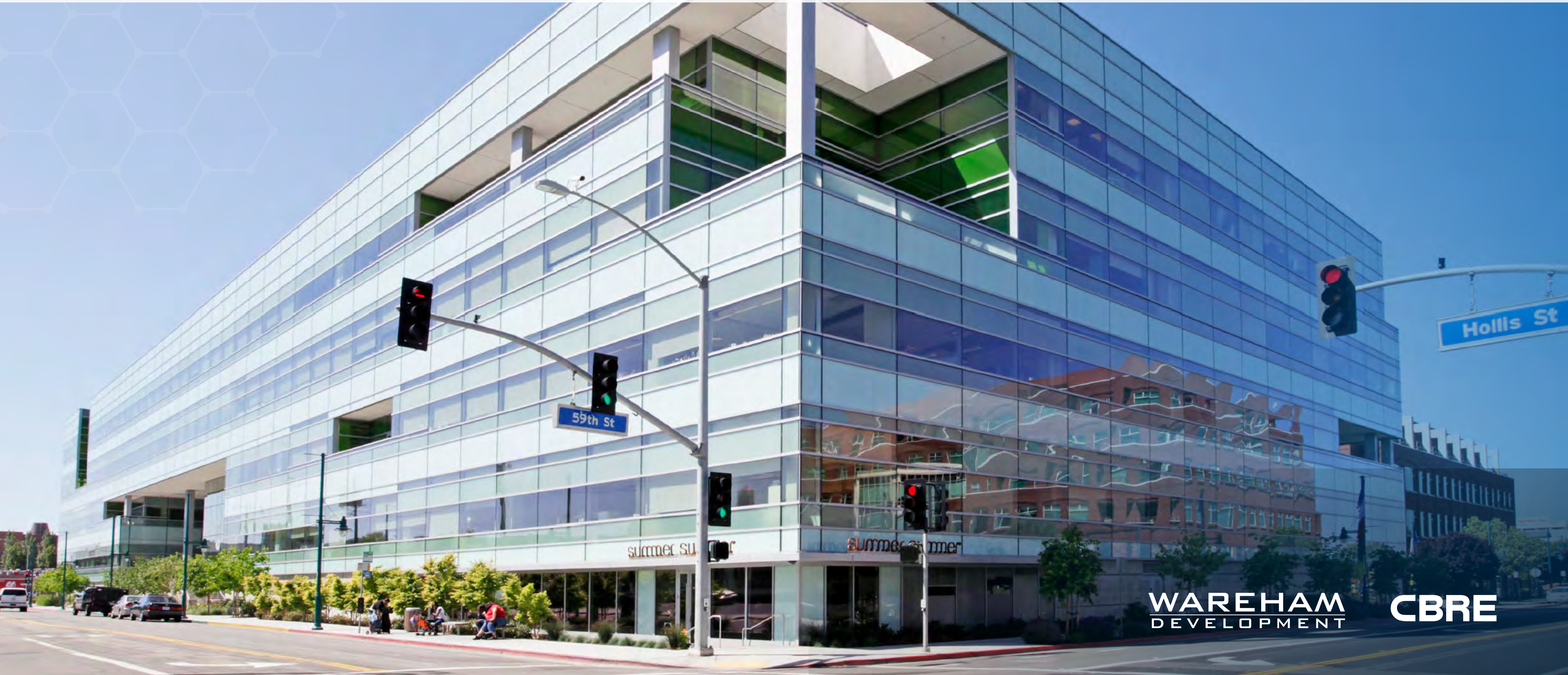


LAB SPACE AVAILABLE FOR LEASE

EMERY STATION
RESEARCH CAMPUS

5885 HOLLIS STREET | EMERYVILLE

±40,020 SF DIVISIBLE TO ±36,520 SF



WAREHAM
DEVELOPMENT

CBRE

LOCATION HIGHLIGHTS

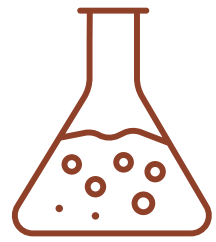
EMERY STATION
RESEARCH CAMPUS

FOREFRONT OF LIFE SCIENCE DISCOVERY

For over four decades, Wareham Development has shaped the Bay Area's life sciences landscape, and 5885 Hollis at EmeryStation East exemplifies this legacy. This 245,000-square-foot, glass-clad laboratory building in the East Bay Biotech Corridor drives cutting-edge research and development in life sciences. Its 22,000-square-foot plaza with fountains and walkways fosters collaboration, while the lobby's gallery of Northern California Nobel laureates, commissioned by Wareham, inspires researchers and students, celebrating the building's role in advancing scientific breakthroughs.



