

**WAREHAM**  
DEVELOPMENT



**Emery Station**  
GREENWAY BUILDING

5800 Hollis Street Emeryville, CA 94608

## EMERYSTATION GREENWAY BUILDING: DESCRIPTION

**Setting:** Located at the easily-accessed and highly-visible intersection of Powell and Hollis Streets right off the I-80 exit, the EmeryStation Greenway Building is a flexible, state-of-the-art research-and-development building. It overlooks Emeryville's Greenway, the handsomely-landscaped bike and pedestrian corridor that runs north-south through the city. The building's large, usable outdoor decks and stepped-back eastern façade take full advantage of this amenity while providing dramatic views to the Berkeley and Oakland hills beyond. A signature plaza at the corner of Powell and Hollis features arts, seating areas and abundant landscaping. The project's ground floor includes a full-service restaurant facing this plaza.

**Campus benefits:** The project offers its tenants access to the EmeryStation Campus conference center and to the central employee health club/work-out facility. As described more fully herein, the EmeryStation Campus offers many eating choices as well as housing many other public and private research groups which offer unique collaboration opportunities.

**LEED rated:** The building has been pre-certified LEED Gold. It incorporates many sustainable design features that use resources wisely and which will also offer operating cost savings to its tenants. 100% of all site-generated storm water is filtered biologically in landscape planters before being released into the EBMUD System.

**Architecture:** Designed by DGA Architects, one of California's leading firms specializing in the design of office and laboratory facilities for biotech and green tech research, the EmeryStation Greenway Building artfully blends stone, precast and glass into a contemporary expression. With four levels above grade and one below, the building contains its own secure, structured parking. Major core elements such as elevators, bathrooms, etc. are located at the northern end, leaving open, flexible and unobstructed floor plates that vary in size from 24,000 to 33,000 rentable square feet (and 11,000 square feet still available at grade suitable for retail, office and/or lab). Predominantly 32 foot bay depths allow for typical 10'- 8" lab bench modules.

**Structure:** The state-of-the-art structural system was designed by Murphy Burr Curry to allow for the safest and most reliable operating environment. The primary structural and skin systems have been designed to a 1.1 seismic factor, exceeding the requirements of the latest California Building Code. Slab-to-slab heights of 15 feet on all floors, paired with beams no deeper than 24 inches, allow for ample above-ceiling space for complicated lab HVAC and infrastructure. Floors are designed to accept an above-standard 100 lbs live load, with the roof slab designed to the same high standard to accommodate HVAC and other equipment loading.

**Utilities:** The project is served by a 4000 amp PG&E service and has a pre-installed emergency generator over-sized to cover not only essential life safety needs but also key tenant operational needs as well. The main natural gas room has ample room for numerous tenant meters. Water and waste connections are already provided.

Wareham is delivering a warm shell with common areas, main lobby, elevators, stairways, bathrooms, landscaping and security already in place. This gives tenants maximum utility and the best economies in creating their workplaces, as well as allowing maximum speed in completing their tenant improvements.

**Elevators:** The three main project elevators are state-of-the-art machine-room-less (MRL) elevators. The central core includes two passenger elevators, each with 3,500 lb. capacity, and a dedicated freight elevator of 5,000 lb capacity that accesses the building's loading dock. Both passenger elevators serve the project's subterranean level and the four occupied floors above.

**Loading Dock:** The base building includes a loading dock and facilities adequate for 60' vehicles at the north end of the property. A level-a-tor is anticipated to be included to allow easy unloading from all types and heights of trucks. The loading dock directly accesses the freight elevator.

## EMERYSTATION GREENWAY BUILDING: DESCRIPTION

### ELECTRICAL

Main PG&E Services: A 4000 amp service from PG&E has been secured as part of the base building. This provides 277/480 3-phase power. The PG&E services have been sized to allow for tenant capacities as follows:

Lighting:	1.3 watts per square foot
Office Area power	5.0 watts per square foot
Lab Area power	20 watts per square foot

All main electrical switchgear is provided as part of the base building, as is a 2000 amp / 480V tapable bus riser that runs vertically through stacked electrical rooms. Each electrical room includes a tap switch and lighting panel plus a tap switch feeding a 112.5kVa transformer and two 42-circuit panels. There is also a third tap switch on each floor for tenant-installed additional power distribution. There is additional plug-in space available on each floor for additional tenant needs. Tenants will install emon demon measuring devices at this point, connected to the BMS system, to allow the energy usage inside their specific suites to be accurately measured and billed.

**Grounding:** There is a riser for electrical grounding and one for telecom grounding available on each floor.

**Emergency Power:** A 750 KW standby diesel emergency generator running up the building is provided as part of the base building to support building life safety and essential exhaust loads. The generator has a fuel tank that can allow the unit to run at least 8 hours before refueling. This diesel emergency generator has been oversized to allow Landlord to offer reasonable amounts of standby power to tenants on a separately-negotiable basis.

### TELECOMMUNICATION

Telecommunication riser closets stack vertically on each floor. Each closet provides a clear route to the main telecom room located on the basement level (the MPOE). The MPOE has access to phone, cable and fiber services of several different providers. The riser closets are designed to maximize tenant cabling space and provide future flexibility for the fiber and cabling needs for the building tenants.

### ENVIRONMENTAL SUSTAINABILITY AND SENSITIVITY:

Wareham is committed to promoting sustainable features in all of its properties and has done so especially in the EmeryStation Greenway Building.

Raised filtration planters along the east and west facades and self-treating permeable paving at the streetscape and garden level provide a 100% natural bio-filtration system for the building roof and site storm water run-off.

The EmeryStation Greenway Building has been officially recognized as LEED-CS pre-certified at the Gold level.

### POTENTIAL RETAIL SPACE(S):

The EmeryStation Greenway Building will feature high-visibility, ground floor leasable space with attractive frontage-to-depth ratios, large windowed display areas facing both Hollis St. and the pedestrian-orientated Greenway and numerous front-door options with signage opportunities. There will be slightly over 12,000 rentable square feet of space available on the ground level with over 14 feet to the bottom of the second floor slab. We do envision one or more small retail spaces using at least part of the ground floor space, so that floor does have some differences in base building provisions that can be detailed upon request.

