

LAB SPACE AVAILABLE FOR LEASE

EMERY STATION
RESEARCH CAMPUS

5959 HORTON STREET | EMERYVILLE, CA

±18,000-55,000 SF IN THE EAST BAY'S PREMIER LAB BUILDING



PUBLIC PARKING

WAREHAM
DEVELOPMENT

CBRE

LOCATION HIGHLIGHTS

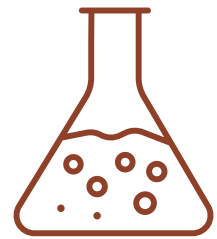
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RESEARCH CAMPUS

FOREFRONT OF LIFE SCIENCE DISCOVERY

Discover the visionary spirit of Wareham Development at 5959 Horton Street, a focal point within their renowned EmeryStation Research Campus, a testament to Wareham's commitment to fostering the success of life science pioneers, providing a platform for collaboration and advancement at the forefront of industry breakthroughs.

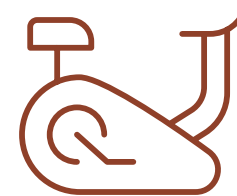


PROPERTY HIGHLIGHTS



EMERYVILLE'S HIGHEST QUALITY CLASS-A LABORATORY BUILDING

- Plug & play lab equipment and infrastructure with built-in lab benches and sinks
- Lab and Office FF&E included
- Large and highly efficient floor plates
- Robust power and HVAC throughout
- Dramatic two-story lobby
- Dedicated loading dock and freight elevator



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 throughout campus
- 24/7 on-site security



HEALTH & WELLNESS

- Large, open sky green roof providing abundance of natural light
- Private terrace overlooking EmeryStation campus
- Lush organic gardens and art throughout camp

