



6101 CHRISTIE AVENUE

*±18,505 SF single or multi-tenant
space with ±350 SF small private
labs available now*

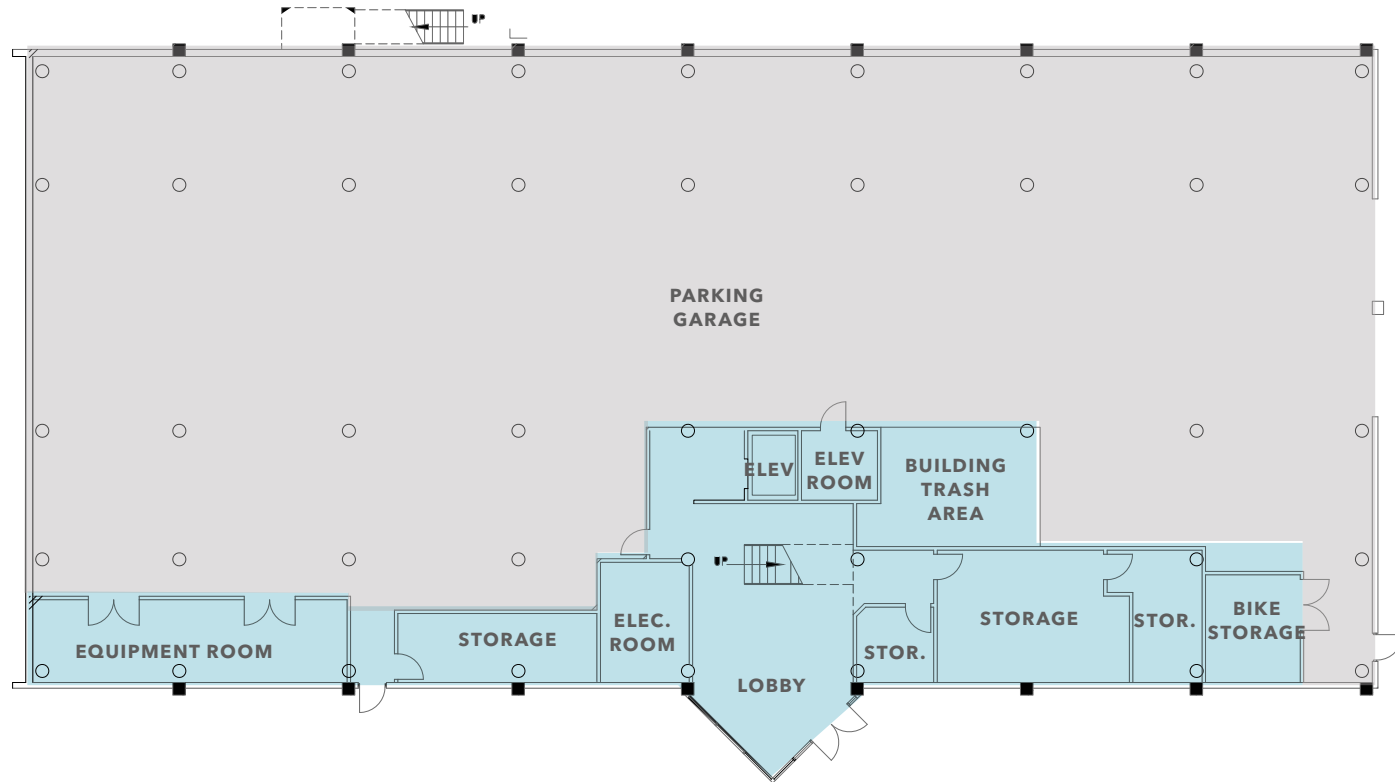
EMERYVILLE, CA 94608



Property Highlights

- Ideal lab/office buildout allows for chem and bio users (BSL-2)
- Small lab space with flexible lease terms
- Turnkey condition with hoods and modular benchwork
- Single Identity signage available
- 1600 amps of power
- 150 KW emergency generator
- Private and secure interior garage plus 22 surface parking spaces (controlled access)
- Secure bike parking
- Abundance of natural light, high ceilings, operable windows and storage
- Amenity rich location in Emeryville, across the street from Public Square
- Asking rate: \$5.75 NNN

