



theLAB Emeryville  
Space to discover



# Thriving with Invention

SteelWave leading the way in life science delivering some of the most exciting creative life science space in the market. theLAB Emeryville reborn with brand-new cutting-edge infrastructure and, blank-slate lab spaces, your team has ample room to push boundaries and discover breakthroughs.

**Building Size: ±75,639 SF**

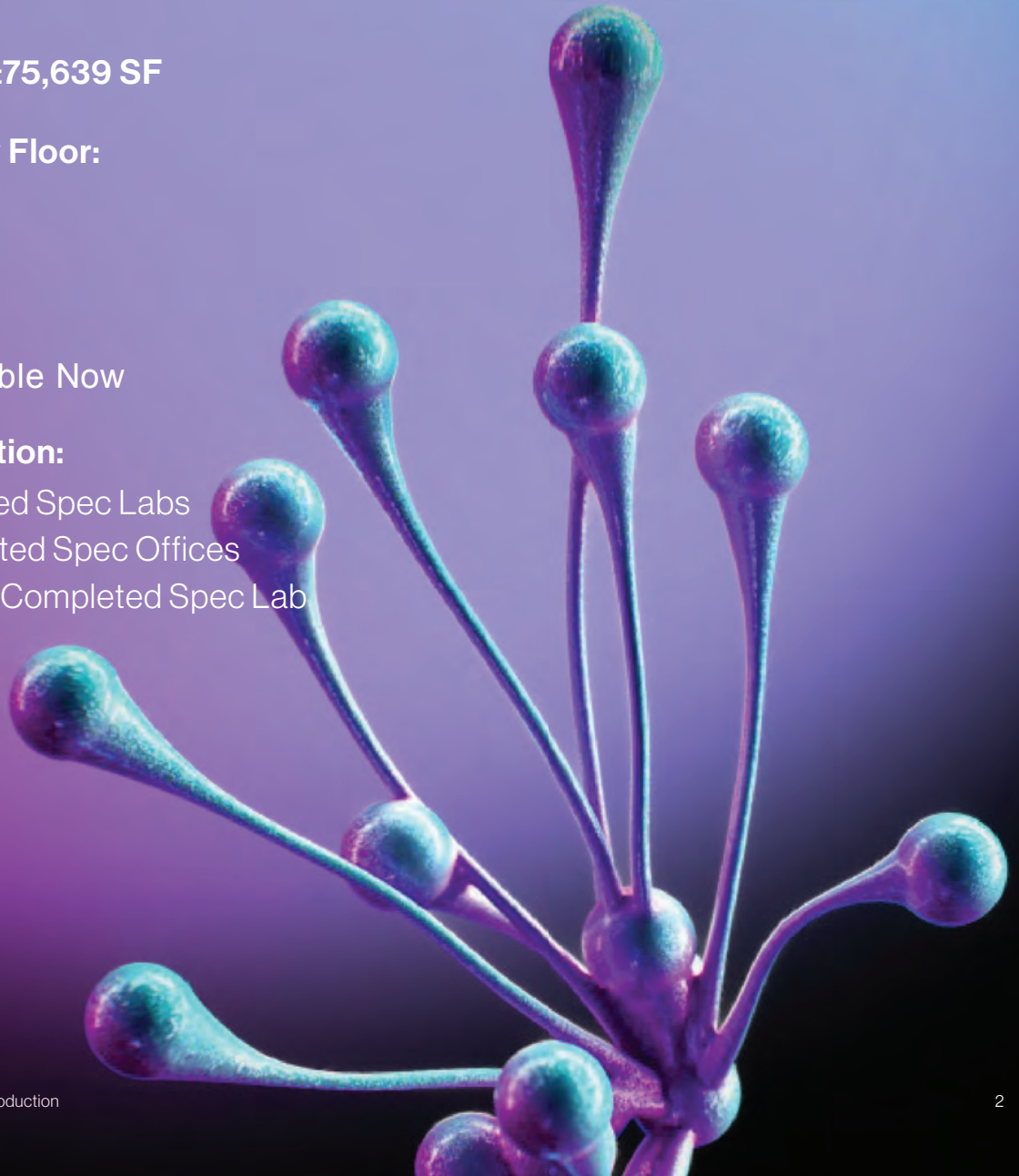
**Rentable SF by Floor:**

- 1st 19,853
- 2nd 27,893
- 3rd 27,893

**Timing:** Available Now

**Delivery Condition:**

- 1st: Completed Spec Labs
- 2nd: Completed Spec Offices
- 3rd: Partially Completed Spec Lab





**Contemporary.  
Spacious.  
Innovative.**

Emerged as one of the fastest growing life science clusters in the US, it's no surprise you are surrounded by some of the largest employers in the industry along with leading area research universities, and national laboratories. theLAB Emeryville our second in a series of life science offerings under theLAB banner...where innovation thrives.