## ABOUT WAREHAM DEVELOPMENT

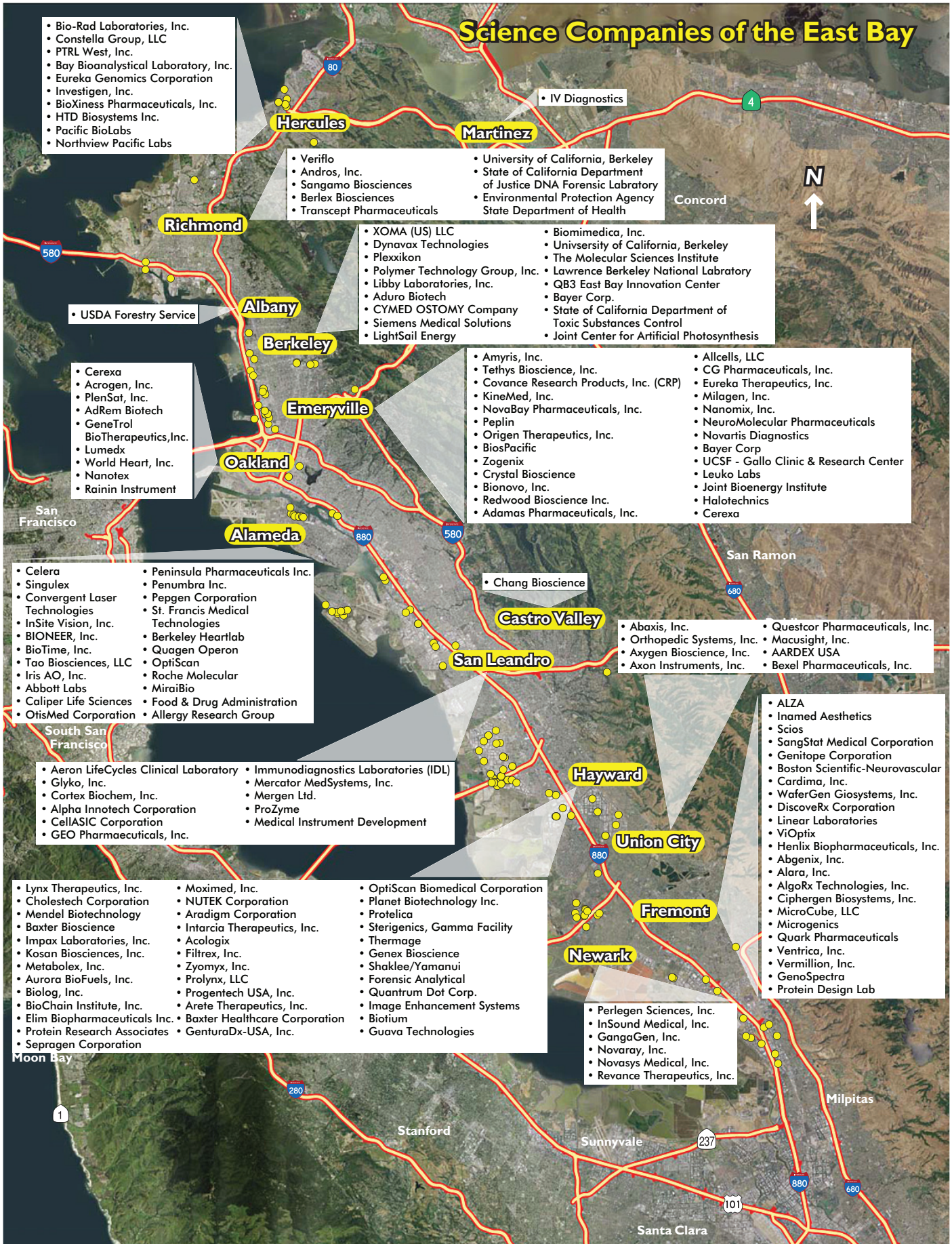
- Premier developer, owner and property manager of mixed-use campuses with a science research and development lab focus since 1977.
- 4,000,000 square feet of master-planned, multi-tenanted, mixed-use campuses in Emeryville, Berkeley, Richmond, Palo Alto and Marin County.
- 1,750,000 square feet of state-of-the-art laboratories, many of which are LEED rated.
- 300,000 square feet of new lab buildings in development/planning.
- Long-term relationships with the State of California and with most of the current world-class life science, nanotech and bioenergy tenant roster—many since their inception. Nearly all have expanded since the initial leases and all are located within minutes from each other and major university research centers.

### Current tenants in this cluster include:

Bayer Healthcare LLC	Amyris Biotechnologies
Joint BioEnergy Institute	Tethys Bioscience
Novartis / Chiron	Siemens Medical Solutions Diagnostics
State of California:	BiosPacific
Dept of Justice DNA Forensic Lab	Nanomix
Dept of Toxic Substances Control	ProGenTech USA, Inc.
Lawrence Berkeley National Laboratory	Eureka Pharmaceuticals
University of California at Berkeley	Dynavax Technologies
Stanford University	Stanford University Hospitals & Clinics
U.S. EPA Region IX	NovaBay Pharmaceuticals
XOMA (U.S.) LLC	Crystal Bioscience, Inc.
BioNovo, Inc.	Sangamo Biosciences
Ernest Gallo Clinic & Research Center	Covance, Inc.
Origen Therapeutics	KineMed, Inc.
Zogenix	CG Pharmaceuticals
Transcept Pharmaceuticals	QB3 East Bay Innovation Center

- Strategic alliances with our diverse family of tenants, cities, equity partners, funding institutions, and the commercial brokerage community.
- History of confident, quickly-delivered quality space and extraordinary amenities including free health club, shared conference facility, operable windows, landscaped gardens, commitment to important art in public places, usable terraces and balconies, terrific views, retail/service amenities.
- On-site 24/7/365 professionally-trained property management and engineering staff and sophisticated reporting systems to protect health of our properties and tenant assets.
- Proven expertise in creation and ongoing management of intermodal transportation networks linked into our campuses.
- Founding member of the Emeryville and West Berkeley Transit Authorities, owner and developer of the Emeryville Intermodal Transportation Center — a groundbreaking three-way alliance with Amtrak and the City of Emeryville.
- Award-winning architecture and land-use planning including 2009 AIA Citation for Architecture for EmeryStation East.

