

Office/Lab | For Lease

WAREHAM
DEVELOPMENT

CBRE

5858 Horton Street

Suite 393 | Emeryville, CA

±9,861 SF Premier Lab
& Office Space

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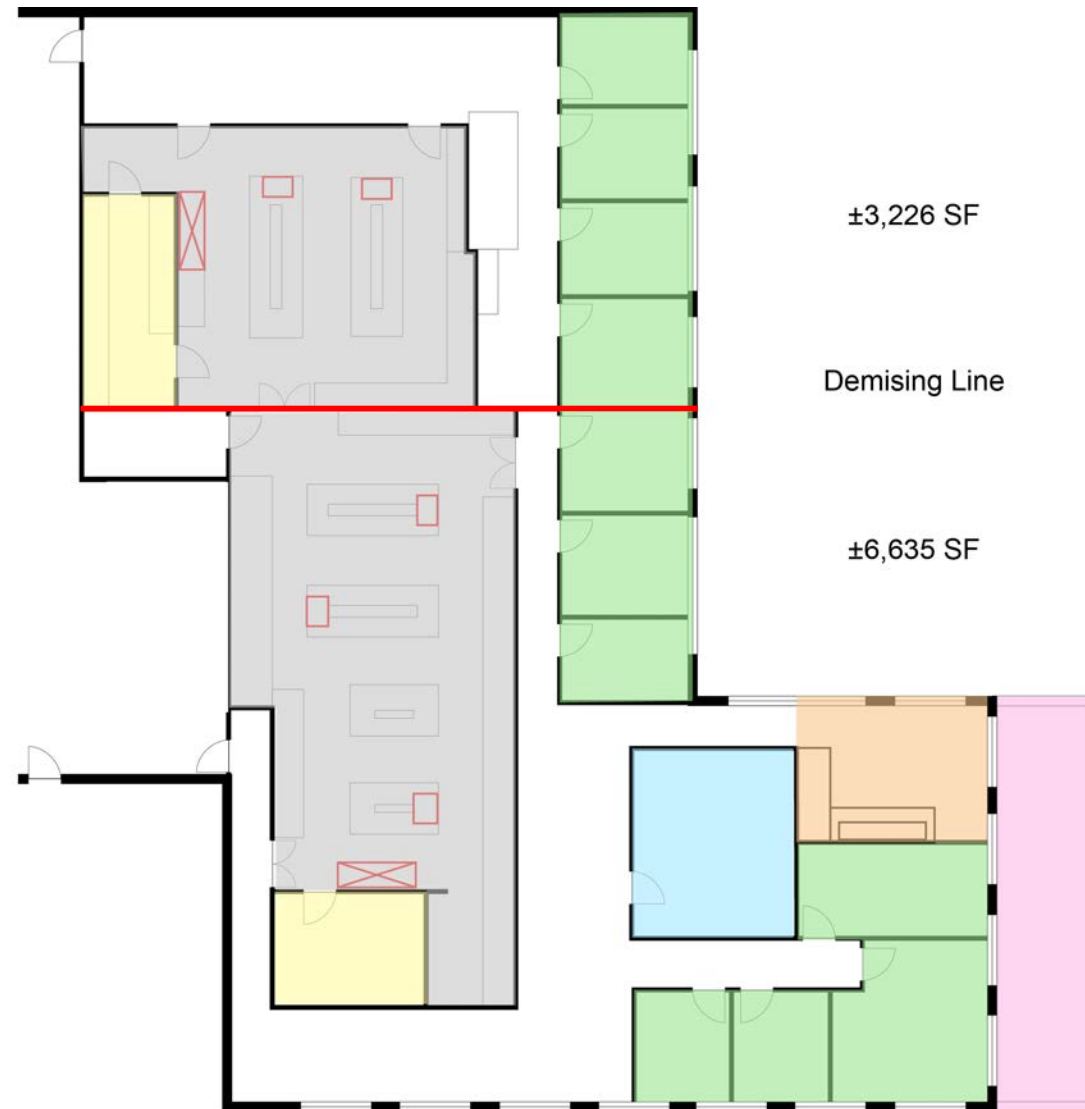
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Suite Highlights

