

±12,953 SF

Life Science / R&D Space Available



**Life / Style
Science**

5905 Shellmound St | Emeryville, CA

o|x|f|l|o|r|d

CBRE

Venture into a future where inspiration meets opportunity

5905 Shellmound Street

Capture the essence of Emeryville's commercial vibrancy and make your mark in a space where possibilities know no bounds.



Building Highlights



±12,953 SF Available



Power: 600 Amps / 480 V

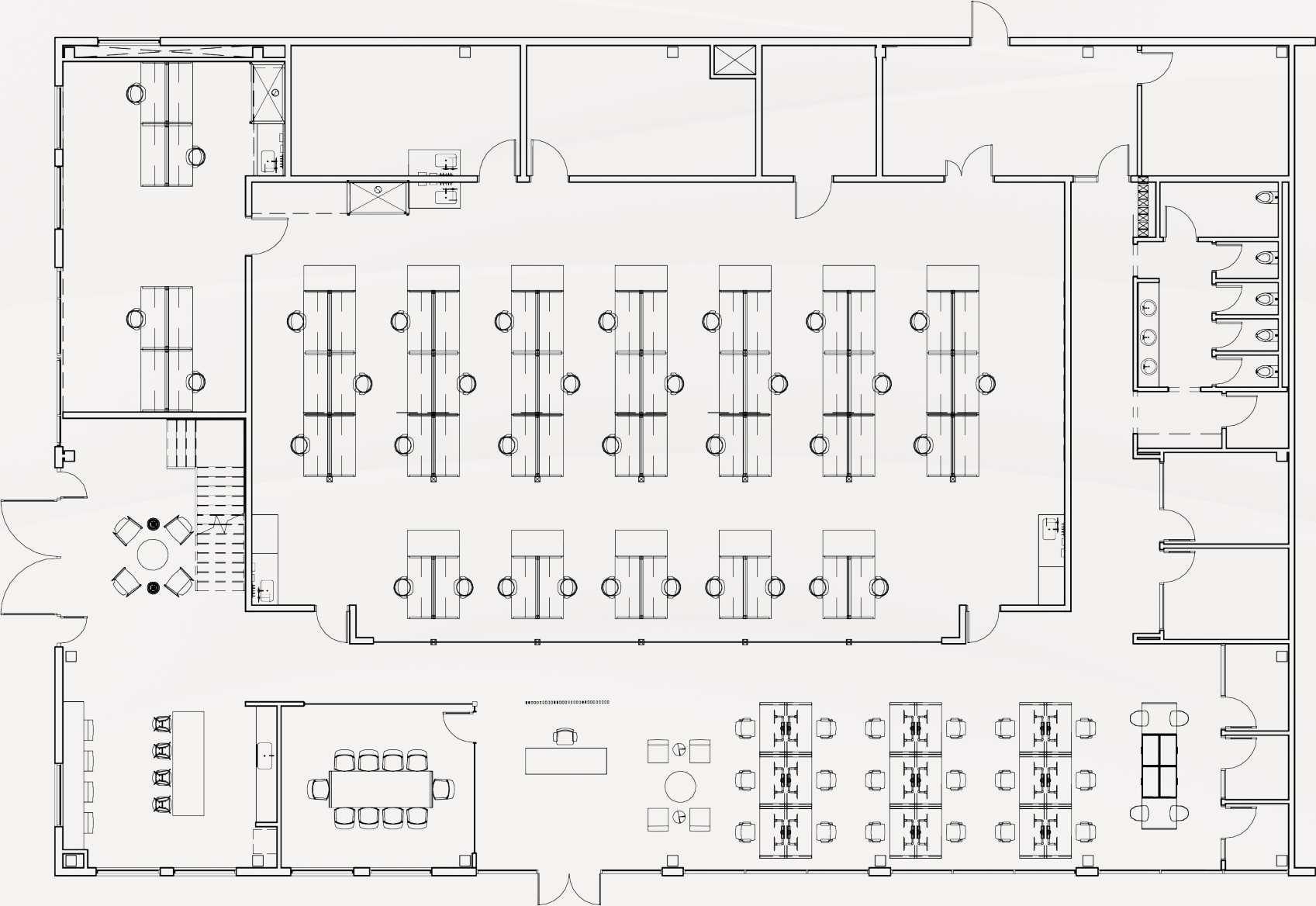


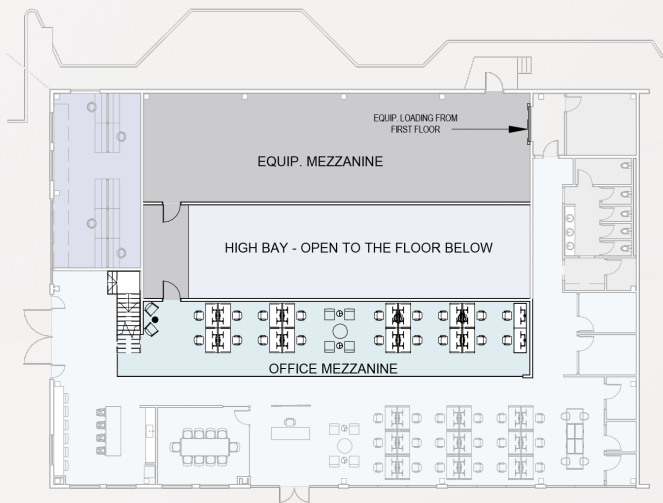
Parking: 3/1,000 SF



Floorplan

60-40% lab/office

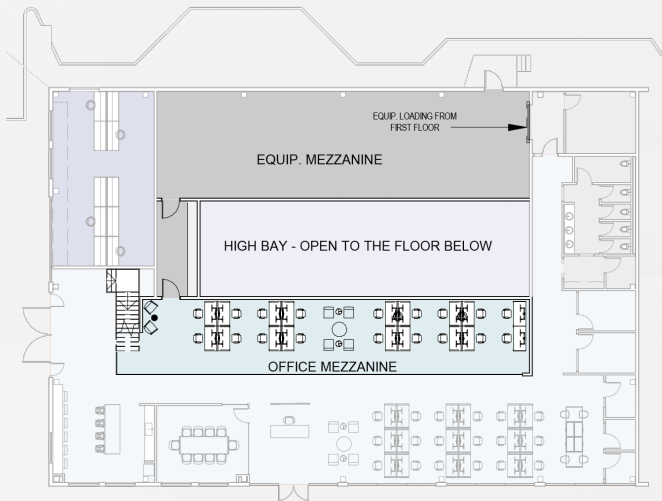




MEZZANINE PLAN
SCALE: 1" = 30'-0"



- BUILDING SUPPORT
- LAB
- LAB SUPPORT
- OFFICE



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Amenities

Nearby restaurants, bars, gyms and apartments support the work/live/play lifestyle of a startup's target workforce.



23,000 SF FOOD HALL

- | | |
|-----------------------------|-----------------------------|
| Baby Cafe | Naru Sushi |
| C CASA | Paradita Eatery |
| Calypso Rose Kitchen | Peet's Coffee & Tea |
| Jayna Gyro | Pig in a Pickle |
| Juice House Co. | Pizzeria Mercato |
| Koja Kitchen | Public Bar by Blush |
| Konarq | Super Duper Burgers |
| La Vida Fish & Chips | The Periodic Table |
| Mr. Dewie's Cashew Creamery | Minnie Bell's Soul Movement |
| NabiQ | |

NUMEROUS RETAILERS

