

A Distinguished
Building for Noble
and Nobel Scientists

Emery Station East

www.emerystationeast.com



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5885 HOLLIS STREET EMERYVILLE

- Forward-looking architecture with inter-weaving patterns of transparent and translucent glass
- ±245,000 square feet of state-of-the-art laboratory space on four floors over secure, structured parking
- Large, efficient floor plates, 16 foot floor-to-floor heights with low-vibration design built in
- Divisible from 70,000 square feet to 2,500 square feet.
- Workspaces with floor-to-ceiling glass accentuating views and natural light
- ±20,000 square foot elevated garden and terraces with spring-green glass
- Cost-saving cogeneration energy system
- On-site stormwater treatment via “green” organic bioswales
- First exit off the Bay Bridge in Emeryville at beginning of East Bay Biotech Corridor
- Large, established campus includes Amtrak Intermodal Transit Center
- Served by free Emery-Go-Round shuttle system to BART and Emeryville retail sites
- Owner/developer landlord has long-term relationships with science industry leaders
- Tenants will enjoy this stellar cutting-edge building and campus neighbors in the life, physical, nano sciences and alternative fuels disciplines

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EmeryStation East



ARCHITECTURE

A GARDEN WITH A BUILDING AROUND IT. A stunning art fountain at the 40-foot tall grand portal to this **245,000 square foot** institutional-quality laboratory building invites the public and pedestrian traffic to enjoy the 20,000 square foot landscaped open air park. This creates a link all the way from Hollis Street through EmeryStation East to EmeryStation I and the Amtrak Transit Center beyond.

Designed by American Institute of Architects award-winning lab specialist SmithGroup, the architecture is bright, translucent, high-tech and elegant -- reflecting the sophistication of the functions inside the building. Its sand-grit, shadow-boxed and tattooed window walls control the transparency and acknowledge the creative history of Emeryville.

FLOORPLANS

FORM AND FUNCTION. The efficient range of floor plate sizes up to 65,000 square feet affords small and large tenants the maximum flexibility in design and space planning. Because the owner/developer/landlord has almost 30 years of experience in building all levels of laboratory tenant improvements, the infrastructure requirements for state-of-the-art science laboratories are already incorporated in the building design.

Large zones of leasable area restricting vibration to 2,000 microinches of movement are provided while maintaining 16 foot floor-to-floor height for ample overhead services flexibility. Tenant rooftop equipment expansion with a rooftop platform for access to highly flexible mechanical shafts oversized for tenant needs is available.

AMENITIES

A BUILDING TO INSPIRE 24/7 RESEARCH. Cutting-edge scientists work long and hard. EmeryStation East -- organized around a lush 20,000 square foot central landscaped plaza with its fountain and gardens amid Japanese Maple trees, ornamental grasses, shrubs and perennials -- instills reflection and feeds the imagination. The dynamic lobby befits this extraordinary building while generous usable outdoor terraces and balconies at all levels and exposures maximize sun and bring the outdoors inside. Two levels of secure, covered parking are also provided as well as access to an adjacent 80-seat conference center and tenant exercise room.

Perimeter retail spaces add to the already-vibrant neighborhood at the 11-acre, award-winning EmeryStation campus with restaurants, retail, ample landscaped areas, and acclaimed sculpture throughout. The computerized, free Emery-Go-Round shuttle system provides fast and easy access to shopping, hotels, over 30 restaurants, office supply stores, and anything else one would expect in an urban center.



LOCATION

WHERE THE EAST BAY BIOTECH CORRIDOR MEETS THE BAY BRIDGE.

EmeryStation East is centrally located at the foot of the Bay Bridge and I-80. Less than five minutes by car from downtown San Francisco, EmeryStation East is a part of EmeryStation's intermodal transit hub. Its Amtrak Transit Center serves 90,000 passengers per day and is San Francisco's stop for national rail and for commuter trains on the Capitol Corridor route serving Sacramento to San Jose. BART is less than a 5-minute ride on the free Emery-Go-Round computerized shuttle bus which serves between 5,000 to 10,000 riders daily. AC Transit has several routes through Emeryville and a direct route to San Francisco's Transbay Terminal.

