



EMERY YARDS



5555 HOLLIS - 285K SF - TI READY NOW
5300 CHIRON - 303K SF - AVAILABLE NOW

A  BioMed Realty property

Where Life & Science Merge

Introducing Emery Yards, a cutting-edge 1.3 million SF new multi-building lab and office campus mindfully designed for the life sciences industry at the center of Emeryville, the Bay Area's emerging biotech hub. Available spaces starting at 10,000 square feet.

This singular campus features purpose-built lab buildings elevated by modern amenities and programming. They are interwoven with acres of sustainable open space and upgraded infrastructure to support the mission-critical needs of tenants and lead to groundbreaking discoveries. Emery Yards' certainty of delivery provides peace of mind and mitigates tenant risk.

1.3M

RENTABLE
SQUARE FEET

35K

APPROX. SF
OF AMENITIES

6

BUILDINGS

4

ACRES OF
GREENSPACE



PROPERTY
VIDEO



5555 Hollis and Building 2, seen along Hollis Street

Welcome to Emeryville

Emery Yards is within walking distance of the Public Market and adjacent to Powell Street Plaza and Bay Street, which offer a variety of retail, dining, hospitality, and entertainment venues — as well as other lifestyle amenities. Its Emeryville location embeds the campus in a community of notable life science companies and likeminded innovators.

LIFE SCIENCE COMPANIES

DINING, RETAIL & HOTELS



Metagenomi

THE EMERY

Apple Store

BAY ST

Powell Street Plaza

TRADER JOE'S

BeiGene

Hilton

DYNAVAX

XOMA ROYALTY

koja kltchen

SUPER DUPER BURGERS

SHERATON

HYATT

The PUBLIC MARKET

Catalent

NOVARTIS

GRIFOLS

gritstone

ZOGENIX

NUTCRACKER

4DMT

Kite

Metagenomi

BERKELEY LIGHTS

GINKGO BIOWORKS

IKE'S LOVE & SANDWICHES

BUUREAU

kyverna TAMING AUTOBUSINESS™

GELTOR

amyris

summer summer

Stanford MEDICINE

TOWNHOUSE

Triplebar

DOYLE STREET CAFE

SAN FRANCISCO



Make Forward Progress, with a Reverse Commute

Located blocks off I-80/580 and CA-24, Emery Yards offers a desirable reverse commute from San Francisco and the peninsula, where tenants arrive at a dedicated parking structure with ample spaces, including EV charging stations. Upgraded pedestrian infrastructure creates safe and convenient access to the MacArthur BART station and an Amtrak terminal with commuter service within California and cross-country.

