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**HEAVY POWER BIO-TECH ADVANCED
MANUFACTURING R&D CAMPUS OPPORTUNITY
IN THE HEART OF EMERYVILLE**

BE A PART OF WAREHAM'S POWER

NEARLY 50 YEARS OF NEW
APPROACHES AND ADAPTABILITY
AT OUR INNOVATIVE R&D CAMPUS

Wareham's unrivaled history of creating one of the largest life science and research clusters in the Bay Area is well known. **Our research and development campuses continue to attract and retain the best and the brightest innovators because we as a company never shy away from doing things differently.**

Building our award-winning research and development campuses right to begin with lets our talented team of real estate development and property management professionals quickly and easily develop, redevelop, and upgrade our massive campus infrastructure to meet ongoing changes and needs of our amazing tenants and this great research cluster.

Our long-term commitment to the cities in which we build – to their schools, their artists, and to all the nonprofits that serve them – is also steadfast.





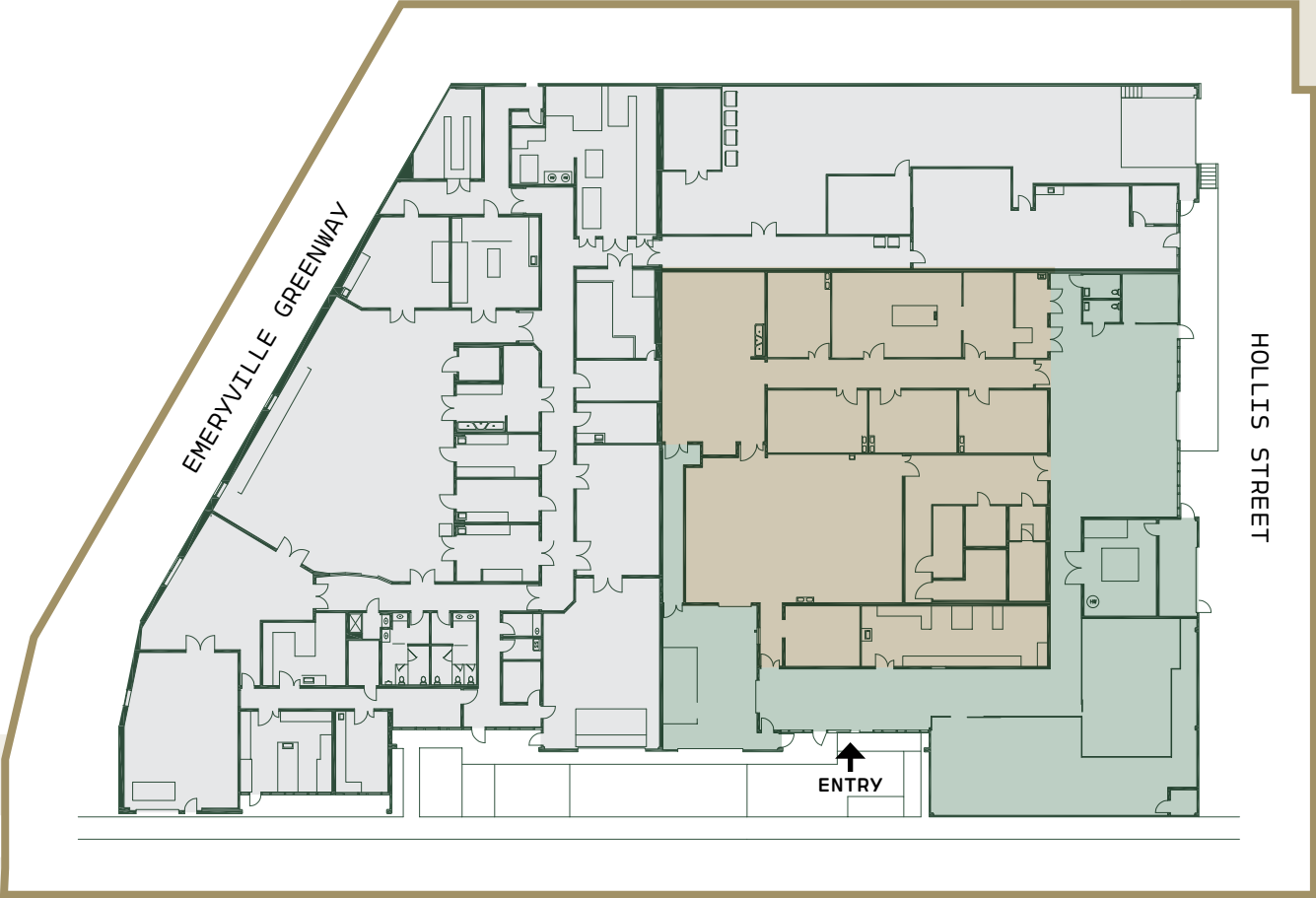
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+/-16,638 SF

