

# 5980 HORTON STREET

Emeryville, CA

- LAB SUITES AVAILABLE FOR SUBLEASE
- ±5,000 RSF - ±17,000 RSF



**NEWMARK**

**ARI ROKEACH**  
Managing Director  
t 510-725-9163  
ari.rokeach@nmrk.com  
CA RE LIC #01986061

**CONOR RANAHAN**  
Managing Director  
t 925-899-6699  
conor.ranahan@nmrk.com  
CA RE LIC #01850797



# BUILDING HIGHLIGHTS

## SPACE PROFILE:

PREMISES	Portions of 3 <sup>rd</sup> , 4 <sup>th</sup> floors
RSF AVAILABLE	±5,000 RSF - ±17,000 RSF
AVAILABILITY	Available Now
TERM	1-6 YEARS

- Built out lab space
- BSL2 laboratories
- Ceiling service panels
- 2 autoclaves
- 2 fume hoods
- E-power
- CDA, Vac, Nitrogen and Oxygen
- Vivarium room

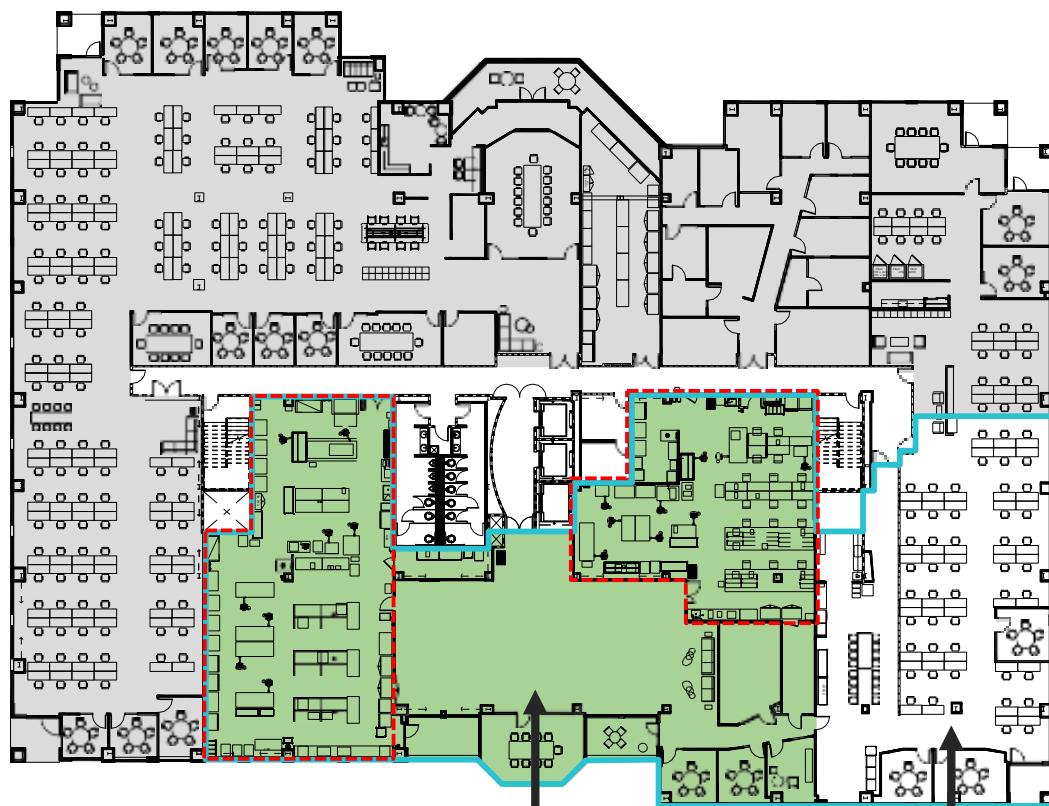




# 3RD FLOOR | Up to ±17,000 RSF | LABORATORY AND OFFICE

## LAB SPACE:

- Two BSL2 laboratories
- CDA, Vac, Nitrogen, Oxygen
- E-power
- Ceiling service panels
- Office space with 6 offices / meeting rooms plus open area