±9,861 SF



Legend

Private Offices	■
Conference Rooms	■
Lab Suites	■
Tissue Culture Room/Interior Lab Support Room	■
Kitchenette	■
Private Outdoor Terrace	■
Common Area	
Fume Hood	X
Sink	□

LAB SPECS

- + Lab area currently demised as shown into two areas with interior connectivity
- + Total SF: 9,861 SF
 - 2 Fume Hoods
 - 6 Lab Benches
 - 5 Sinks
 - 2 Lab Support Rooms
 - CDA & Vacuum
 - Shared Exhaust & Supply Air
- + Lab North Plan: 3,226 SF
- + Lab South Plan: 6,635 SF

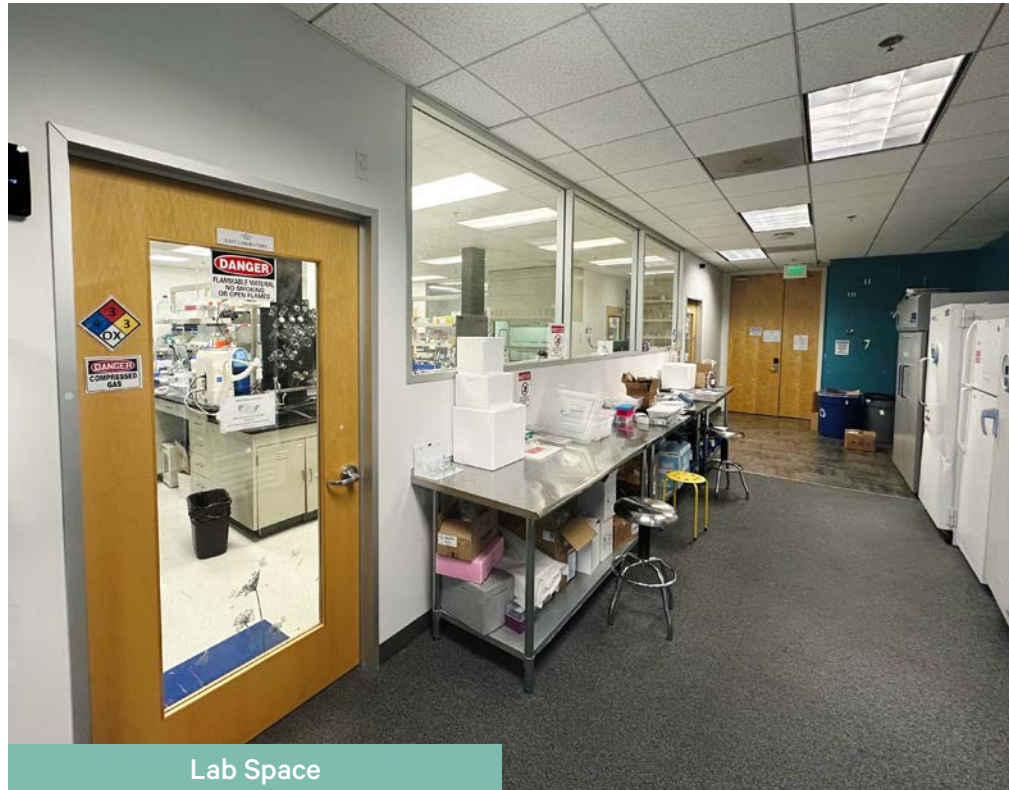
OFFICE BUILD-OUT

- + Open Office Areas
- + 11 Private Offices
- + Conference Room
- + Break Room with Exterior Balcony