Journey through more than 72,000 square feet of fully customizable creative workspace.

# Tech Specs

## **Ceiling Heights:**

- Ground floor height 14'-6"
- Second floor height 12'-0"
- Third floor clear height 13'-6"

## **Elevators:**

- One 3 stop 3,500 lbs. passenger elevator
- One 4 stop 4,500 lbs. freight elevator

## **Power:**

- 3,000 Amp main electric distribution center @ 277/480volt, 3 phase 4W to the building
- Approximately 34 watts per SF throughout the building

## **E Power:**

- 500kW/625KVA standby diesel generator

## **Parking:**

- 150 parking stalls, (2/1,000) provided in structure on the west side of the building

## **Mechanical:**

- Backbone Mechanical equipment based upon design ventilation capacity for the building of 10 air changes per hour for the 50% lab area and 0.2 cfm per SF for 50% office
- 2,800 SF mechanical room at the roof is available for the tenant's use

## **Amenities:**

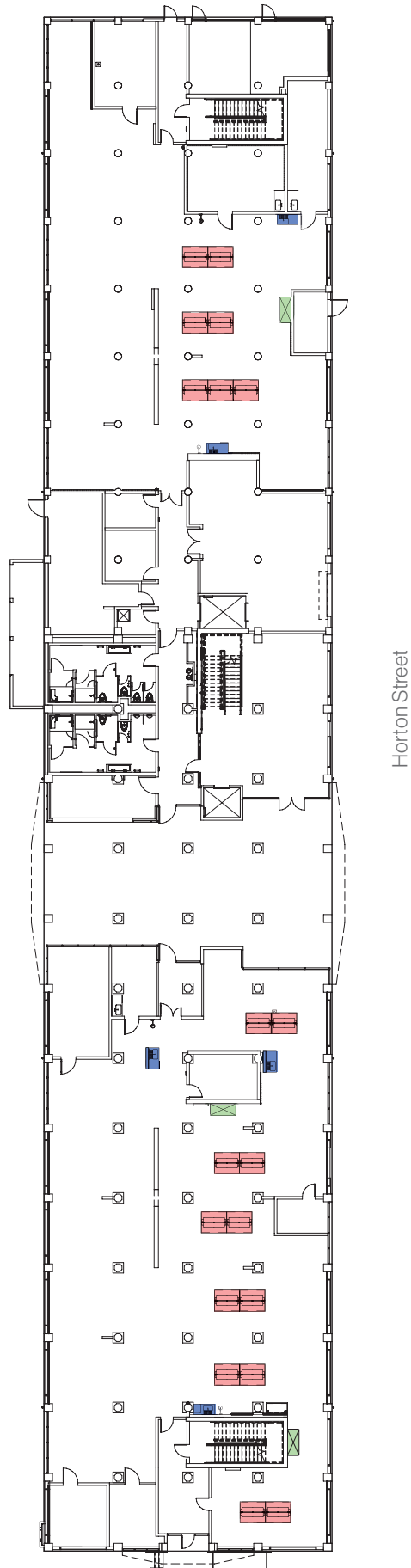
- New set of restrooms provided on each floor, as well as showers on the ground floor
- Secured bike storage room provided on the ground floor