PROPERTY HIGHLIGHTS



EMERYVILLE'S HIGHEST QUALITY CLASS-A LABORATORY BUILDING

- Large, highly efficient floor plates
- Robust power and HVAC
- Exterior deck and panoramic views
- Dedicated loading dock and freight elevator
- Large back-up generator capacity



BEST IN CLASS AMENITIES

- Campus fitness center
- Shared conference rooms throughout campus
- Ongoing curated tenant events designed to inspire and connect our community
- Bike parking, bike share, and bike repair stations
- On-site cafe and an abundance of food and beverage opportunities throughout campus
- 24/7 on-site security



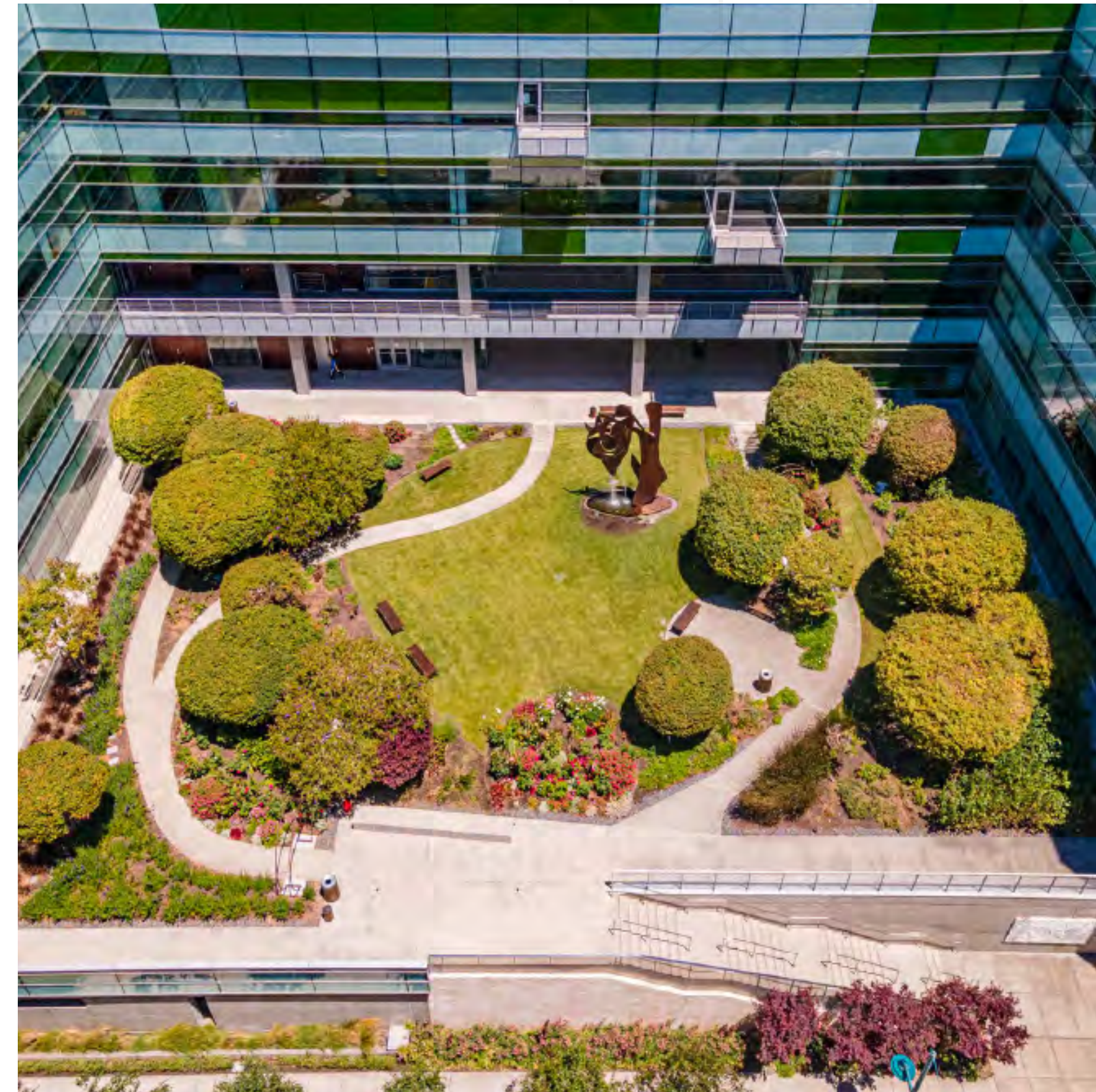
HEALTH & WELLNESS

- Expansive two story lobby, providing abundance of natural light
- Lush organic gardens and art throughout campus
- LEED Silver certified campus, including EV charging stations



TRANSPORTATION

- Easy access to major highways 580, 24, 880 and SF Bay Bridge
- Direct access to last mile transit options including AC transit, Emery-Go-Round shuttle to BART, and ride share services
- Adjacent to Amtrak Transit Center with Capitol Corridor route from Sacramento to San Jose
- 2.0/1,000 campus parking ratio within the Building and at EmeryStation West's new 675-car garage. Additional EV charging and public parking throughout campus