Emeryville is the hub of the East Bay Biotech Corridor -- a vital outgrowth of the brain trust of the University of California at Berkeley, Stanford University and the University of California at San Francisco. It is home to one-third of the Bay Area's 600 bioscience companies and 820 life science companies, including long-time Wareham tenant Chiron (now Novartis), and such EmeryStation campus biotech marvels as Amyris Biotechnologies, Kinemed, Ernest Gallo Research Center, Bionovo, Neosil, and NovaCal Pharmaceuticals. EmeryStation East tenants travel less than 10 miles to colleagues at UCSF, less than three miles to colleagues at UC Berkeley, and less than one mile to Berkeley's Aquatic Park Center and its tenants, Lawrence Berkeley National Laboratory, Bayer Health Sciences, Dynavax, Xoma, and several labs for the State of California.

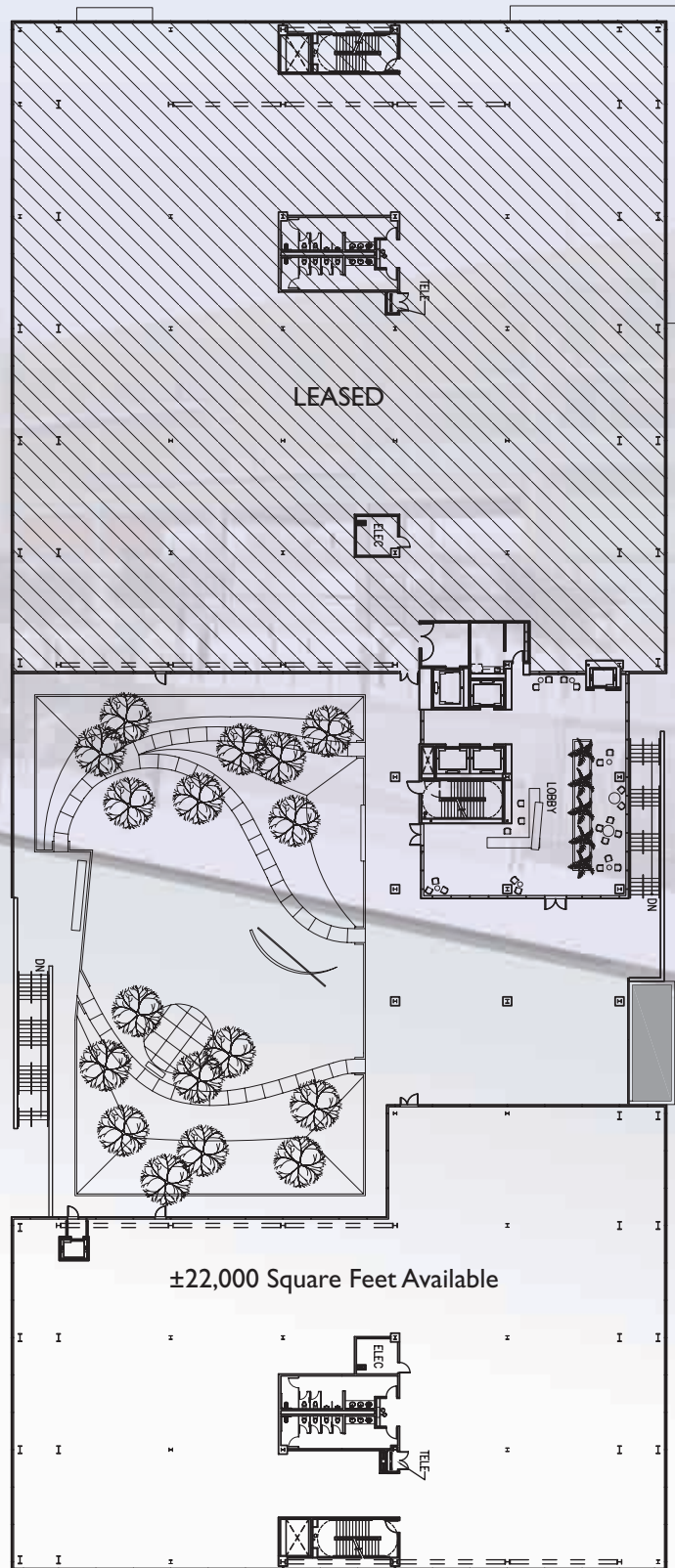
ABOUT THE TEAM

CORNISH & CAREY COMMERCIAL • ONCOR INTERNATIONAL: Cornish & Carey Commercial • ONCOR International provides real estate services for tenants and occupiers as well as owners and investors in the lease and sale of all types of properties including office, R&D, industrial/sciences/manufacturing, warehouse, multi-family residential, land and retail. We have been serving the Bay Area since 1935, and have expanded our services internationally through our affiliation with ONCOR International, an organization of leading brokerage firms.