# Science Companies of the East Bay



- Bio-Rad Laboratories, Inc.
- Constella Group, LLC
- PTRL West, Inc.
- Bay Bioanalytical Laboratory, Inc.
- Eureka Genomics Corporation
- Investigen, Inc.
- BioXiness Pharmaceuticals, Inc.
- HTD Biosystems Inc.
- Pacific BioLabs
- Northview Pacific Labs

- Veriflo
- Andros, Inc.
- Sangamo Biosciences
- Berlex Biosciences
- Transcept Pharmaceuticals

- IV Diagnostics
- University of California, Berkeley
- State of California Department of Justice DNA Forensic Laboratory
- Environmental Protection Agency
- State Department of Health

- USDA Forestry Service

- XOMA (US) LLC
- Dynavax Technologies
- Plexikon
- Polymer Technology Group, Inc.
- Libby Laboratories, Inc.
- Aduro Biotech
- CYMED OSTOMY Company
- Siemens Medical Solutions
- LightSail Energy

- Biomimmedica, Inc.
- University of California, Berkeley
- The Molecular Sciences Institute
- Lawrence Berkeley National Laboratory
- QB3 East Bay Innovation Center
- Bayer Corp.
- State of California Department of Toxic Substances Control
- Joint Center for Artificial Photosynthesis

- Cerexa
- Acrogen, Inc.
- PlenSat, Inc.
- AdRem Biotech
- GeneTrol
- BioTherapeutics, Inc.
- Lumedx
- World Heart, Inc.
- Nanotex
- Rainin Instrument

- Amyris, Inc.
- Tethys Bioscience, Inc.
- Covance Research Products, Inc. (CRP)
- KineMed, Inc.
- NovaBay Pharmaceuticals, Inc.
- Peplin
- Origen Therapeutics, Inc.
- BiosPacific
- Zogenix
- Crystal Bioscience
- Bionovo, Inc.
- Redwood Bioscience Inc.
- Adamas Pharmaceuticals, Inc.

- Allcells, LLC
- CG Pharmaceuticals, Inc.
- Eureka Therapeutics, Inc.
- Milagen, Inc.
- Nanomix, Inc.
- NeuroMolecular Pharmaceuticals
- Novartis Diagnostics
- Bayer Corp
- UCSF - Gallo Clinic & Research Center
- Leuko Labs
- Joint Bioenergy Institute
- Halotechnics
- Cerexa

- Celera
- Singulex
- Convergent Laser Technologies
- InSite Vision, Inc.
- BIONEER, Inc.
- BioTime, Inc.
- Tao Biosciences, LLC
- Iris AO, Inc.
- Abbott Labs
- Caliper Life Sciences
- OtisMed Corporation

- Peninsula Pharmaceuticals Inc.
- Penumbra Inc.
- Peppgen Corporation
- St. Francis Medical Technologies
- Berkeley Heartlab
- Quagen Operon
- OptiScan
- Roche Molecular
- MiraiBio
- Food & Drug Administration
- Allergy Research Group

- Chang Bioscience

- Abaxis, Inc.
- Orthopedic Systems, Inc.
- Axgen Bioscience, Inc.
- Axon Instruments, Inc.

- Questcor Pharmaceuticals, Inc.
- Macusight, Inc.
- AARDEX USA
- Bexel Pharmaceuticals, Inc.

- Aeron LifeCycles Clinical Laboratory
- Glyko, Inc.
- Cortex Biochem, Inc.
- Alpha Innotech Corporation
- CellIASIC Corporation
- GEO Pharmaceuticals, Inc.

- Immunodiagnosics Laboratories (IDL)
- Mercator MedSystems, Inc.
- Mergen Ltd.
- ProZyme
- Medical Instrument Development

- ALZA
- Inamed Aesthetics
- Scios
- SangStat Medical Corporation
- Genitope Corporation
- Boston Scientific-Neurovascular
- Cardima, Inc.
- WaferGen Giosystems, Inc.
- DiscoverRx Corporation
- Linear Laboratories
- ViOptix
- Henlix Biopharmaceuticals, Inc.
- Abgenix, Inc.
- Alara, Inc.
- AlgoRx Technologies, Inc.
- CIPHERGEN Biosystems, Inc.
- MicroCube, LLC
- Microgenics
- Quark Pharmaceuticals
- Ventrica, Inc.
- Vermillion, Inc.
- GenoSpectra
- Protein Design Lab

- Lynx Therapeutics, Inc.
- Cholestech Corporation
- Mendel Biotechnology
- Baxter Bioscience
- Impax Laboratories, Inc.
- Kosan Biosciences, Inc.
- Metabolix, Inc.
- Aurora BioFuels, Inc.
- Biolog, Inc.
- BioChain Institute, Inc.
- Elim Biopharmaceuticals Inc.
- Protein Research Associates
- Sepragen Corporation

- Moximed, Inc.
- NUTEK Corporation
- Aradigm Corporation
- Intarcia Therapeutics, Inc.
- Acologix
- Filtrex, Inc.
- Zyomyx, Inc.
- Prolynx, LLC
- Progentech USA, Inc.
- Arete Therapeutics, Inc.
- Baxter Healthcare Corporation
- GenturaDx-USA, Inc.

- OptiScan Biomedical Corporation
- Planet Biotechnology Inc.
- Protelica
- Sterigenics, Gamma Facility
- Thermage
- Genex Bioscience
- Shaklee/Yamanui
- Forensic Analytical
- Quantum Dot Corp.
- Image Enhancement Systems
- Biotium
- Guava Technologies

- Perlegen Sciences, Inc.
- InSound Medical, Inc.
- GangaGen, Inc.
- Novaray, Inc.
- Novasys Medical, Inc.
- Revance Therapeutics, Inc.



