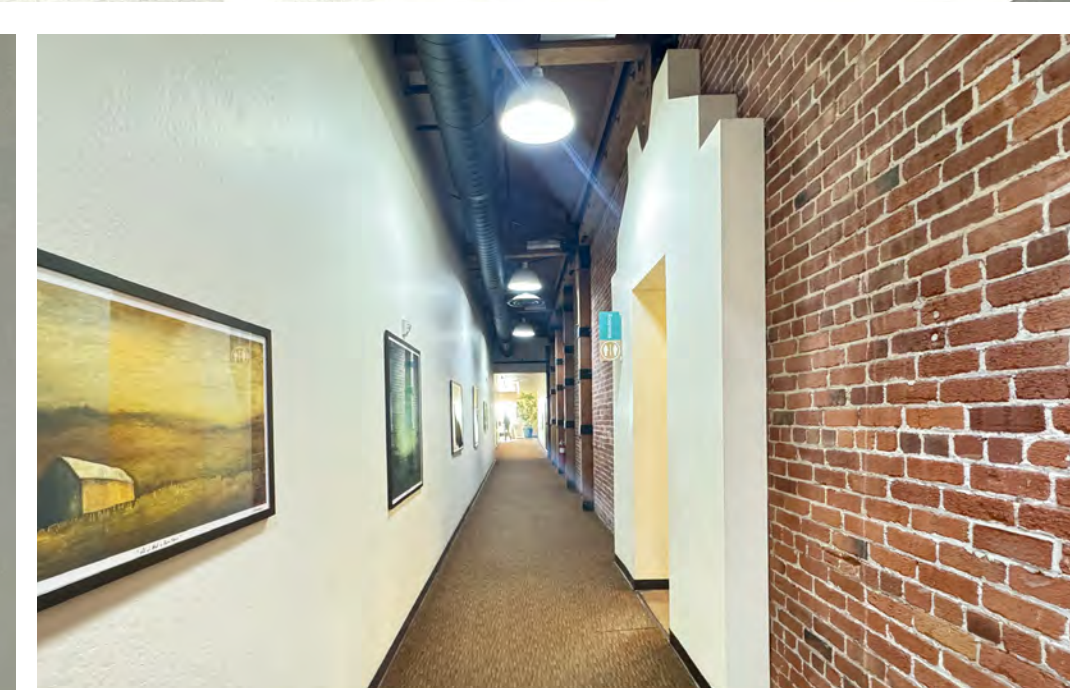
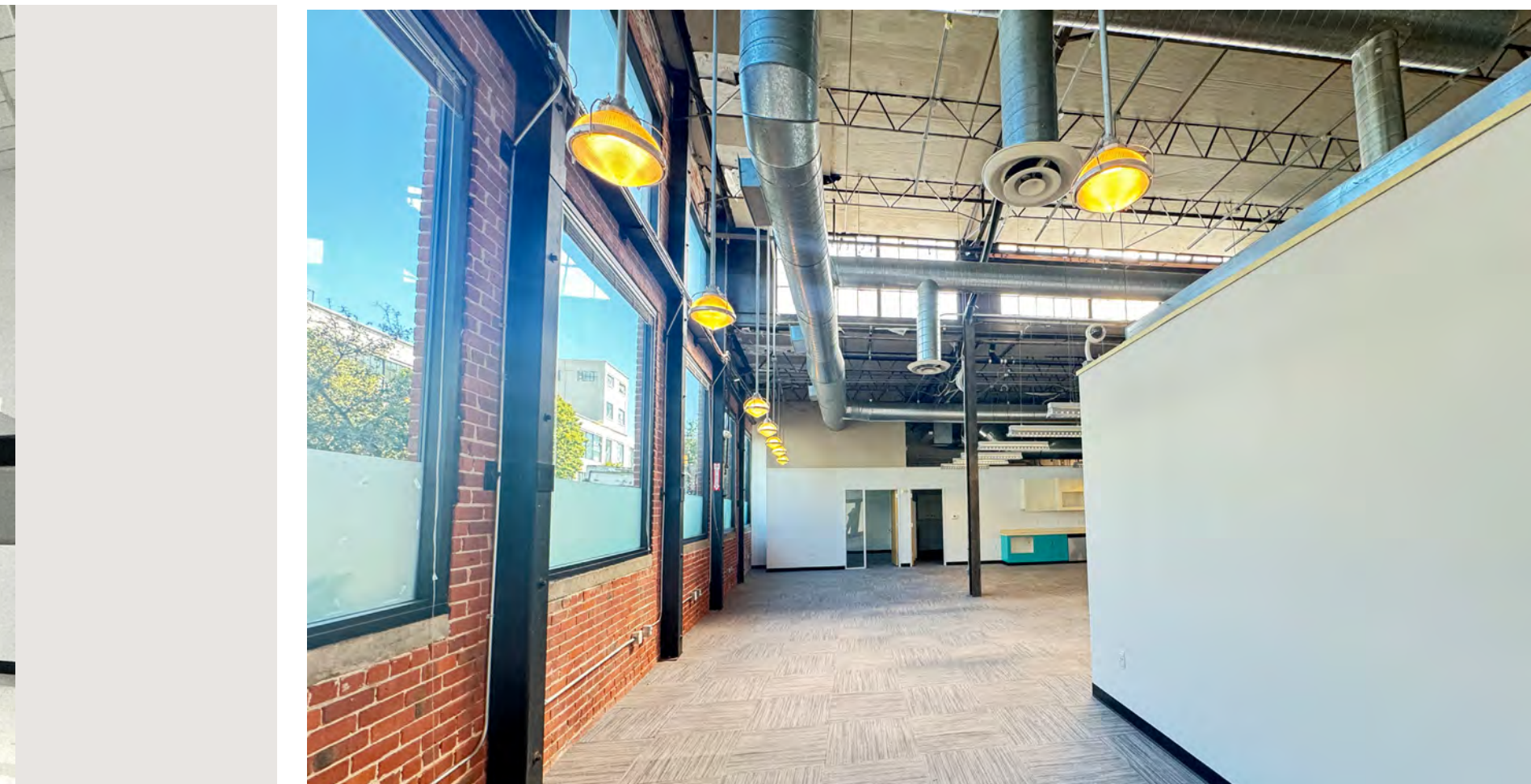
- Direct access to last mile transit options including AC transit, Emery-Go-Round shuttle to BART, and ride share services
- Adjacent to Amtrak Intermodal Transit Center with Capitol Corridor route from Sacramento to San Jose.
- Ample parking throughout campus with additional street level public parking throughout campus.





