

LAB SPACE AVAILABLE FOR LEASE

EMERY STATION  
RESEARCH CAMPUS

5860 HOLLIS STREET | EMERYVILLE

± 16,638 SF INDUSTRIAL/FLEX WITH LAB AND COLD ROOMS AVAILABLE FOR LEASE

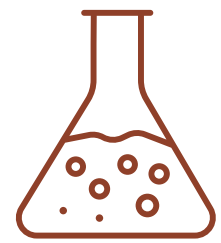


WAREHAM  
DEVELOPMENT

CBRE

## PROPERTY HIGHLIGHTS

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### RESEARCH ENVIRONMENT

- Purpose-built R&D lab facility with cold storage
- Dedicated back-up power for entire building
- 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



### 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.
- Ample parking throughout campus with additional street level public parking throughout campus.



PROPERTY IMAGES

INDUSTRIAL/FLEX  
SPACE WITH LAB



5860 HOLLIS | ±16,638 SF



LEGEND

- BUILDING SUPPORT
- LAB
- OPEN OFFICE

LAB BUILD-OUT

- Six (6) lab suites with some existing benching
- Serviced by three (3) dedicated air handling units; single-pass air within lab suites and enclosed loading dock areas
- Two (2) chemical fume hoods (6' & 4')
- Two (2) autoclaves with built-in expansion for additional (with large steam capture hood at rear autoclave area)
- Four (4) cold rooms
- Substantial electrical distribution
- Two (2) eyewash stations
- 9'6" - 10'11" Finished Ceiling Heights in Labs
- 11'2" - 13'6" Ceiling Heights in Lab Storage Areas

OFFICE BUILD-OUT:

- Open office area with interior private office
- House air in office and warehouse
- 12'7" - 13'2" Ceiling Heights in Open Office

BUILDING & SUITE SERVICES:

- Dedicated 105 kW diesel emergency generator
- Main Switchboard Rating: 2000 Amps
- Main Incoming Switchboard Breaker: 1600 Amps
- Emergency Power / ATS 364 Amps @ 120/208 Vac
- Enclosed Loading Dock with Roll-up Door (15'11" x 15'7" Roll-up Door Height & 12'7" Interior Ceiling Height)
- Two (2) restrooms
- Fire Alarm System and Sprinklers

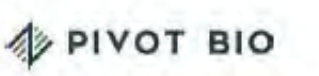
## OUR TENANTS

# 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



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

5860 HOLLIS 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**



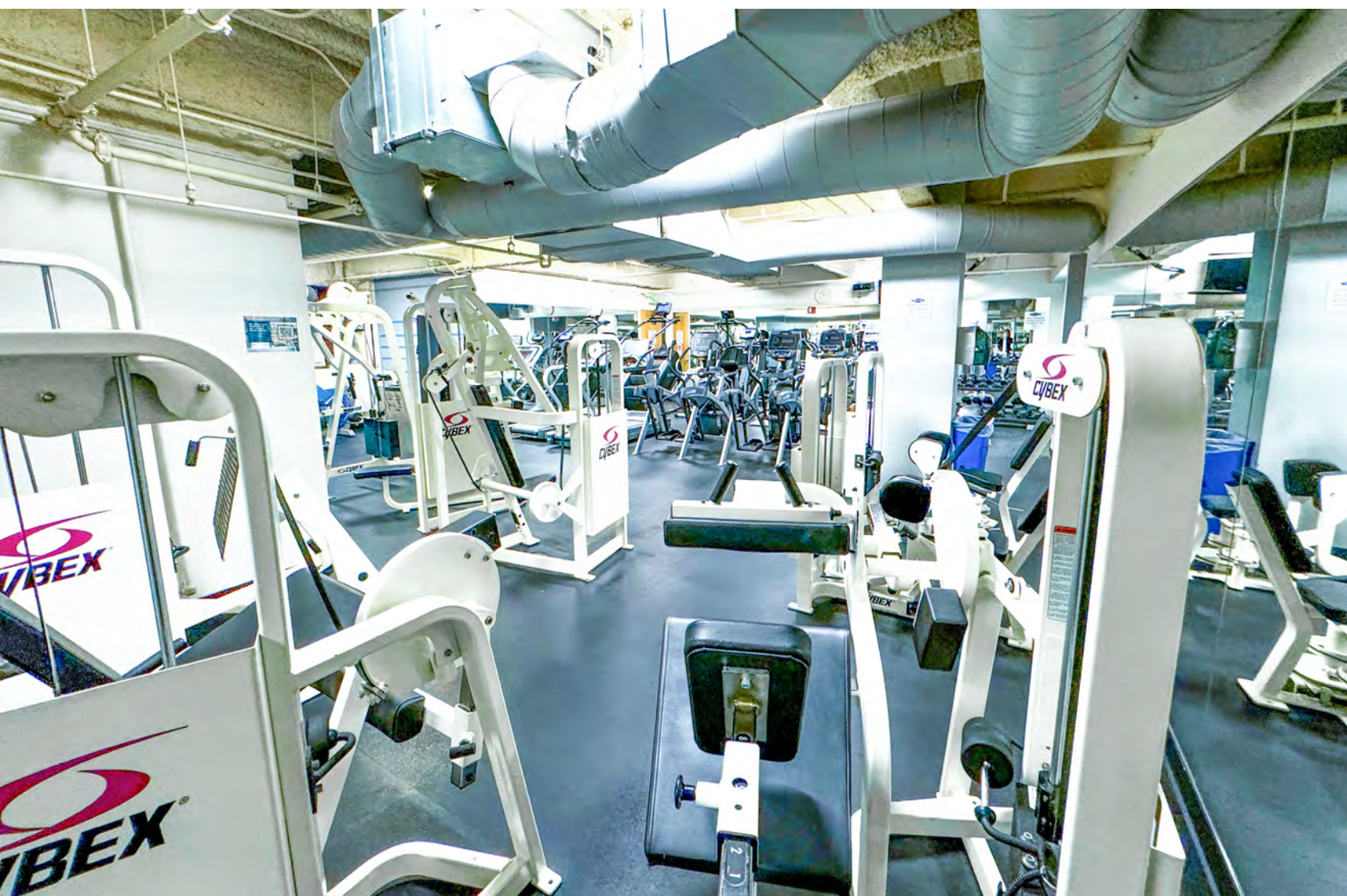
## BEST-IN-CLASS AMENITIES WITHIN WALKING DISTANCE

- + 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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**WAREHAM**  
DEVELOPMENT

**CBRE**

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