



±9,000-125,890 SF Divisible Lab Building

For Lease at Bay Center, Emeryville



- ±206,702 sq. ft. three-building campus
- Spec suites delivering Summer 2023
- Ample on site surface and secure garage parking
- Extensive window line for naturally lighted lab and people spaces
- I-80 Freeway visible building signage as well as eyebrow and monument opportunities





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Ideal for a corporate **campus / HQ**



Steps away from free shuttle **Emery-go-round** to MacArthur **BART Station**



Walking distance amenities: Restaurants, Hotels, and **Fitness** Centers



Situated in the center of **Life Sciences** community



Extensive window line



Secure bike room



Locker rooms with showers



Card-key **security** access



Service Elevator



6,000 Amp power



Building generator

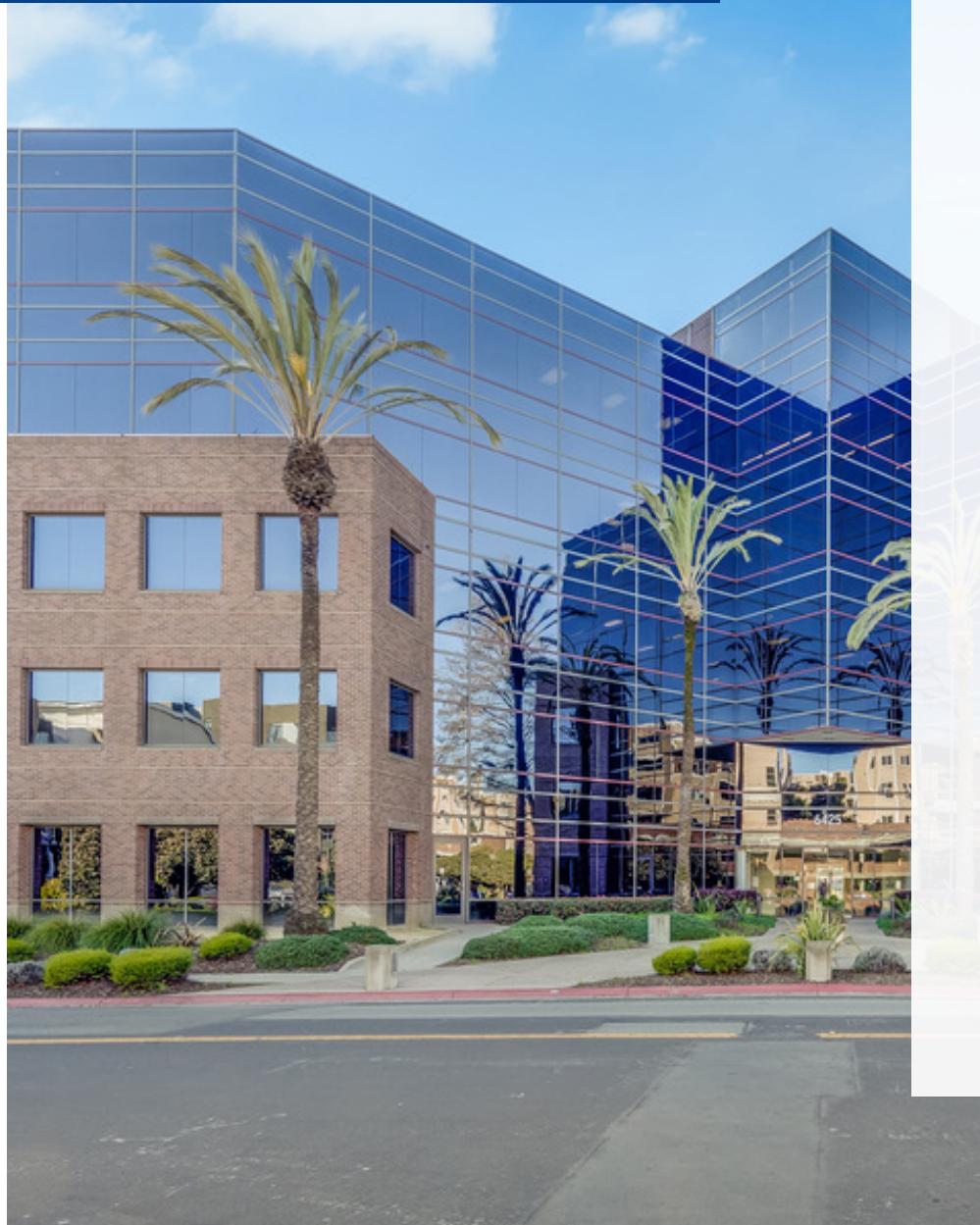


This 5-story class A Office/Lab building is centrally situated in the center of the Bay Area life sciences community.

