

LAB SPACE AVAILABLE FOR LEASE

EMERY STATION
RESEARCH CAMPUS

5858 HORTON STREET | SUITE 575 | EMERYVILLE

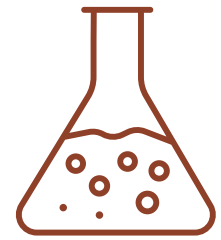
±9,938 SF PREMIER LAB & OFFICE SUITE - READY FOR IMMEDIATE OCCUPANCY



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



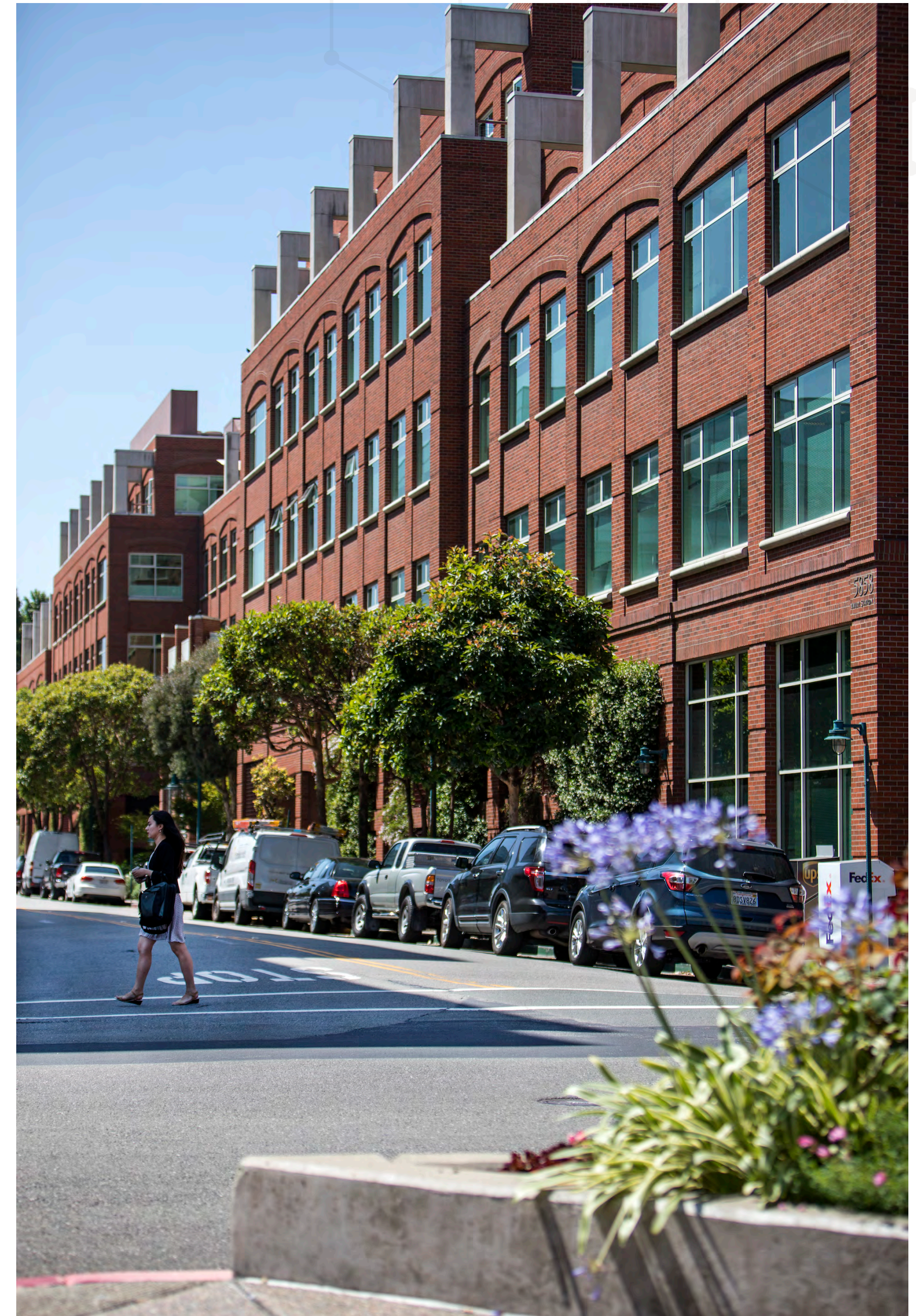
HEALTH & WELLNESS

- 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.

