

6200 SHELLMOUND

AT THE PUBLIC MARKET

**YOUR NEXT ANSWER
IN EMERYVILLE -**

**STATE-OF-THE-ART
LABORATORY & OFFICE BUILDING**



PARCEL B + EMERYVILLE, CA



CBRE

CITY CENTER
REALTY PARTNERS



AG ANGELO
GORDON

PROPERTY —
OVERVIEW



6200 SHELLMOUND

Totaling ±206,010 sq. ft., this state-of-the-art laboratory and office space in Emeryville—a known life science hub in California—offers ±44,269 sq. ft. floor plates (6th floor - 54,965 SF) with 15 ft. slab-to-slab sections that are ideal for both lab and office users. The building is newly constructed, with high-end HVAC systems, open-floor layouts and a rooftop deck to accommodate tenants.

Due to its proximity to Emeryville's Public Market, the amenities and transportation options at 6200 Shellmound are abundant. The location allows for quick access to Downtown San Francisco, Oakland and Silicon Valley, as well as the major local airports.



DOWNTOWN SAN FRANCISCO

PORT OF OAKLAND

6200
SHELLMOUND

IN THE HEART OF EMERYVILLE'S THE PUBLIC MARKET

an amenity-rich and transit-oriented development

- Emery Go-Round Stop On-Site with Direct Shuttle to the BART
- Walking Distance to the Emeryville Amtrack Station
- Incredible views of San Francisco Bay and Berkley Hills
- Outdoor activated tenant rooftop deck
- Commute neutral
- Located in the heart of the East Bay Life Sciences cluster
- Immediate freeway access
- Adjacent to the Emeryville Marketplace with abundant amenities



IDEAL DESIGN FOR LAB SPACE

- ±206,010 RSF with a mix of single and multi-tenant options
- Large efficient floor plats ideal for lab and office layout
- Building will have a 4,000 amp service
- HVAC - supply to be sufficient for laboratory use
- Loading dock
- Freight elevator with specs
- Fire sprinklers