 **SAN FRANCISCO**
18 MIN DRIVE



 **OAKLAND AIRPORT**
20 MIN DRIVE

EMERY GO-ROUND
SHELLMOUND/POWELL 

Powell Street Plaza  **BUS 57**

Pedestrian Bridge **BAY ST**

The **PUBLIC MARKET**
AMTRAK 

 **OAKLAND**
15 MIN DRIVE

EMERY GO-ROUND
HOLLIS 

 **BART CONNECTION**

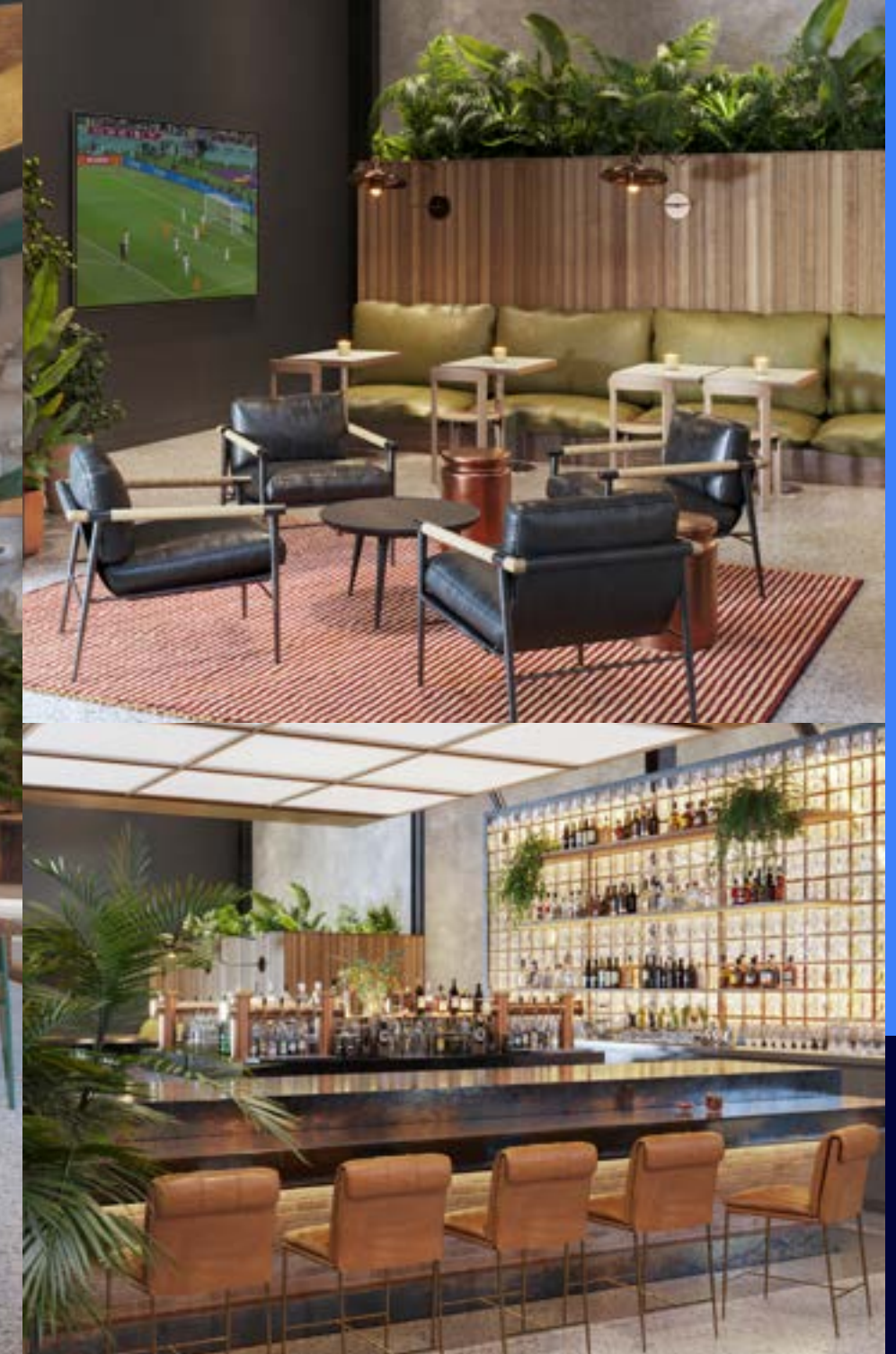
 **UC BERKELEY**
12 MIN DRIVE

A Visionary Workplace

Located at a site that once housed two Nobel Prize winners in chemistry and medicine, Emery Yards continues the city's legacy as a major center of innovation, technology, and research.



Future Building 8 and 9, along 53rd Street



Amenity Center

A Thriving Culture, Outside the Lab

At project completion Emery Yards will boast 35,000 SF of amenities across its campus, including a state-of-the-art gym, conference facility, and a 15,000-square-foot amenity center, offering a wide selection of food and beverage options from quick bites to sit-down dining, all in a chic, modern atmosphere.



WIDE SELECTION OF
FOOD & BEVERAGE OPTIONS



FITNESS CENTER &
MEDITATION ROOM



PURSUING LEED GOLD
CERTIFICATION



Chiron Plaza, looking north

A Catalyst for Connection

Collaboration is fundamental to discovery — the Emery Yards campus is interwoven and energized by open-air greenspace designed to cultivate community and deliver safe, convenient accessibility. Newly built pocket parks, dedicated bike lanes, and pedestrian thoroughfares encourage connection and seamlessly weave Emery Yards into the fabric of the city.



COMMUNITY ART
& EVENTS



SECURE BIKE PARKING,
LOCKERS & SHOWERS



NEW POCKET PARKS &
PEDESTRIAN THOROUGHFARES



5555 Hollis, looking south down Hollis

Sustainable Meets State-of-the-Art

BioMed Realty designs and develops award winning, sustainable buildings for biopharma tenants. Emery Yards continues this mission by targeting a LEED Gold Certified life science workplace filled with ample fresh air, sunlight, and brilliant community spaces. With features like living walls and bioretention and pollinator gardens, our outdoor spaces deliver wellness and inspiration in equal measure.

