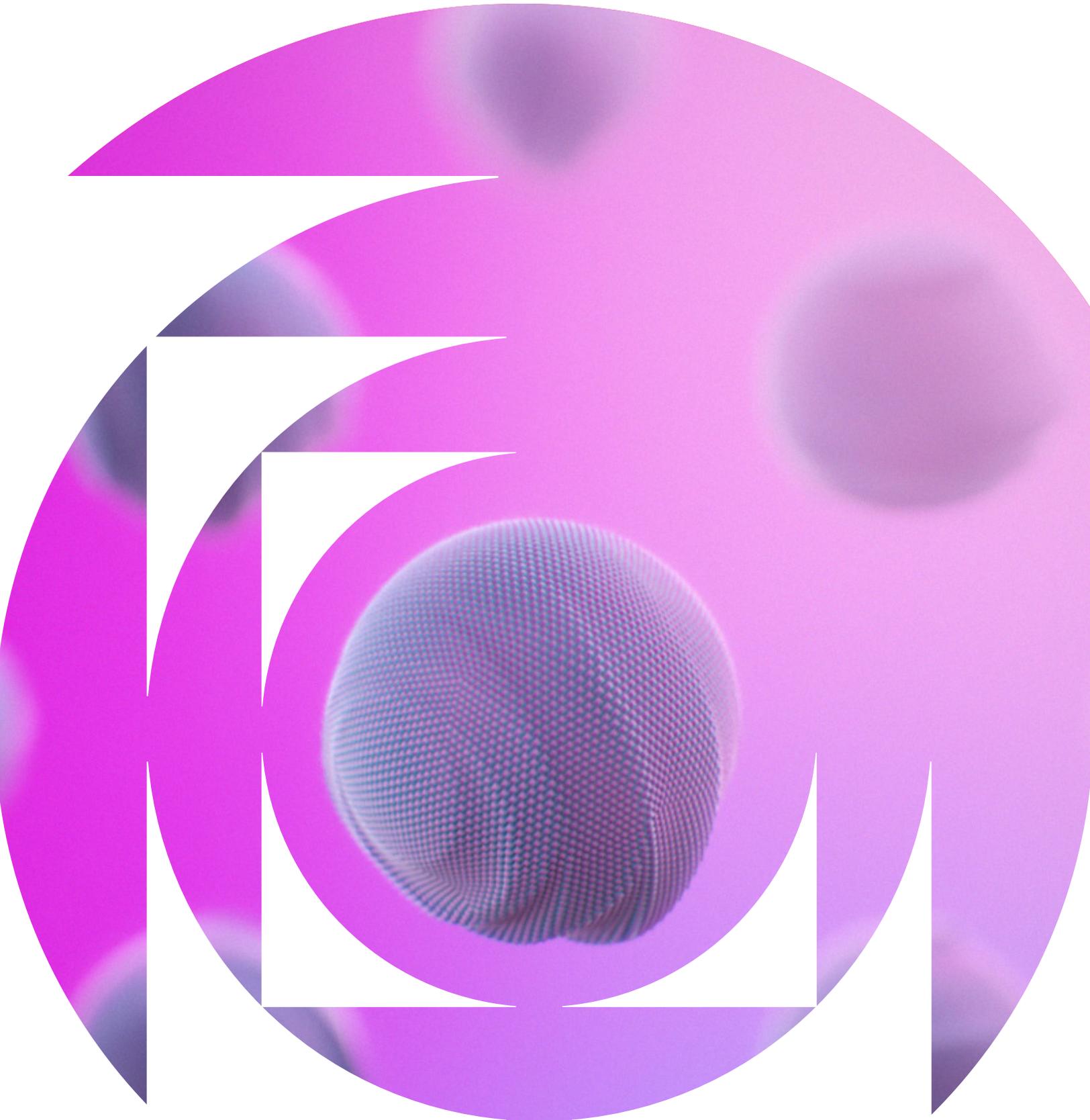




theLAB Emeryville  
Space to discover



# 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 Lab Floor
- 2nd: Completed Spec Office Floor
- 3rd: Half Completed Spec Lab Floor





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 75,000 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", + roof equipment access

