

Atrium Labs



1650 65th St, Emeryville

128,994 RSF

Shell Space - Divisible

Suite A; 30,348 RSF (Built out & furnished Laboratory space - 60:40 Lab to Office ratio)

Suite B: 33,594 RSF

Suites C& D: 65,052 RSF (Demisable)

GMP Manufacturing Capable

NEWMARK

Bill Benton
Vice Chairman
415-806-2455
bill.benton@nrmk.com
RE LIC #01247617

Conor Ranahan
Managing Director
925-899-6699
conor.ranahan@nrmk.com
RE LIC #01850797

Building Highlights

Atrium Labs is an exciting new lab conversion in the heart of Emeryville's growing Life Science hub.

Thoughtfully designed specifically for scientific advancement, Atrium's state-of-the-art lab space is balanced by its striking aesthetics and curated selection of amenities

- New lobby and atrium
- Conference room
- Bike storage with showers
- New roof installed in 2022
- 2.0/1,000 parking ratio
- New main entry and trellis
- New permeable pavers
- New perimeter landscaping
- Concrete tilt-up walls with wood truss roof
- Seismic and structural upgrades
- 2,000 lb serving steel elevator
- Ceiling height - Lab: 10' ; Office: Max 18'9" ; Shell Space: 20'-27'
- Independent high efficiency VAV systems for labs and office
- Labs to be 100% outside air
- Lab zones designed for 10 air changes per hour
- Equipment size to accommodate future fume hoods
- **Power - 6,000 Amps, 25 watts/SF, 900kW backup generator**