# Emeryville Transit



CAPITOL CORRIDOR COMMUTER



POWELL LINE



HOLLIS LINE



WATERGATE EXPRESS



72



57



26



31



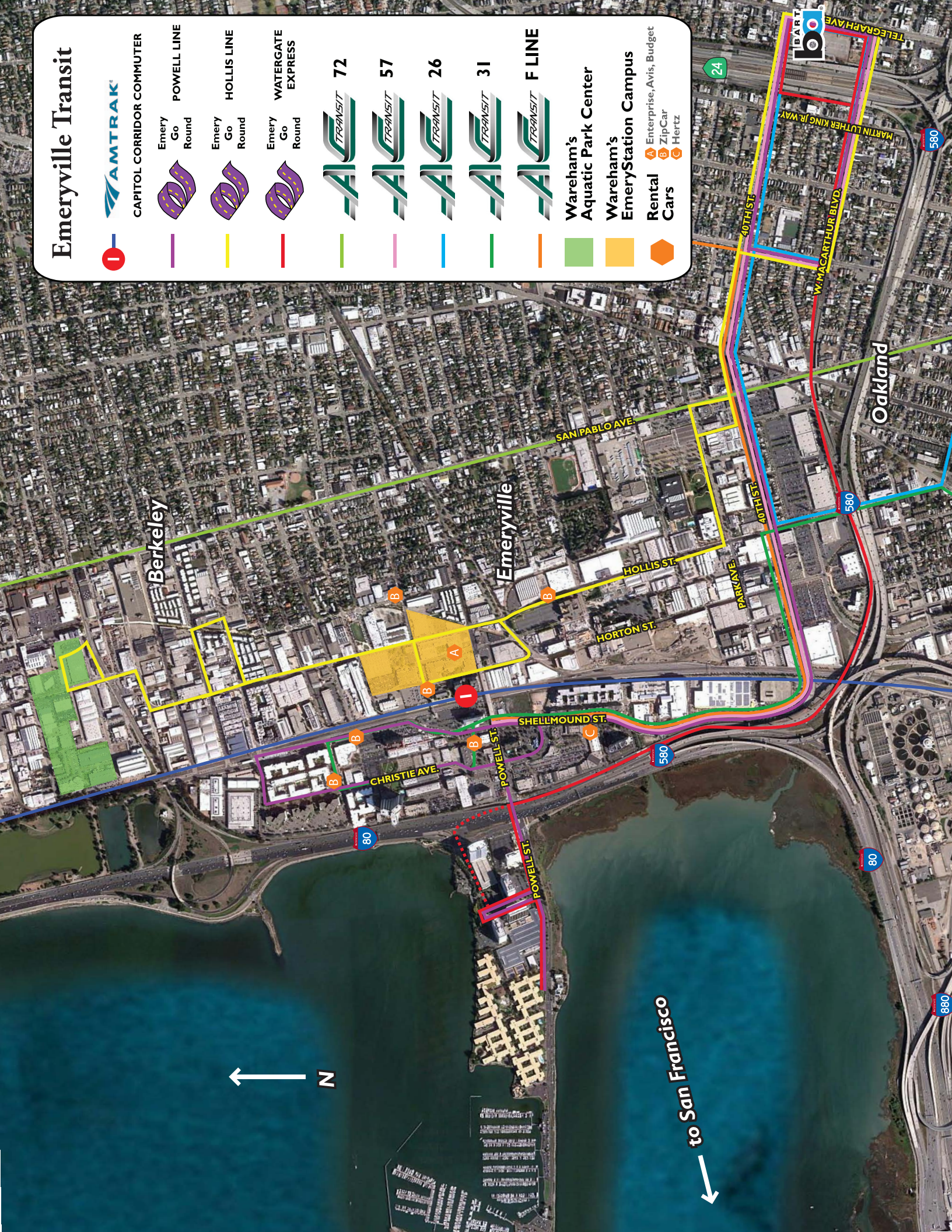
F LINE

Wareham's Aquatic Park Center

Wareham's EmeryStation Campus

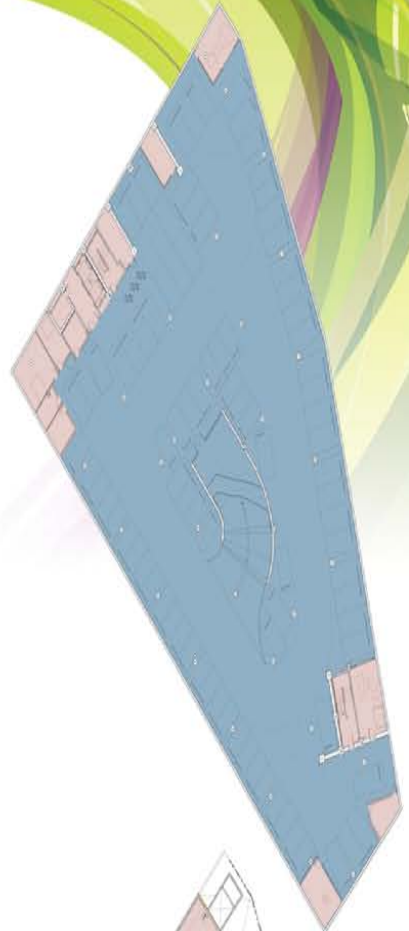
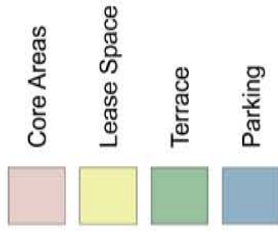
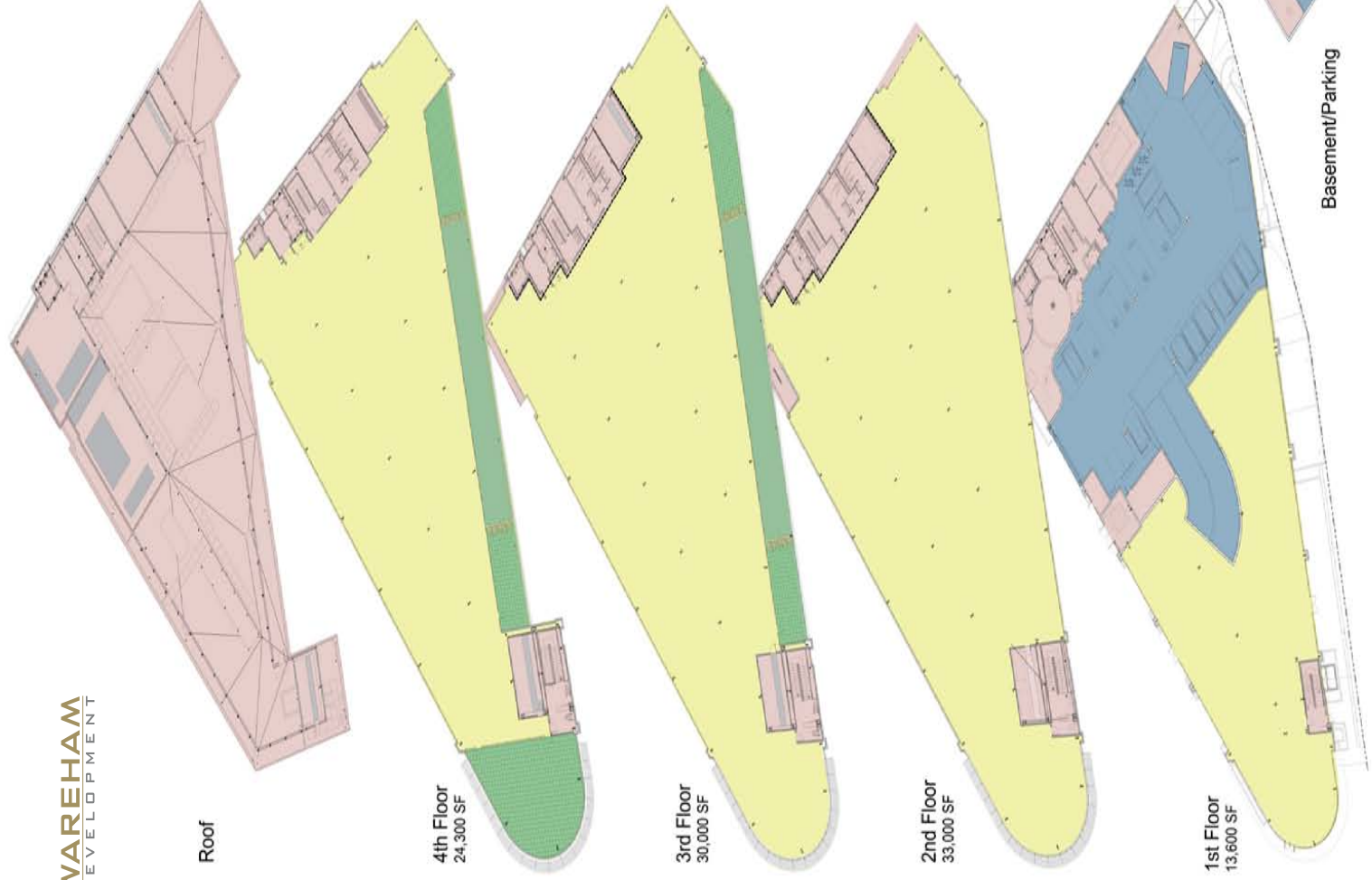
Rental Cars