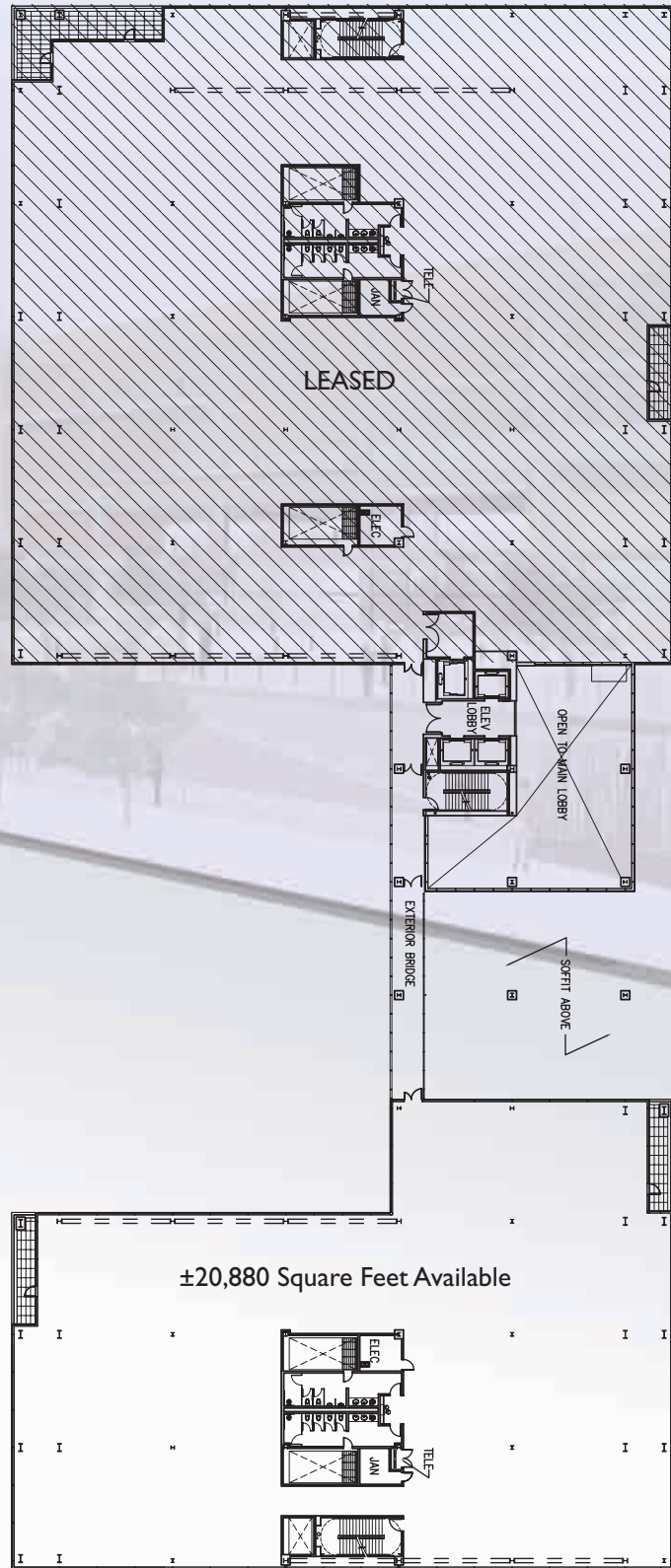
WAREHAM DEVELOPMENT. Over the years, Wareham Development has earned a stellar reputation as a developer for companies in the life sciences, film production, and other industries requiring complex technology infrastructures. Investing the up-front capital to meet today's needs, Wareham Development creates spaces that adapt to tomorrow's vision. The Wareham approach is to foster mutually beneficial, long-term relationships with their tenants. As a privately held company with a dedicated team of professionals on its staff, Wareham Development prides itself on the ability to be agile and decisive. Their principals are personally involved in every project, crafting creative leases to support business growth and managing buildings to ensure ongoing efficiency. Above all, Wareham Development believes in the future promise of their clients – whether it's a start-up sparked by a brilliant idea, or a major corporation building on past successes.

