

LAB SPACE AVAILABLE FOR LEASE

EMERY STATION
RESEARCH CAMPUS

6221 HOLLIS STREET | EMERYVILLE

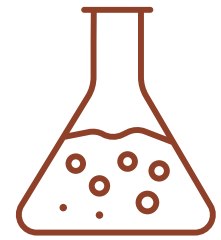
±40,000 SQUARE FEET OF FLEX/R&D RESEARCH OPPORTUNITY



WAREHAM
DEVELOPMENT

CBRE

PROPERTY HIGHLIGHTS



RESEARCH ENVIRONMENT

- Purpose-built lab facilities throughout campus
- 24/7 engineering support
- Experienced property management team



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
- Lush organic gardens and art throughout campus



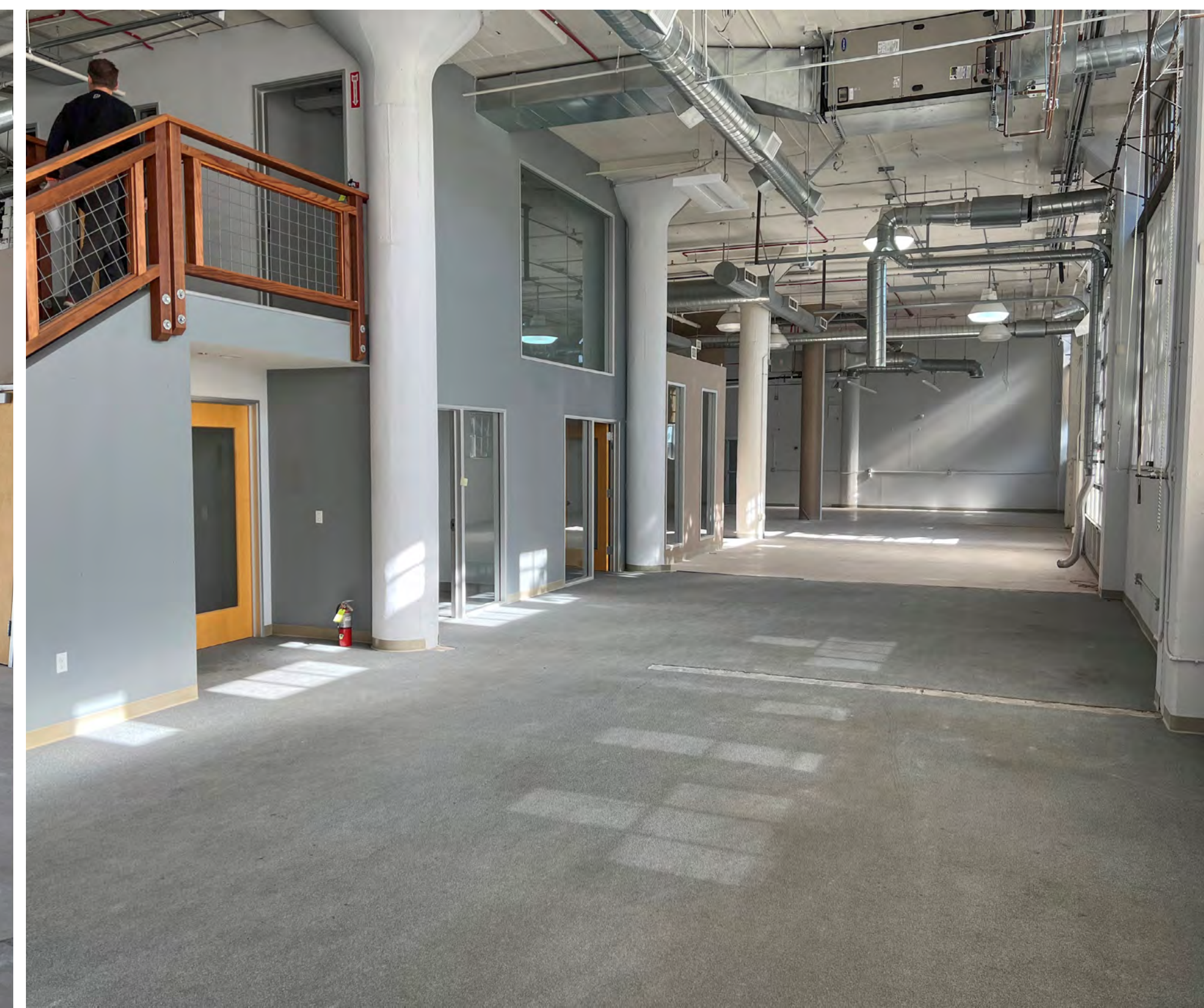
TRANSPORTATION

- 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.

