

LAB SPACE AVAILABLE FOR LEASE

EMERY STATION
RESEARCH CAMPUS

5980 HORTON STREET | SUITE 405 | EMERYVILLE

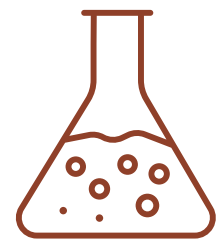
±7,520 SF FULLY BUILT-OUT LAB AND OFFICE SUITE AVAILABLE FOR IMMEDIATE OCCUPANCY



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
- Great views
- 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.

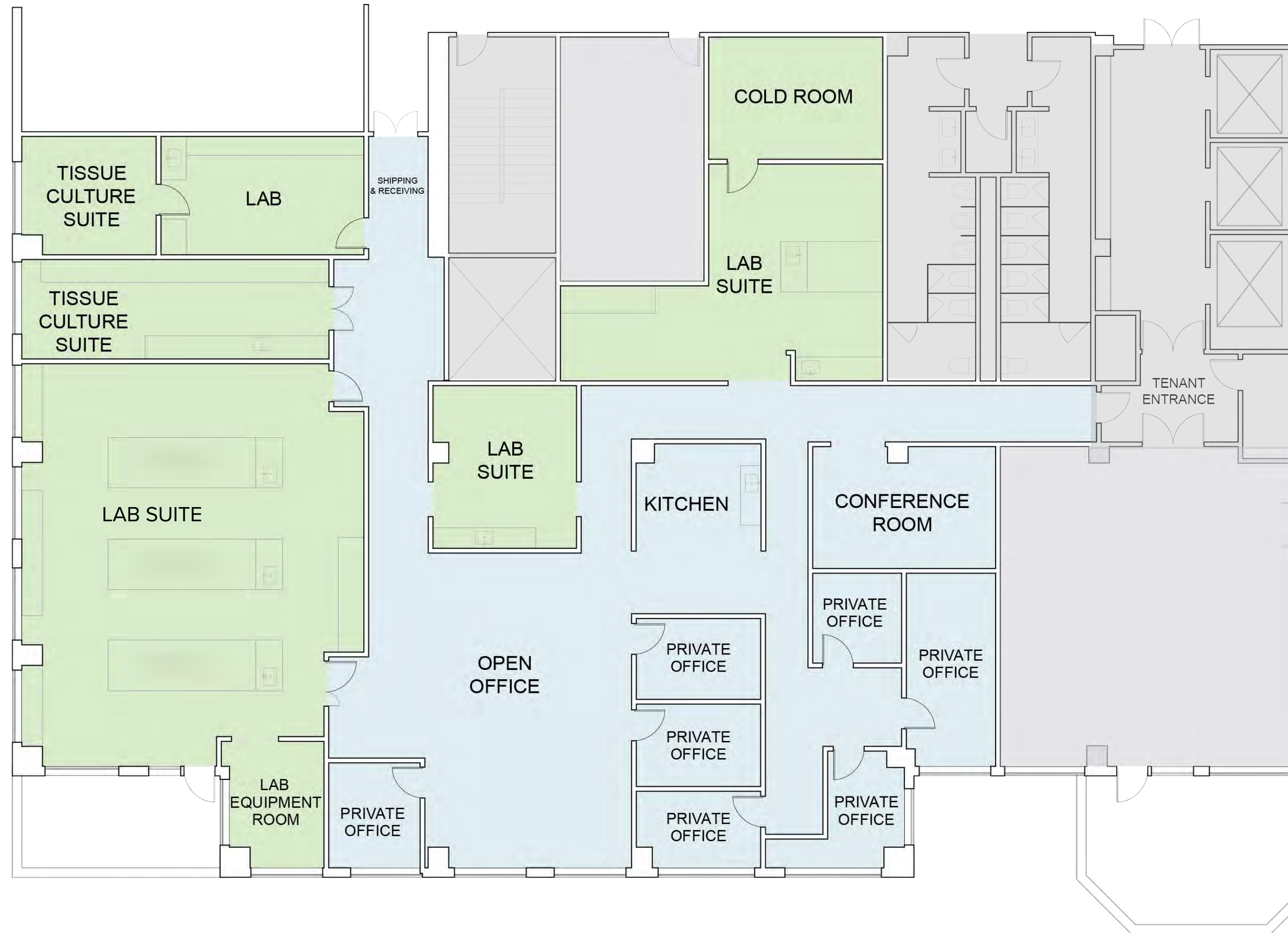


PROPERTY INTERIOR

LAB AND OFFICE
FOR LEASE



SUITE 405 | ±7,520 SF



LAB BUILD-OUT

- Chemistry and biology lab suites with two fume hoods
- In place lab benches, with sinks, and additional mill work
- Two potential cell culture rooms
- Walk-in cold room
- Lab support/storage area
- Building CDA and vacuum
- In-place plumbing for a glass wash and autoclave
- Stand-by generator

OFFICE BUILD-OUT:

- Glass fronted conference room - seats 12
- 7 private offices
- Open office area - currently with room for 10 workstations (area could be converted to provide additional labs)
- Break room

LEGEND

- BUILDING SUPPORT
- LAB
- OPEN OFFICE

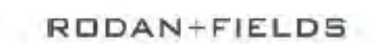
OUR TENANTS

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



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



WAREHAM'S
EMERYSTATION
RESEARCH CAMPUS

Berkeley
UNIVERSITY OF CALIFORNIA
2.5 MILES

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

5980 HORTON STREET

PIXAR
ANIMATION STUDIOS

WAREHAM'S AQUATIC PARK RESEARCH CAMPUS

| | | | | |
|--|--|--|--|--|
| | | | | |
| | | | | |
| | | | | |

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.