# Floor Plans

## First Floor - Spec Labs

- Suite 1 North: ±9,570 SF
- Suite 1 South: ±10,283 SF

- Sink
- Lab Bench
- Fume Hood

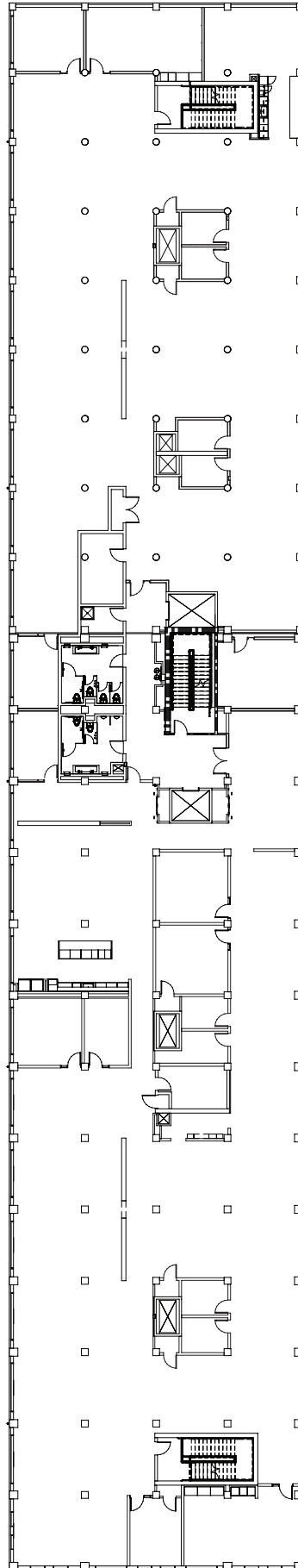


# Floor Plans

## Second Floor - Spec Office

- Suite 2 North: ±12,217 SF
- Suite 2 South: ±15,676 SF

- Sink
- Lab Bench
- Fume Hood






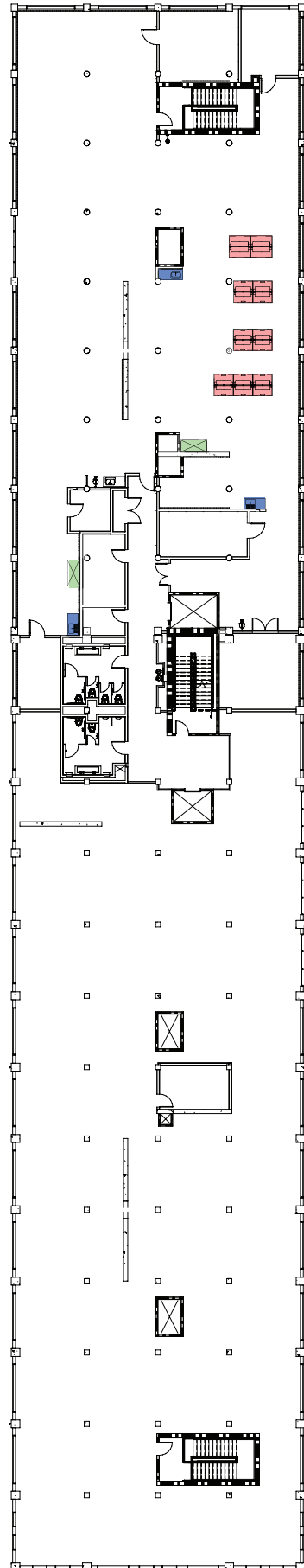
Horton Street

Sherwin Avenue

# Floor Plans

Third Floor - ±27,893 SF

-  Sink
-  Lab Bench
-  Fume Hood



Horton Street

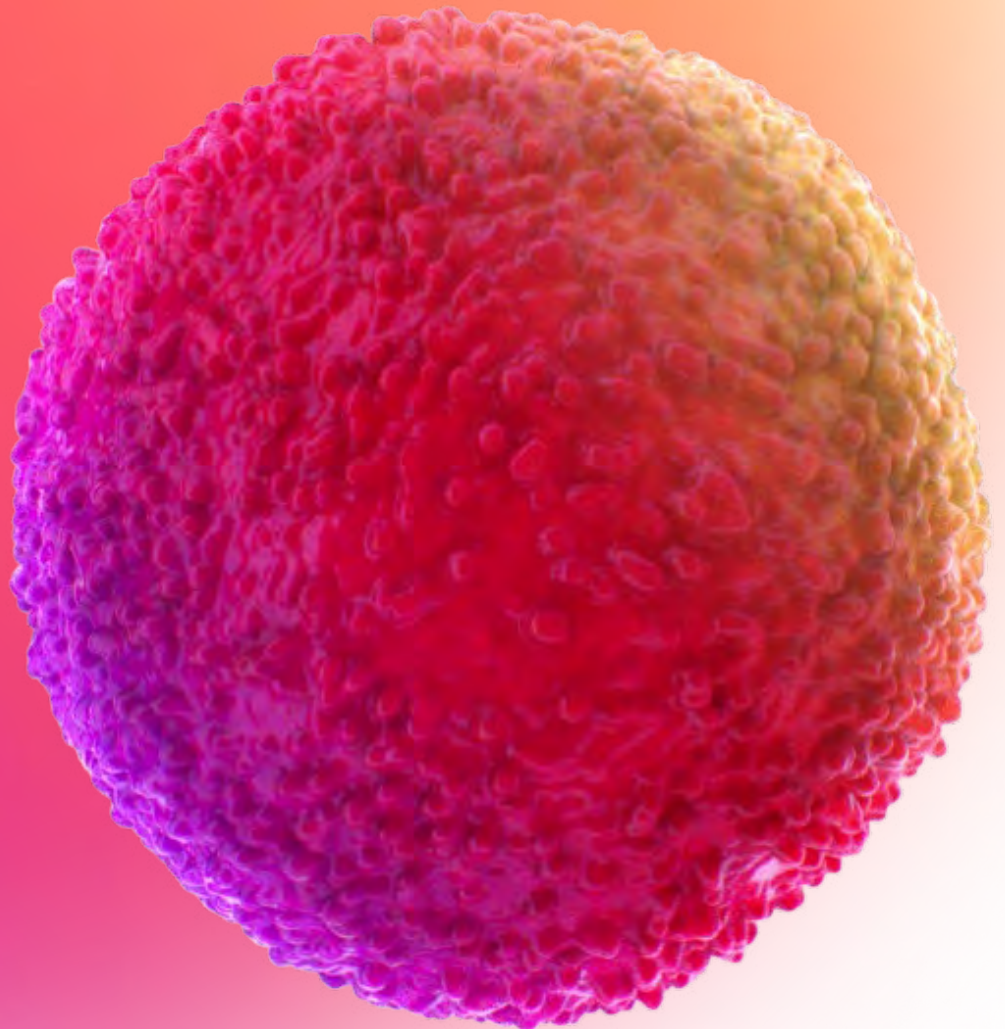
# Site Plan





# Where innovation happens

At theLAB Emeryville, simple yet elegant finish tie into the buildings historic character merged with stunning contemporary interior offices. Three bays with full height glass panels lets in an abundance of natural light. Unparalleled location with bountiful entertainment, dining, and shopping experiences providing the desirable work life balance.



# Building

From past to future - the Sherwin-Williams Company constructed this historic paint factory in 1919 with operations running in to the mid 2000's. theLAB