The San Francisco Bay Area has a highly educated workforce and a history of innovation and disrupting the status quo.

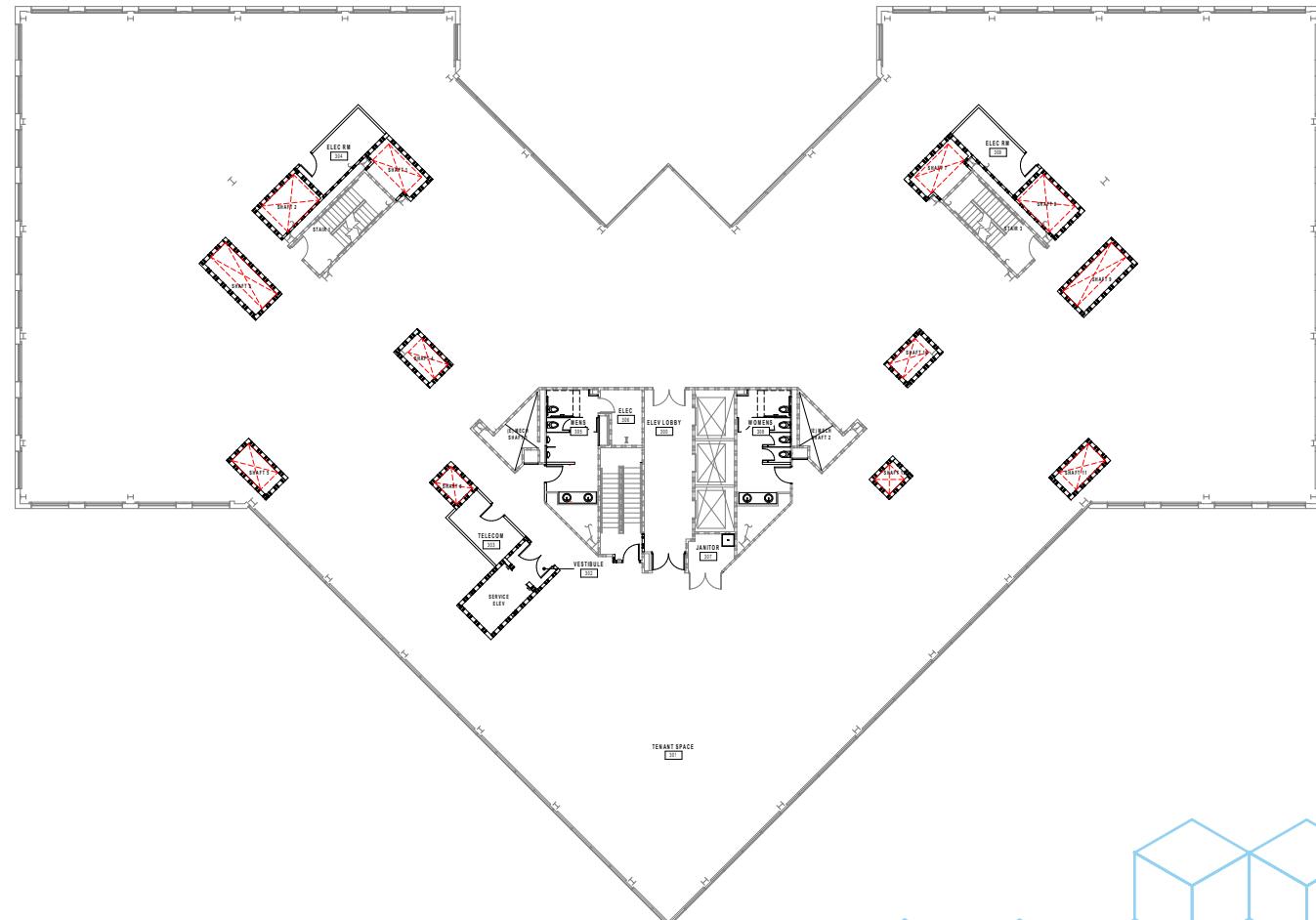
- Approximately 6,000-amp service (480Y/227V)
- 500kW backup generator
- At Grade Loading area
- Enclosed 5,000 SF yard area in parking lot with direct building access
- New Lab waste system
- Upgraded / Upsized sprinkler system
- (3) passenger elevators
- 5,000 lb. service elevator with direct access for loading and shipping area
- New HVAC system including cooling tower, chillers, boilers, air handling units and exhaust fans
- Clear height:
 - Floor 1 - 14'4"
 - Floors 2-5 - 13'4"

