



AQUATIC PARK RESEARCH CAMPUS

A LEADING LIFE SCIENCE AND RESEARCH CAMPUS IN THE EAST BAY



BERKELEY, CA

WAREHAM
DEVELOPMENT

Distinguished buildings for noble and Nobel scientists.

Emeryville • Berkeley • Richmond • Palo Alto • Marin

warehamdevelopment.com



NEARLY 50 YEARS OF NEW APPROACHES AT OUR RESEARCH CAMPUSES

Wareham's unrivaled history of creating one of the largest life science and research clusters in the Bay Area is well known. Our research campuses continue to attract and retain the best and the brightest innovators because we as a company never shy away from doing things differently.

Building our award-winning laboratory buildings and research campuses right to begin with lets our talented team of real estate development and property management professionals quickly and easily develop, redevelop, and upgrade our massive campus infrastructure to meet ongoing changes and needs of our amazing tenants and this great research cluster.

Our long-term commitment to the cities in which we build — to their schools, their artists, and to all the nonprofits that serve them — is also steadfast. We are eager to share it all with you at Wareham's Aquatic Park Research Campus.



OUR TENANTS ARE...

LEADING in the **CRISPR FIELD**
transforming cell therapies.

Bridging the gaps between
LAB AND FIELD-SCALE EXPERIMENTS.

Designing microbes that
PRODUCE NITROGEN for farmers.

**CREATING ANIMAL-FREE DAIRY
AND PROTEIN** for a sustainable future.

**MAKING THE FIRST CULTIVATED AND
DELICIOUS MEAT** directly from animal cells.

PROTECTING CALIFORNIANS,
their communities and the environment

ATTRACTING THE BEST AND THE BRIGHTEST

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.





Aquatic Park Research Campus Overview

- Massive campus infrastructure.
- 800,000 square feet in 16 buildings on this campus owned, developed, and managed by Wareham Development.
- Urban infill.
- History of successful public-private partnerships with the City of Berkeley since 1977.
- Recruiting and collaboration opportunities with US Berkeley, UC San Francisco, Stanford University, and Lawrence Berkeley National Laboratory.
- Abundant campus amenities, including highly-regarded school for early childhood education.
- Walking or biking distance to other Berkeley amenities.
- Adjacent housing.



WORLD-CLASS
LABORATORY
BUILDINGS
AND CAMPUS
INFRASTRUCTURE

ABUNDANT CAMPUS AMENITIES

- Easy access from all major public transportation and freeways with plentiful campus parking and car-charging stations.
- Free Emery Go-Round and dedicated West Berkeley shuttles to and from BART.
- Amtrak Intermodal Transit Center for easy commutes between Sacramento and San Jose on Capitol Corridor Route.
- Bike parking, bike share, and bike repair stations.
- Popular restaurants: Mint Leaf and Bangkok By The Bay on campus, and quick walk to Berkeley Bowl West and its Café.
- Regular networking events with entire research cluster.
- Blocks from popular Fourth Street Shopping District and other West Berkeley dining, shopping, hospitality, and entertainment options.
- Campus Fitness Center onsite, and Berkeley Ironworks Touchstone Climbing, yoga studios, hiking and biking trails within blocks.
- Aquatic Park School for Early Childhood Education onsite.
- Speaker series in collaboration with all Wareham tenants.
- Lush organic gardens and pocket parks.
- Sculptures and art throughout the campus.





Transportation Options at Wareham Campuses

Easy access to both Ashby BART via dedicated shuttle (westberkeleyshuttle.net) and MacArthur BART via the Emery Go-Round shuttle (emerygoround.com).

The Capitol Corridor Commuter train serving Sacramento and San Jose and Amtrak are accessible at the Emeryville station (1.1 miles) or the Berkeley station (1.4 miles).

Immediate proximity to I-80/I-580 and the Bay Bridge.

Many bike and pedestrian paths and trails.

DRIVE TIMES

3 mins	Wareham's EmeryStation Research Campus
4 mins	Fourth Street Shopping District
10 mins	Downtown Berkeley
10 mins	Downtown Oakland
11 mins	UC Berkeley
12 mins	Lawrence Berkeley National Lab
18 mins	Downtown San Francisco
20 mins	Oakland Airport
30 mins	SFO
50 mins	Downtown San Jose



LOOK FOR ART
EVERYWHERE





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