Emeryville will undergo a long-awaited renovation and repositioning conversion to an adaptive re-use Class A life science space. Inside, high-end modern lab space, common areas including new lobbies, restrooms, and elevators.

Total 75,639 Sq Feet





theLAB Emeryville will feature a “pass through” between Horton Street and the neighboring Lennar development on the west side of the property to provide pedestrian and bicycle access between Horton Street and the Lennar Project currently under construction.

Brand new state of the art lab infrastructure

Fitting for life science or technology users with various requirements

Immediate I-80 & I-580 access, ten-minute walk from Emeryville Amtrak, two blocks north of Emery Go-Round's shuttle (40th @ Horton) to MacArthur BART station.

Adjacent from a new project underway that includes a 2.5-acre public park and 4,000 square feet of additional retail amenities

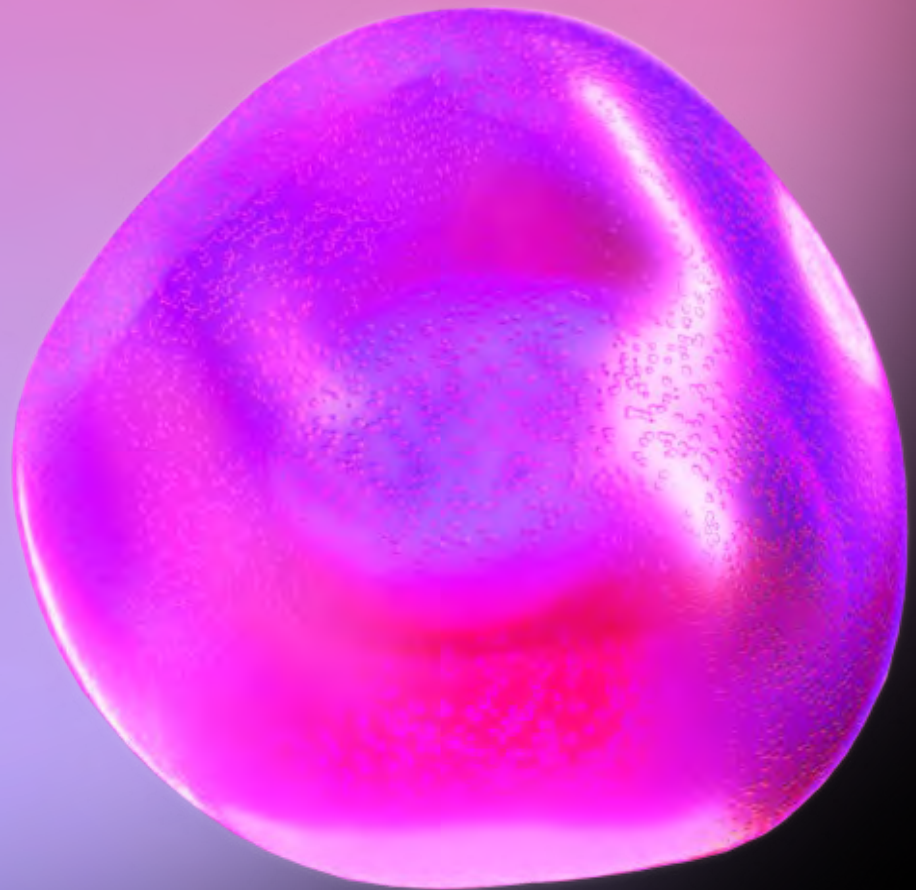
Direct access to The Emery Express, a shuttle service that runs from the theLab Emeryville to West Oakland Bart station