LAB BUILD-OUT

- Six (6) lab suites with some existing benching
- Serviced by three (3) dedicated air handling units; single-pass air within lab suites and enclosed loading dock areas
- Two (2) chemical fume hoods (6' & 4')
- Two (2) autoclaves with built-in expansion for additional (with large steam capture hood at rear autoclave area)
- Four (4) cold rooms
- Substantial electrical distribution
- Two (2) eyewash stations
- 9'6" - 10'11" Finished ceiling heights in labs
- 11'2" - 13'6" Ceiling heights in lab storage areas

LEASED LAB OPEN OFFICE



OFFICE BUILD-OUT

- Open office area with interior private office
- House-air in office & warehouse
- 12'7" - 13'2" Ceiling heights in open office

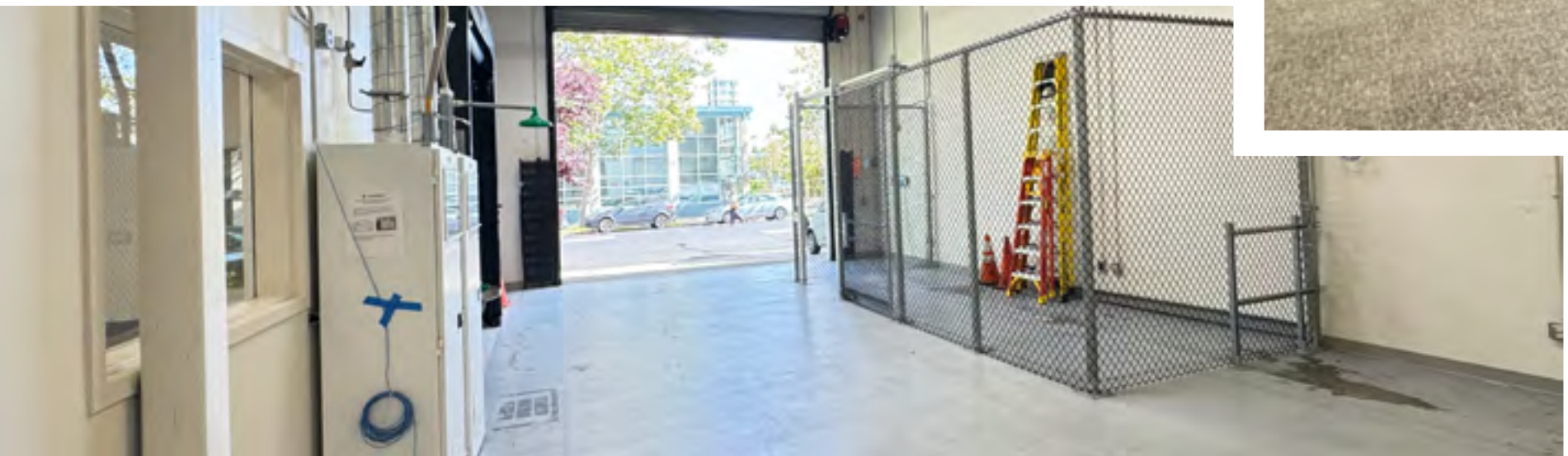


BUILDING & SUITE SERVICES

- Dedicated 105 kw diesel emergency generator
- Main switchboard rating: 800 amps
- Main incoming switchboard breaker: 1600 amps
- Emergency power / ats 364 amps @ 120/208 vac
- Enclosed loading dock with roll-up door (15'11" x 15'7" roll-up door height & 12'7" interior ceiling height)
- Two (2) restrooms
- Fire alarm system & sprinklers

