

±70,000 SF AVAILABLE FOR LEASE

NEW LIFE SCIENCE IMPROVEMENTS

IDEAL TURN-KEY HEADQUARTERS SPACE IN THE HEART OF EMERYVILLE'S INNOVATION HUB

5400

HOLLIS STREET
EMERYVILLE



BASE BUILDING SPECS

POWER: 2000 Amps, 480 Volt, 3-Phase

BACK UP POWER: Two (2) Generators

- One (1) 400 kW
- One (1) 200 kW

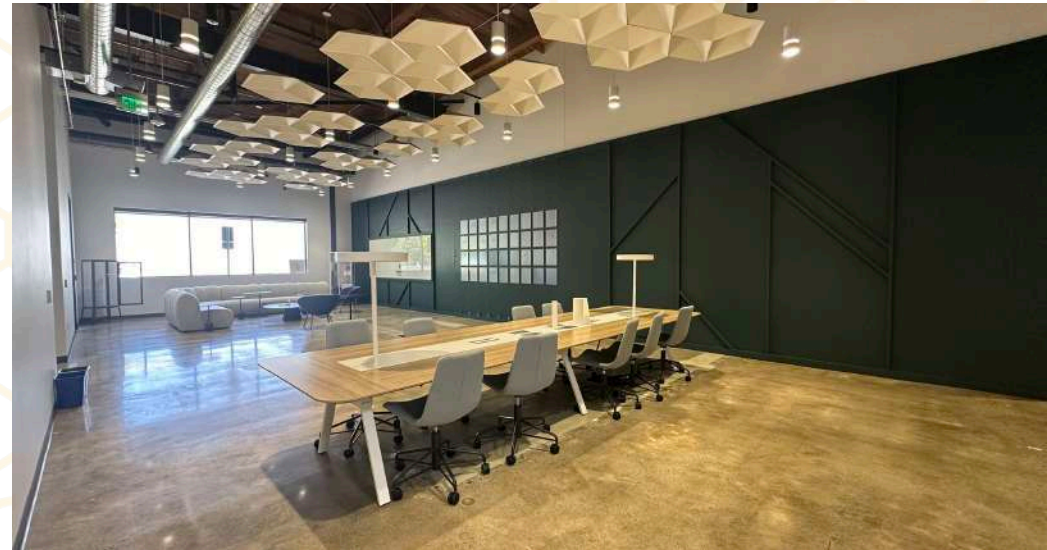
MECHANICAL: 150 Tons Total

- Two (2) 75-Ton Air-Cooled, Electric High Efficiency, Chillers with Variable Speeds
- 10-12 ACH in the Labs

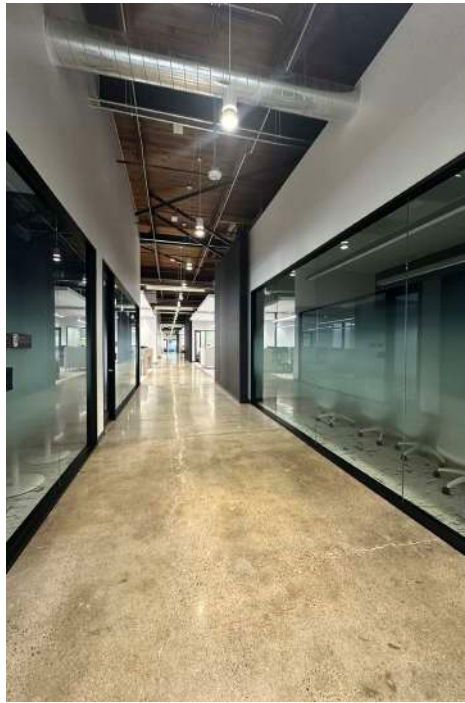
LOADING AREA: Interior Raised Loading Dock.
HAZMAT Storage