## **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 @ 77/480volt, 3 phase 4W to the building
- 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 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:**

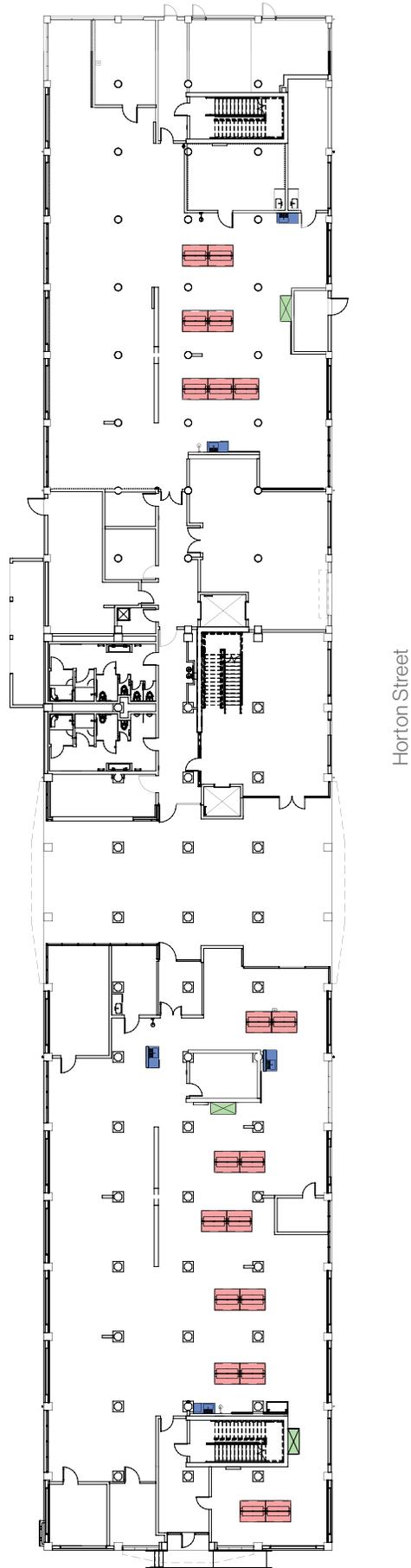
- New set of restrooms provided on each floor, as well as showers on the ground floor
- Secured bike storage room provided on the ground floor theLAB