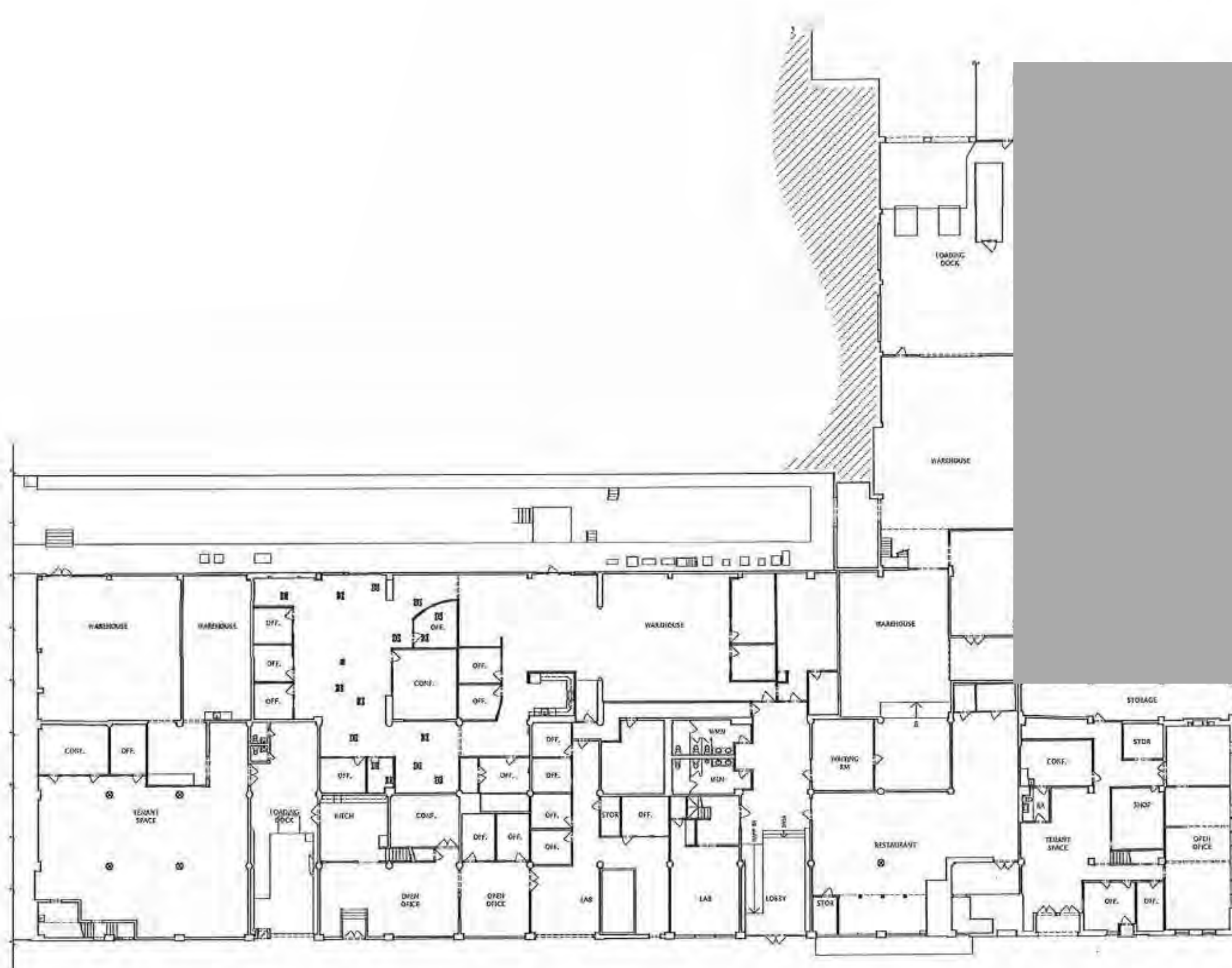


PROPERTY INTERIOR

OFFICE, R&D, AND
WAREHOUSE SPACE
FOR LEASE



1ST FLOOR | ±40,000 RSF



BUILDING SPECS

- 2,000 Amps at 480v
- 18'-36' Clear heights
- Existing office space available
- Three (3) dock-high doors serving the building
- ADA restrooms
- Abundant natural light
- Commercial kitchen suite available (3,262 RSF unit)