Suite Availability

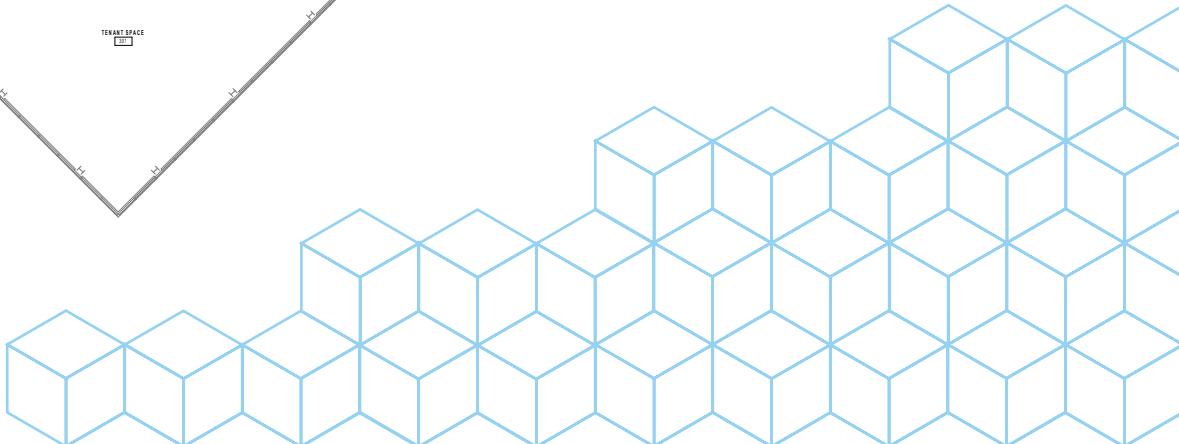


SIZE	FLOOR
TOTAL	±125,890 SF
5 TH Floor	24,564 RSF
4 TH Floor	24,674 RSF
3 RD Floor	28,440 RSF <ul style="list-style-type: none">• Divisible to 14,061 & 14,379 sq. ft.• New spec suites delivered
2 ND Floor	27,803 RSF
1 ST Floor	20,409 RSF <ul style="list-style-type: none">• Divisible to roughly 9,005 & 11,404 sq. ft.