15' SLAB TO SLAB

2.0/1,000 SF
TO PARKING RATIO

374
PARKING
SPACES

LEVEL 9 - 44,269 RSF

LEVEL 8 - 44,269 RSF

LEVEL 7 - 44,269 RSF

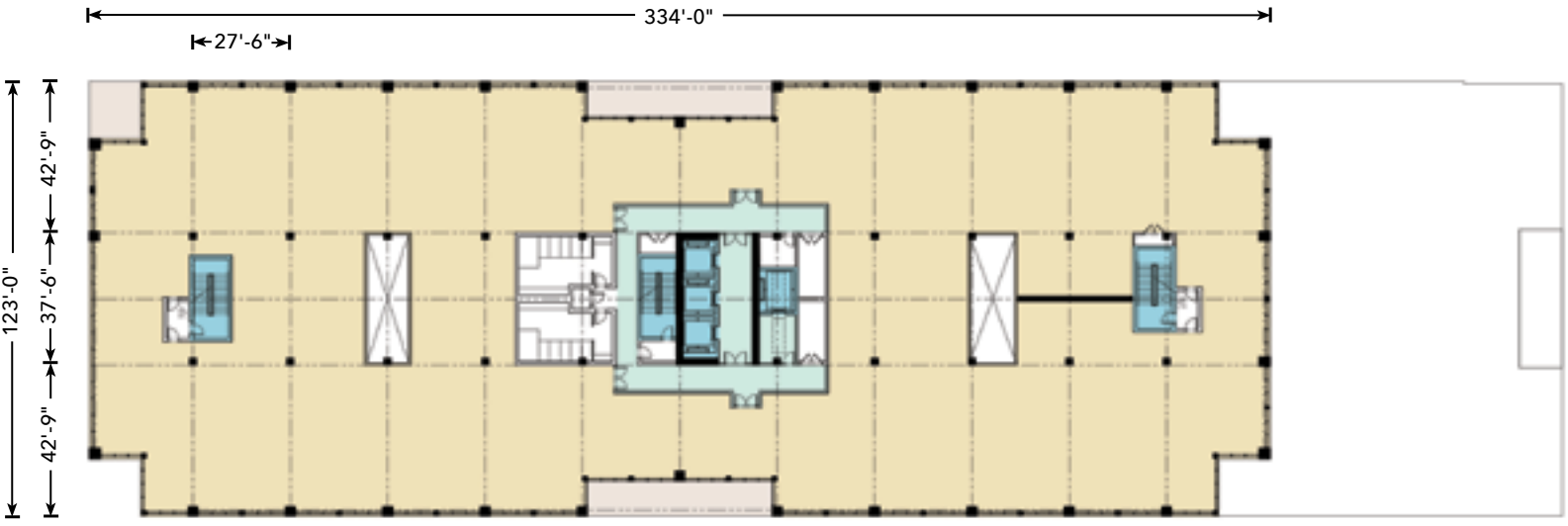
LEVEL 6 - 54,965 RSF

LEVEL 1 - 18,238 RSF

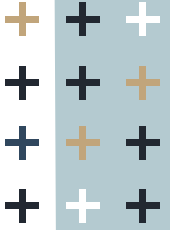
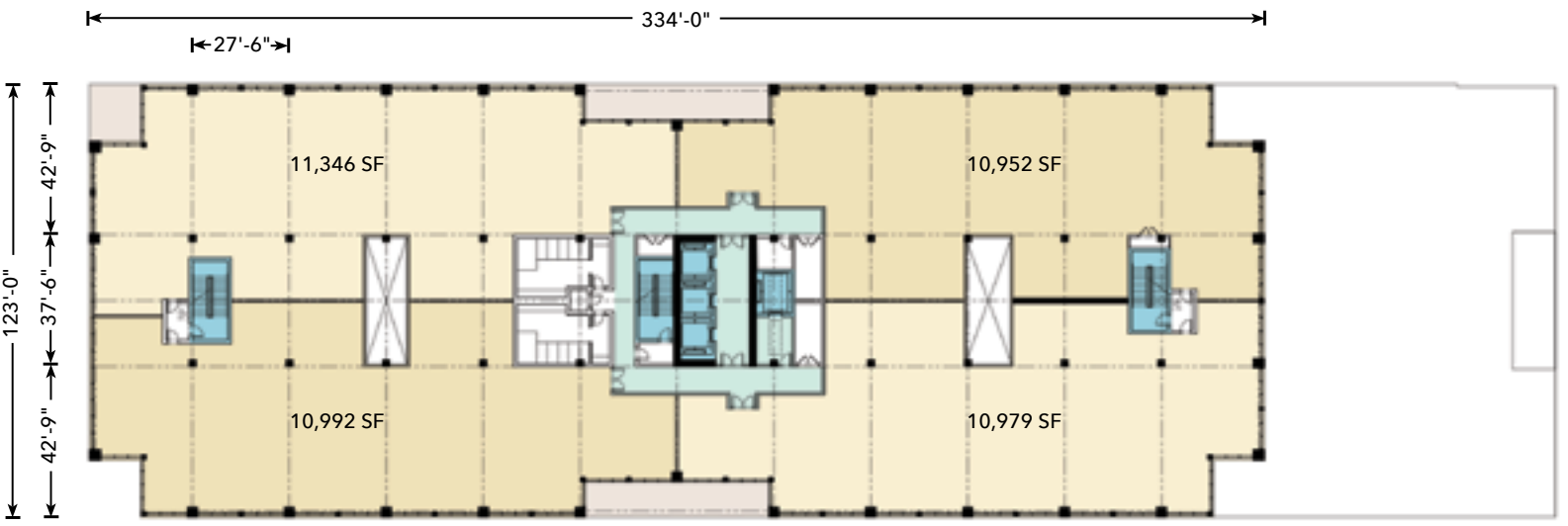


FLOOR PLANS

SINGLE TENANT OPTION



MULTI TENANT OPTION





THE PUBLIC MARKET

The Public Market is a retail and restaurant showcase in a food hall format. Offering hand curated food purveyors and a range of service providers, it is an amenity-rich neighbor for tenants at 6200 Shellmound.





