

LAB SPACE AVAILABLE FOR LEASE

EMERY STATION  
RESEARCH CAMPUS

6121 HOLLIS | SUITE 600 | EMERYVILLE

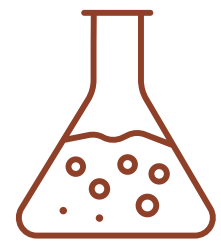
±8,392 SF NEWLY RENOVATED LAB OPPORTUNITY | MOVE-IN READY



WAREHAM  
DEVELOPMENT

CBRE

# PROPERTY HIGHLIGHTS



## RESEARCH ENVIRONMENT

- Purpose-built lab facilities
- Dedicated back-up power
- Attractive brick & timber façade and interior
- 24/7 engineering support
- Property management team expertise with lab tenants



## 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
- Abundance of food and beverage opportunities on campus and surrounding area
- 24/7 on-site security



## HEALTH & WELLNESS

- Abundance of natural light throughout interior building
- Private exterior tenant patio
- Lush organic gardens and art throughout campus



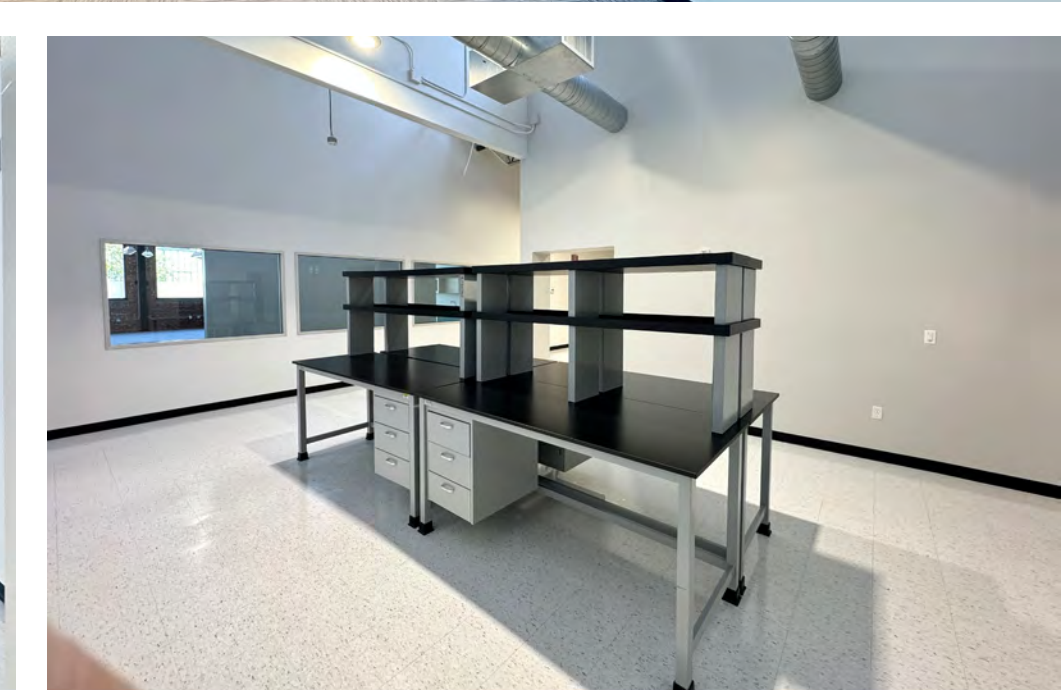
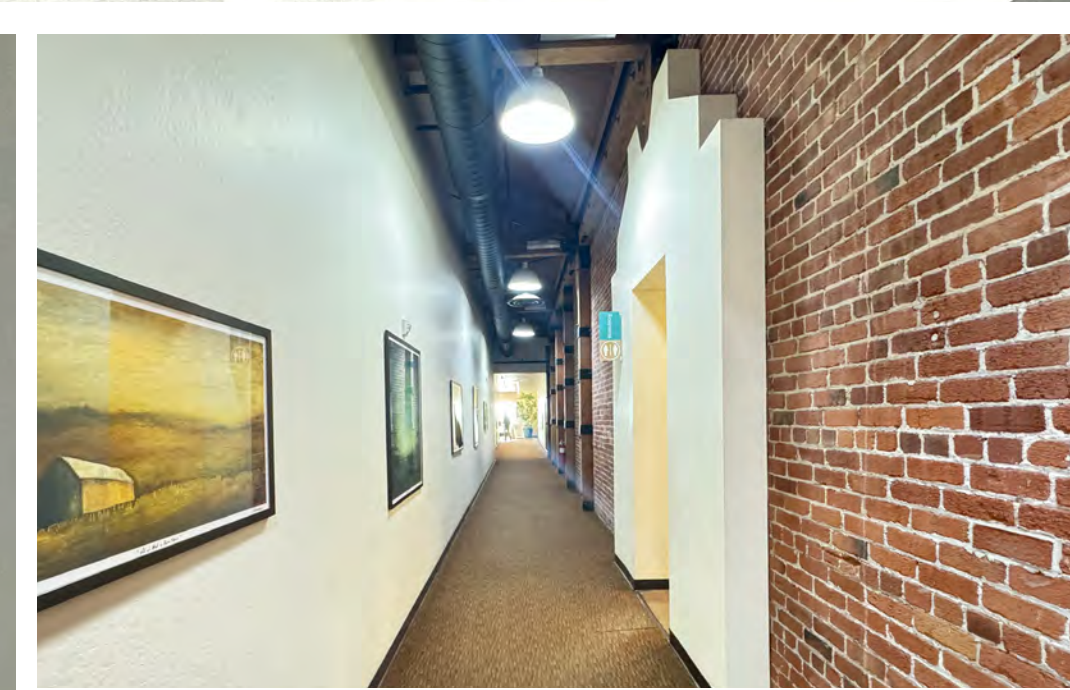
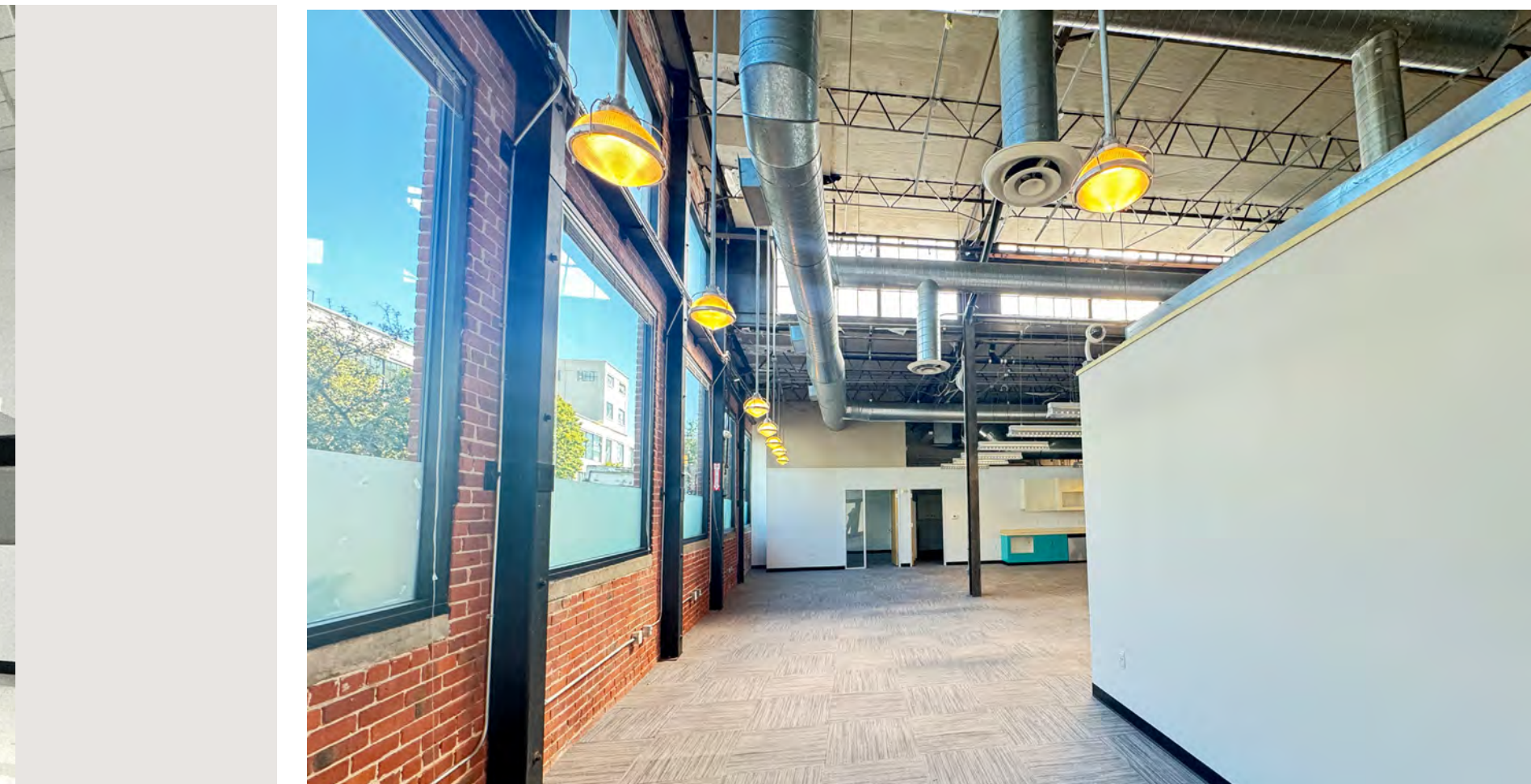
## TRANSPORTATION