Sample Floor Plan



*Not to scale



Spec Built Floor Plan

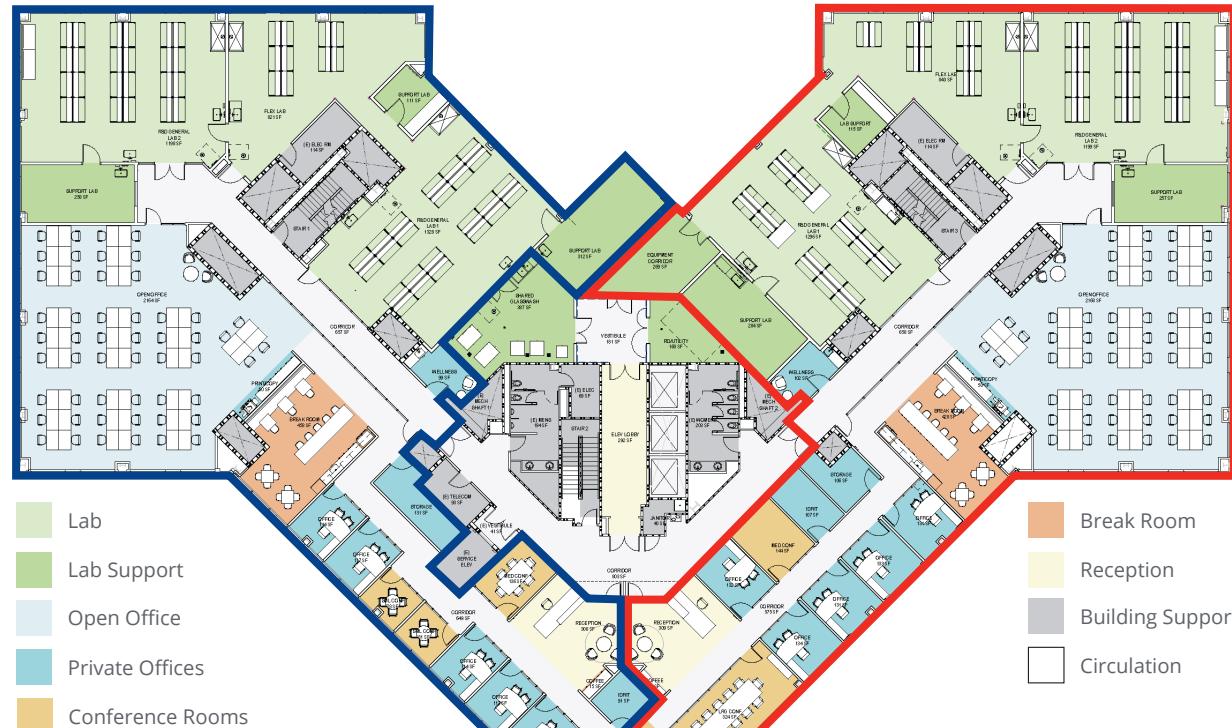
Suite 1 - 14,061 SF

Lab Buildout

- 50/50 lab/office
- 3 labs
- 3 lab support rooms
- 3 fume hoods
- RO/DI
- Compressed Air
- Vacuum
- Glasswash & autoclave

Office Buildout

- Open office area
- 6 private offices
- 4 conference rooms
- Large breakroom
- Extensive windowline
- Views of the Bay Bridge and SF



Suite 2 - 14,379 SF

Lab Buildout

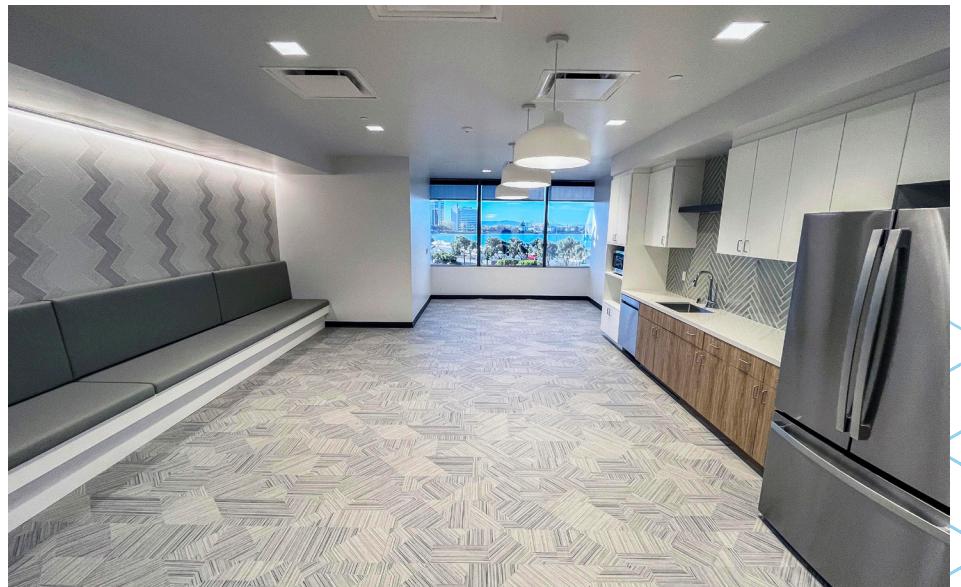
- 50/50 lab/office
- 3 labs
- 4 lab support rooms
- 3 fume hoods
- RO/DI
- Compressed Air
- Vacuum
- Glasswash & autoclave

Office Buildout

- Open office area
- 7 private offices
- 3 conference rooms
- Large breakroom
- Extensive windowline
- Views of the Bay Bridge and SF