EAT

- Baby Cafe
- C CASA
- Jayna Gyro by Tarla Mediterranean Grill – Coming Soon!
- Koja Kitchen
- Mama Lamees
- Minnie Bell's Soul Movement
- Mr. Dewie's Cashew Creamery
- NabiQ
- Oui Oui! Macaron
- Paradita Eatery
- Peet's Coffee and Tea
- Pig in a Pickle
- Public Bar by Blush
- Shiba Ramen
- Super Duper Burgers
- The Periodic Table
- Wazwan Indian Cuisine

HEALTH & FITNESS

- Bruce's Barbershop
- Emeryville Dental Care
- Emeryville Occupational Medical Center
- Orangetheory Fitness
- CorePower Yoga
- The Lounge (Nail Spa)

SHOP

- Guitar Center
- Urban Outfitters

EVERYTHING YOU NEED

San Francisco Bay



NORTH

BANK	ADDRESS	CITY
1 SUMMIT BANK	2000 POWELL ST	EMERYVILLE
2 WELLS FARGO	5801 CHRISTIE AVE	EMERYVILLE
3 CHASE	5747 CHRISTIE AVE	EMERYVILLE
4 BANK OF AMERICA	5632 BAY ST	EMERYVILLE
5 WELLS FARGO	2929 7TH ST	BERKELEY
6 BANK OF AMERICA	2546 SAN PABLO AVE	BERKELEY
HOTEL	ADDRESS	CITY
1 HILTON GARDEN INN	1800 POWELL ST	EMERYVILLE
2 FOUR POINTS	1603 POWELL ST	EMERYVILLE
3 COURTYARD	5555 SHELLMOUND ST	EMERYVILLE
4 HYATT HOUSE	5800 SHELLMOUND ST	EMERYVILLE
5 HYATT PLACE	5700 BAY ST	EMERYVILLE
6 EXTENDED STAY AMERICA	3850 MANDELA PKWY	OAKLAND
GYM	ADDRESS	CITY
1 TOWERS FITNESS	2000 POWELL ST	EMERYVILLE
2 CROSSFIT OAKLAND	1313 67TH ST	EMERYVILLE
3 MAX'S GYM	1313 67TH ST	EMERYVILLE
4 SOBEKICK GYM	6460 HOLLIS ST	EMERYVILLE
5 IRONWORKS CLUB	800 POTTER ST	BERKELEY
6 CITY SPORTS	3100 SAN PABLO AVE	BERKELEY
7 CORE POWER YOGA	5959 SHELLMOUND ST	EMERYVILLE
8 ORANGE THEORY FITNESS	5959 SHELLMOUND ST	EMERYVILLE
RETAIL	ADDRESS	CITY
1 UPS STORE	2340 POWELL ST	EMERYVILLE
2 FEDEX	5895 CHRISTIE AVE	EMERYVILLE
3 APPLE STORE	5656 BAY ST	EMERYVILLE
4 BARNES & NOBLE	5604 BAY ST	EMERYVILLE
5 J. CREW	5667 BAY ST	EMERYVILLE
6 WEST ELM	5602 BAY ST	EMERYVILLE
7 BEST BUY	3700 MANDELA PKWY	OAKLAND
8 TARGET	1555 40TH ST	EMERYVILLE
9 HOME DEPOT	3838 HOLLIS ST	EMERYVILLE
10 OFFICE DEPOT	3535 HOLLIS ST	EMERYVILLE
11 MICHAELS	3991 HOLLIS ST	EMERYVILLE
12 IKEA	4400 SHELLMOUND ST	EMERYVILLE
13 PUBLIC MARKET	5959 SHELLMOUND ST	EMERYVILLE
14 URBAN ORE	900 MURRAY ST	BERKELEY
15 LOOKING GLASS	1045 ASHBY AVE	BERKELEY
16 NORDSTROM RACK	3839 EMERY ST	EMERYVILLE

TRANSPORTATION MAP

1 EMERY GO ROUND
Free Emery Go Round, provides a shuttle service to the MacArthur BART station. The shuttle takes approximately 10 minutes and runs from 7am to 7pm on weekdays. On weekends a modified route operates from 9am to 7:30pm. More information can be found at www.emerygoround.com



2 MACARTHUR BART STATION
The MacArthur BART can be accessed by Emery Go Round (10 minute commute) providing easy access to San Francisco and Oakland International Airports, Downtown San Francisco, Livermore, Pittsburg, Richmond and Fremont. More information can be found at www.bart.gov