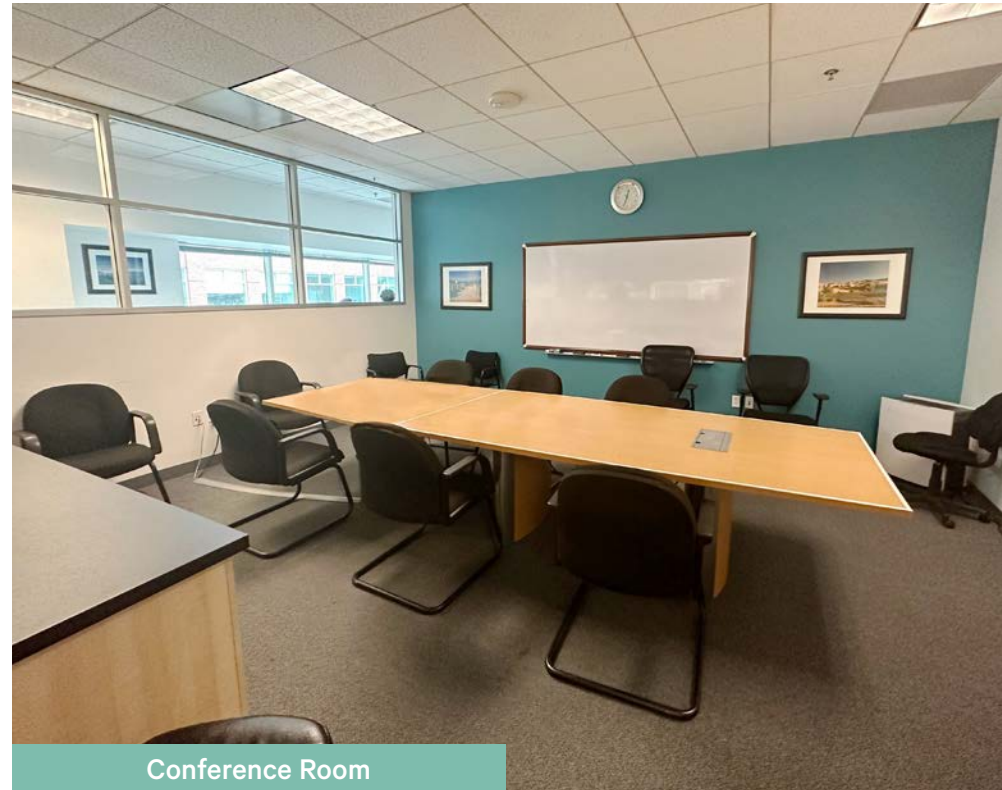


Office Features

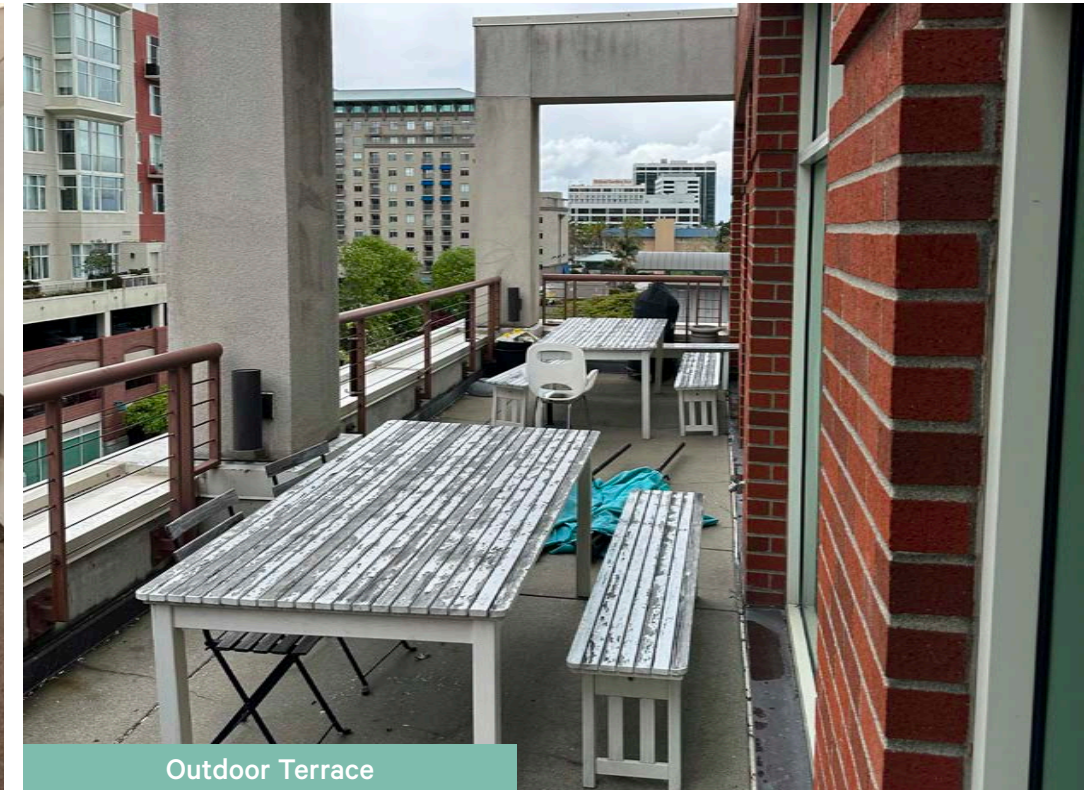