# Floorplan

## First Floor - Spec Labs

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

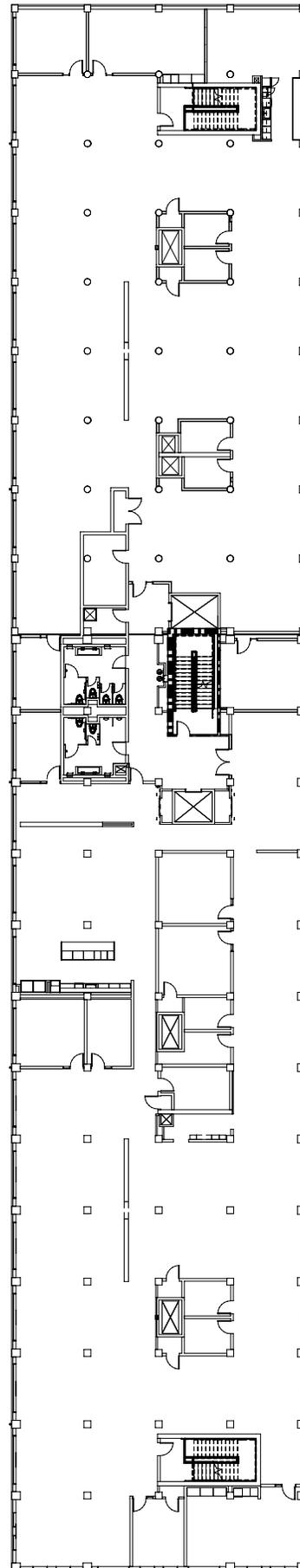
- Sink
- Lab Bench
- Fume Hood



# Floorplan

## Second Floor - Spec Office

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



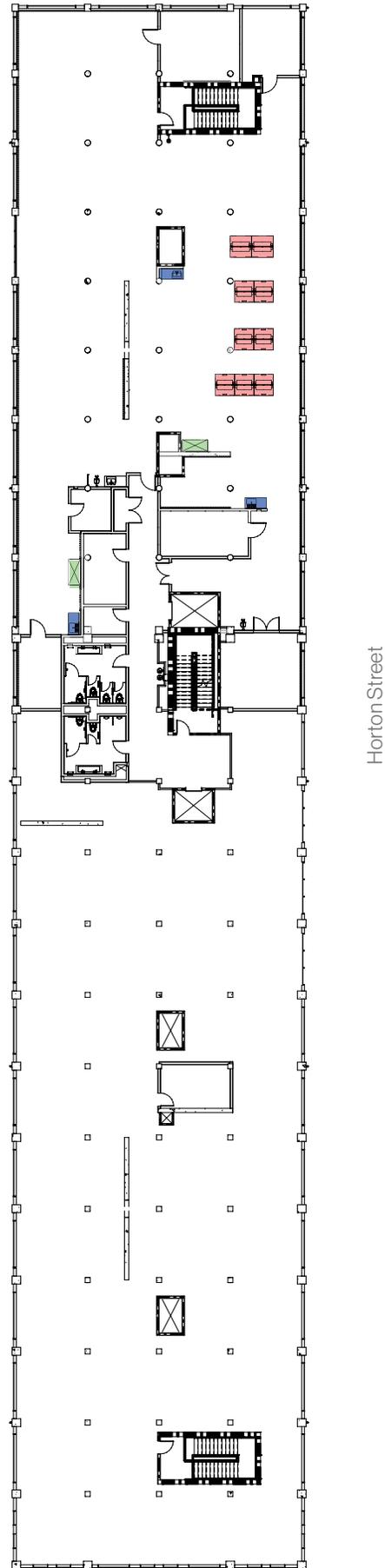
Horton Street

Sherwin Avenue

# Floorplan

Third Floor - ±27,893 SF

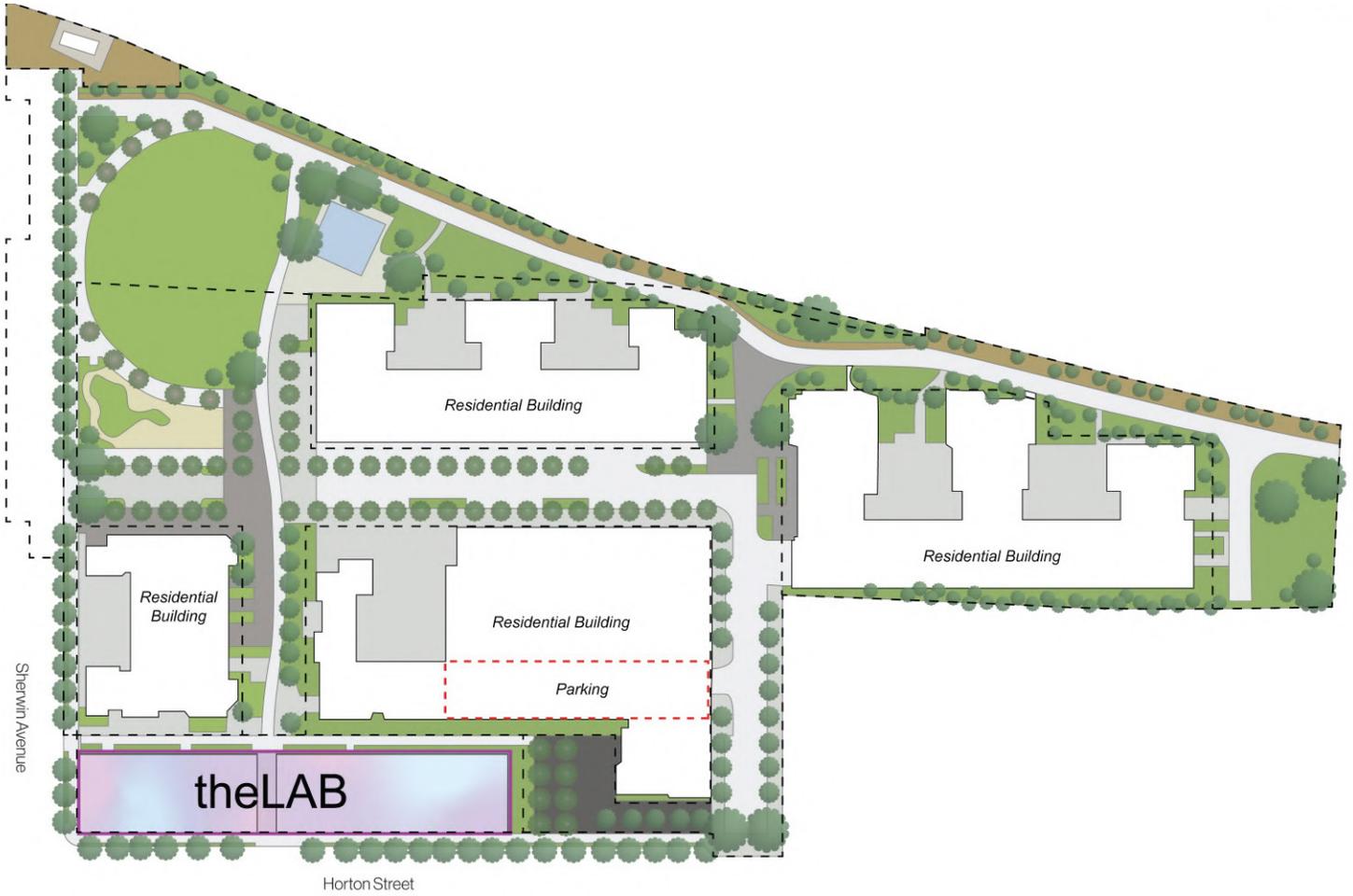
- Sink
- Lab Bench
- Fume Hood



Horton Street

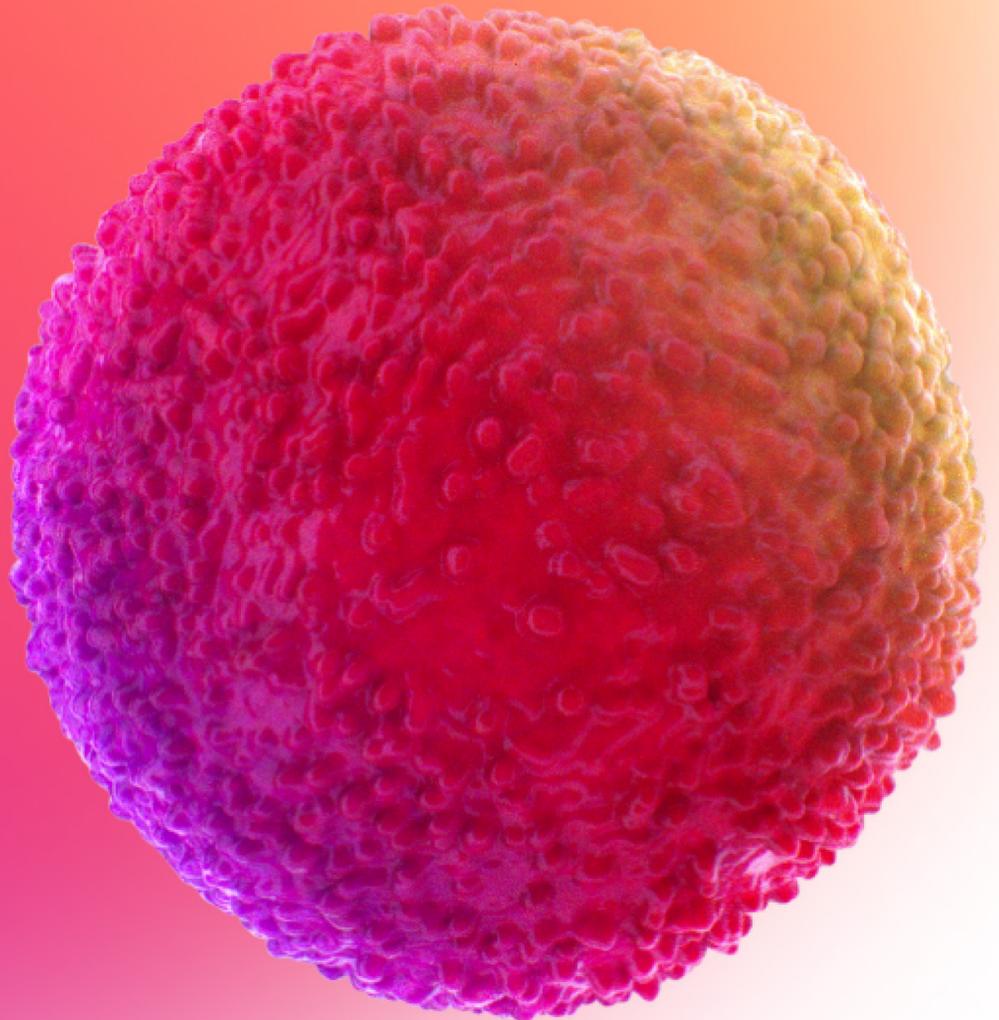
Sherwin Avenue