3rd Floor Spec Suite

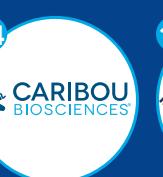
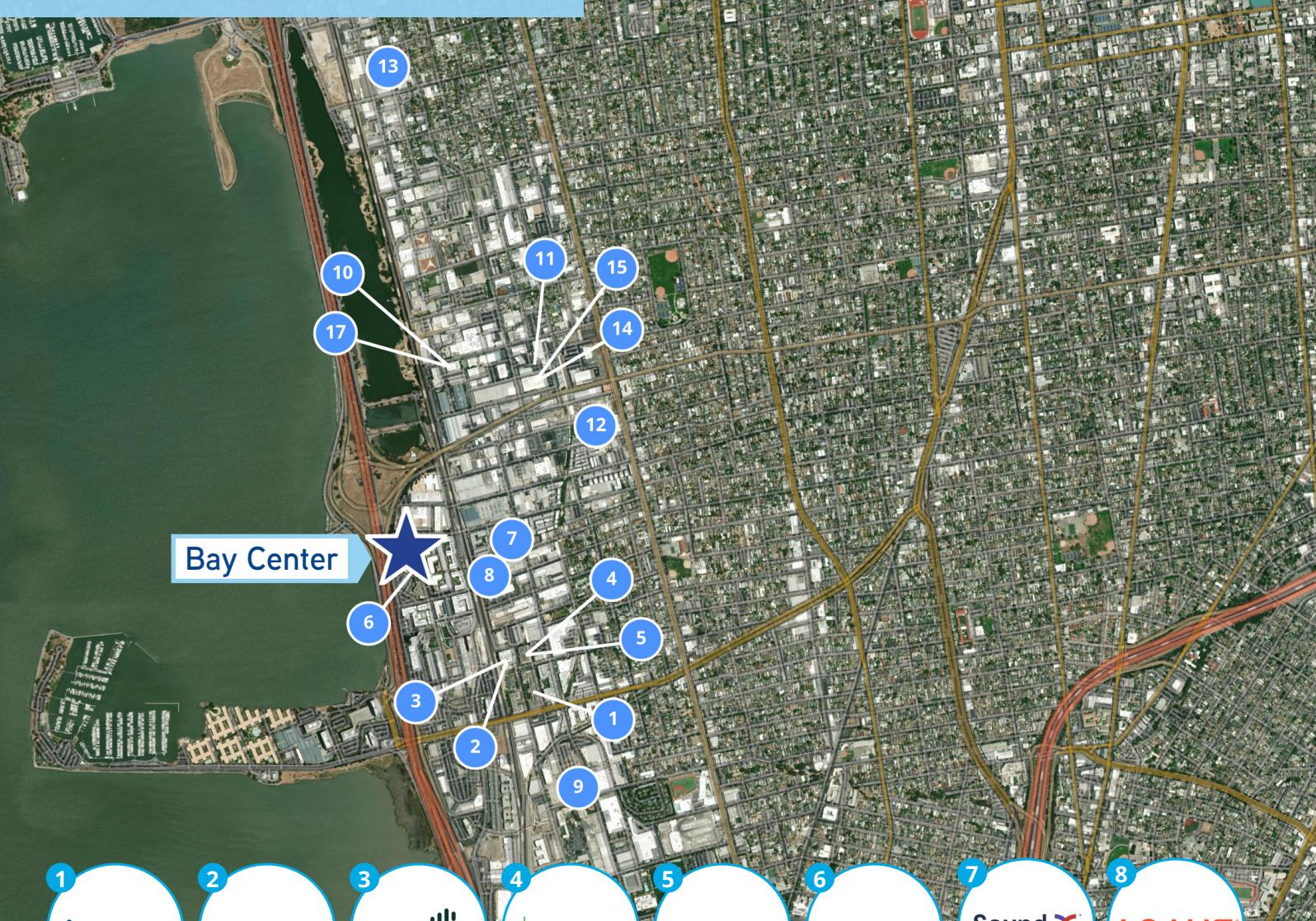
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Neighborhood Tenants