3 AC TRANSIT STOP
AC Transit, Route 26 stops one block from 6200 Shellmound and offers bus services throughout Emeryville and Oakland, including stops at the West Oakland and 12th Street BART. More information can be found at www.actransit.org



4 EMERYVILLE AMTRAK
Amtrak, the Emeryville station is conveniently located adjacent to 6200 Shellmound and connects you easily to Oakland, San Jose, or Sacramento. More information can be found at www.amtrak.com



OAKLAND INTERNATIONAL AIRPORT

Oakland International Airport, is located 14 miles south and accessible by Emery Go Round, BART and car in under 30 minutes. Oakland airport is a hub for Southwest Airlines and provides service to cities across the US, Mexico and Europe. www.oaklandairport.com



PARKING

Ample parking available
www.oaklandcitycenter.com/parking



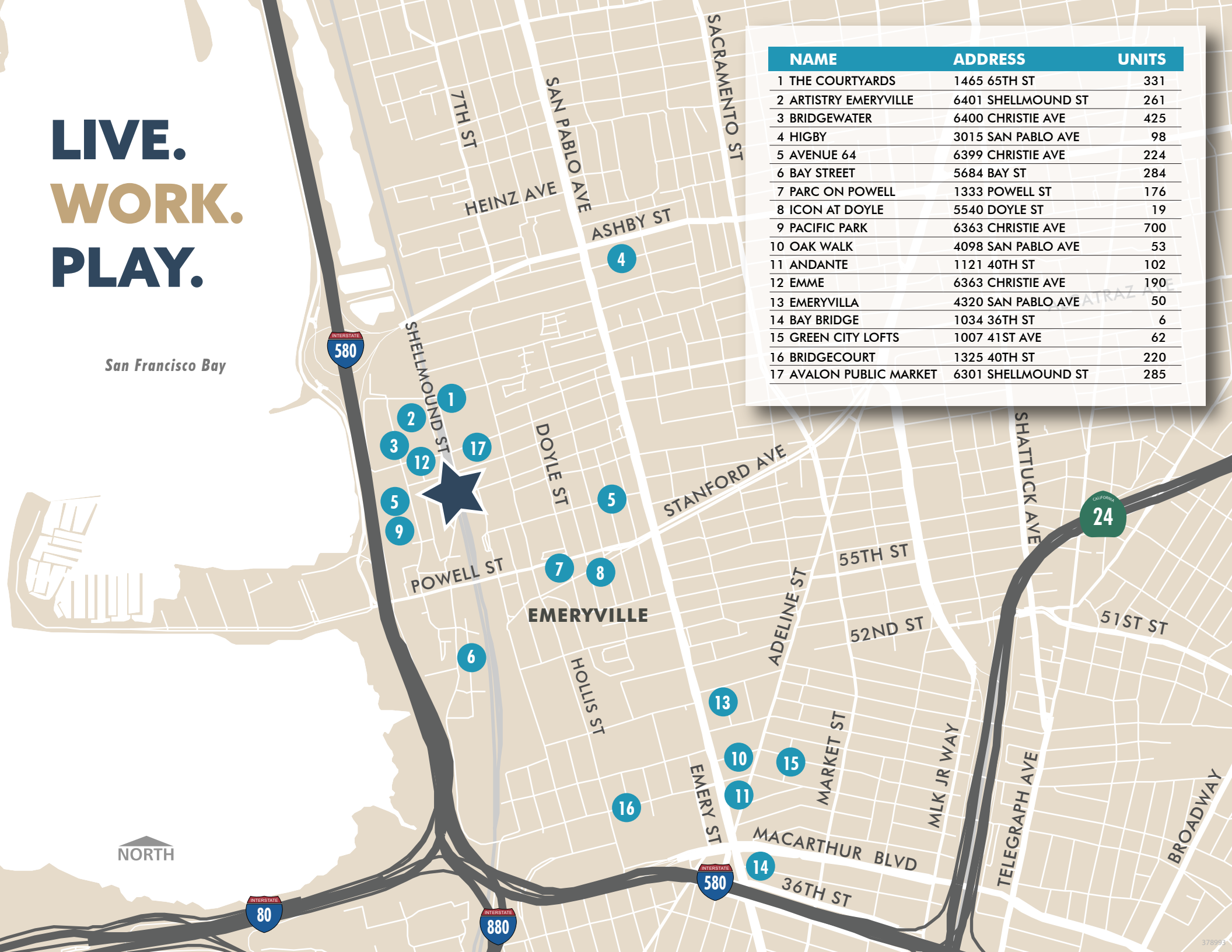
**GIVING
YOUR
COMMUTE
POSSIBILITIES**



**LIVE.
WORK.
PLAY.**

San Francisco Bay

NAME	ADDRESS	UNITS
1 THE COURTYARDS	1465 65TH ST	331
2 ARTISTRY EMERYVILLE	6401 SHELLMOUND ST	261
3 BRIDGEWATER	6400 CHRISTIE AVE	425
4 HIGBY	3015 SAN PABLO AVE	98
5 AVENUE 64	6399 CHRISTIE AVE	224
6 BAY STREET	5684 BAY ST	284
7 PARC ON POWELL	1333 POWELL ST	176
8 ICON AT DOYLE	5540 DOYLE ST	19
9 PACIFIC PARK	6363 CHRISTIE AVE	700
10 OAK WALK	4098 SAN PABLO AVE	53
11 ANDANTE	1121 40TH ST	102
12 EMME	6363 CHRISTIE AVE	190
13 EMERYVILLA	4320 SAN PABLO AVE	50
14 BAY BRIDGE	1034 36TH ST	6
15 GREEN CITY LOFTS	1007 41ST AVE	62
16 BRIDGECOURT	1325 40TH ST	220