- Direct access to last mile transit options including AC transit, Emery-Go-Round shuttle to BART, and ride share services
- Adjacent to Amtrak Intermodal Transit Center with Capitol Corridor route from Sacramento to San Jose
- Ample parking throughout campus with additional street level public parking



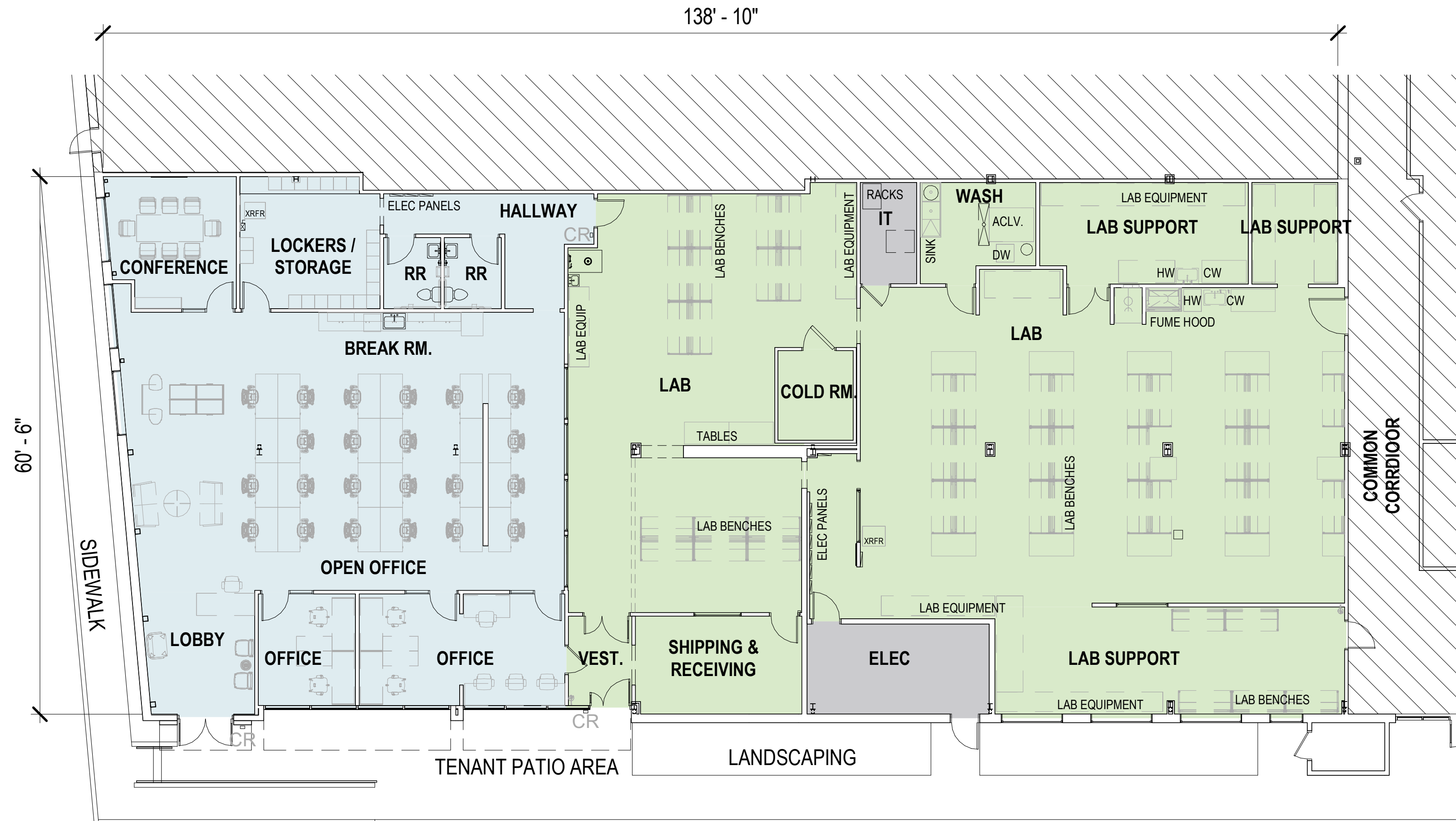
PROPERTY INTERIOR

LAB AND OFFICE  
FOR LEASE



# HYPOTHETICAL FLOOR PLAN

## SUITE 600 | ±8,392 RSF



\*Hypothetical furniture plan

### LEGEND

■ BUILDING SUPPORT | 300 SF   ■ LAB | 5054 SF   ■ OPEN OFFICE | 3,038 SF

### LAB BUILD-OUT

- Recently renovated lab and pilot lab facility
- Three (3) lab support rooms
- Glass/autoclave wash room
- Fume hood with room for more
- Ceiling drop-down plug-ins with CDA
- Walk-in cold storage room
- Vestibule separation entrance from street frontage with adjacent shipping & receiving room within lab
- IT room within lab
- Dedicated backup generator

### OFFICE BUILD-OUT:

- Spacious outdoor terrace
- High bay ceilings with expansive windows offering abundant natural light
- Street frontage entrance with double doors
- Two (2) private offices
- Conference room
- Open office area with room for ±24 desks
- Lockers and storage room
- Two (2) private restrooms within suite
- Kitchenette

## 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



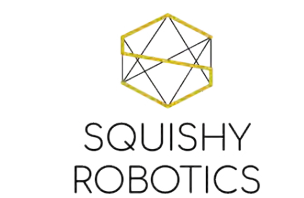
Catalent



RODAN+FIELDS



SIEMENS



BIOAGE



PROXIMITY

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



6121 HOLLIS ST  
EMERYVILLE | CA

WAREHAM'S  
EMERYSTATION  
RESEARCH CAMPUS

Berkeley  
UNIVERSITY OF CALIFORNIA  
2.5 MILES

WAREHAM'S  
AQUATIC PARK  
RESEARCH CAMPUS

BAYER RESEARCH  
CAMPUS

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

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



# TRANSPORTATION



Emery Go-Round dedicated shuttle ([emerygoround.com](http://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](http://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**