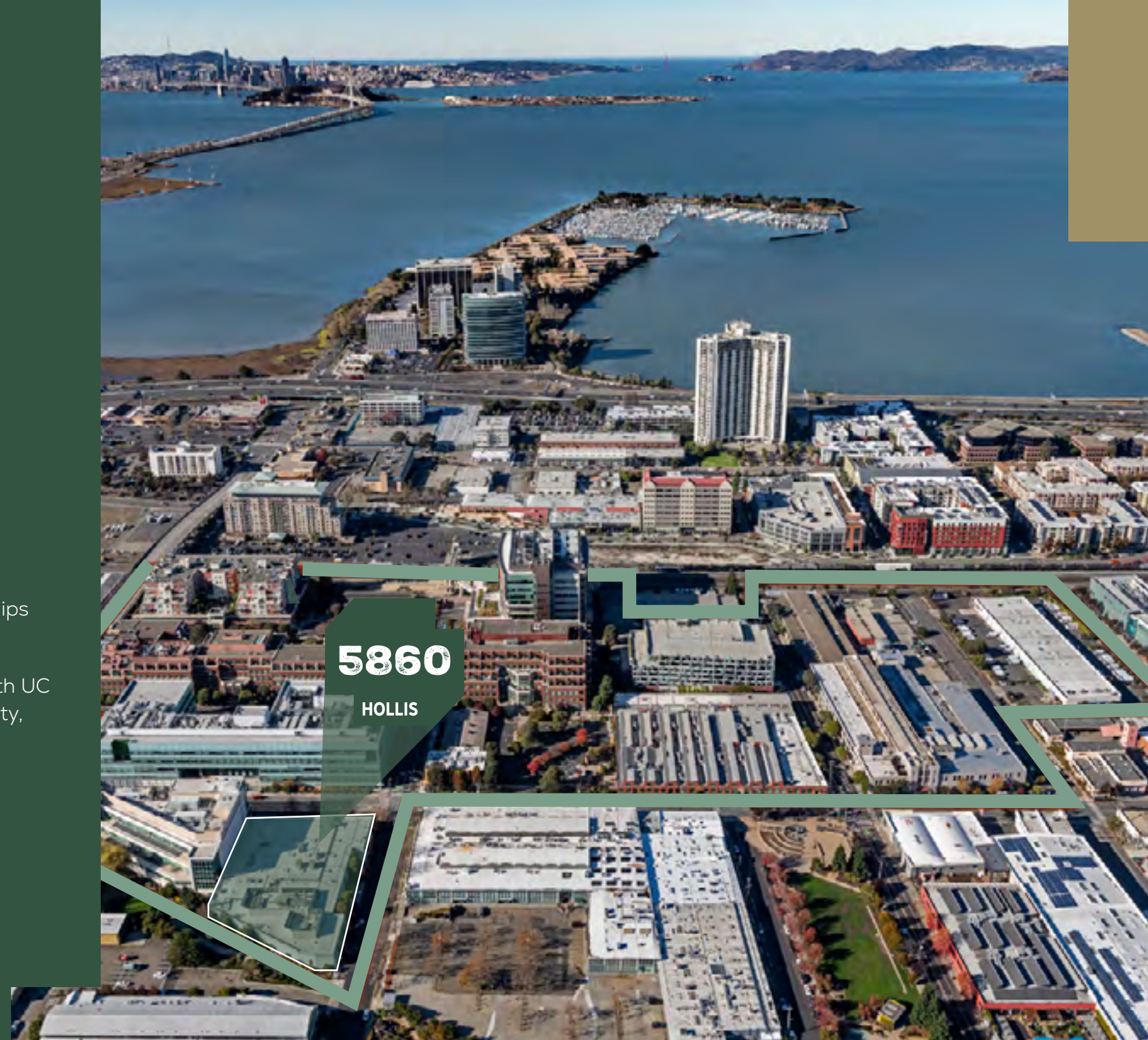


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CAMPUS AMENITIES

- Massive campus infrastructure
- 1.6 million square feet in 15 buildings on this campus owned, developed, and managed by Wareham Development
- Urban infill scalable by 50% with new product already entitled
- History of successful public-private partnerships with the City of Emeryville since 1977
- Recruiting and collaboration opportunities with UC Berkeley, UC San Francisco, Stanford University, and Berkeley Lab
- Abundant campus amenities and walking distance to or a free shuttle ride to all other Emeryville amenities
- Adjacent housing