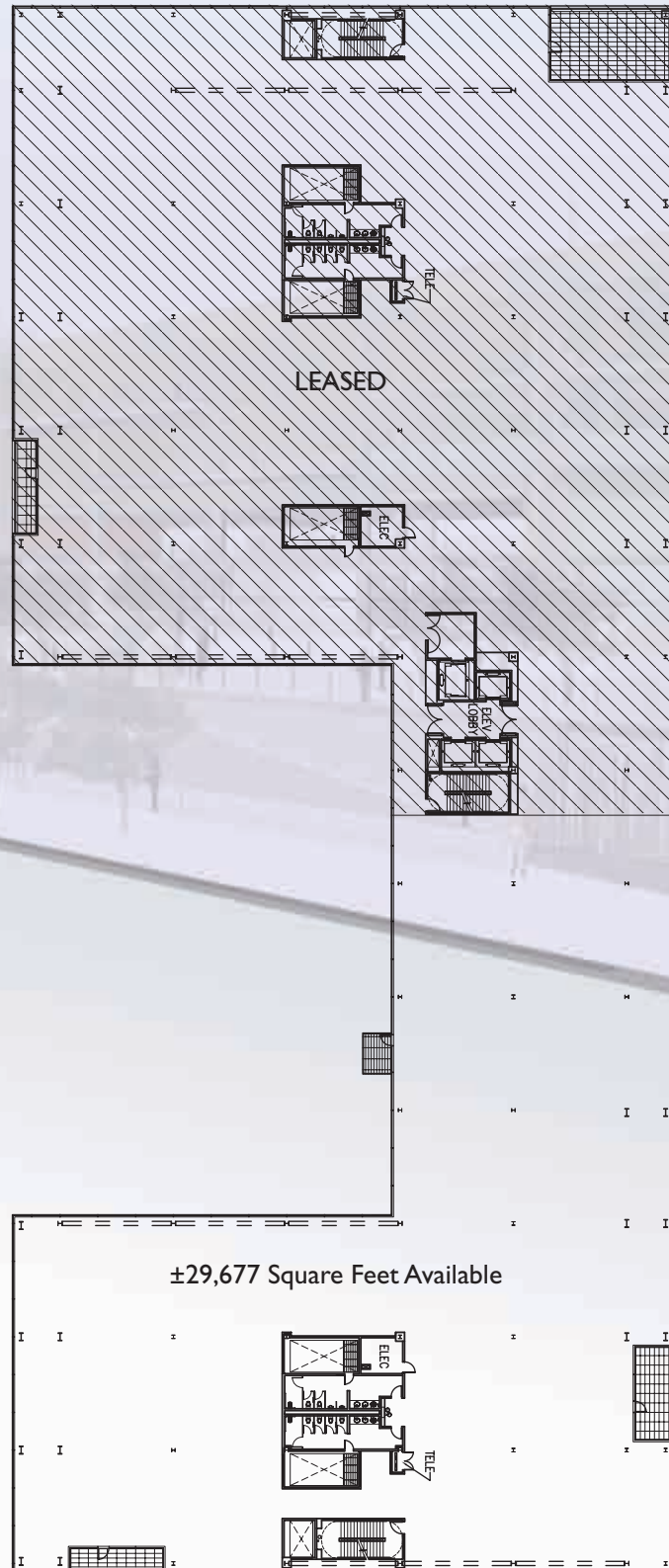


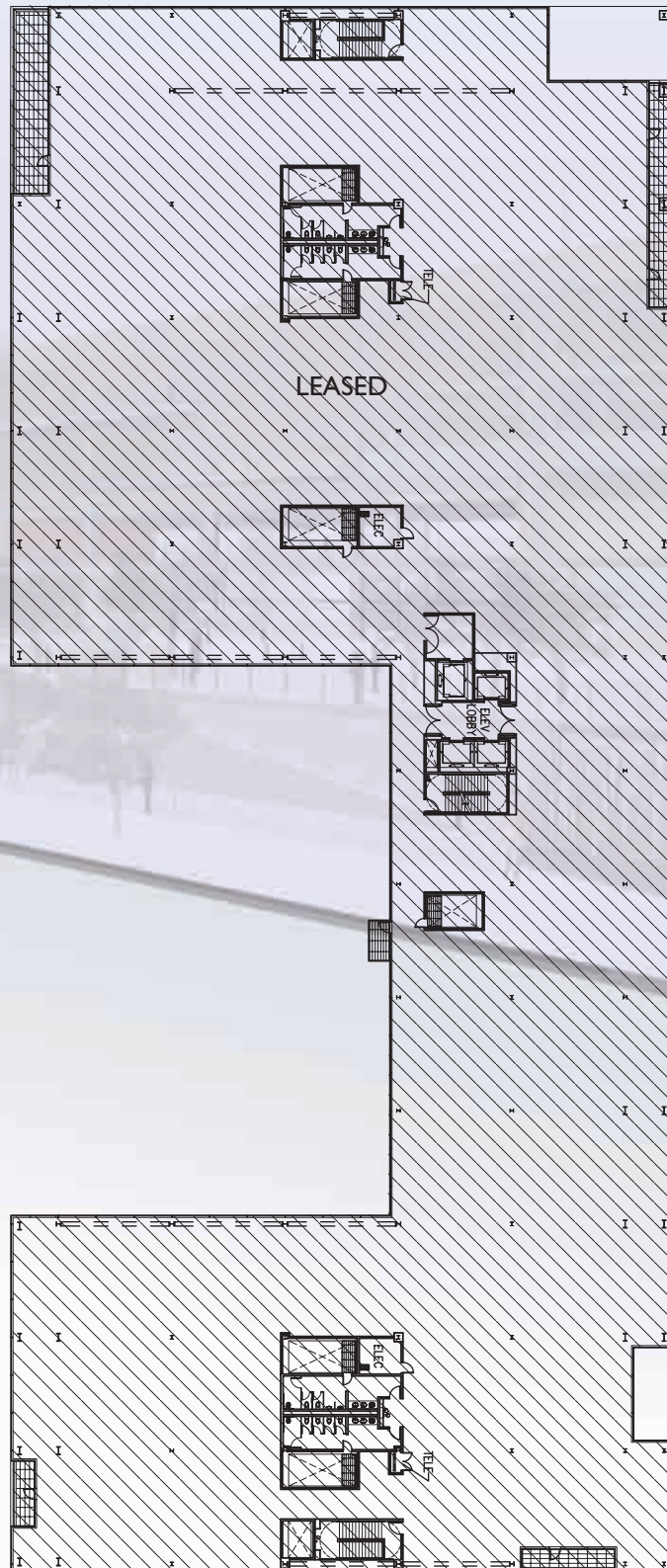