PROPERTY INTERIOR

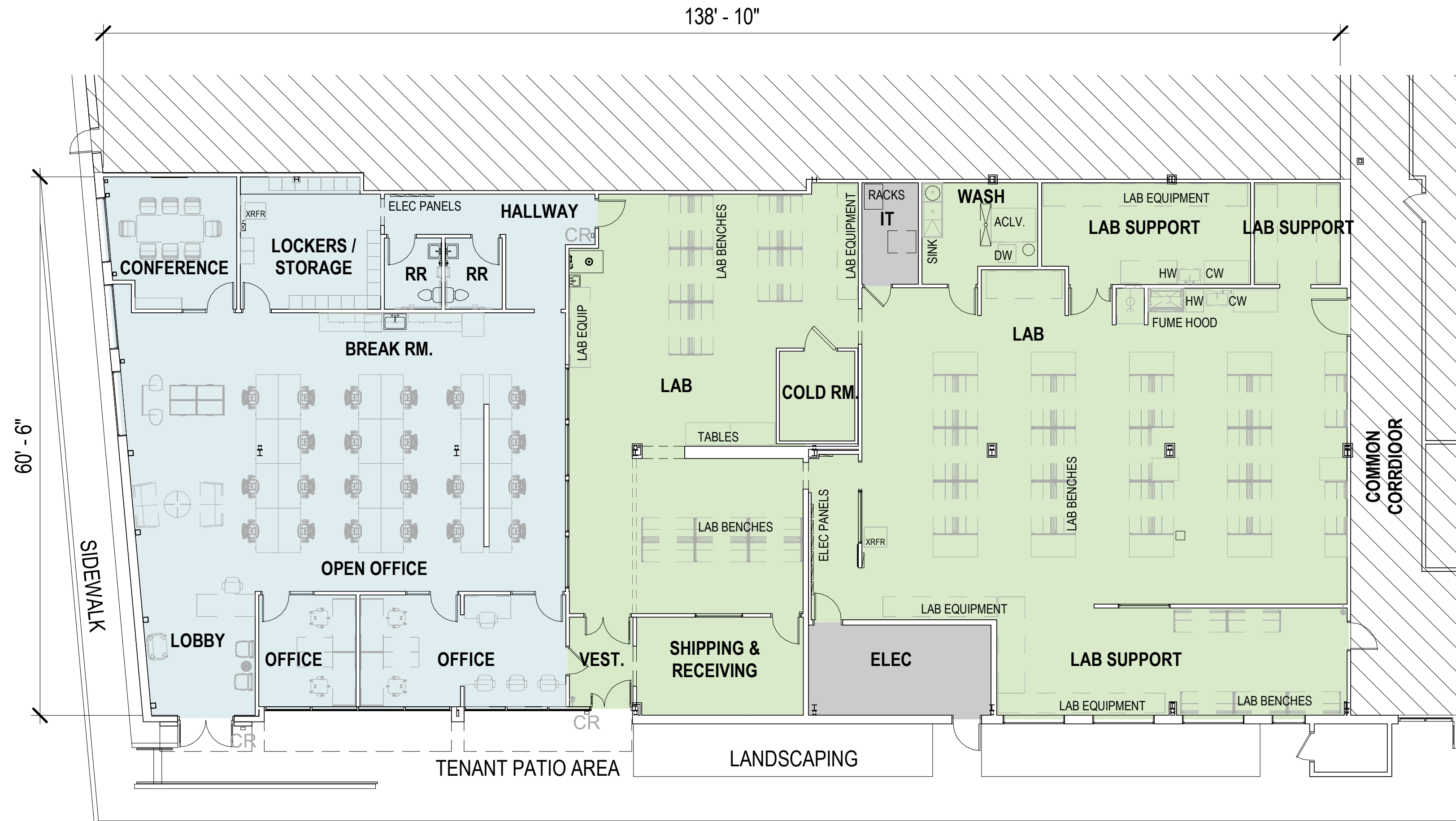
LAB AND OFFICE  
FOR LEASE





# 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



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OFFICE AND LABORATORY  
space in a Wareham research campus  
with potential collaborators in one of the  
largest research clusters in  
Northern California

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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.

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ABUNDANT AMENITIES  
On-site restaurants or short walk to others,  
to shopping districts, health facilities,  
entertainment.

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COMPLIMENTARY  
Dedicated shuttles throughout our  
campuses to BART and Amtrak Capitol  
Corridor Route.

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CAMPUS parking



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




WAREHAM'S EMERYSTATION RESEARCH CAMPUS

6121 HOLLIS STREET

PIXAR  
ANIMATION STUDIOS

WAREHAM'S AQUATIC PARK RESEARCH CAMPUS




# TRANSPORTATION



Emery Go-Round dedicated shuttle ([emeryground.com](http://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](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**