# 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 underwent 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



# Spec Lab Suites

Unlock boundless possibilities in our state-of-the-art Spec Lab Space, now available for lease! Step into a realm of innovation and exploration where creativity knows no bounds. A perfect space for pioneering minds and groundbreaking ventures. Whether you're a startup igniting the next big idea or a seasoned researcher pushing the boundaries of science, our Spec Lab Space provides the ideal canvas for turning visions into reality.





theLAB Emeryville features a “pass through” between Horton Street and the neighboring Emery Apartments on the west side of the property to provide pedestrian and bicycle access between Horton Street and the newly developed residential complex.

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 that includes a 2.5-acre public park and 4,000 square feet of additional retail amenities

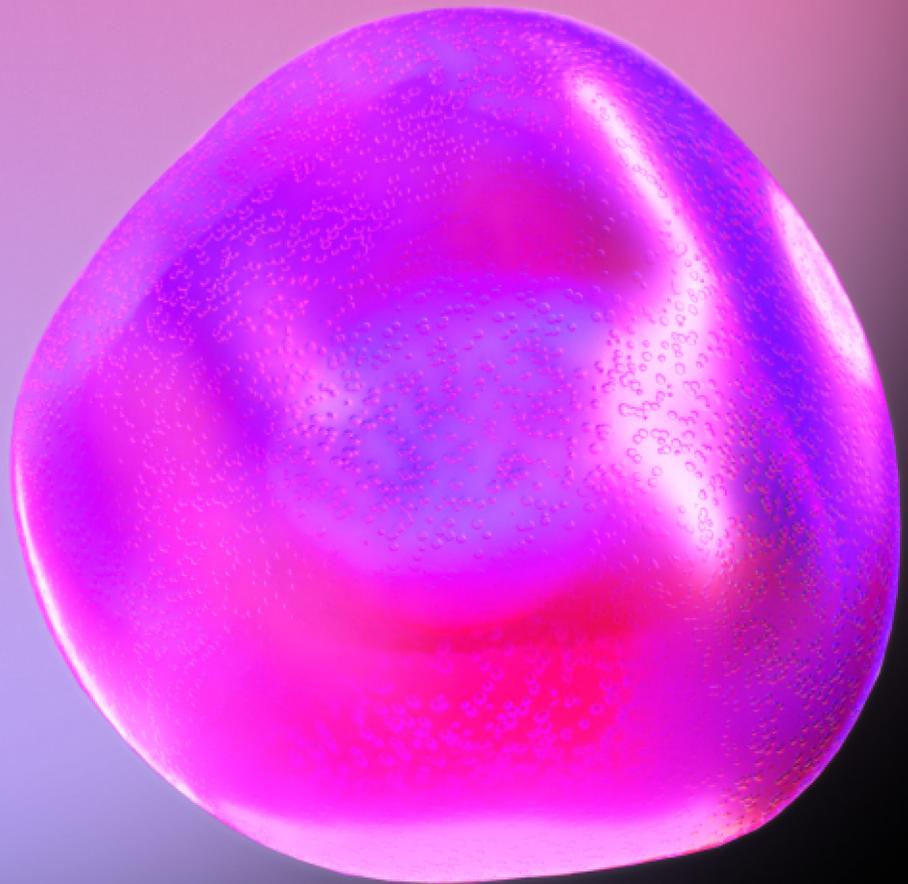
Direct access to The Emery Express, a shuttle service that runs from the theLab Emeryville to West Oakland Bart station

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.