ABUNDANT CAMPUS AMENITIES



RESEARCH ENVIRONMENT

- Purpose-built R&D lab facility with cold storage
- Dedicated back-up power for entire building
- 24/7 engineering support
- Property management team expertise with lab tenants



TRANSPORTATION

- Direct access to last mile transit options including AC transit, Emery Go-Round free shuttle to BART, and ride share services
- Adjacent to Amtrak Intermodal Transit Center with Capitol Corridor route from Sacramento to San Jose
- Ample parking with additional street level public parking throughout campus



BEST IN CLASS AMENITIES

- Campus fitness center
- Shared conference rooms throughout campus
- Ongoing curated tenant events designed to inspire and connect our community
- Bike parking, bike share, and bike repair stations
- Abundance of food and beverage opportunities on campus and in surrounding area
- 24/7 campus security

MANUFACTURED IN EMERYVILLE

ACCESS TO TALENT (WITHIN A 30-MIN DRIVE TIME)

 **19,493**
Engineers

 **10,355**
Life science

MANUFACTURING IN EMERYVILLE (WITHIN A 30-MIN DRIVE TIME)

 **51,253**
Manufacturing
resident workers

 **5%**
Projected 5 year
manufacturing
growth

 **30,909**
People with STEM
degrees living in
Berkeley

 **12,148**
People with STEM
degrees living in
Berkeley aged
25-39

Rank of Top 100 Universities by Startup
Founders

Berkeley
UNIVERSITY OF CALIFORNIA

RANKING #1

Company Count
1,650

Capital Raised
\$45.7B

Stanford
University

RANKING #2

Company Count
1,271

Capital Raised
\$73.6B

UC DAVIS
UNIVERSITY OF CALIFORNIA

RANKING #51

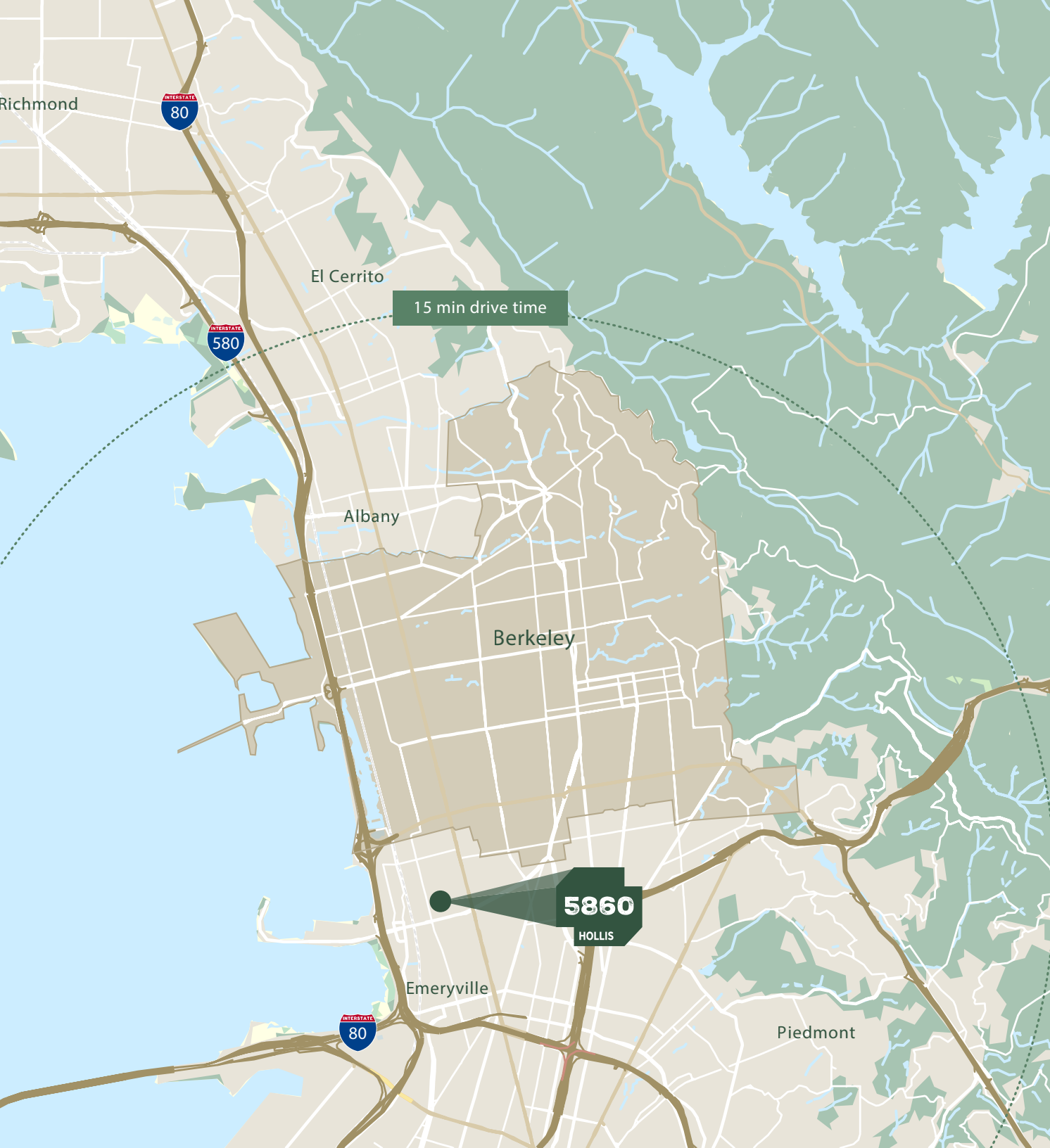
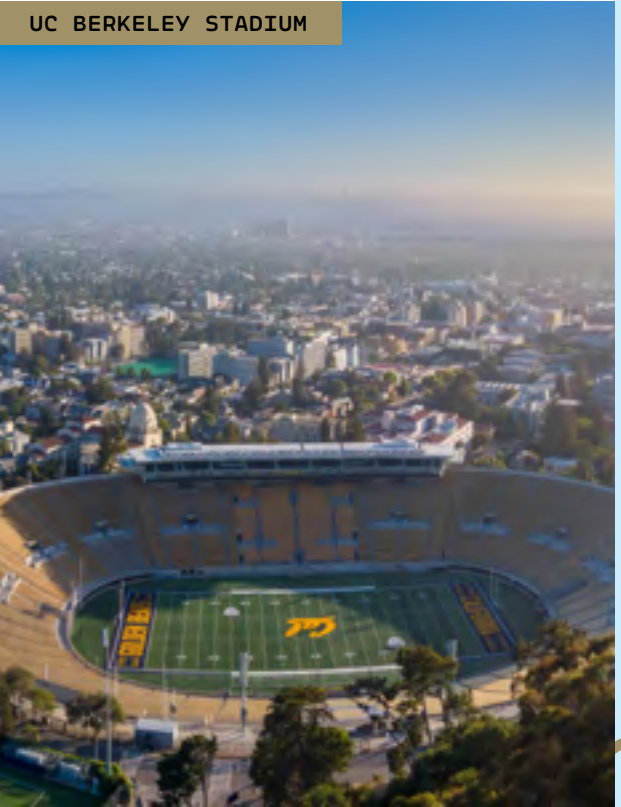
Company Count
253

Capital Raised
\$5.8B

EMERYVILLE, CA



UC BERKELEY STADIUM



THE GATEWAY TO EMERYVILLE

PROXIMITY

TO UNIVERSITIES

UC Berkeley

3 miles

Stanford

39 miles

UC Davis

62 miles

TO MAJOR CITIES

Oakland

5 miles

San Francisco

11 miles

San Jose

46 miles

TO AIRPORTS

SFO

(San Francisco International Airport)