↓ **10%**

LIFECYCLE ASSESSMENT TARGETING
10% GREENHOUSE GAS REDUCTION



GARAGE ROOFTOP
PV READY



HIGH-EFFICIENCY CHILLED WATER
PLANT & RECYCLED WATER PROVISIONS



EV PARKING
SPACES



Flexibility at an Unparalleled Scale

BioMed Realty specializes in developing purpose-built lab space that can scale to support the growth of our tenants' mission-critical research. Skilled at developing a full spectrum of lab designs, BioMed invests alongside our tenants to manage the construction of their spaces, from customized solutions to highly flexible open labs that can be reconfigured to evolve. It's how we do our part in support of our tenants' innovative research.

**PROJECT
ARCHITECTS**
FLAD ARCHITECTS
IPD

**CONSTRUCTION &
PROJECT MANAGEMENT**
HATHAWAY DINWIDDIE
ZITRA
NOVA

BROKER PARTNER
NEWMARK

Unified Greenspace

The Emery Yards campus is interwoven and energized by four acres of open-air greenspace designed to create an inviting social ecosystem and deliver safe, convenient accessibility.

Site Plan

PARKING STRUCTURE

PHASE 2 AMENITY CENTER ~15,000 SF

HORTON LANDING PARK

PHASE 2 CAFÉ

HORTON STREET

PHASE 3 ±144,000 RSF

PHASE 3 ±237,000 RSF

STANFORD AVENUE

53RD STREET

CHIRON PLAZA

HOLLIS GREEN PARK

CAFÉ, GYM, & CONFERENCE CENTER

PHASE 2 ±335,000 RSF

HOLLIS STREET

N →

5300 CHIRON

5555 HOLLIS

5555 Hollis — By the Numbers

TI Ready Now

📍 5555 HOLLIS STREET, EMERYVILLE, CA, 94608

285,000

RENTABLE SQUARE FEET

7

FLOORS OF LAB & OFFICE

36,000_{SF}

ESTIMATED AVERAGE FLOOR PLATE

16'

FLOOR TO FLOOR HEIGHT

21' x 33'

TYPICAL STRUCTURAL BAY

1.4

PARKING SPACES PER 1000 RSF

FLOOR PLATE

Ranges from approximately 135' to 138' wide x 260' to 290' long. Floor plate sizes range from approximately ±34,800 to ±48,000 SF.

FLOOR TO FLOOR

Level 1: 18'-0"
Levels 2-7: 16'-0"

LOBBY FINISHES

Class-A

ELEVATORS

4 passenger elevators
2 service elevators with penthouse roof access

STRUCTURE

Bay Size/Column Grid Spacing:
Perimeter Bays: 21' x 42'-6"
Center Bays: 21' x 33'
Live Load (LL) = 100 PSF



5555 Hollis, looking south down Hollis

5300 Chiron Way — By the Numbers

Available Now

📍 5300 CHIRON WAY, EMERYVILLE, CA, 94608

303,000

RENTABLE SQUARE FEET

6

FLOORS OF LAB & OFFICE

54,000_{SF}

ESTIMATED AVERAGE FLOOR PLATE
ON TYPICAL LAB/OFFICE FLOORS

16'

FLOOR TO FLOOR HEIGHT
ON TYPICAL LAB/OFFICE FLOORS

44' x 22'