**HERITAGE SQUARE**


**BAY STREET**



**POWELL STREET PLAZA**



**EAST BAY BRIDGE CENTER**



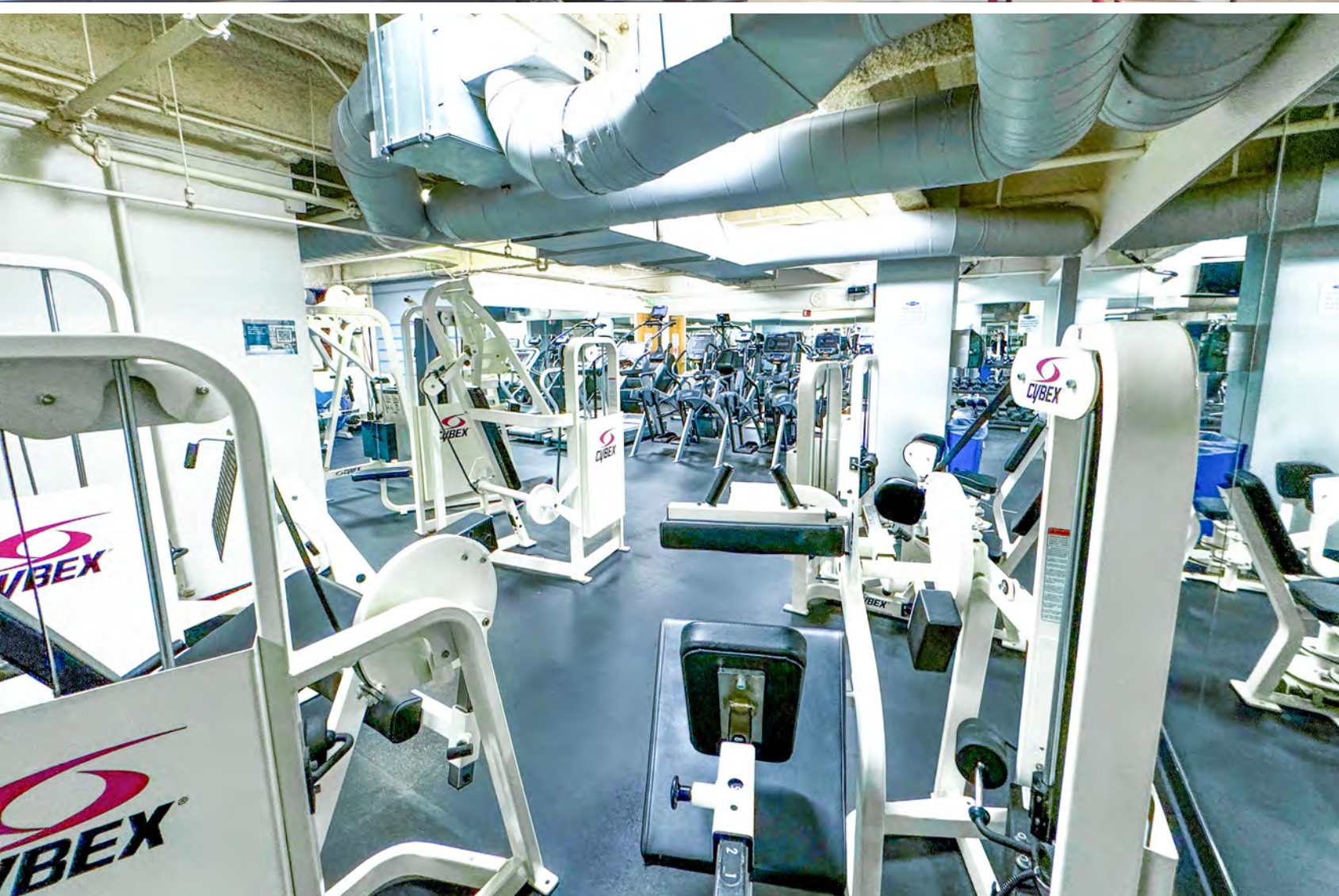
## BEST-IN-CLASS AMENITIES WITHIN WALKING DISTANCE

- + 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.

# CAMPUS AMENITIES

EMERY STATION  
RESEARCH CAMPUS

## 6121 HOLLIS | EMERYVILLE



## CONTACT

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**WAREHAM**  
DEVELOPMENT

**CBRE**

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**EMERY STATION**  
RESEARCH CAMPUS

6121 HOLLIS STREET

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 brick and modern glass buildings in the center. A red callout box with a white border and a red dot at the bottom points to a specific location on Hollis Street, labeled '6121 HOLLIS STREET'. The background shows a cityscape with a bay and a bridge in the distance.