FIRST FLOOR PLAN

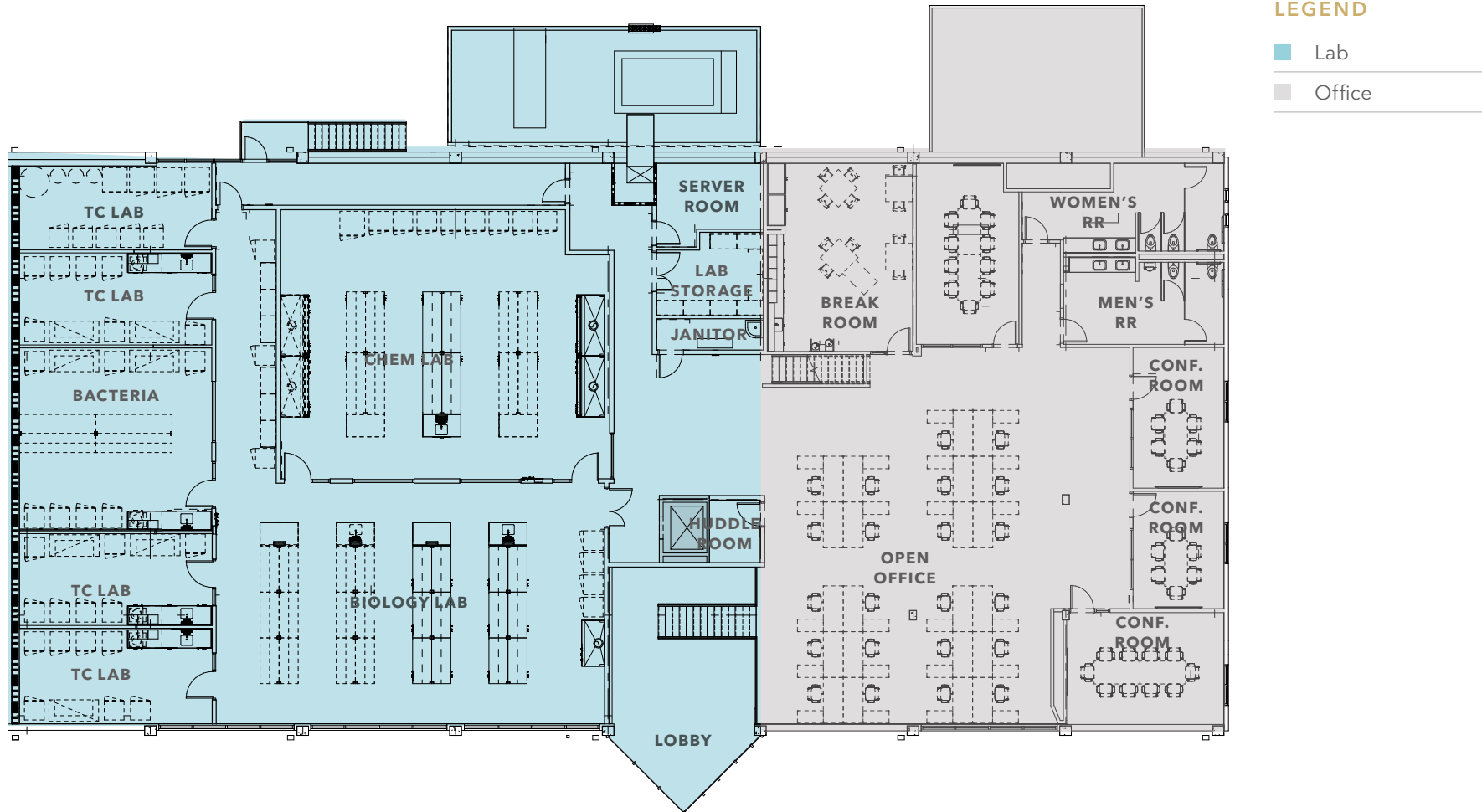


LEGEND

- Garage
- Common Area

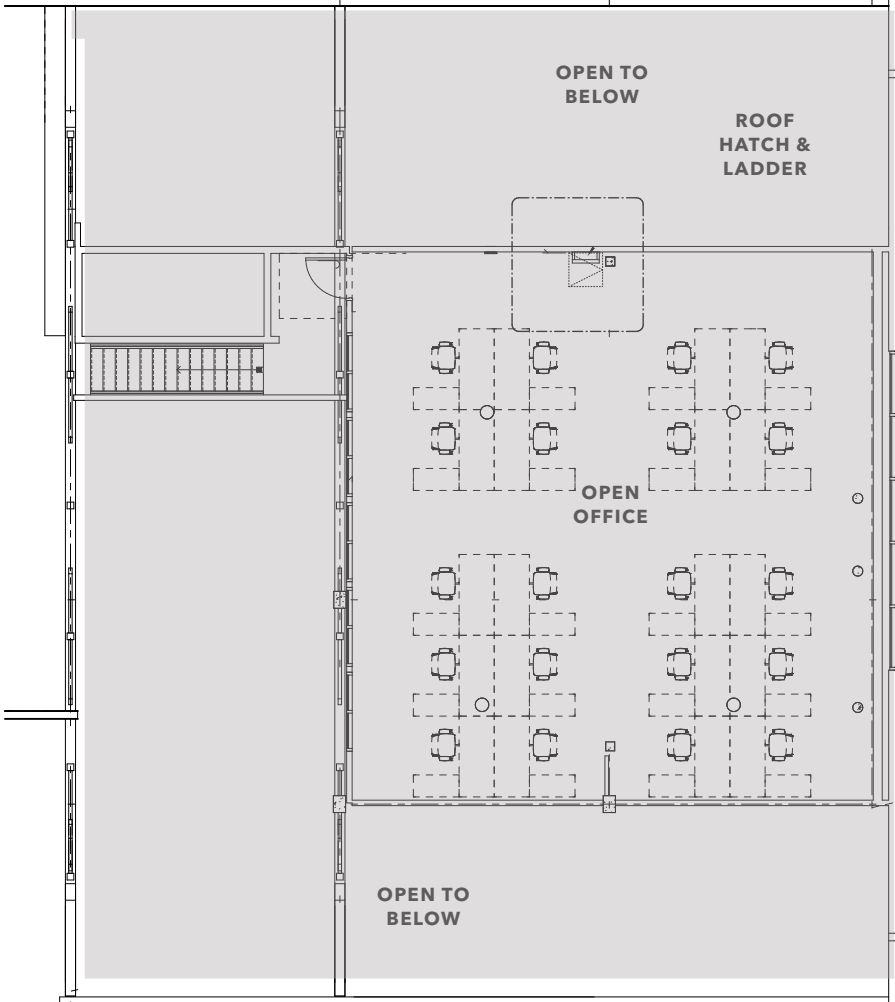
SECOND FLOOR PLAN