University of California, Berkeley

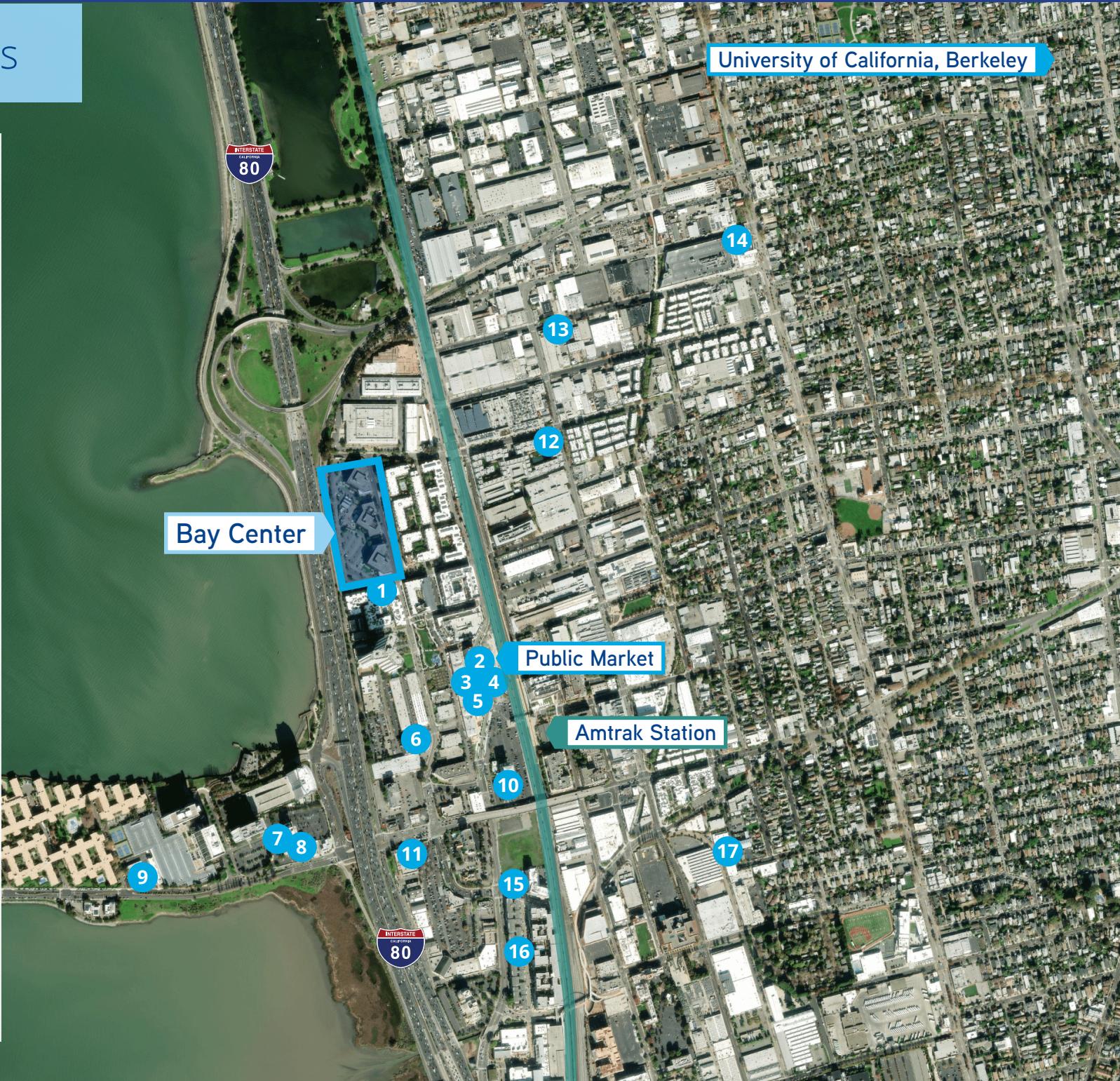
Bay Center



ID	Company
1	4D Molecular
2	Gritstone Oncology
3	Metagenomi
4	Kyverna Therapeutics
5	Nutcracker Therapeutics
6	Agenus
7	Sound Agriculture
8	Totus Medicines
9	Ginkgo Bioworks
10	Carmot Therapeutics
11	Prellis Biologics
12	Arcadia Sciences
13	Conception Bio
14	Caribou Biosciences
15	Pivot Bio
16	Bakar Labs
17	Perfect Day