- OrangeTheory Fitness
- Guitar Center
- Agile Occupational Medicine
- Bruce's Barbershop
- Corepower Yoga
- Emeryville Dental Care
- The Lounge Nail Spa

RESIDENTIAL

over 450 residential units offering a true live/work/play experience

Unparalleled Connectivity

Putting the Bay Area at your finger tips.

DRIVE TIMES

UNIVERSITY OF CALIFORNIA BERKELEY

14 MINUTES | 3.4 MILES

SAN FRANCISCO INTERNATIONAL AIRPORT

36 MINUTES | 22.3 MILES

OAKLAND INTERNATIONAL AIRPORT

20 MINUTES | 11.8 MILES

OAKLAND

11 MINUTES | 3.7 MILES

PORT OF OAKLAND

12 MINUTES | 4.2 MILES

SAN FRANCISCO

34 MINUTES | 10.8 MILES

PORT OF SAN FRANCISCO

29 MINUTES | 9.6 MILES

ALAMEDA

17 MINUTES | 6.0 MILES

HAYWARD

30 MINUTES | 18.8 MILES

WALNUT CREEK

31 MINUTES | 14.5 MILES

SAN JOSE

1 HOUR 13 MINUTES | 44 MILES



- EMERY GO-ROUND - HOLLIS
- EMERY GO-ROUND - SHELLMOUND
- EMERY GO-ROUND - WATERGATE
- WEST BERKELEY SHUTTLE
- CAPITAL CORRIDOR
- AC TRANSIT (SELECTED ROUTES)
- AC TRANSIT TRANSBAY ROUTE STOPS
- WALKING/BIKING PATH
- BICYCLE LANES (ON STREET)
- Z ZIPCAR LOCATIONS
- CITY CARSHARE LOCATIONS

Corporate Neighbors

Part of the only life science cluster on the same side of the Bay as UC Berkeley





SAN FRANCISCO

MARIN

← OAKLAND

5905 Shellmound St.
EMERYVILLE | CA

BERKELEY →

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