** Single tenant option now built*

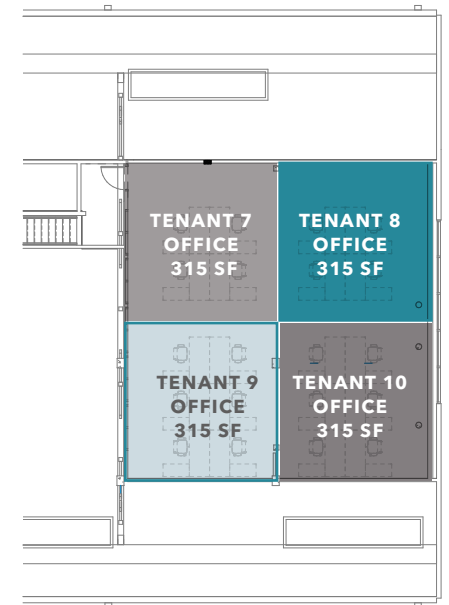
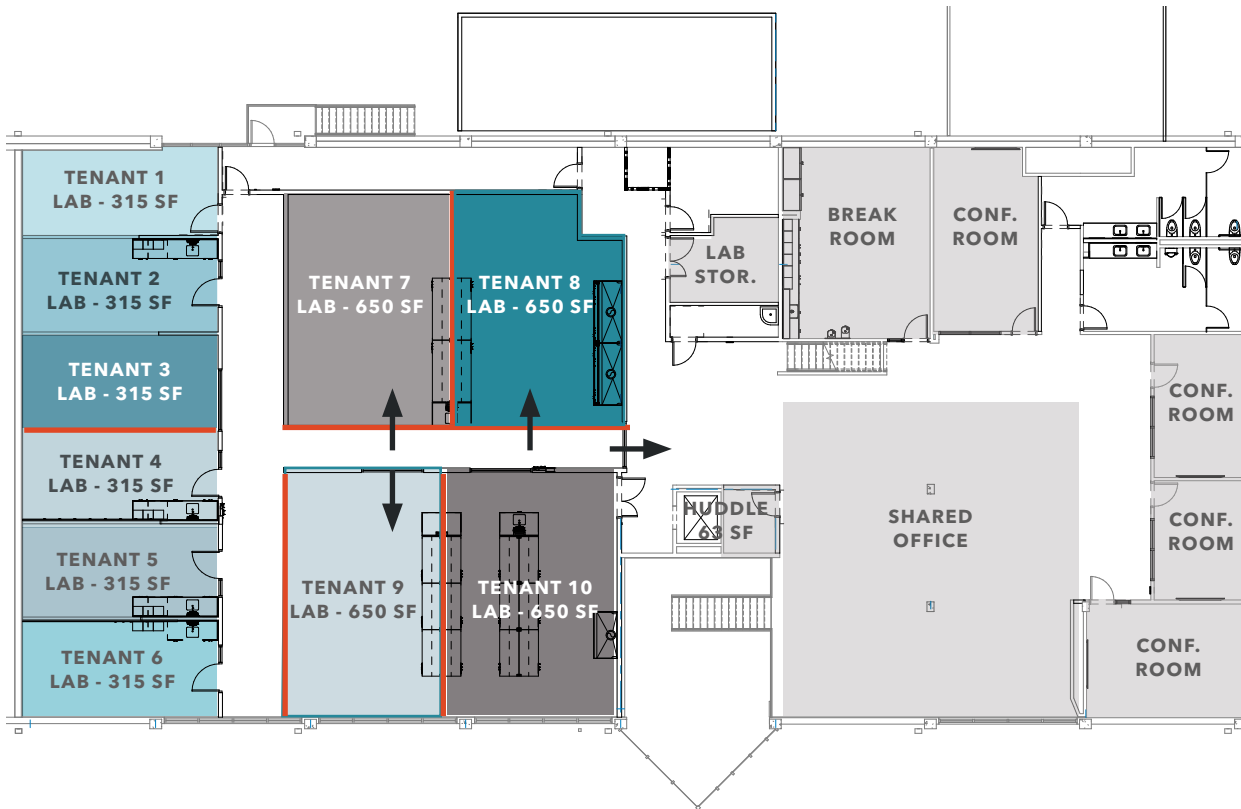


MEZZANINE FLOOR PLAN

** Single tenant option now built*



SMALL PRIVATE INCUBATOR SPACES



LEGEND

- Common Area
 Tenant 1
 Tenant 3
 Tenant 5
 Tenant 7
 Tenant 9
 New Scope
- Shared Space
 Tenant 2
 Tenant 4
 Tenant 6
 Tenant 8
 Tenant 10
 New Doors