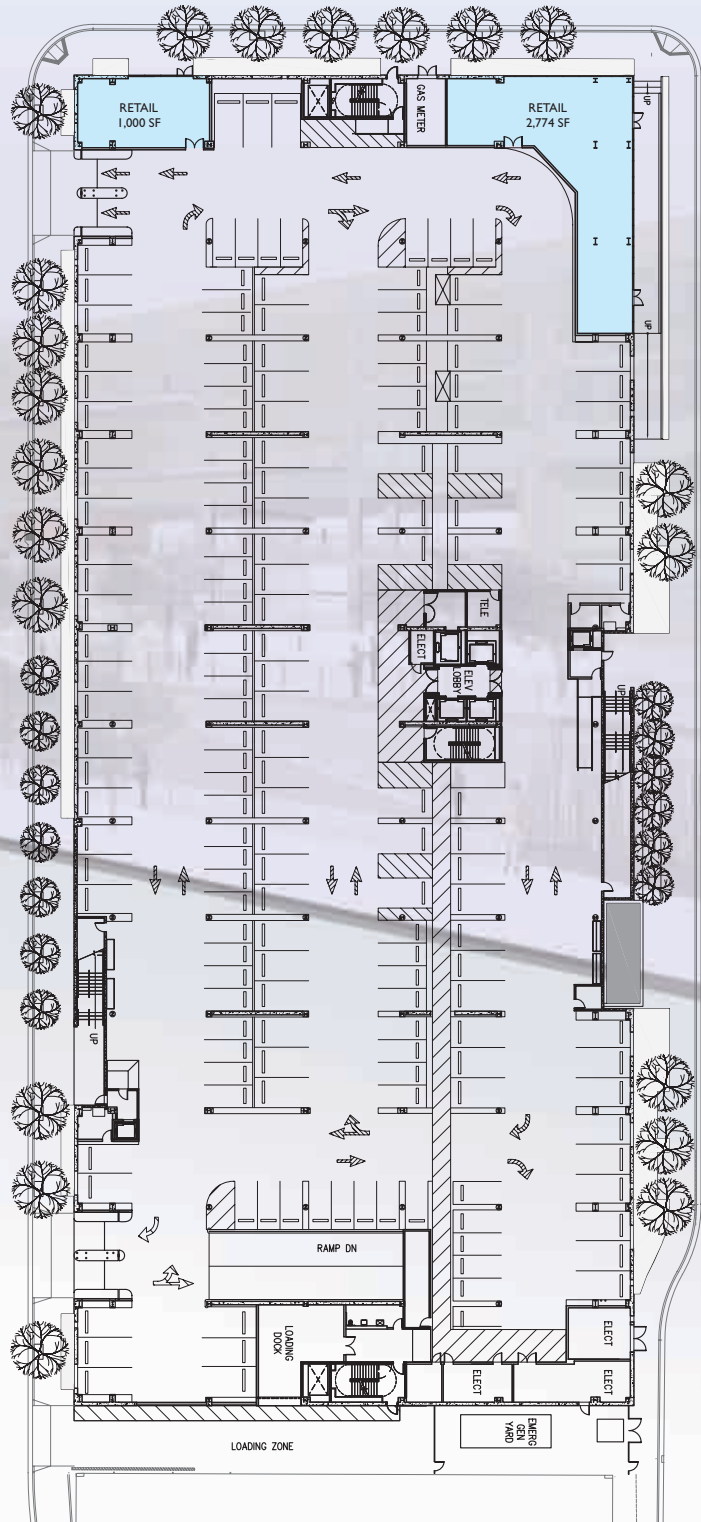
FLOORPLAN • LEVEL 2



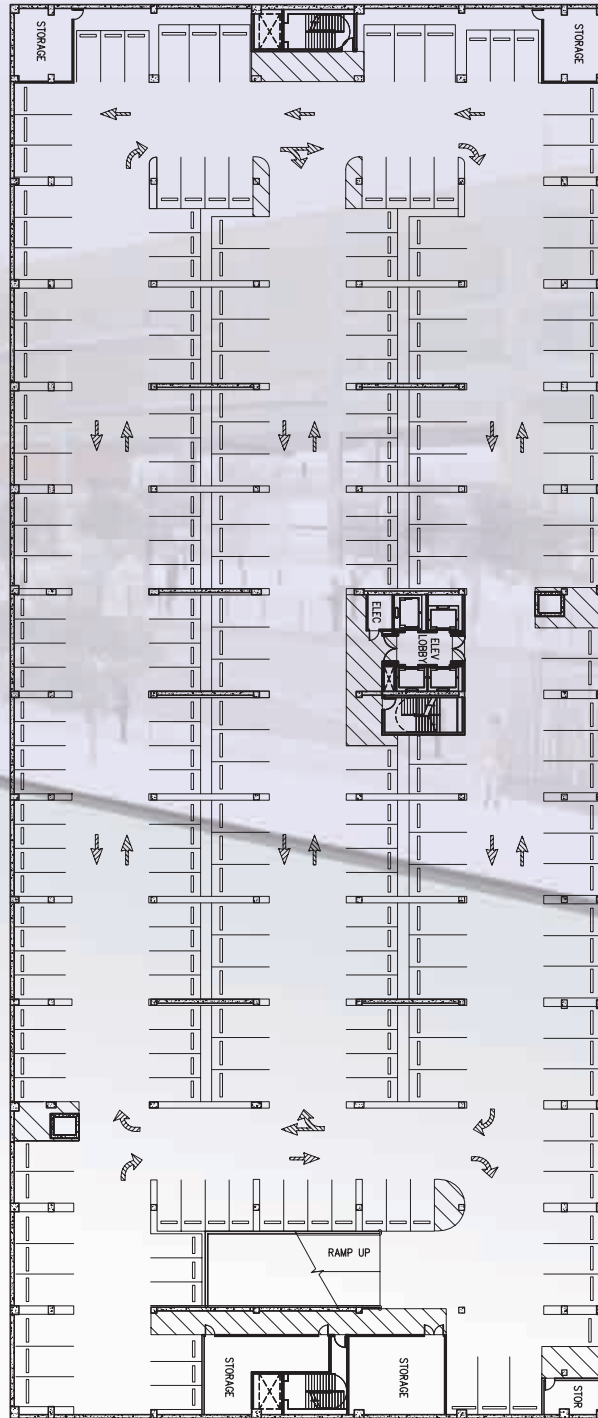