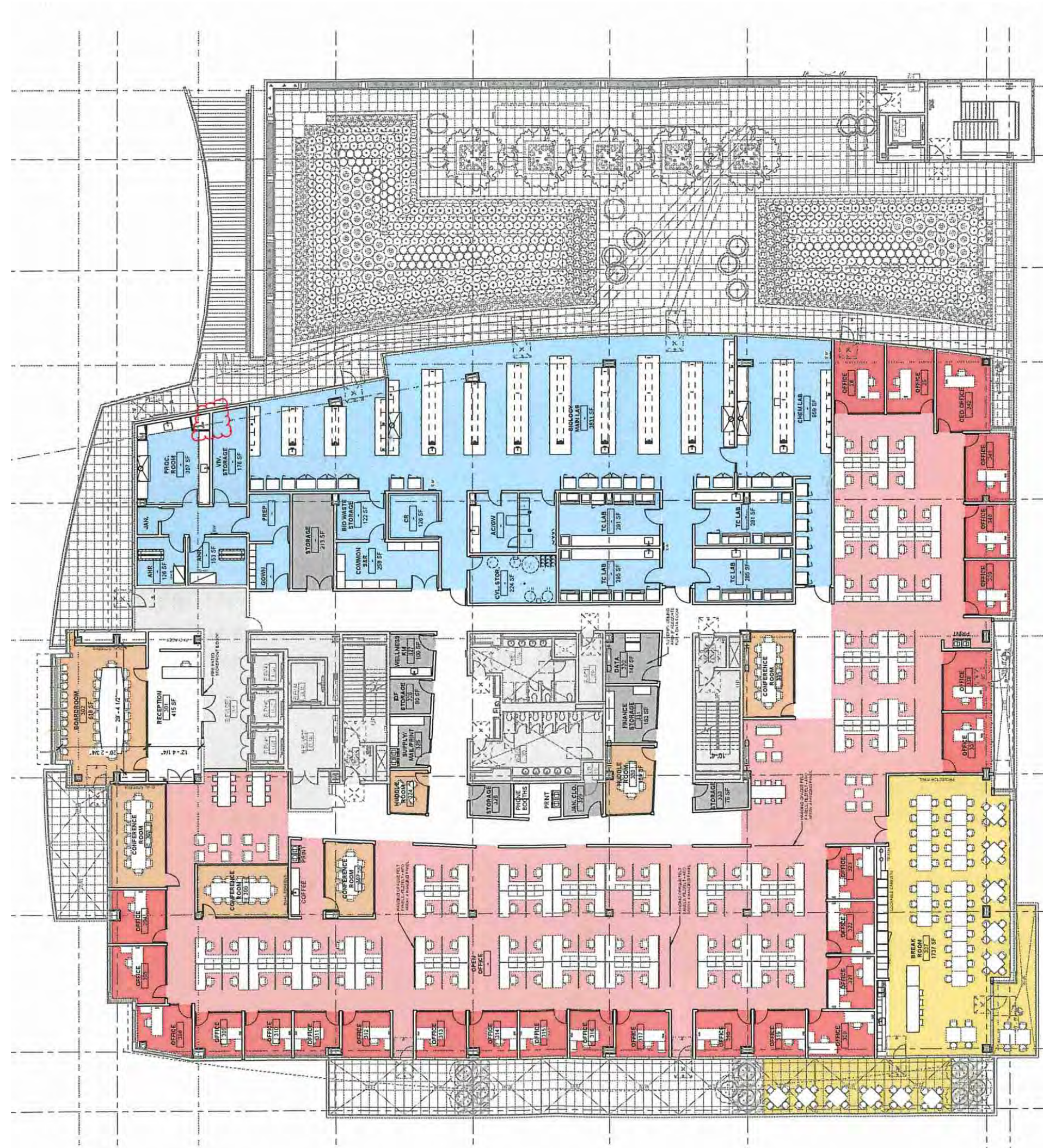


TRANSPORTATION

- 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 Intermodal Transit Center with Capitol Corridor route from Sacramento to San Jose.
- 2.0/1000 campus parking ratio at EmeryStation West's new 675-car garage. Additional EV charging stations and street level public parking throughout campus.



THIRD FLOOR | ±37,000 RSF



LAB BUILD-OUT

- Large open biology lab with benching and equipment in place
- Four (4) dedicated lab support rooms
- Small chemistry lab
- Vivarium with two (2) holding and one (1) procedure room
- Biowaste storage room

OFFICE BUILD-OUT:

- Dedicated reception area
- Expansive window line conference room with access to outdoor terrace
- Five (5) additional conference and huddle rooms
- Ninety (90) work stations
- Twenty Six (26) private offices
- Bench seating for eighteen (18)
- Large break room and all hands area with indoor and outdoor balcony seating
- Fully furnished

LEGEND

LAB AND VIVARIUM

OFFICE

PROPERTY INTERIOR

THIRD FLOOR



SUITE 450 | ±18,567 RSF



LAB BUILD-OUT

- Chemistry lab area with 4 fume hoods
- Lab Storage/Process Gasses
- Quarantine Storage
- Built-in lab benches with sinks
- Gown ISO 8 Room
- ISO 7 Clean Lab Support Room
- Dark room/microscopy
- Lab support room
- In-suite vacuum & CDA
- Stand-by power

OFFICE BUILD-OUT:

- Open bull pen with 36 workstations - adjustable height desks and chairs
- Main conference room with seating for 14+ people
- Secondary conference room with seating for 12
- Large and equipped breakroom and all hands meeting area
- CEO office with adjacent personal conference room
- 15 private offices/huddle or telephone rooms
- Direct access to a usable outdoor terrace

LEGEND

- BUILDING SUPPORT
- LAB
- OPEN OFFICE



PROPERTY INTERIOR

SUITE 450



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.