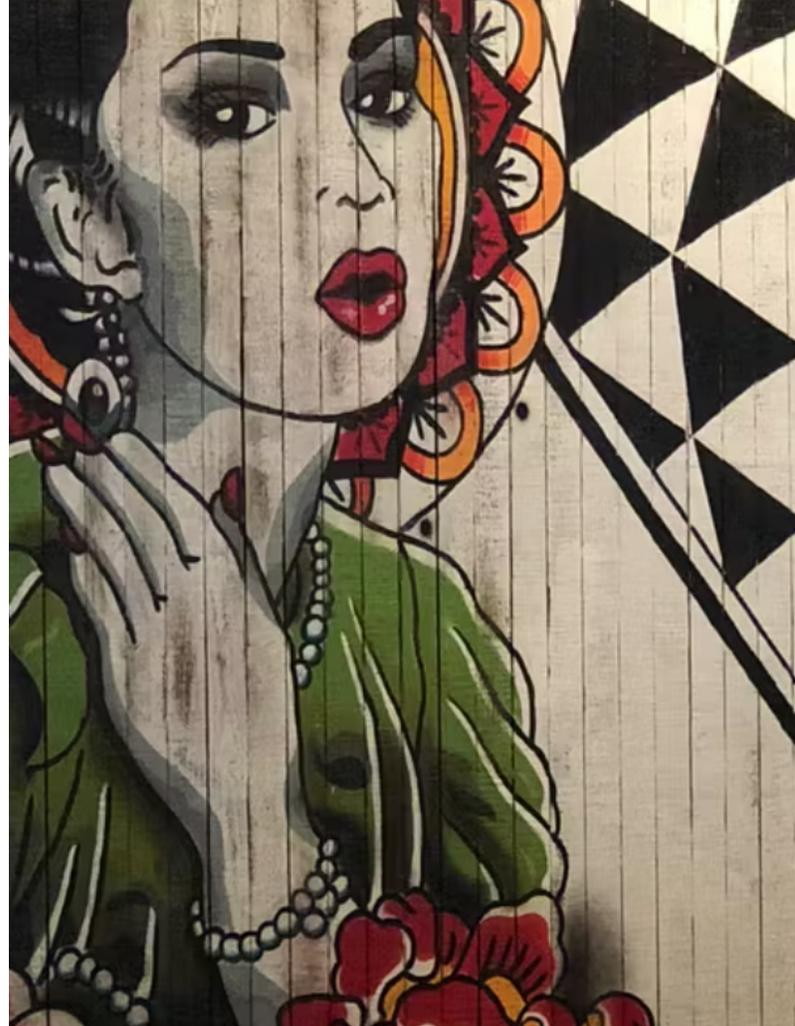
# Transformed F&B Amenities

Nestled in an unparalleled location, theLAB Emeryville offers an ideal work-life balance with abundant entertainment, dining, and shopping options within a 10-minute walk which includes the Emeryville's Bay Street reimagined and redesigned as a foodie and entertainment destination where you can shop, eat, play and stay!



Uchiwa Ramen

Conveniently located just a 1/3 mile walk away via the South Bayfront Pedestrian Bicycle Bridge



Flores Emeryville | Traditional Mexican Dishes



Bay Street Games

## Eat.

Humphry Slocombe . Suacy Asian . Copper & Malt . Mumu Hot Pot . Shake Shack . Pippal . Fogo de Chao . Topsy Put (Bar & Mini Golf) . Philz Coffee .

## Shop.

Apple . West Elm . Sephora . Nike Style . Levi's . Barnes & Noble . Aldo .

## Play.

AMC Theatres . Bay Street Games . Sandbox VR . Topsy Putt .

To name a few!

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



## Retail & Food

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

## Hotels

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

## Local Tenants

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

## Landmarks

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- 59 Greenway
- 60 Pixar

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