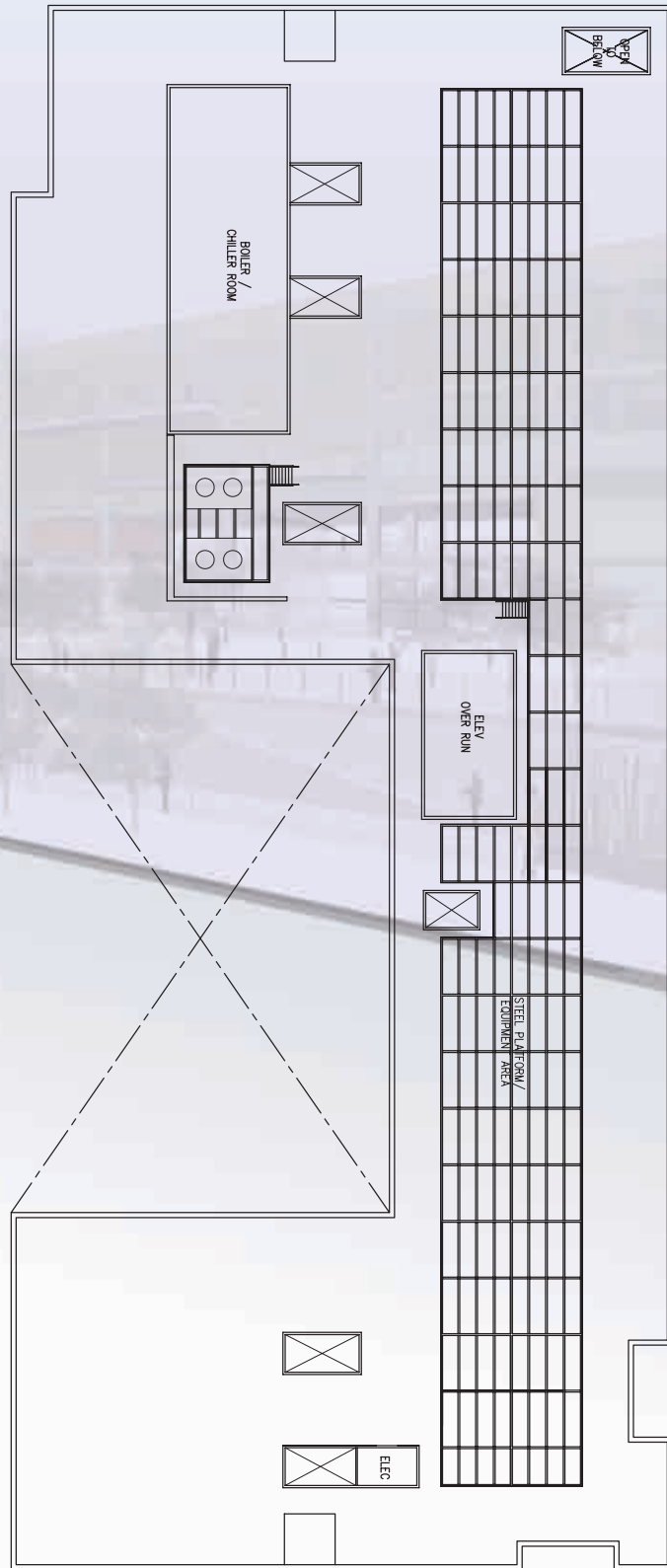
PARKING • STREET LEVEL



PARKING • GARAGE LEVEL



ROOF LEVEL