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Activate

amyris



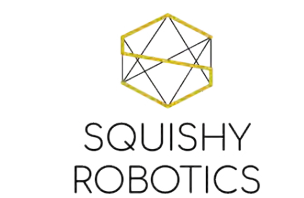
Catalent



RODAN+FIELDS



SIEMENS



BIOAGE

Zogenix

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

IKEA

5959 HORTON



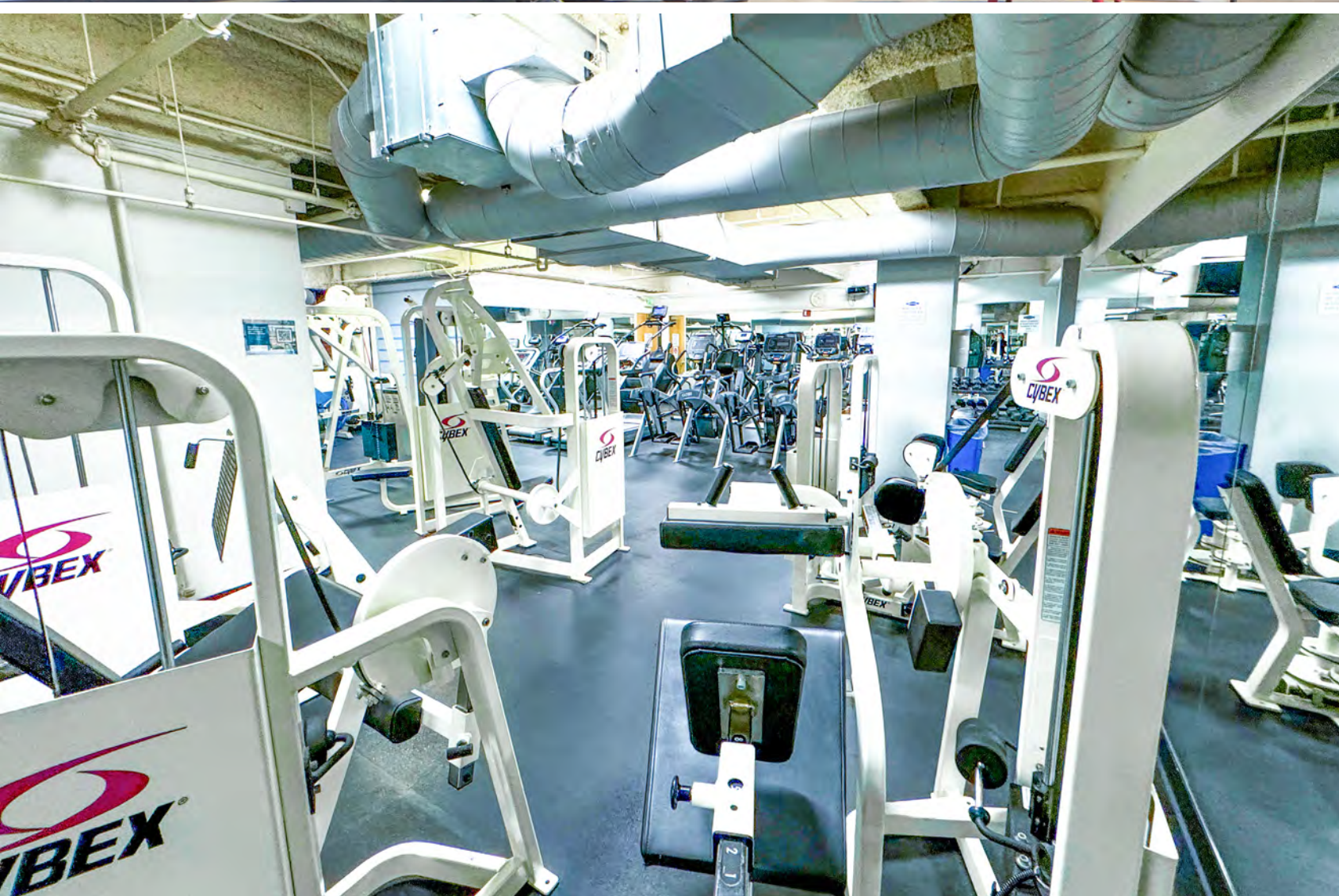
BEST-IN-CLASS AMENITIES WITHIN WALKING DISTANCE

- + 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

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WAREHAM
DEVELOPMENT

CBRE

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