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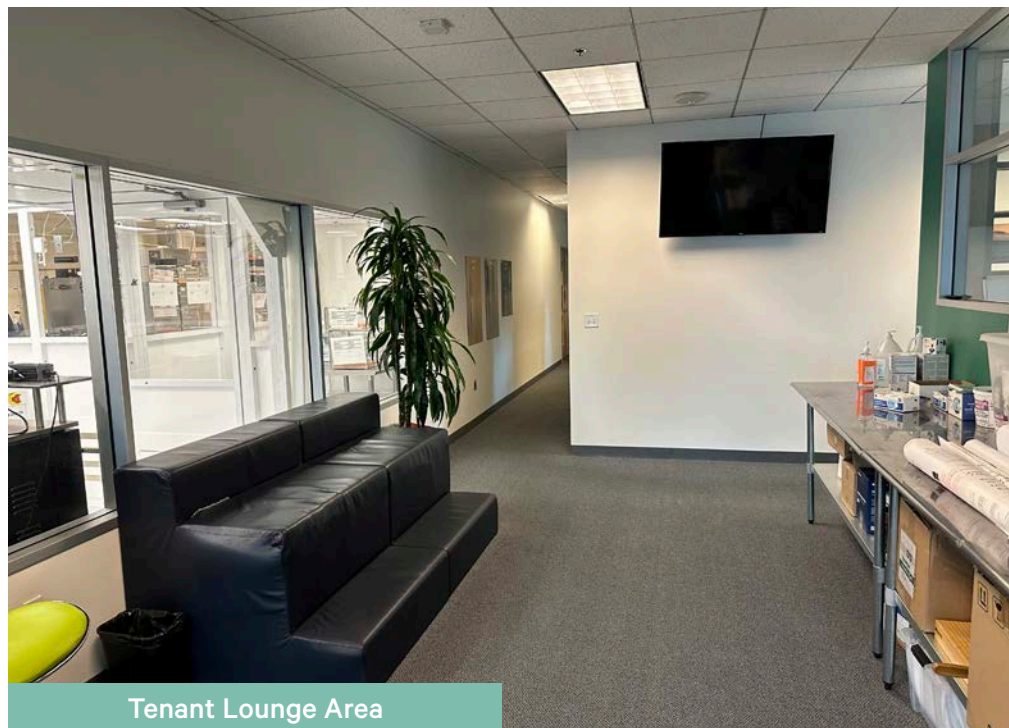
Lab Space