CLEAR HEIGHT: 24 Feet

PARKING: Private Lot which includes Electric Car Chargers

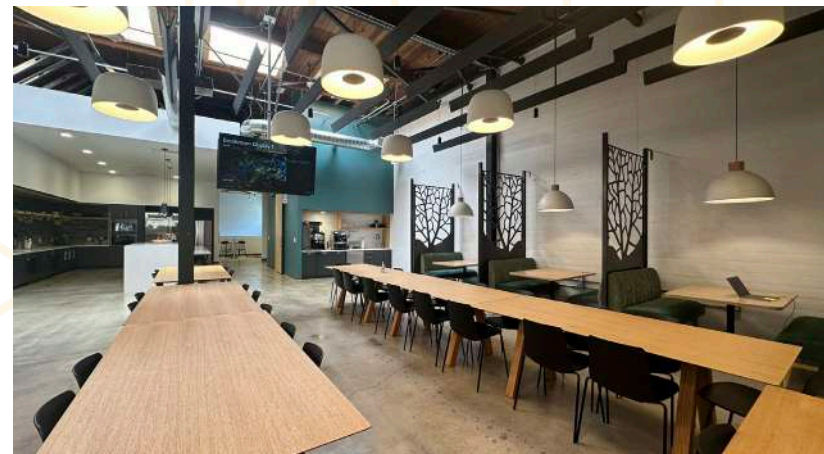
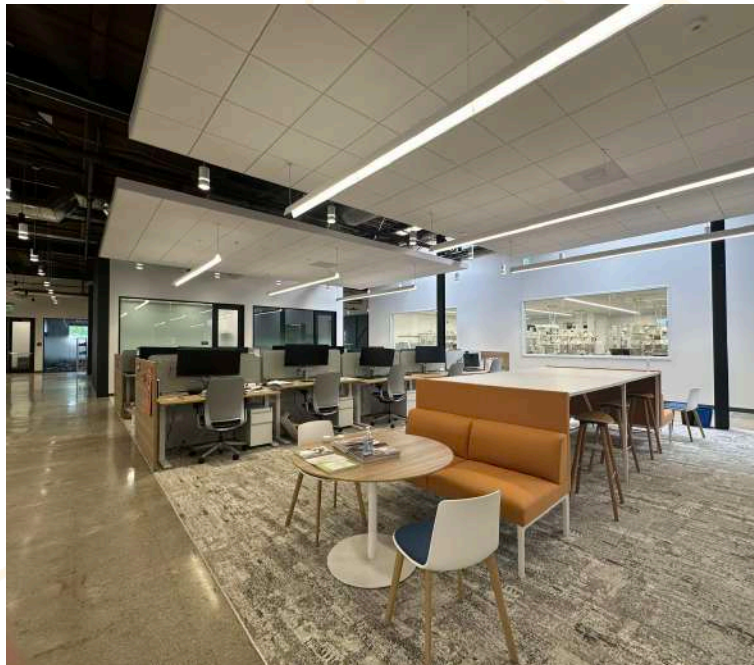


OFFICE HIGHLIGHTS



- » Incredible Single-Story Building
- » 24 Foot Clear with Exposed Ceilings and Woodwork
- » Polished Concrete Flooring
- » Skylights Throughout