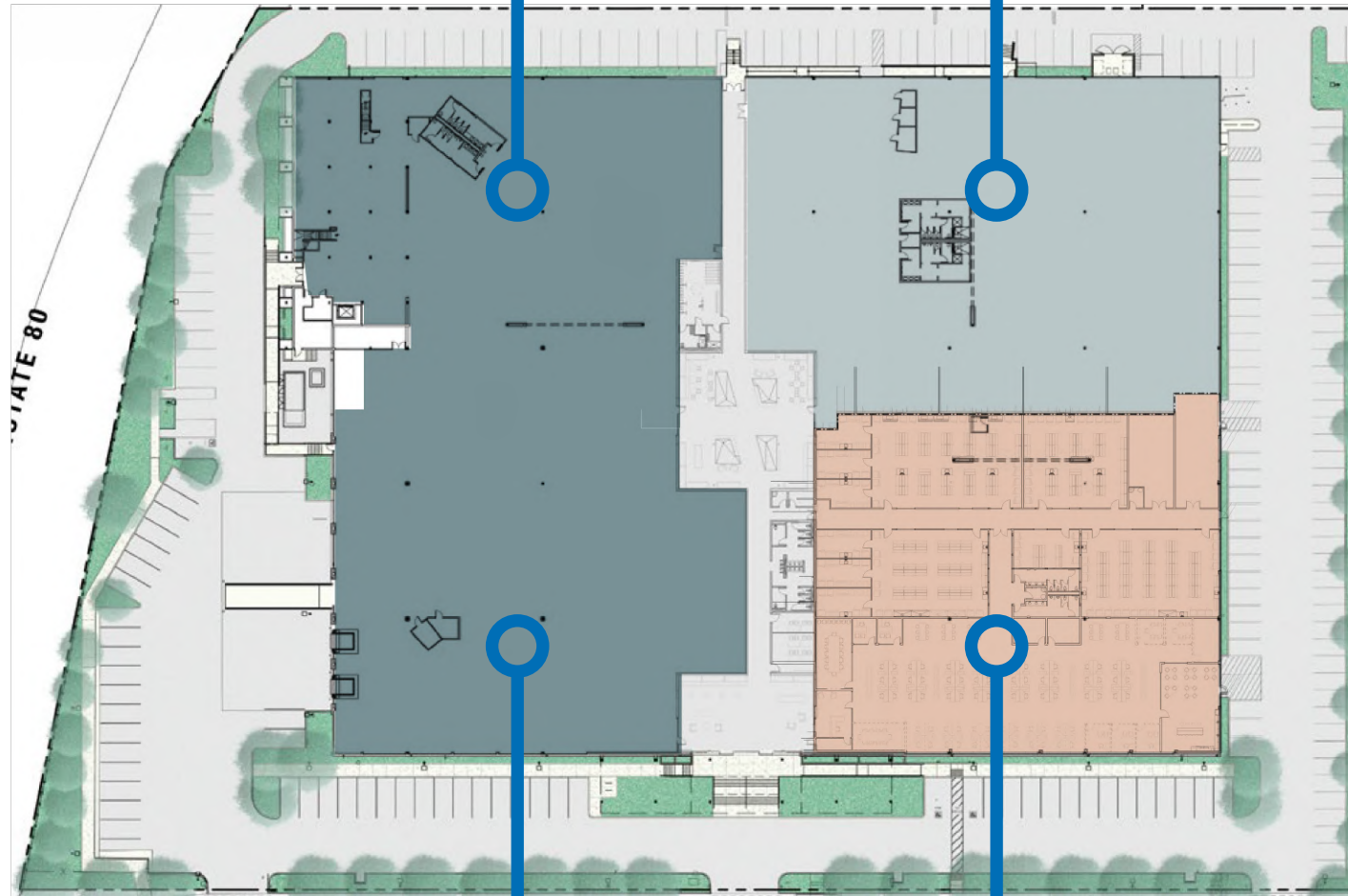


Floorplans

SHELL SPACE - DIVISIBLE

Suite C: 32,526 RSF

Suite B: 33,594 RSF



Suite D: 32,526 RSF

Suite A: 30,348 RSF

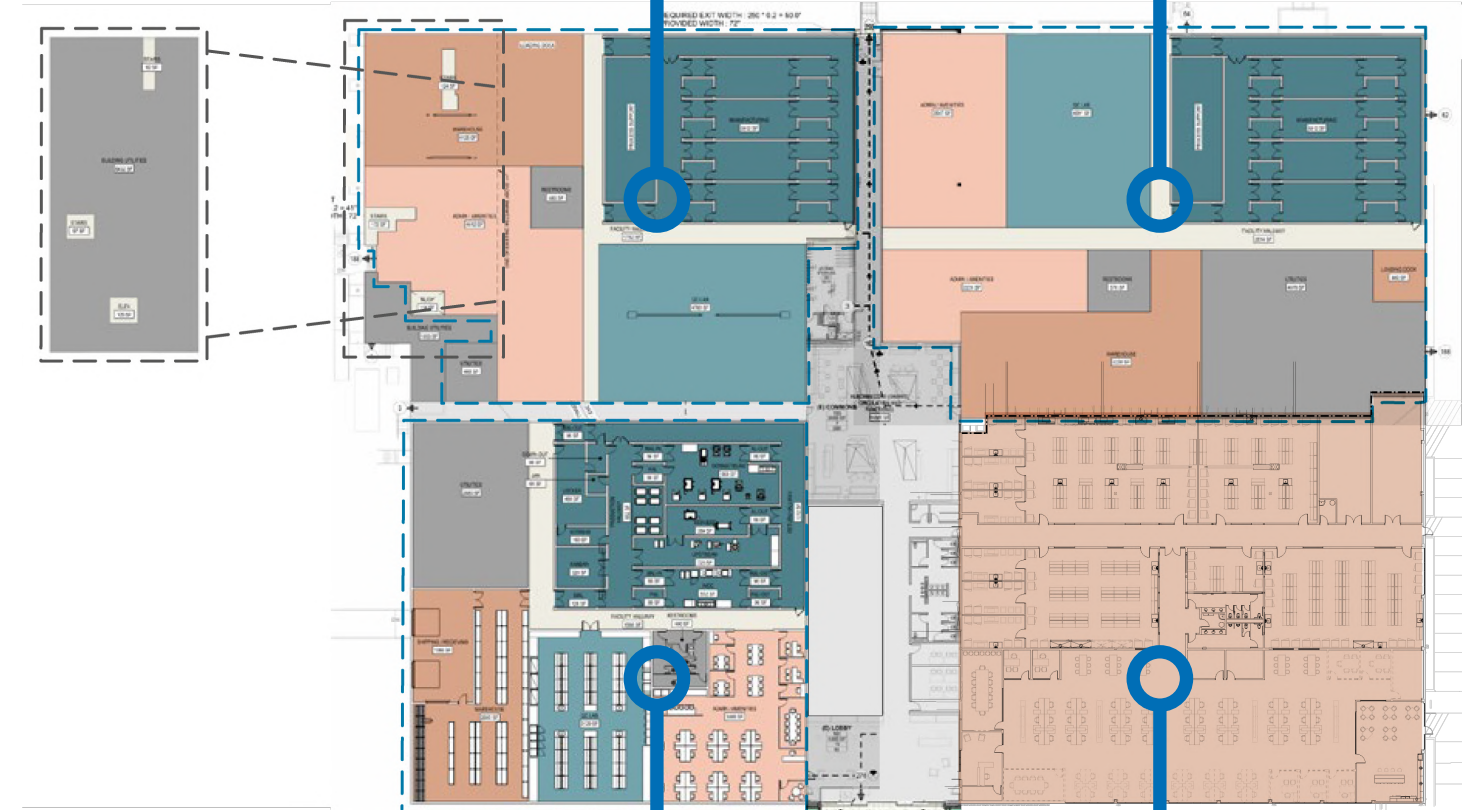
Spec Lab
(Built out and furnished as shown)

Suites C & D: 65,052 RSF

GMP MANUFACTURING BLOCKING PLAN CAN BE DEMISED/CUSTOMIZED

Suite C: 32,526 RSF

Suite B: 33,594 RSF



Suite D: 32,526 RSF

Suite A: 30,348 RSF

Spec Lab
(Built out and furnished as shown)



Shared Spaces



Spec Lab A

Life Science Map

Atrium Labs:
1650 65 St | Emeryville

Life Science Buildings
Emeryville & Berkeley





Atrium Labs



1650

FIRE LANE - NO PARKING

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One Sansome Street, Floor 41, San Francisco, CA 94104

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For more information:

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