21 miles

OAK

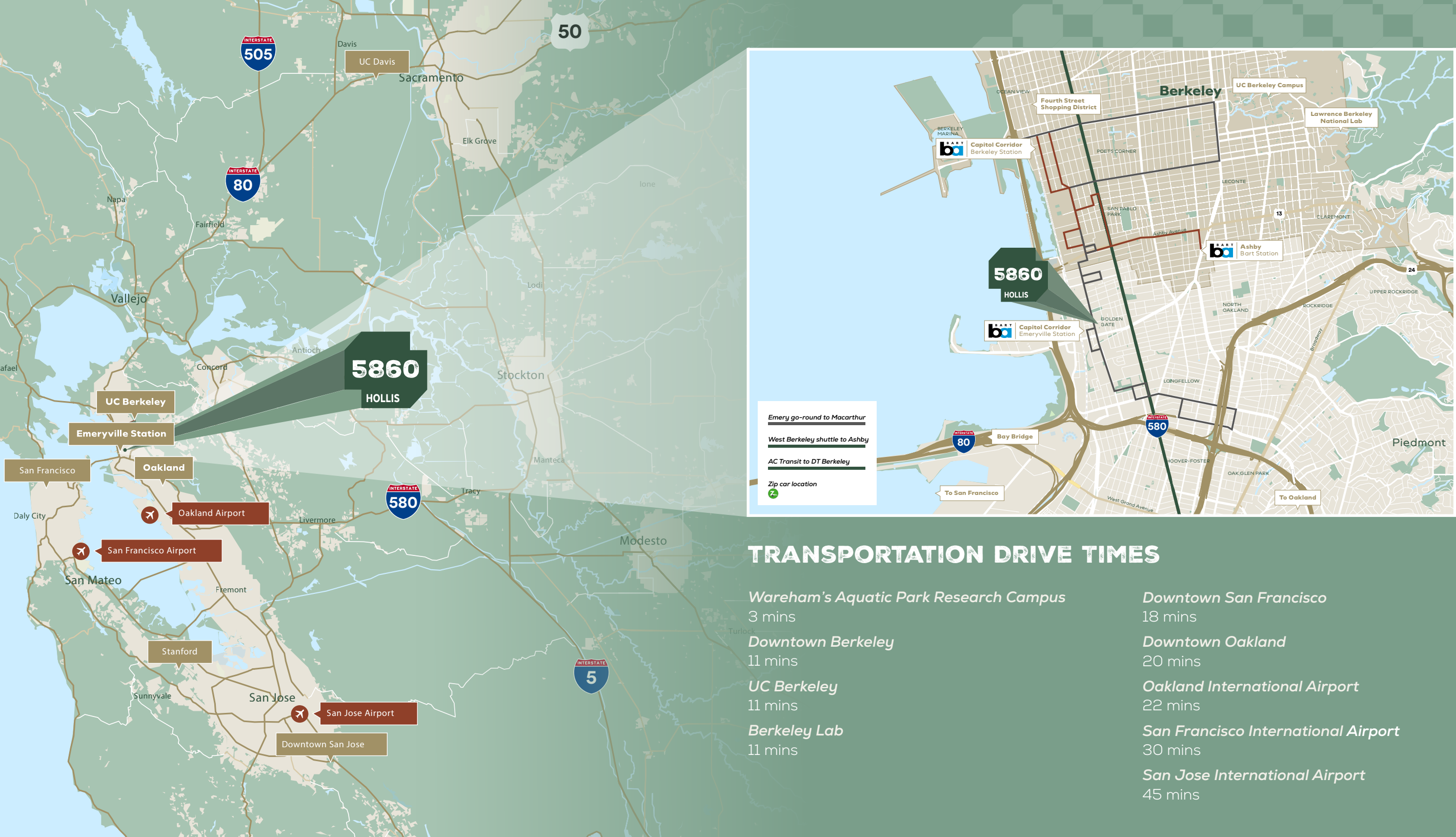
(Oakland International Airport)

13 miles

SJC

(San Jose International Airport)

45 miles





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KRISTI CHILDERS

+1 (510) 812 2878

kristi.childers@jll.com

CA LIC #01997043

GREG MATTER

+1 (650) 480 2220

greg.matter@jll.com

CA LIC #01380731

ADA WONG

+1 (510) 378 0388

aday.wong@jll.com

CA LIC #02024607

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