Enterprise, Avis, Budget  
ZipCar  
Hertz

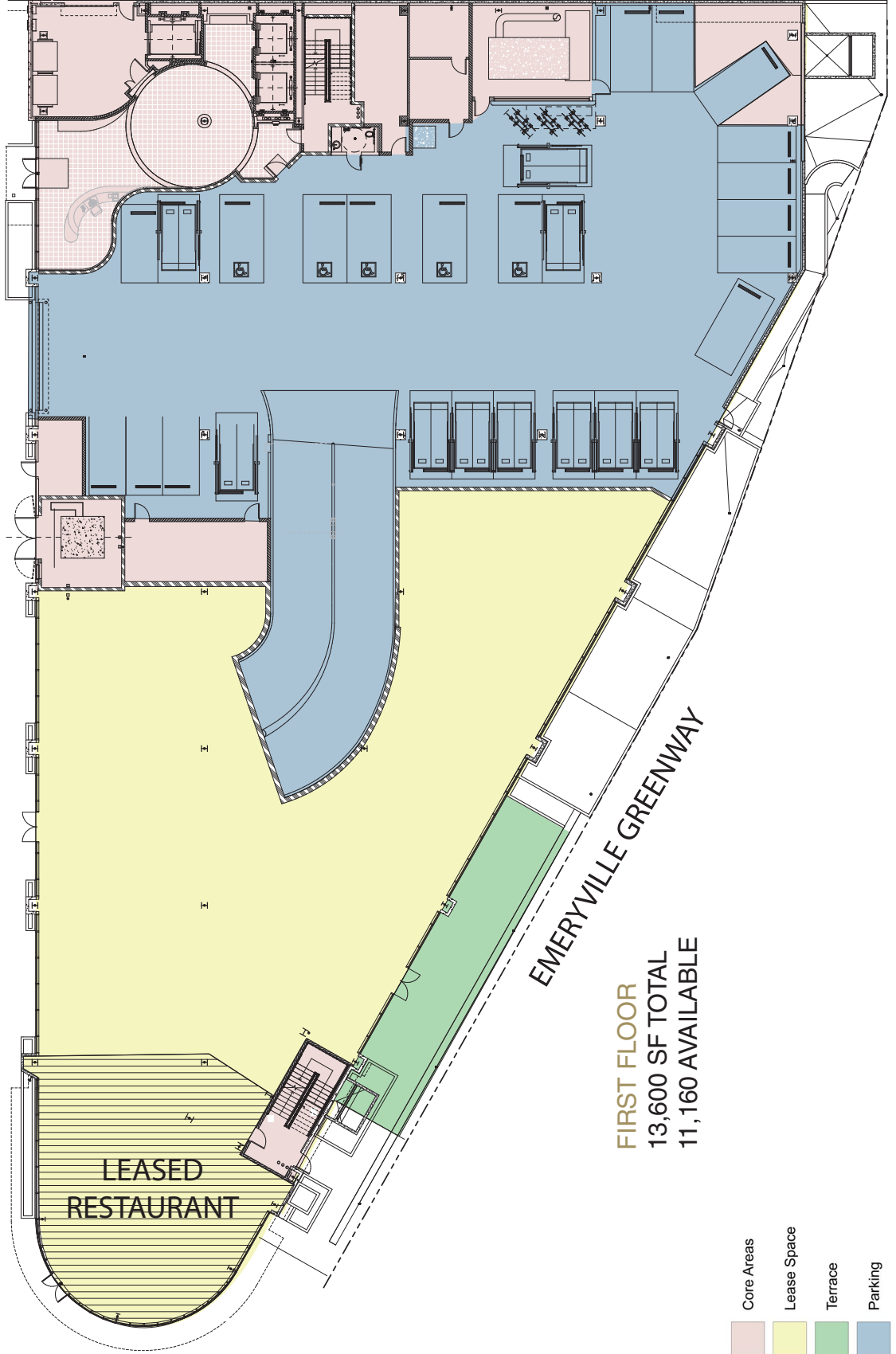


# Emery Station

GREENWAY BUILDING



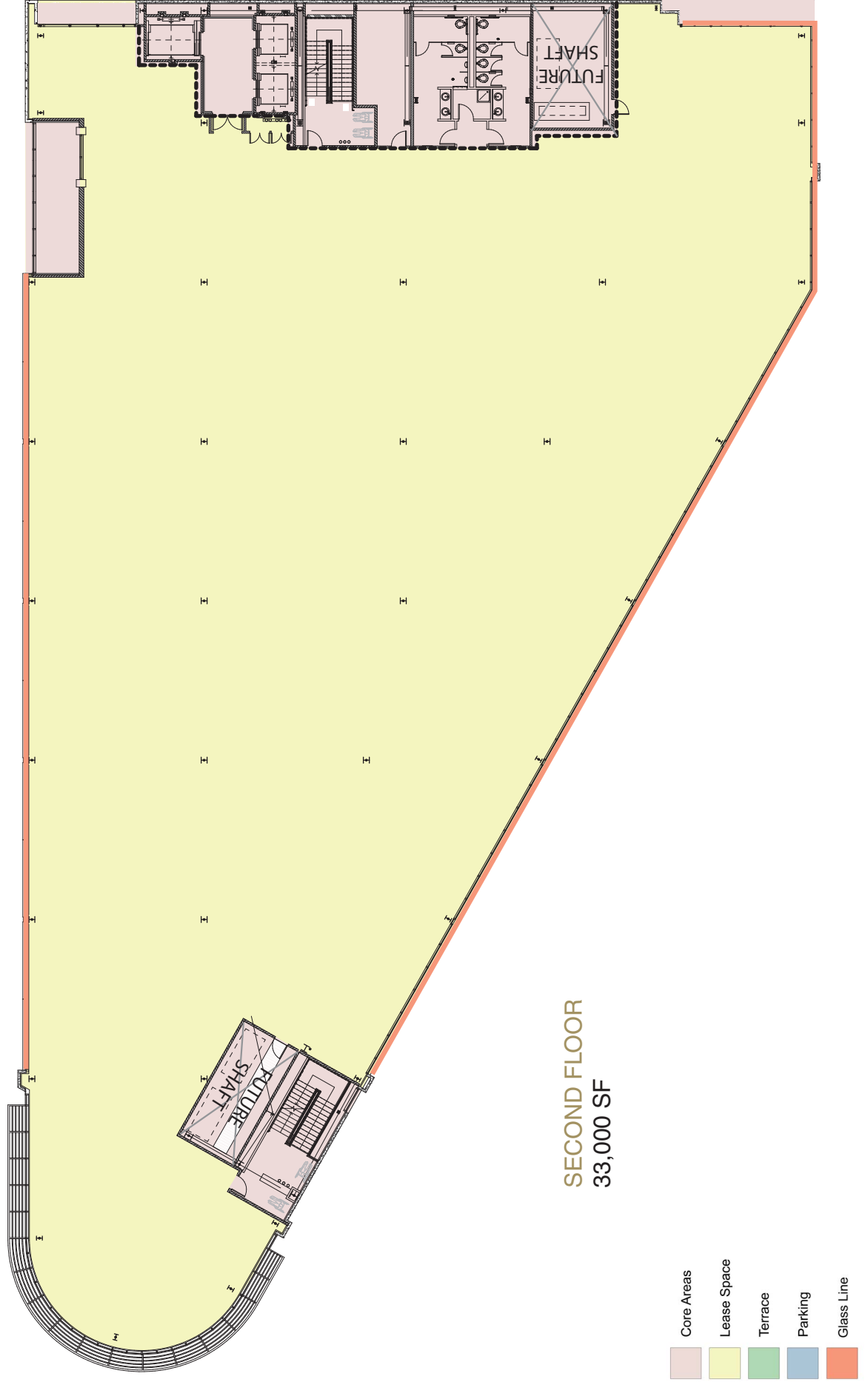