Close proximity to the Bay Area Bike Share Station



# Explore Emeryville

A vibrant neighborhood with science at the heart of it all, making you feel at home among some of the most cutting-edge professionals. Rich in both culture and art, restaurants, shops, and convenient mass transition making it one of the best places to live and work in the Bay Area.





## Life Science Core

theLAB Emeryville is centrally located in Emeryville, California, the new frontier when it comes to life science and biotechnology.

Emeryville enticing to industry leaders in life science, biotech, technology and more, perfect for the work, life, play balance. Get to know your coastal community as you revel in popular public market, restaurants, and shops right around the corner including the infamous dining and entertainment scene on Bay Street Emeryville.

# Meet the Neighbors

Discovering innovation is easy in Emeryville. This eclectic city is booming with creativity and charm and this neighborhood is no exception; don't be surprised when you cross paths with a cultivating artist that happens to also be an accomplished scientist. The diversity and intellect of this small town offers the imaginable.



- Food & Retail
- Local Tenants
- Hotels
- Landmarks
- theLAB Emeryville
- theLAB Berkeley



## Retail & Food

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- |                    |                             |                                |
|--------------------|-----------------------------|--------------------------------|
| 1 9Round           | 16 P.F. Chang's             | 31 Doyle Street Cafe           |
| 2 Peet's Coffee    | 17 Old Navy                 | 32 The Bureau 510              |
| 3 Orange Theory    | 18 California Pizza Kitchen | 33 Arizmendi Bakery & Pizzeria |
| 4 Urban Outfitters | 19 H&M                      | 34 Chile Jalapeno Taqueria     |
| 5 Chevy            | 20 Red Mango                | 35 Prizefighter                |
| 6 Subway           | 21 West Elm/Rivoli          | 36 Rotten City Pizza           |
| 7 Black Bear Diner | 22 AMC Theaters             | 37 Los Moles                   |
| 8 Banana Republic  | 23 IKEA                     | 38 KYU2 Sushi                  |
| 9 Trader Joes      | 24 Starbucks                | 39 Ruby's Cafe                 |
| 10 Starbucks       | 25 Panera Bread             | 40 Summer Summer Thai          |
| 11 Express         | 26 Best Buy                 | 41 Honor Kitchen & Cocktails   |
| 12 Apple Store     | 27 Ashley Homestead         | 42 Rudy's Can't Fail Cafe      |
| 13 American Eagle  | 28 Nordstrom Rack           | 43 Los Cantaros Taqueria       |
| 14 Togo's          | 29 Wingstop                 | 44 Emerville Public Market     |
| 15 Jamba Juice     | 30 TownHouse                |                                |

## Hotels

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- |                            |                           |                       |
|----------------------------|---------------------------|-----------------------|
| 45 Hyatt House             | 47 Hyatt Place Emeryville | 49 Sonesta Emeryville |
| 46 Four Points by Sheraton | 48 Hilton Garden          |                       |

## Local Tenants

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- |             |                    |                  |
|-------------|--------------------|------------------|
| 50 Zymergen | 53 JBEI            | 56 Metagenomi    |
| 51 Novartis | 54 Berkeley Lights | 57 Geltor        |
| 52 Amyris   | 55 Kyverna         | 58 Memphis Meats |

## Landmarks

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- |             |          |
|-------------|----------|
| 59 Greenway | 60 Pixar |
|-------------|----------|



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