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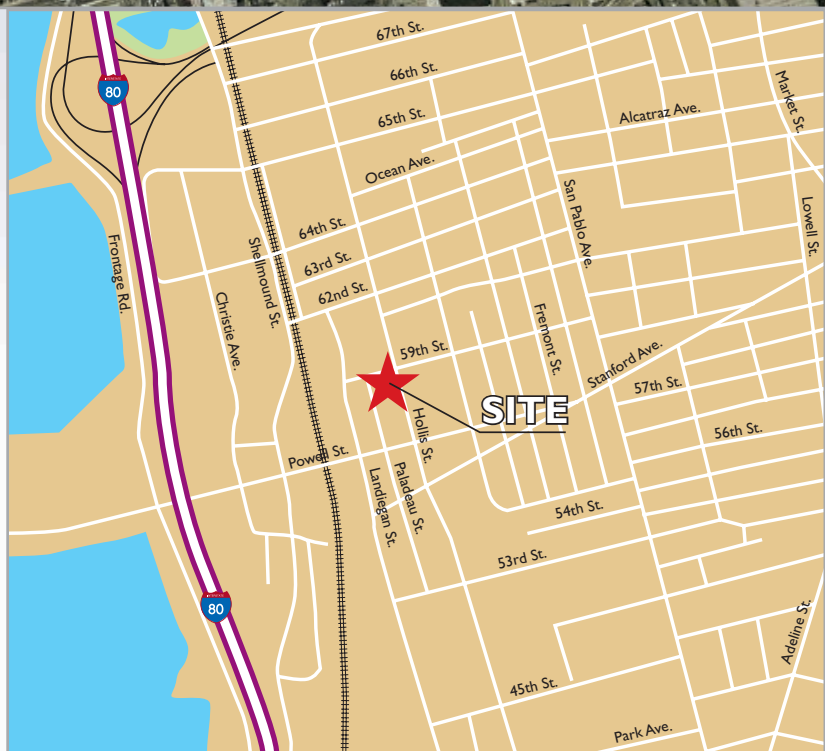
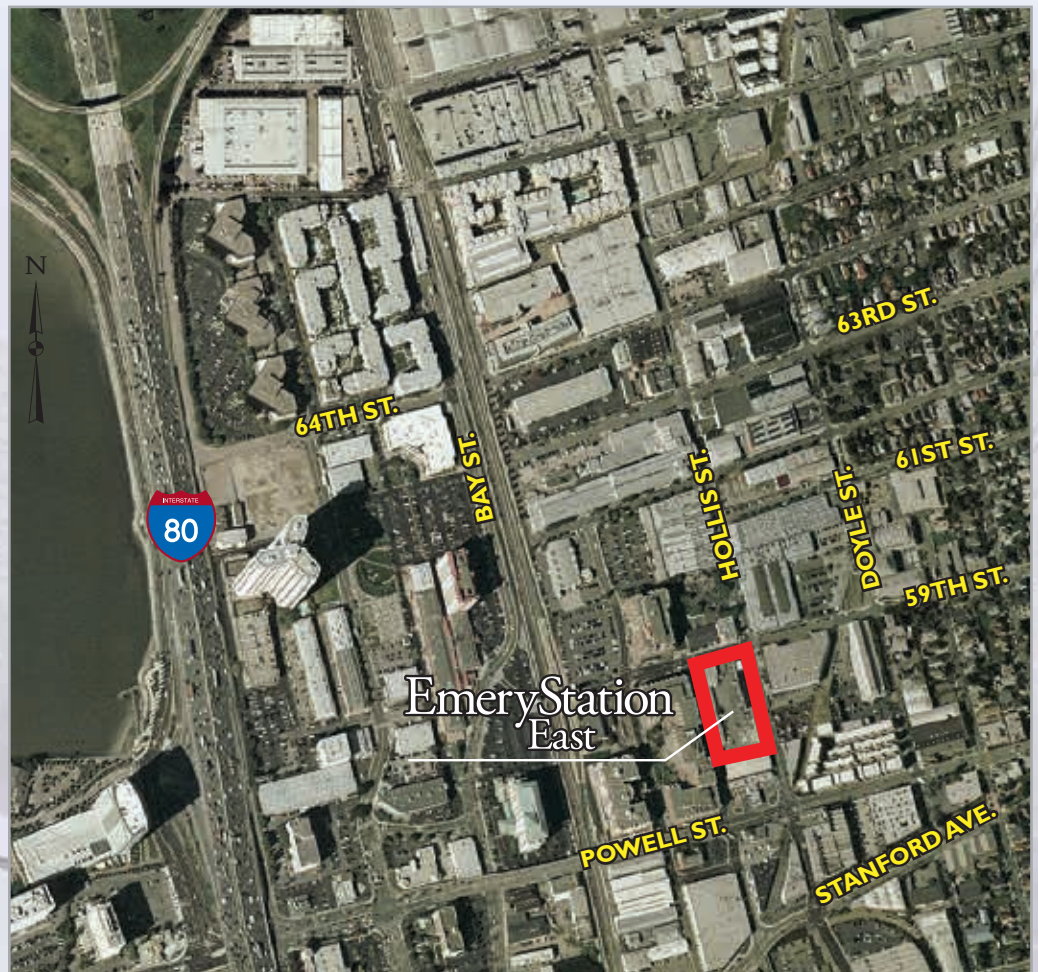
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LOCATION MAPS



**Newmark
Cornish & Carey**