±12,000 RSF lab/office space

Up to ±5,000 RSF additional office space available on the 3rd floor, can be subdivided

----- = LAB SPACE



Office space



Office space



2 BSL2 laboratories



Multiple balconies



Clean, dry air; Nitrogen and Oxygen

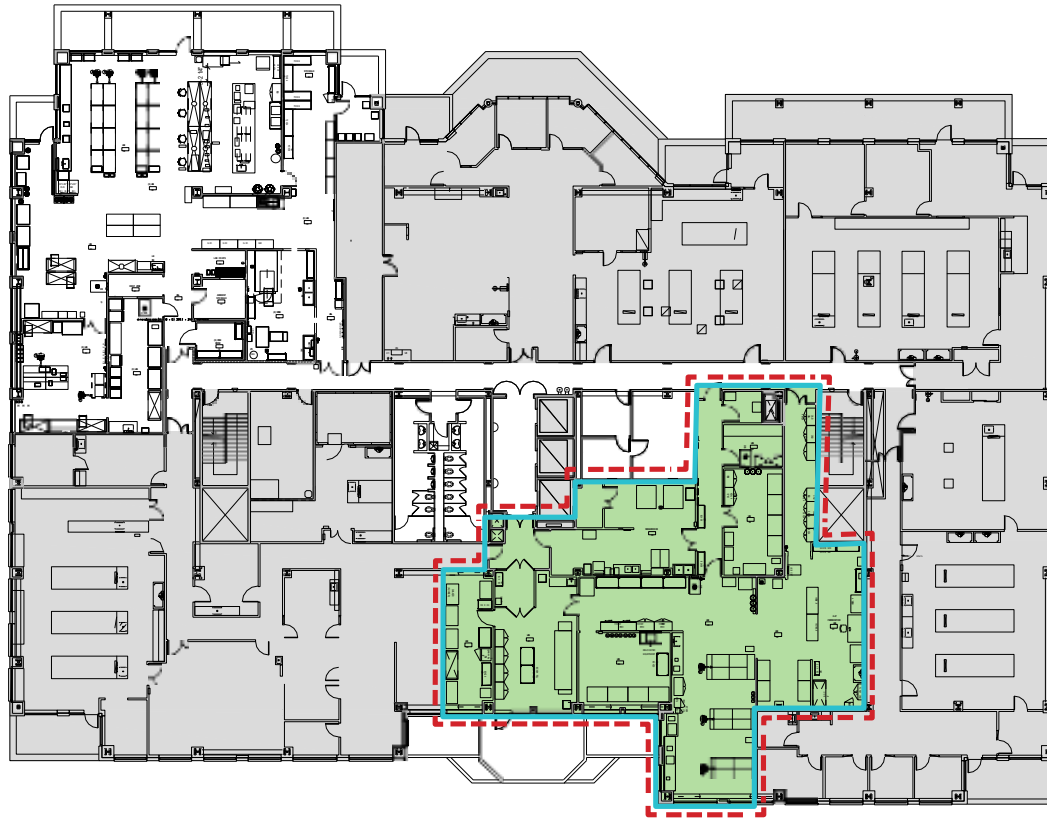


Ceiling service panels

# 4TH FLOOR | 6,511 RSF | LABORATORY

## LAB SPACE:

- 2 autoclaves
- 2 fume hoods
- Cell culture room
- Vivarium Room
- Fixed lab benches / casework
- Up to ±5,000 RSF additional office space available on the 3rd floor, can be subdivided



----- = LAB SPACE



Oxygen

Cold room



2 autoclave/washrooms



Ceiling service panels/e-power



6 fume hoods



General lab space



General lab space



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1111 BROADWAY, SUITE 100, OAKLAND, CA 94607

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Managing Director  
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[ari.rokeach@nmrk.com](mailto:ari.rokeach@nmrk.com)  
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