HOLLIS ST.



EMERYVILLE GREENWAY

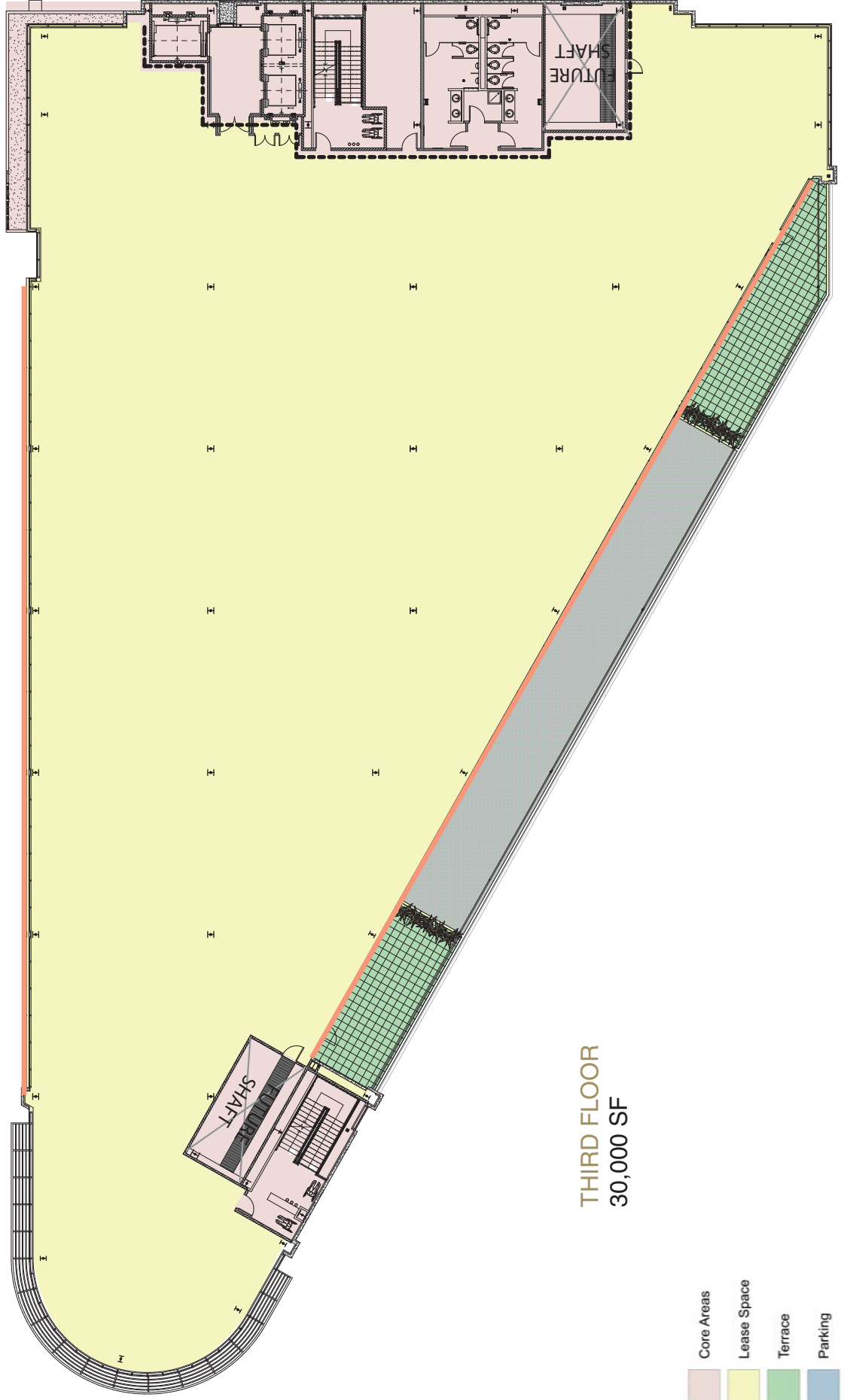
**FIRST FLOOR**  
13,600 SF TOTAL  
11,160 AVAILABLE