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



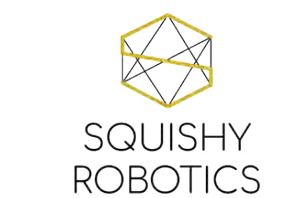
Catalent



RODAN+FIELDS



SIEMENS



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

6221 HOLLIS STREET

WAREHAM'S AQUATIC PARK RESEARCH CAMPUS

TRANSPORTATION



Emery Go-Round dedicated 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 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

IKEA

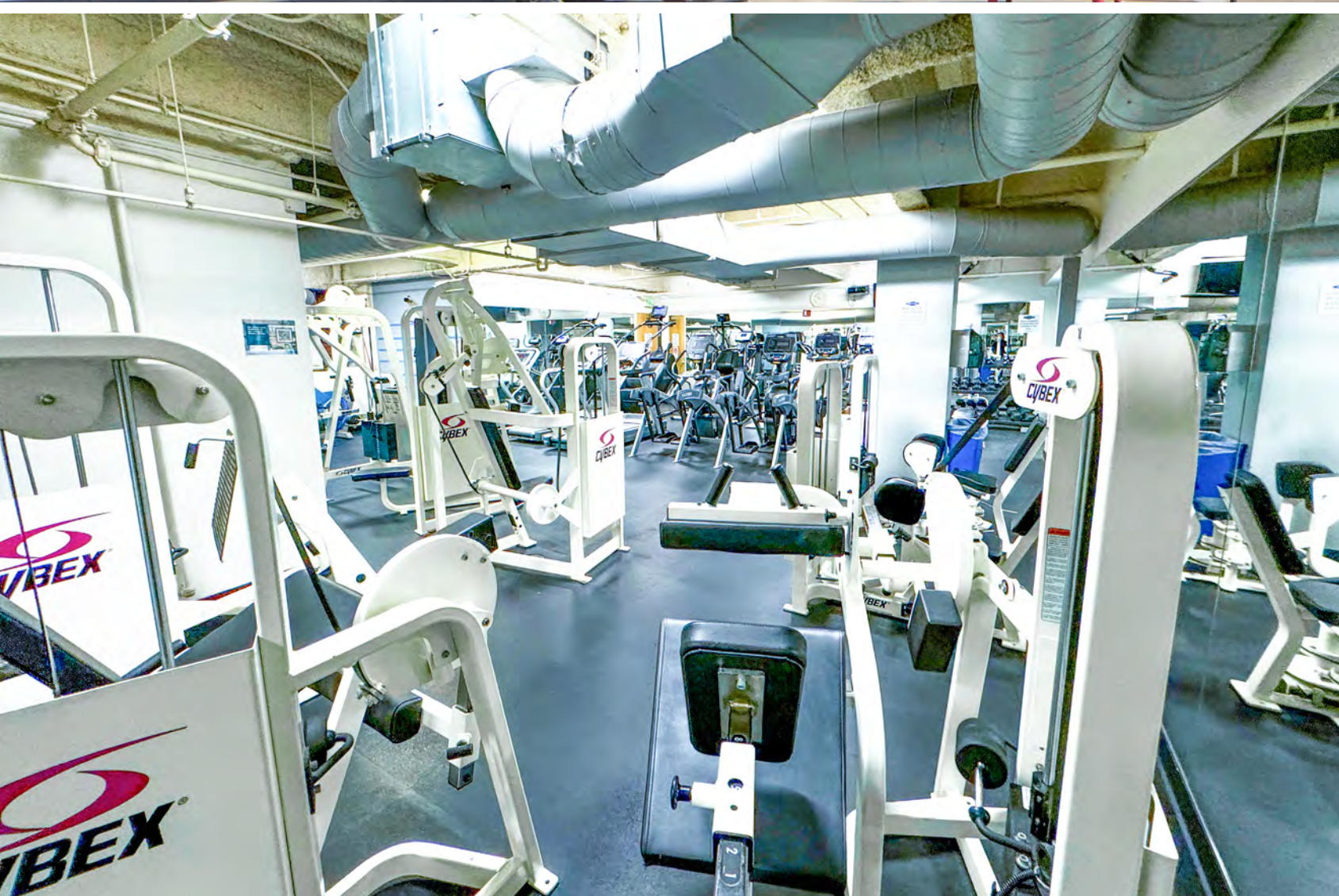


BEST-IN-CLASS AMENITIES WITHIN WALKING DISTANCE

- + 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

6221 HOLLIS STREET | EMERYVILLE



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WAREHAM
DEVELOPMENT

CBRE

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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 office buildings with glass facades. A brown callout box with white text "6221 HOLLIS STREET" is positioned in the upper right quadrant, with a thin brown line pointing down to a specific building in the campus. The background shows a cityscape with more buildings and a body of water in the distance.