Availability of Furniture/Equipment TBD



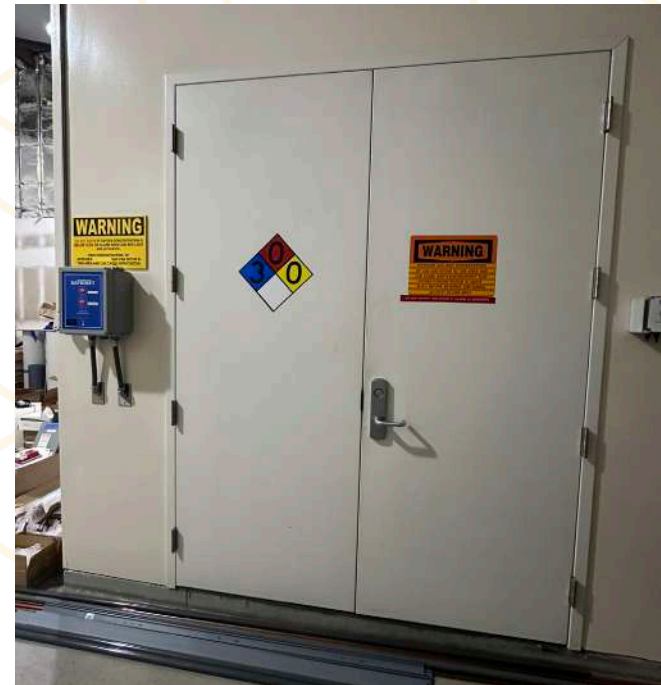
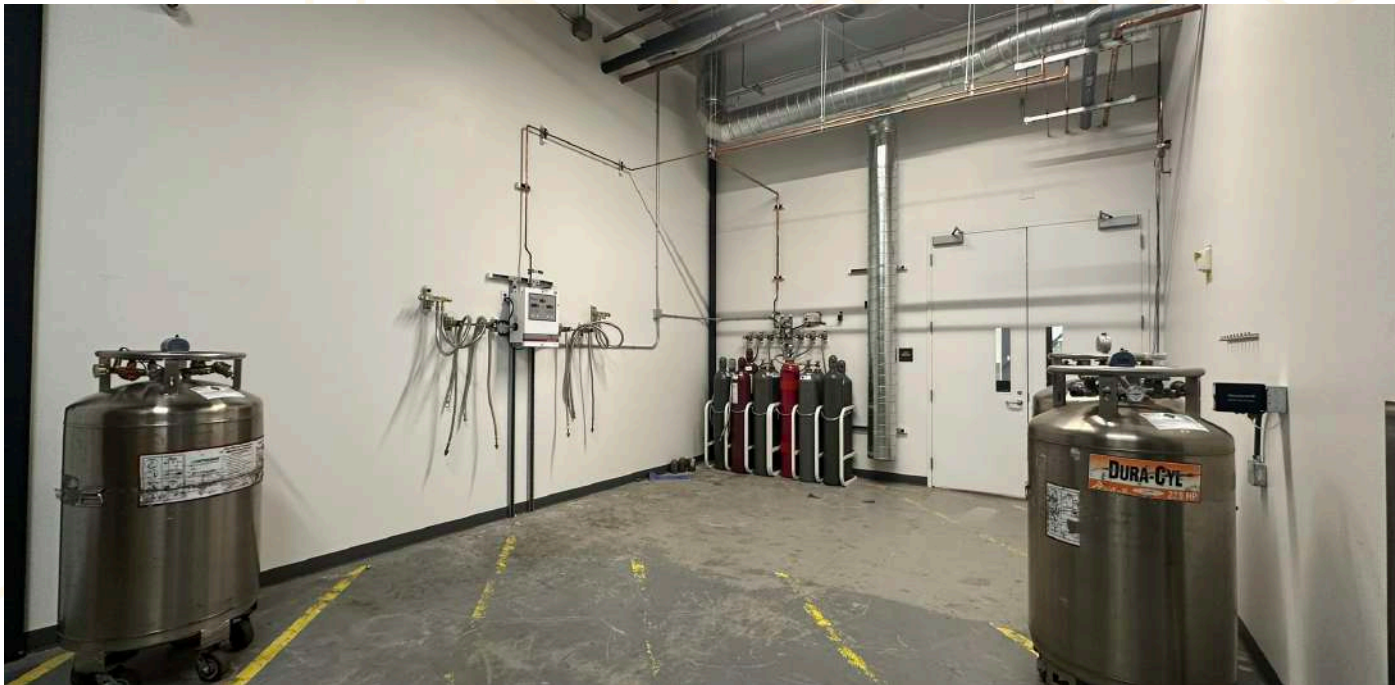
LAB HIGHLIGHTS



- » **Biology Lab**
- » **Cell Culture Lab**
- » **Fermentation**
- » **Mass Spectrometry**
- » **Gowning Ante-Rooms**
- » **Glass Wash/Autoclave**
- » **Walk-In Cold Rooms**
- » **Haz Mat Storage**