- Core Areas
- Lease Space
- Terrace
- Parking
- Glass Line



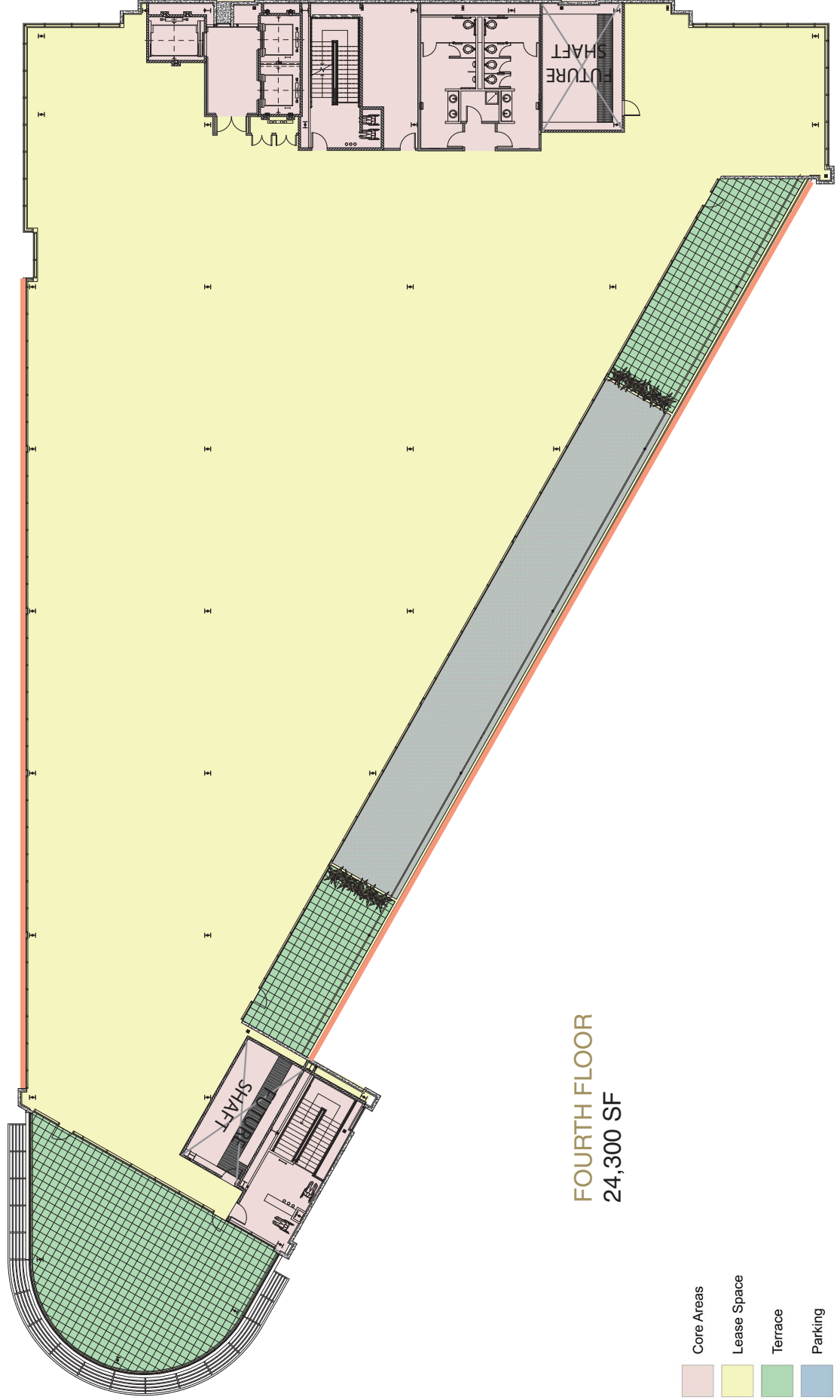
SECOND FLOOR  
33,000 SF

- Core Areas
- Lease Space
- Terrace
- Parking
- Glass Line



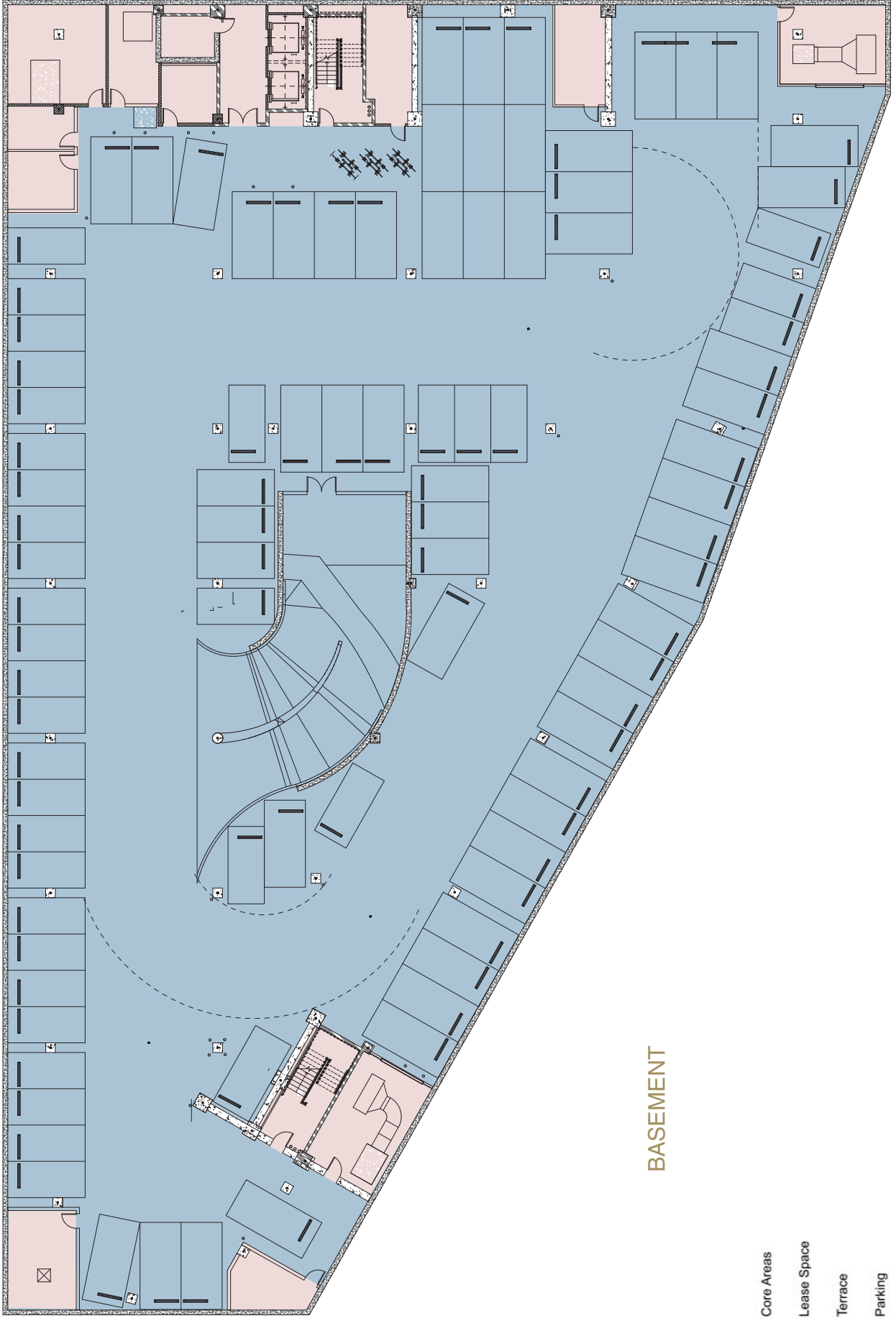
THIRD FLOOR  
30,000 SF

- Core Areas
- Lease Space
- Terrace
- Parking
- Glass Line



FOURTH FLOOR  
24,300 SF

- Core Areas
- Lease Space
- Terrace
- Parking
- Glass Line



**BASEMENT**

- Core Areas
- Lease Space
- Terrace
- Parking
- Glass Line

E N T E R P R I S E   Z O N E   O P P O R T U N I T Y

Emeryville sits within a State-established **Enterprise Zone** that affords significant California state tax benefits to your business. The Enterprise Zone Credits are a dollar-for-dollar credit against California state income tax due.

- The largest single benefit is the **Enterprise Zone Hiring Credit** which totals \$37,440 per qualified employee over a five-year period.
  - Most administrative companies qualify 15-25% of their workforce
  - The credit applies to qualified employees and earnings without regard to position or in-coming salary
  - Existing employees hired in the last five years can qualify when your business relocates to Jack London Square
  - There are 18 different qualifying criteria including veteran status, previously laid-off employees, employees living in targeted areas and employees with low income in the quarter prior to hiring including for time off, completion of study or part-time workers
  - The credit applies to the first \$25,000 of earnings and equals 50% for the employees' first year and averages 30% per year over their first five years of employment
  - Corporations can earn sales tax credits on purchases of \$20 million per year of qualified machinery and machinery parts.
- In addition, **Enterprise Zone Credits** include sales and use tax credit for machinery used within the zone – those typically include all computers, servers, copiers and phone systems at a minimum.