Nearby Amenities

ID	Company
1	9Round Fitness
2	Public Market
3	Super Duper Burgers
4	Koja Kitchen
5	OrangeTheory Fitness
6	FedEx
7	The Garden Grille & Bar
8	Hilton Garden Inn
9	UPS
10	Hyatt House
11	Marshalls
12	Starbucks
13	CrossFit Oakland
14	City Sports
15	Apple Store
16	AMC Bay Street 16
17	Doyle Street Café



Nearby Transit

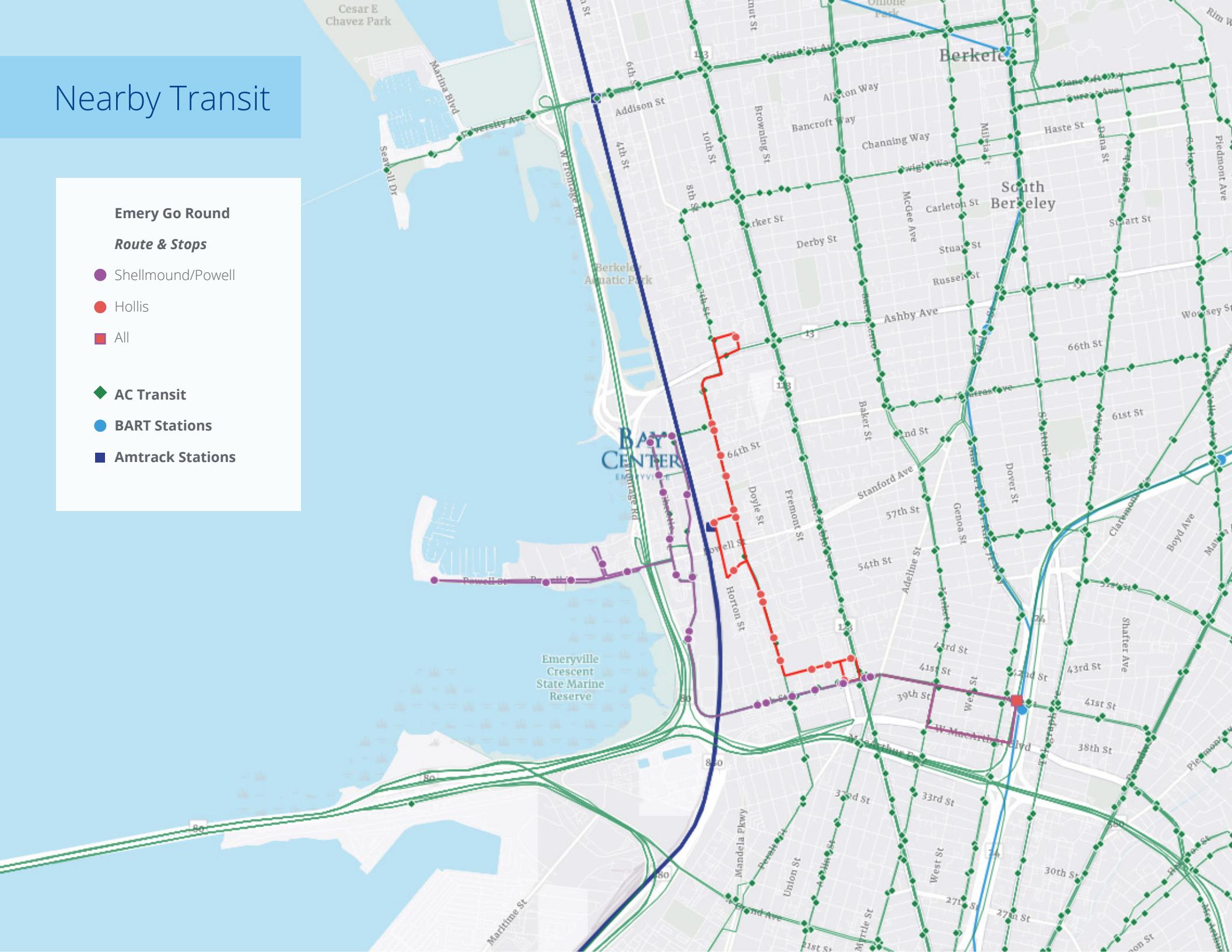
Emery Go Round

Route & Stops

- Shellmound/Powell
- Hollis
- All

The logo for AC Transit, featuring a green diamond shape to the left of the text "AC Transit".

- BART Stations
- Amtrack Stations



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Visit Project Website Here

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