LOADING HIGHLIGHTS



Emeryville

LIFE SCIENCE COMPANIES

DINING, RETAILS & HOTEL



target

Metagenomi

Apple Store

Powell Street Plaza

TRADER JOE'S

BAY ST

GRIFOLS

SHERATON

HYATT

PUBLIC MARKET

NOVARTIS

Catalent

gritstone

ZOGENIX

Metagenomi

BERKELEY LIGHTS

GINKGO BIOWORKS

kyverna

BUREAU

amyris

Stanford MEDICINE

5400 Hollis Street



PIXAR

Finless

IKE'S

EDMONDSON

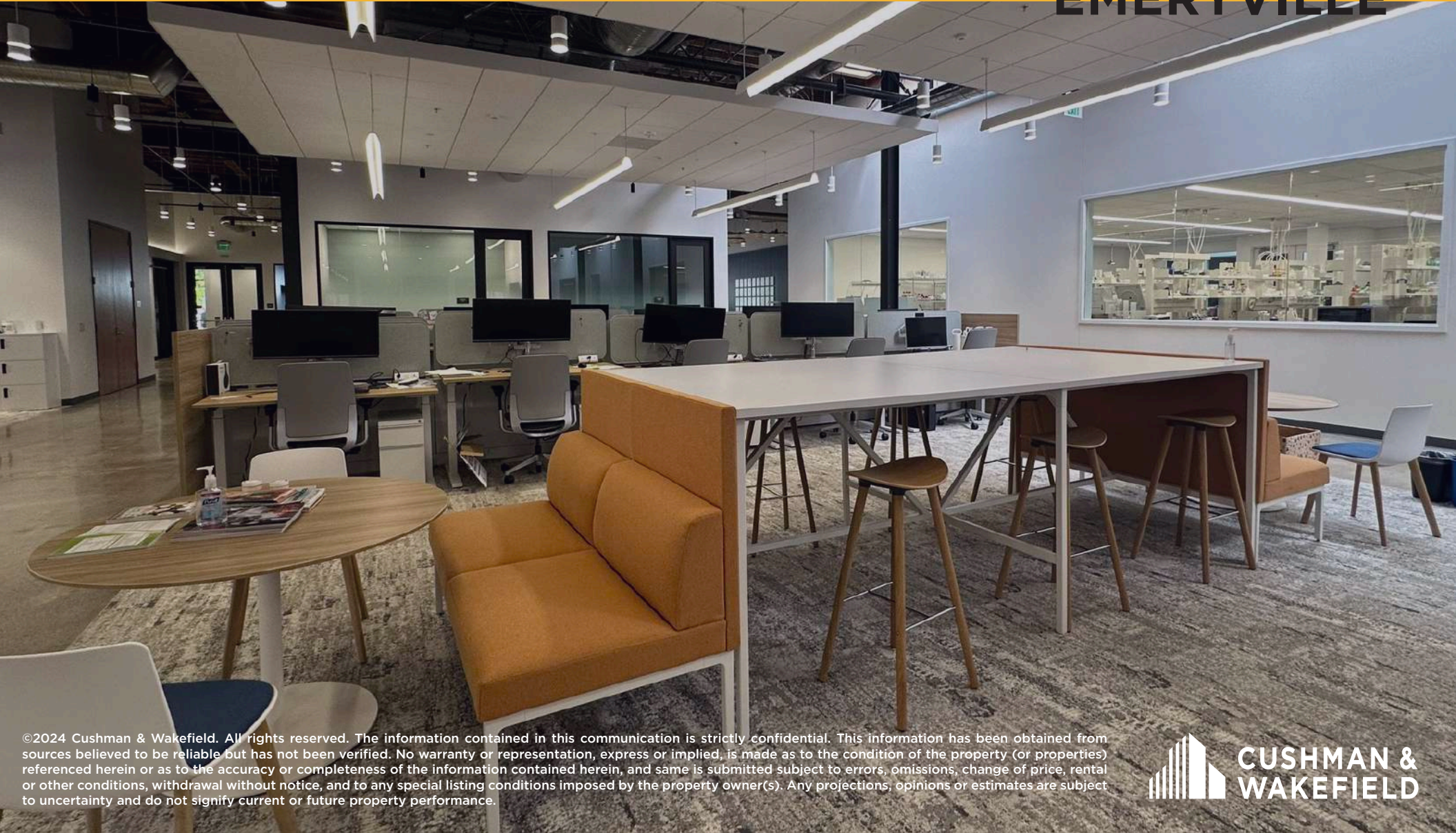
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HOLLIS STREET EMERYVILLE



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