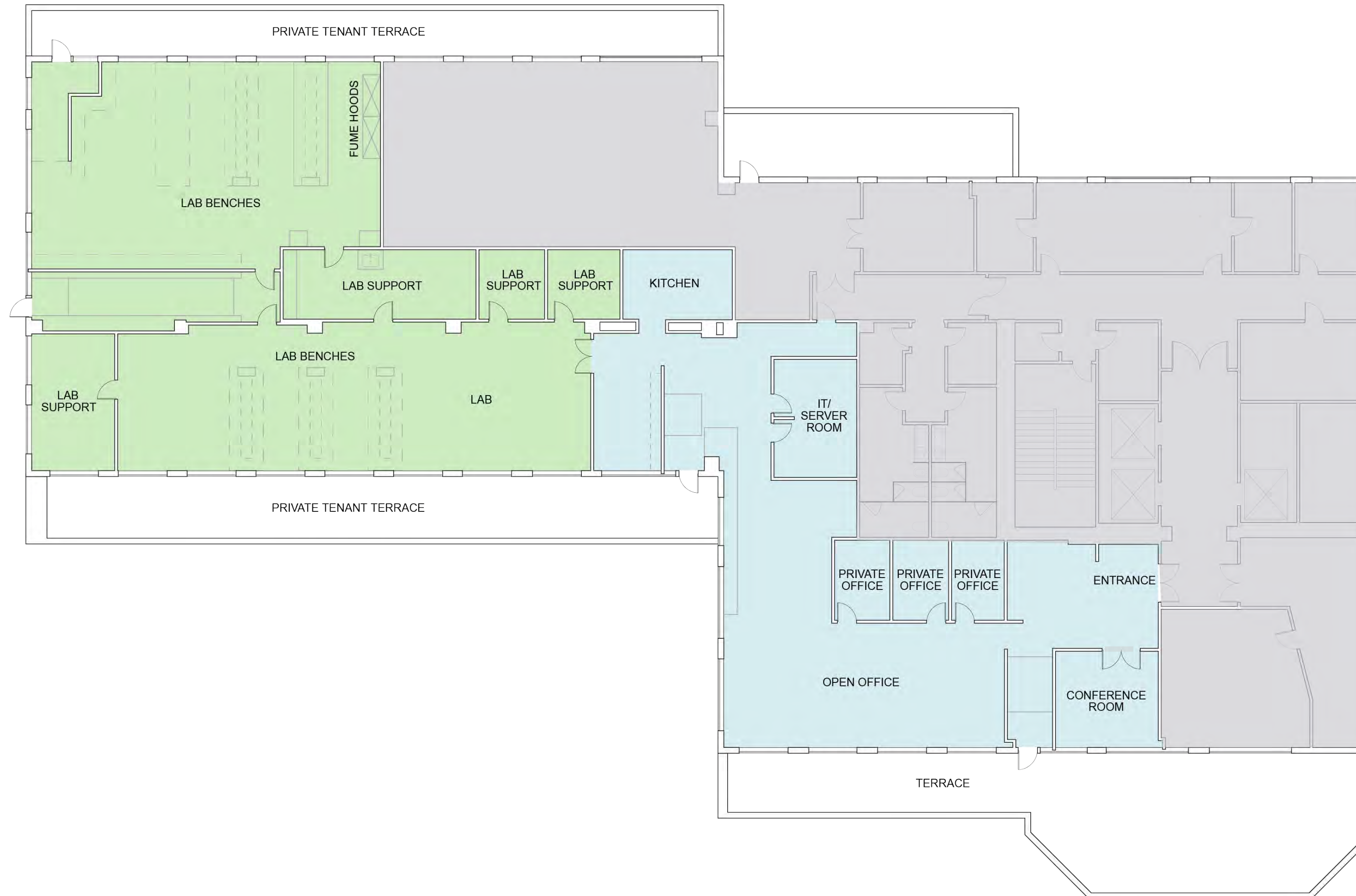


PROPERTY INTERIOR

LAB AND OFFICE
FOR LEASE



SUITE 575 | ±9,938 RSF



LEGEND

- BUILDING SUPPORT
- LAB
- OPEN OFFICE

SUITE HIGHLIGHTS:

- Top floor suite with panoramic views and multiple outdoor balconies
- Recently refurbished with additional new lab space offering flexible configurations
- Approximately 50/50 lab to office ratio

LAB BUILD-OUT

- Open Lab Layout
- Floor-to-Ceiling Windows
- 13'2" Floor-to-Ceiling Height (West Side Lab)
- 13'5" Floor-to-Ceiling Height (East Side Lab)
- 5 Lab Benches (with room for more)
- 2 Fume Hoods
- 3 Lab Support Rooms
- 1 Interior Prep Room
- CDA & Vacuum Drop
- Eye Wash & Shower

OFFICE BUILD-OUT:

- 9' Floor-to-Ceiling Height
- Open Office Layout
- 4 Private Offices
- 1 Conference Room
- Kitchen
- IT/Server Room
- Private Outdoor Terrace
- Views of the Bay Bridge and Golden Gate Bridge

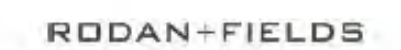
OUR TENANTS

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



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



TRANSPORTATION



Emery Go-Round dedicated 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.

Seamless connectivity with numerous bike and pedestrian paths and trails.

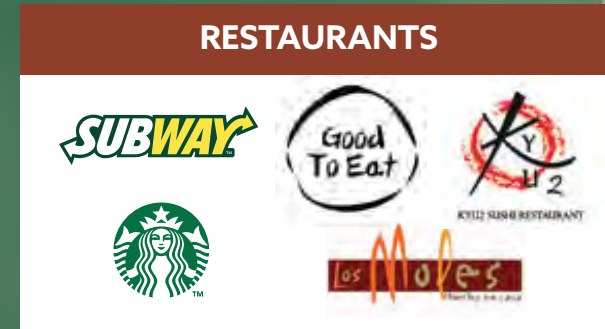
DRIVE TIMES

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

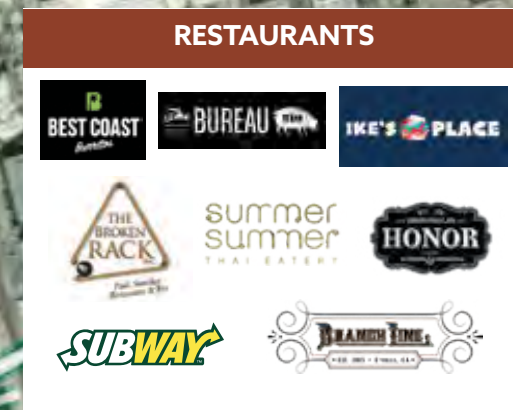


AMENITIES

RESTAURANTS



RESTAURANTS



SAN PABLO STREET RESTAURANTS

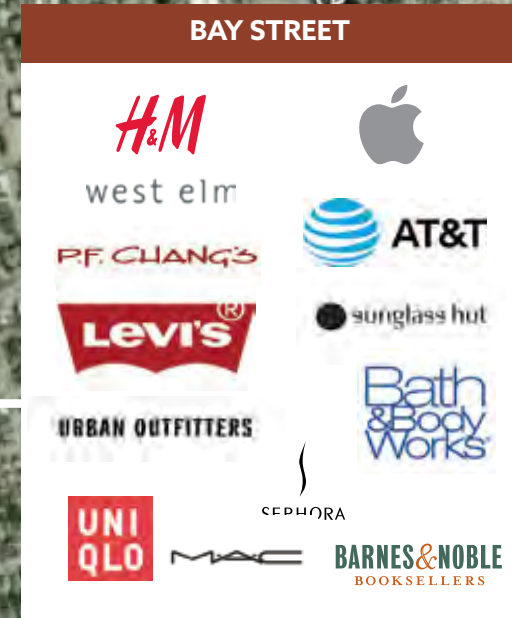


PUBLIC MARKET



FOOD COURT: 15+ EATERIES

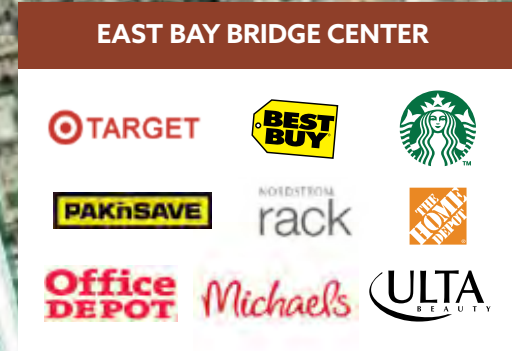
BAY STREET



POWELL STREET PLAZA



EAST BAY BRIDGE CENTER



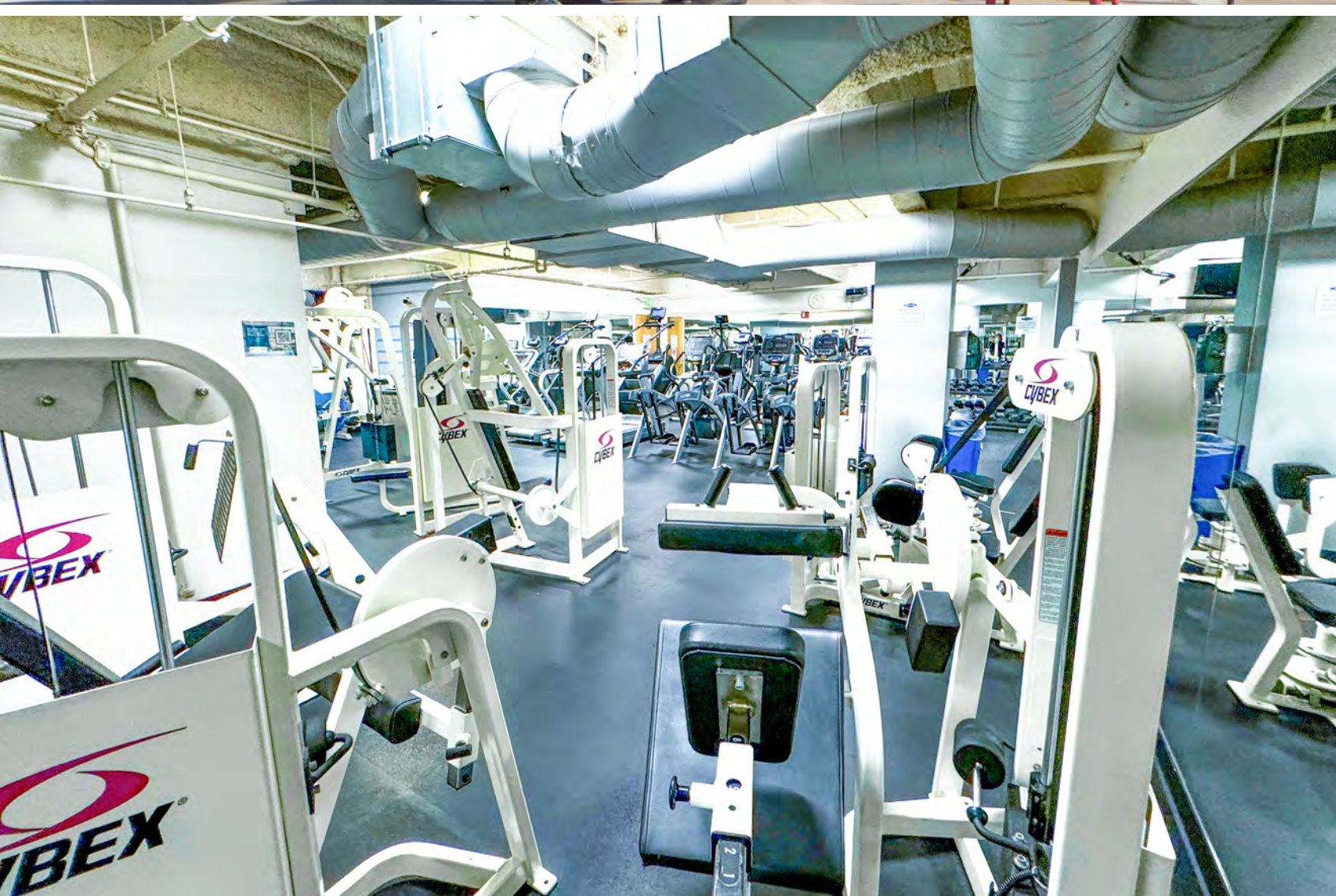
BEST-IN-CLASS AMENITIES WITHIN WALKING DISTANCE

- + 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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WAREHAM
DEVELOPMENT

CBRE

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