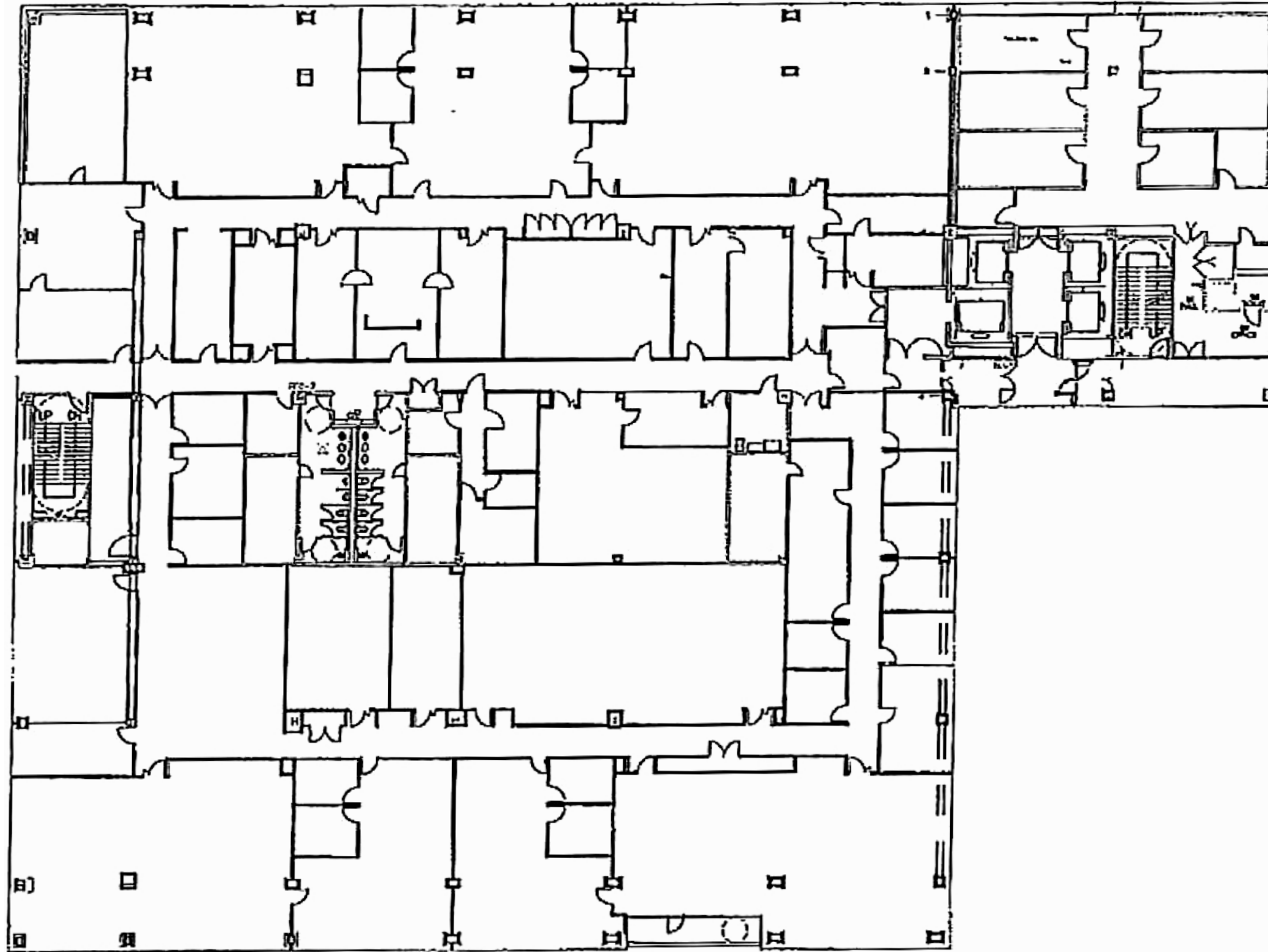


PROPERTY INTERIOR

LAB AND OFFICE
FOR LEASE



THIRD FLOOR | ±40,020 RSF



LAB BUILD-OUT:

- Three (3) large open biology labs
- Three (3) large biochemistry labs
- Two (2) 4C stability chamber rooms
- Multiple lab support and equipment rooms
- Two (2) PCR labs
- Large glass wash and autoclave facility
- Chemical waste storage area
- Shipping and receiving vestibule with immediate access to building freight elevator

OFFICE BUILD-OUT:

- Nineteen (19) private offices and huddle rooms
- Two (2) large open office areas
- Large breakroom with access to an outdoor terrace

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 Berkeley Lab, the oldest federal lab in the U.S.



EMERY STATION
RESEARCH CAMPUS



Activate

amyris



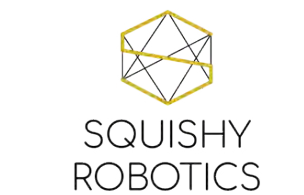
Catalent



RODAN+FIELDS



SIEMENS



BIOAGE



PROXIMITY

IN THE HEART OF A LEADING EAST BAY LIFE SCIENCE AND RESEARCH CLUSTER



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, Berkeley Lab, Bakar Lab, Berkeley Skydeck, Berkeley Start Up Cluster, and Wareham's Aquatic Park Research Campus

ABUNDANT AMENITIES On-site restaurants or short walk to others, to shopping districts, health facilities, and entertainment.

COMPLIMENTARY Dedicated shuttles throughout our campuses to BART and Amtrak Capitol Corridor Route.

CAMPUS parking

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	Berkeley Lab
18 MINS	Downtown San Francisco
20 MINS	Downtown Oakland
22 MINS	Oakland Airport
30 MINS	SFO
60 MINS	San Jose




AMENITIES

RESTAURANTS



RESTAURANTS



SAN PABLO STREET RESTAURANTS




PUBLIC MARKET



FOOD COURT: 15+ EATERIES


BAY STREET



POWELL STREET PLAZA



EAST BAY BRIDGE CENTER



5885 HOLLIS



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 UC Berkeley, UC San Francisco, Stanford University, and Berkeley Lab.