Conference Room



Outdoor Terrace



Tenant Lounge Area



Lab Space



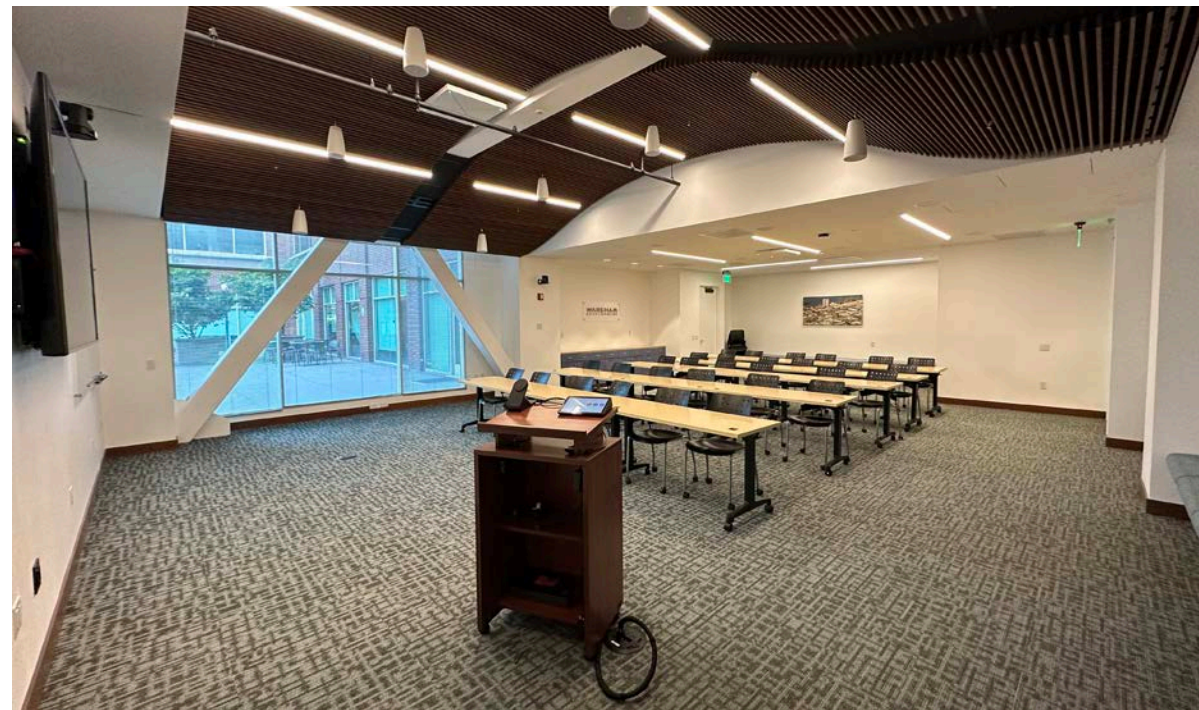
Break Area

Abundant Campus Amenities

EmeryStation Research Campus Overview

- + Massive campus infrastructure.
- + 1.6 million square feet in 15 buildings on this campus owned, developed, and managed by Wareham Development.
- + Urban infill scalable by 50% with new product already entitled.
- + History of successful public-private partnerships with the City of Emeryville since 1977.
- + Recruiting and collaboration opportunities with US Berkeley, UC San Francisco, Stanford University, and Lawrence Berkeley National Laboratory.

- + Abundant campus amenities and walking distance to or a free shuttle ride to all other Emeryville amenities.
- + Adjacent housing.