TYPICAL STRUCTURAL BAY AT LAB AREAS

1.4

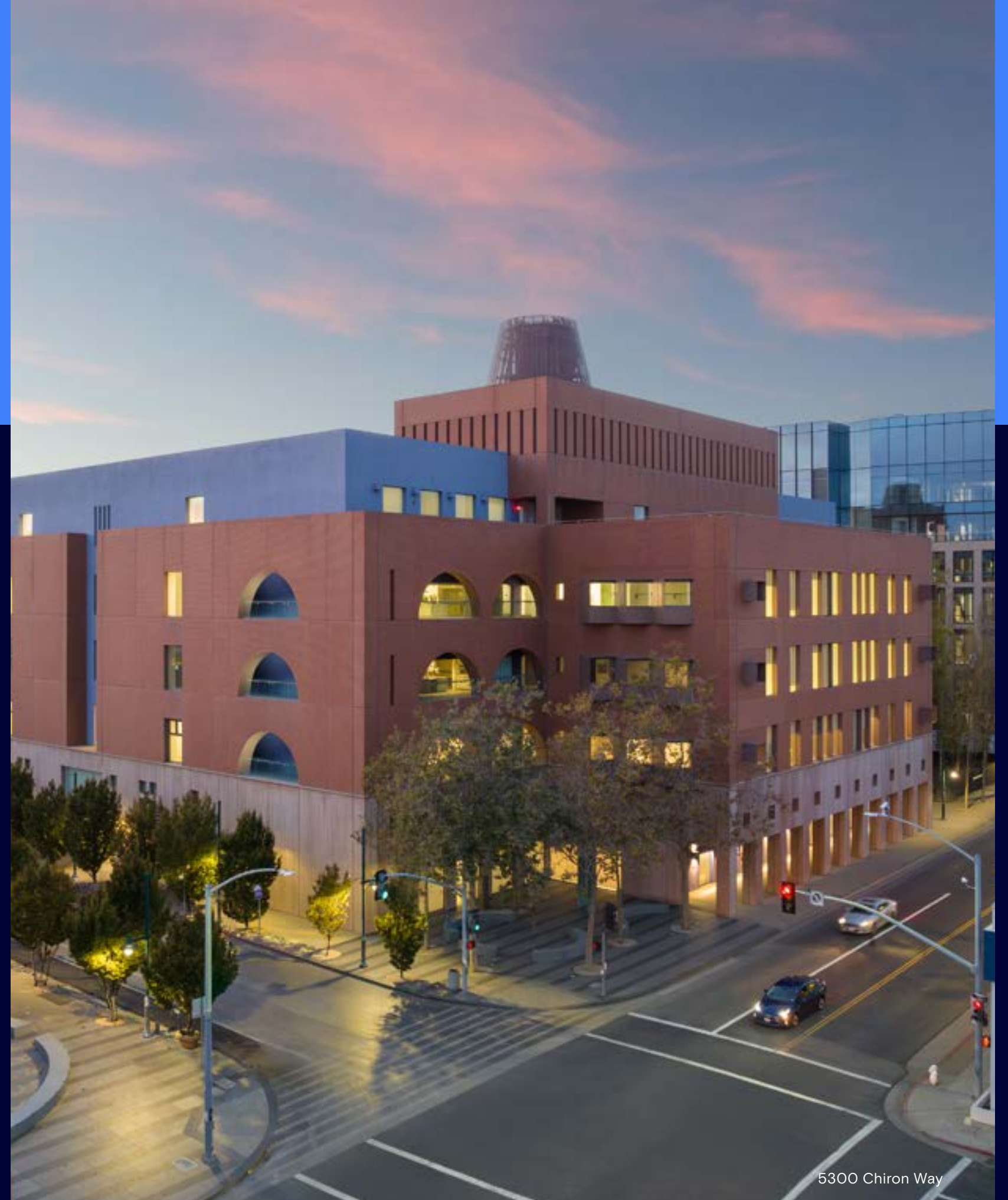
PARKING SPACES PER 1000 RSF

AMENITIES

Conference Center
Cafe
Atrium Tenant Lounge
Emery Yards Fitness Center

ELEVATORS

3 passenger elevators
1 service elevator



5300 Chiron Way

The BioMed Difference

BioMed Realty is a leading private provider of real estate solutions to the life science and technology industries.

BioMed Realty, a Blackstone portfolio company, is a leading provider of real estate solutions to the life science and technology industries. BioMed owns and operates high quality life science real estate comprising 16.6 million square feet concentrated in leading innovation markets throughout the United States and United Kingdom, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, U.K. In addition, BioMed maintains a premier development platform with 2.9 million square feet of Class A properties in active construction to meet the growing demand of the life science industry.

We are fortunate to have a world-class sponsor in Blackstone, a strong believer of long-term market fundamentals of the life science industry. Since 2016, Blackstone and BMR have been actively investing in developing, modernizing, and expanding research facilities in our core innovation markets.

100%

OF OUR PORTFOLIO CONCENTRATED IN THE CORE LIFE SCIENCE MARKETS OF BOSTON & CAMBRIDGE, SAN DIEGO, SAN FRANCISCO, SEATTLE, BOULDER, AND CAMBRIDGE, U.K.

2.9M SF

IN ACTIVE CONSTRUCTION TO MEET THE GROWING DEMAND OF THE LIFE SCIENCE INDUSTRY

16.6M SF

OWNED & OPERATED IN LEADING INNOVATION MARKETS

27+M SF

AVAILABLE TO ACCOMMODATE TENANTS AS THEY GROW

300+

IN-HOUSE EXPERTS & LIFE SCIENCE REAL ESTATE PROFESSIONALS

260+

TENANT PARTNERS IN LEADING INNOVATION MARKETS





5555 Hollis and Chiron Plaza, as seen from Chiron Way

Partner with Us

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