17 AVALON PUBLIC MARKET	6301 SHELLMOUND ST	285



NORTH

FIND YOUR FAVORITE SPOT

RESTAURANT	ADDRESS
1 RIVA CUCINA	800 HEINZ AVE
2 SPOON KOREN	933 ASHBY AVE
3 900 GRAYSON	900 GRAYSON ST
4 NINA'S CAFÉ	2703 7TH ST
5 ROTTEN CITY PIZZA	6613 HOLLIS ST
6 JASMINE BLOSSOM	6520 HOLLIS ST
7 FARLEY'S ON 65TH	1195 65TH ST
8 TRIBU CAFÉ	6501 SAN PABLO AVE
9 ACTUAL CAFÉ	6334 SAN PABLO AVE
10 PEPPLES DONUT FARM	6037 SAN PABLO AVE
11 THE BUREAU 510	5800 HOLLIS ST
12 DOYLE STREET CAFÉ	5515 HOLLIS ST
13 ROYA'S GARLIC GARDEN	6363 CHRISTIE AVE
14 CAFFE DUETTO	5646 BAY ST
15 RUDY'S CAN'T FAIL CAFÉ	4181 HOLLIS ST
16 WHY COOK CAFÉ	2000 POWELL ST
17 CHEVYS	1890 POWELL ST
18 SUPER DUPER	5959 SHELLMOUND ST
19 TOWNHOUSE BAR & GRILL	5662 DOYLE ST
20 PAMIR AFGHAN	5959 SHELLMOUND ST
21 ROBA'S PIZZA	2320 POWELL ST
22 HONOR KITCHEN	1411 POWELL ST
23 BUCKHORN GRILL	5614 BAY ST
24 MEDITERRANEO PIZZA	5959 SHELLMOUND ST
25 EMERYVILLE PUBLIC MARKET FOOD COURT/HALL	5959 SHELLMOUND ST
26 TRADER VIC'S	9 ANCHOR AVE
27 VIK'S CHAAT	2390 4TH ST
28 PAISON	2514 SAN PABLO AVE
29 LONGBRANCH SALOON	2512 SAN PABLO AVE
30 KC'S BBQ	2613 SAN PABLO AVE
31 POWELL ST. PLAZA	5701-5795 CHRISTIE AVE
32 TRADER JOES	5700 CHRISTIE AVE
33 PEET'S COFFEE	5959 SHELLMOUND ST
34 STARBUCKS	1405 65TH ST
35 PARADITA EATERY	5959 SHELLMOUND ST



San Francisco Bay

POWELL ST

EMERYVILLE

24

BROADWAY

6200 SHELLMOUND

AT THE PUBLIC MARKET

FOR MORE INFORMATION, PLEASE CONTACT

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CBRE

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