Best-in-Class Amenities within a Walking Distance

Abundant Campus Amenities

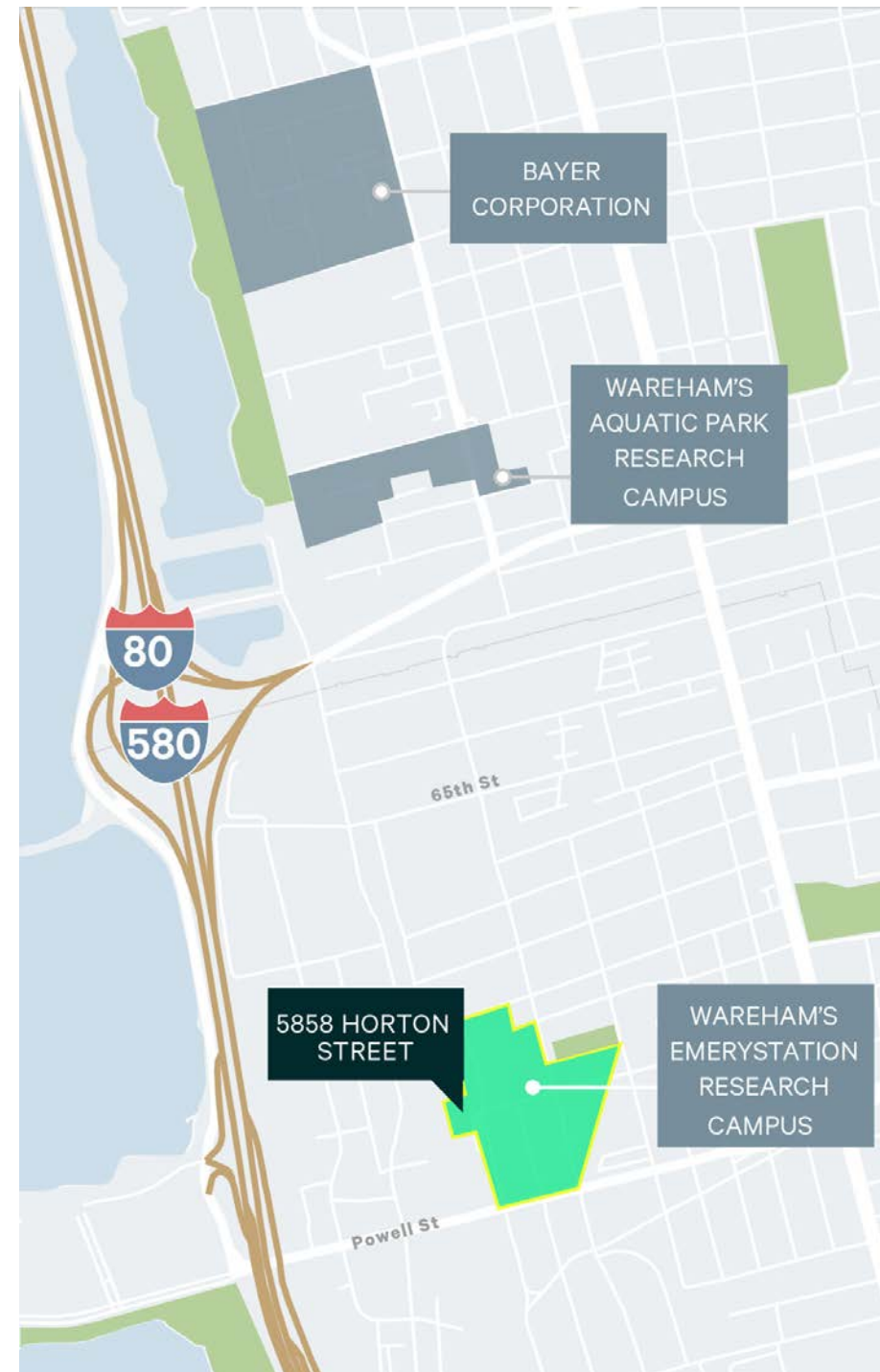
- + Easy access from all major public transportation and freeways with plentiful campus parking and car-charging stations.
- + Free Emery Go-Round shuttle to and from BART.
- + Amtrak Intermodal Transit Center for easy commutes between Sacramento and San Jose on Capitol Corridor Route.
- + Bike parking, bike share, and bike repair stations.
- + Popular restaurants: Bureau 510, Summer Summer, Ruby's Café, Polaris Café, Branch Line Bar, Subway.
- + Campus Fitness Center.
- + Conference rooms equipped for larger meetings.
- + Bi-monthly speaker series in collaboration with all Wareham tenants.
- + Regular networking events with entire research cluster.
- + Lush organic gardens and pocket parks.
- + Sculptures and art throughout the campus.
- + Walkable to or a quick free shuttle hop to the restaurants, shopping, hospitality, and entertainment at Public Market, Powell Street Plaza and Bay Street.



Centrally Located within the East Bay's Top Life Science Cluster

Attracting the Best and the Brightest

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 Lawrence Berkeley National Laboratory, the oldest federal lab in the U.S.



Easy Access to Public Transportation

Transportation Options at EmeryStation Research Campus

Emery Go-Round free 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. Lots of bike and pedestrian paths and trails.

Drive Times

3 mins	Wareham's Aquatic Park Research Campus
11 mins	Downtown Berkeley
11 mins	UC Berkeley
11 mins	Lawrence Berkeley National Lab
18 mins	Downtown San Francisco
20 mins	Downtown Oakland
22 mins	Oakland Airport
30 mins	SFO



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