**HERITAGE SQUARE**

**BAY STREET**

**POWELL STREET PLAZA**

**EAST BAY BRIDGE CENTER**

**IKEA**



## BEST-IN-CLASS AMENITIES WITHIN WALKING DISTANCE

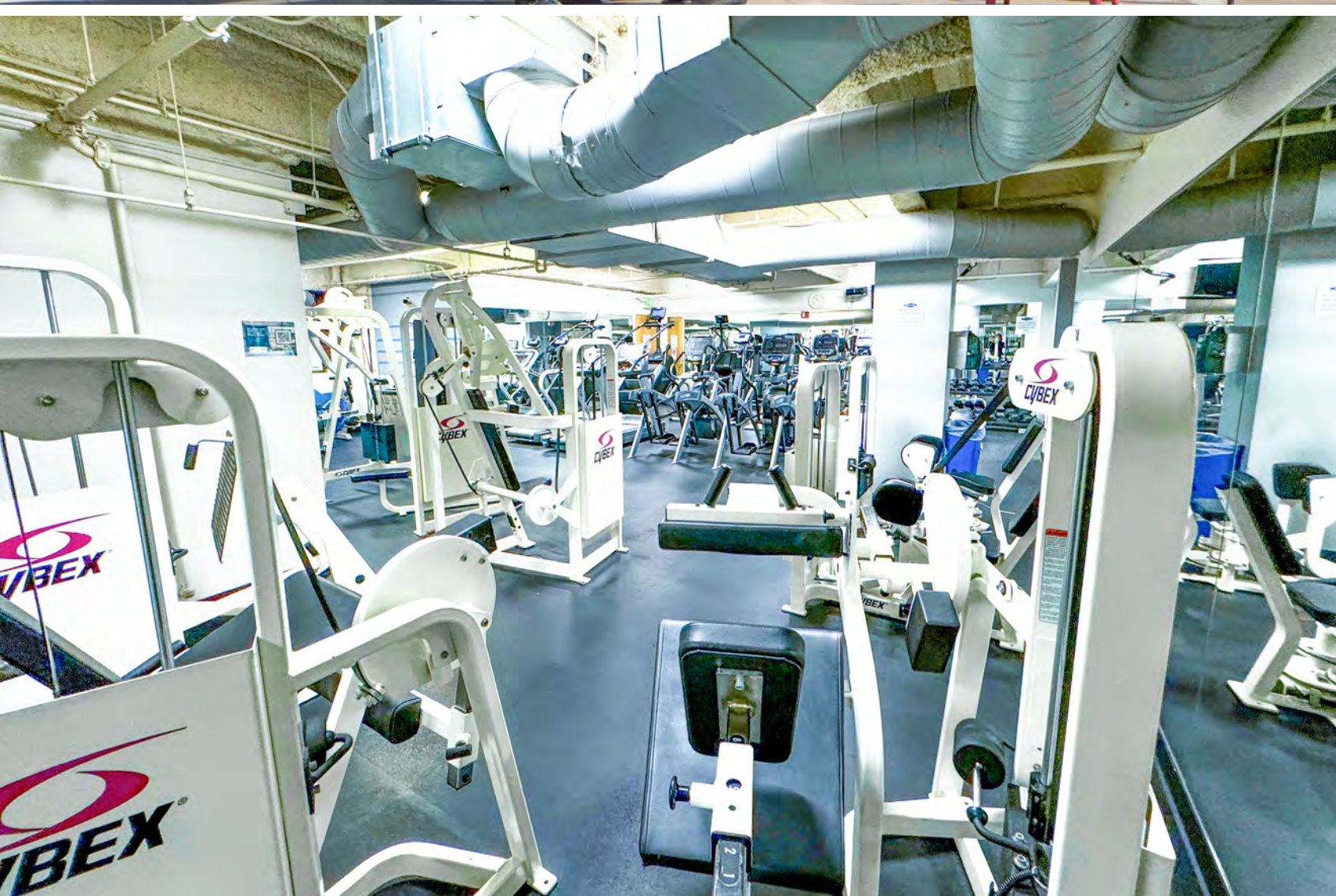
- + Easy access from all major public transportation and freeways with plentiful campus parking and car-charging stations.
- + Dedicated Emery Go-Round shuttle to and from BART.
- + Amtrak Intermodal Transit Center for easy commutes between Sacramento and San Jose on Capitol Corridor Route.
- + Walkable 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

EMERY STATION  
RESEARCH CAMPUS





## CONTACT

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**WAREHAM**  
DEVELOPMENT

**CBRE**

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**EMERY STATION**  
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.