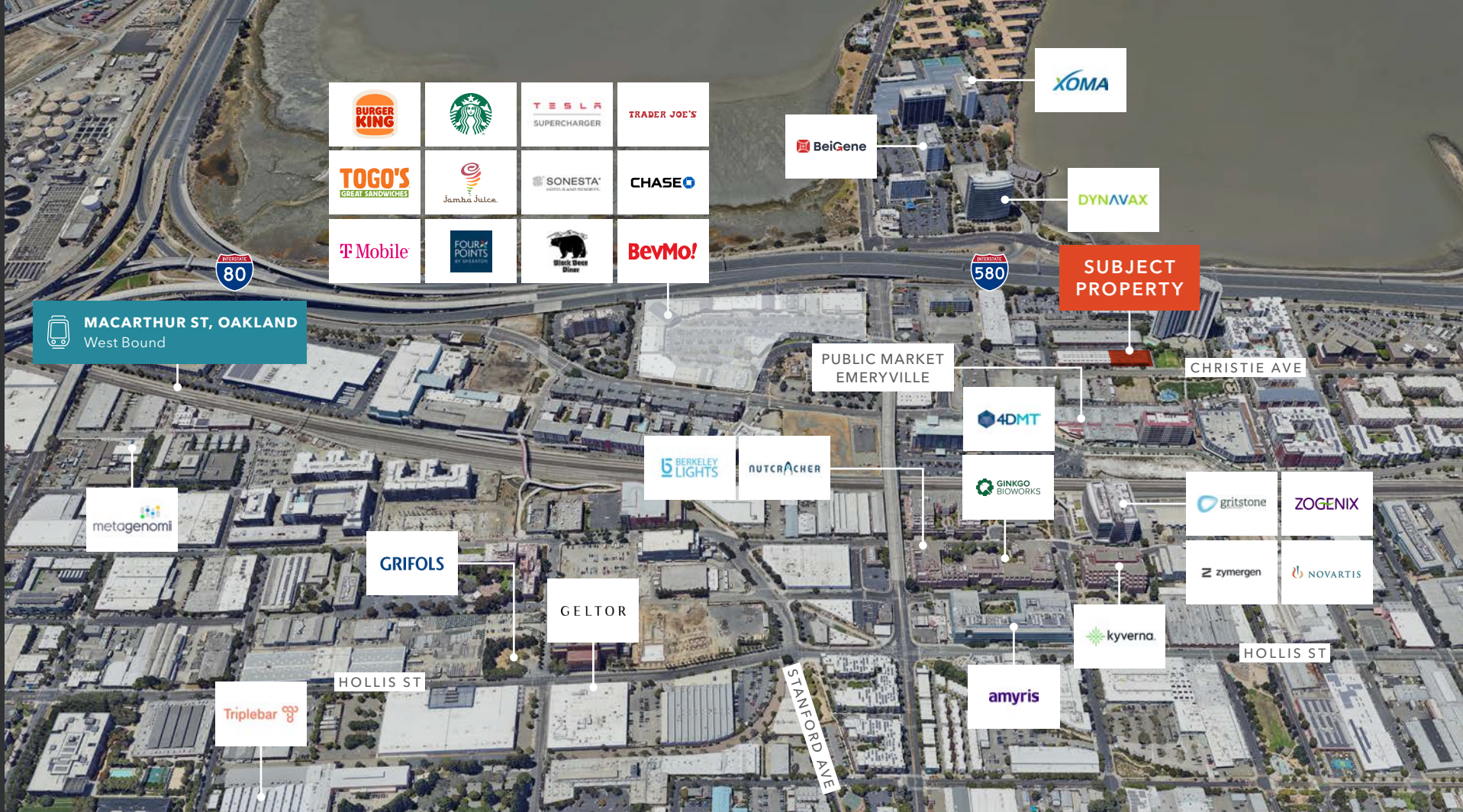
COMPLETED LAB BUILDOUT



COMPLETED OFFICE BUILDOUT







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