Non-enterprise zone benefits of locating in Emeryville include significant payroll, healthcare or business tax savings when compared to cities such as San Francisco.

A simple example of a 25,000-square-foot tenant who has 125 employees:

Total Employees	125		
Qualified Employees <sup>1</sup>	25		
	<b>Per Employee</b>	<b>Total</b>	
Year One Hiring Benefit <sup>2</sup>	\$ 12,480	\$ 312,000	
Cumulative Five-Year Hiring Benefit <sup>3</sup>	\$ 37,440	\$ 936,000	
Estimated Year One Sales and Use Tax Savings <sup>4</sup>	\$ 350	\$ 43,750	
Annual Net Payroll Tax Savings <sup>5</sup>	\$ 1,035	\$ 129,375	
	<b>Gross \$</b>	<b>Per Square Foot</b>	
<b>Total Year One Savings</b>	<b>\$ 485,125</b>	<b>\$ 19.40</b>	
<b>Total Five-Year Benefit</b>	<b>\$ 1,670,375</b>	<b>\$ 66.81</b>	
<b>Average Five-Year Benefit</b>	<b>\$ 334,075</b>	<b>\$ 13.36</b>	

<sup>1</sup> Assumes 20% of employees qualify. <sup>2</sup> \$24,960 x 50% credit <sup>3</sup> Credit % years 1-5 are 50%, 40%, 30%, 20% and 10%

<sup>4</sup> Assumes \$4,000 in equipment spent per employee in years 1 and 5 <sup>5</sup> Assumes San Francisco rate of 1.5% versus Emeryville Admin. HQ rate of .12%



# EmeryStation

GREENWAY BUILDING

The EmeryStation Greenway Building is the newest addition to the East Bay Innovation Corridor, the second largest biotech, greentech and life science cluster in the country. Flexible for state-of-the-art research-and-development, it is sited along the Emeryville Greenway, a unique bike-pedestrian landscaped promenade that runs through most of the city of Emeryville from Oakland to Berkeley. The building is minutes from UCB, LBNL, UCSF and other large and small institutional and private research entities.

**BILL NORK**

510.923.6202  
bnork@ccareynkf.com  
Lic # 00632669

**JONATHAN TOMASCO**

510.923.6262  
jtomasco@ccareynkf.com  
Lic # 01224562

**RANDY SCOTT**

650.688.8510  
rscott@ccareynkf.com  
Lic # 00852506