IN THE CENTER OF THE CRITICAL BERKELEY-EMERYVILLE RESEARCH & DEVELOPMENT CLUSTER



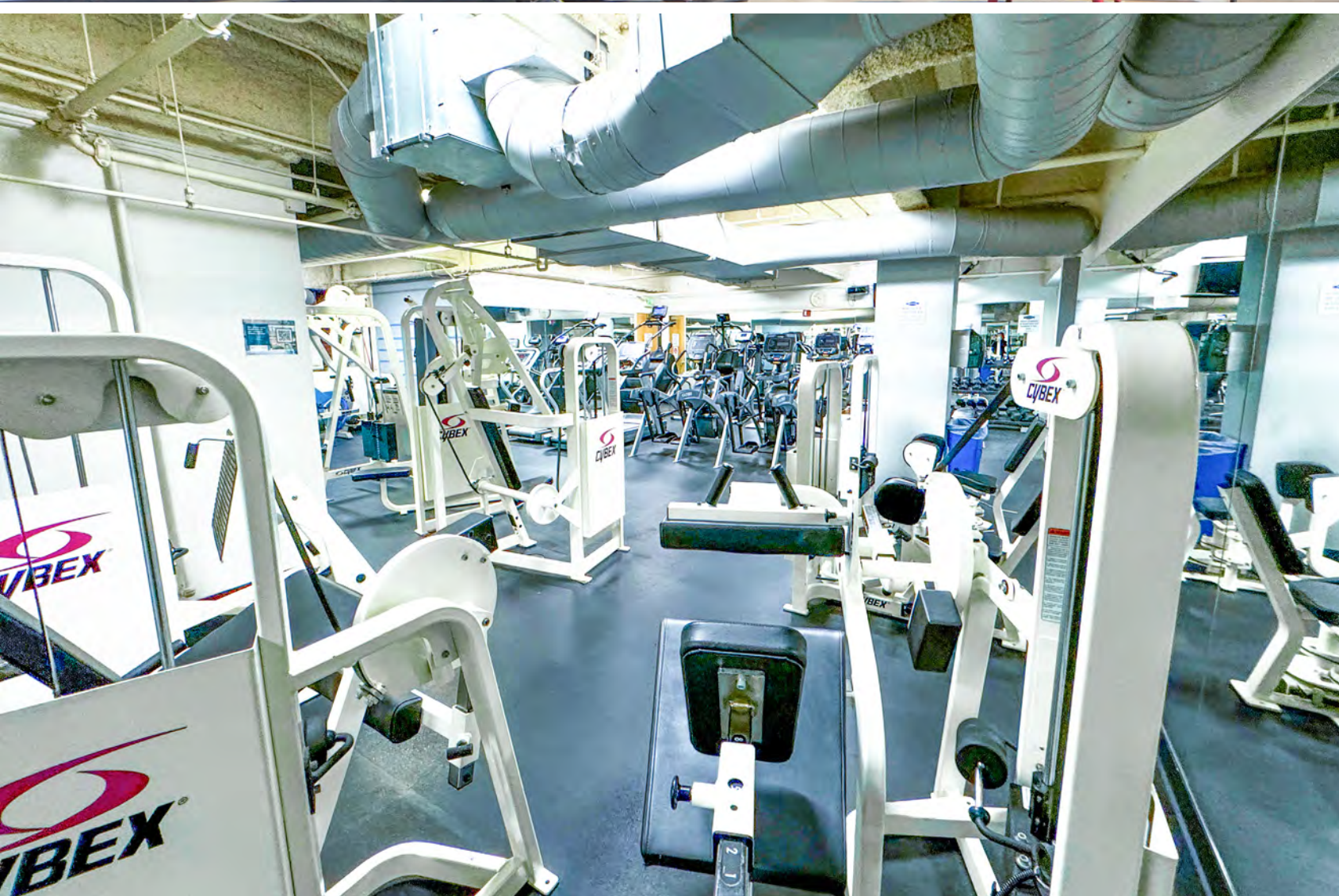
WAREHAM'S EMERYSTATION RESEARCH CAMPUS

5885 HOLLIS

WAREHAM'S AQUATIC PARK RESEARCH CAMPUS

CAMPUS AMENITIES

5885 HOLLIS STREET | EMERYVILLE



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WAREHAM
DEVELOPMENT

CBRE

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EMERY STATION
RESEARCH CAMPUS

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 dark brown callout box with white text "5885 HOLLIS STREET" is positioned over the central buildings, with a thin line pointing to a specific building. The surrounding area includes parking lots, streets, and other urban infrastructure. The background shows a bay and a bridge.

5885 HOLLIS STREET