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

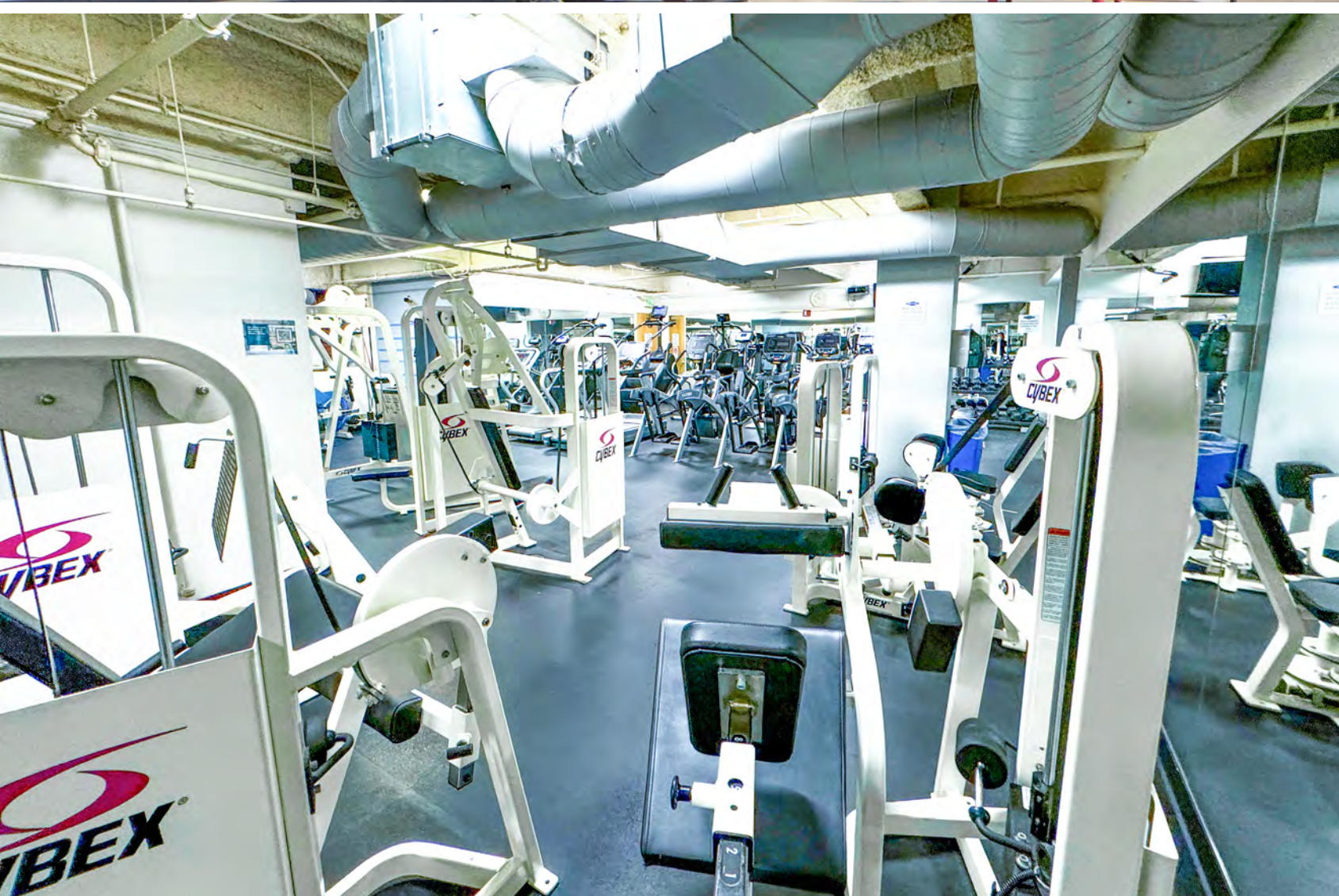
BEST-IN-CLASS AMENITIES WITHIN WALKING DISTANCE

- + 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

EMERY STATION
RESEARCH CAMPUS

5980 HORTON STREET, SUITE 405 | EMERYVILLE



CONTACT

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

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. All marks displayed on this document are the property of their respective owners.

EMERY STATION
RESEARCH CAMPUS

5980 HORTON 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 glass facades in the center. A brown callout box with the text "5980 HORTON STREET" is positioned in the upper right, with a vertical line pointing to a specific building in the campus. The surrounding area includes parking lots, streets, and a body of water in the background.