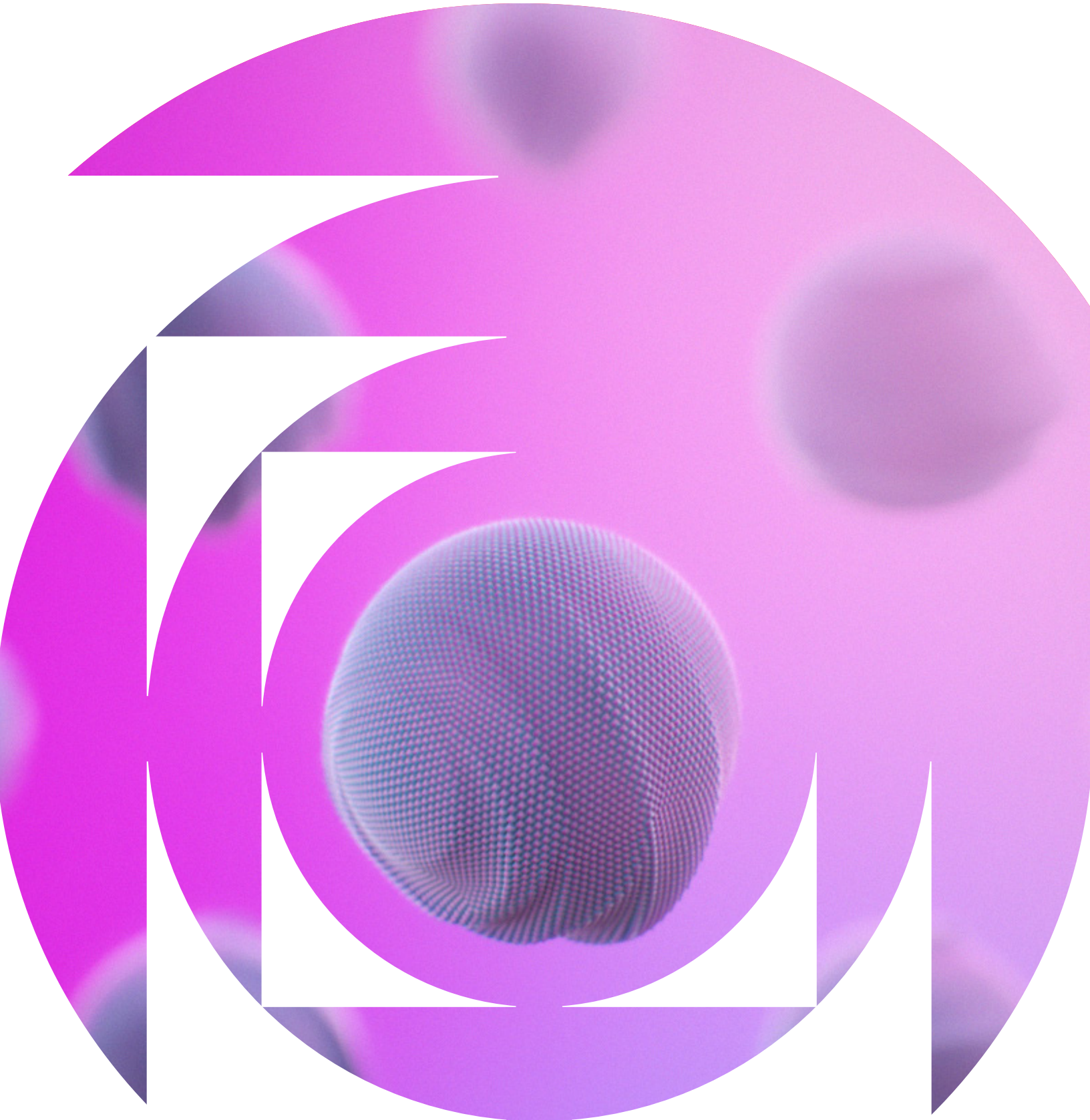
theLAB Emeryville

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 Labs
- 2nd: Completed Spec Offices
- 3rd: Partially Completed Spec Lab





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 72,000 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”

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 @ 277/480volt, 3 phase 4W to the
- building
- Approximately 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 the 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

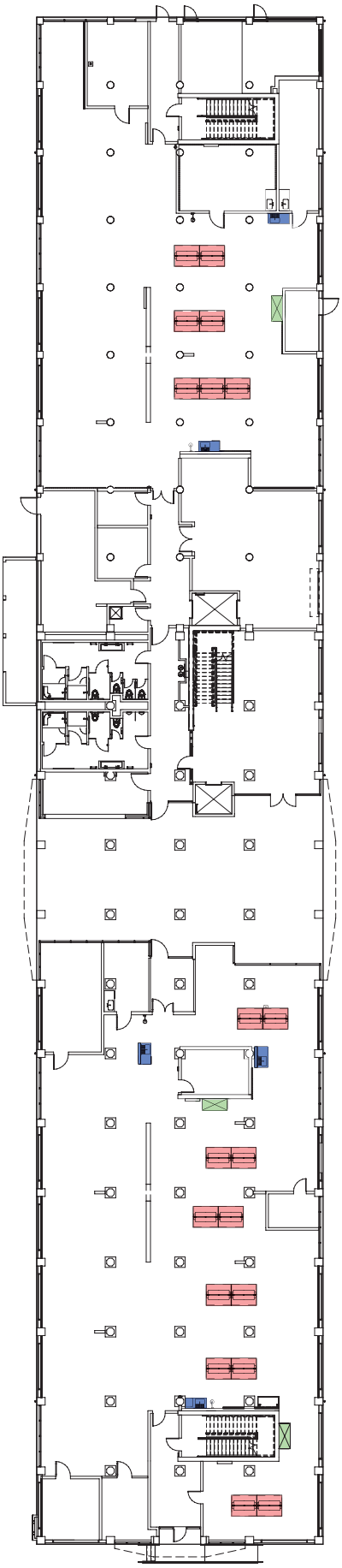
First Floor - Spec Labs

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

Sink

Lab Bench

Fume Hood

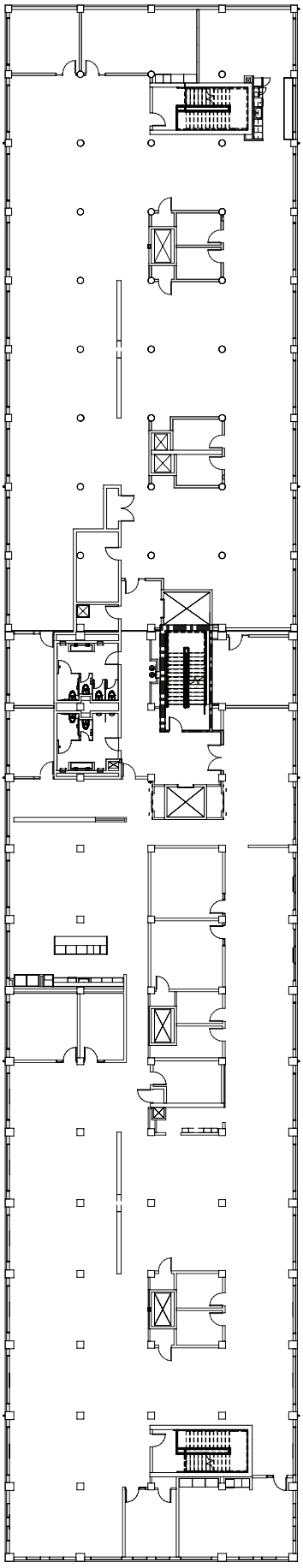


Floorplan

Second Floor - Spec Office

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

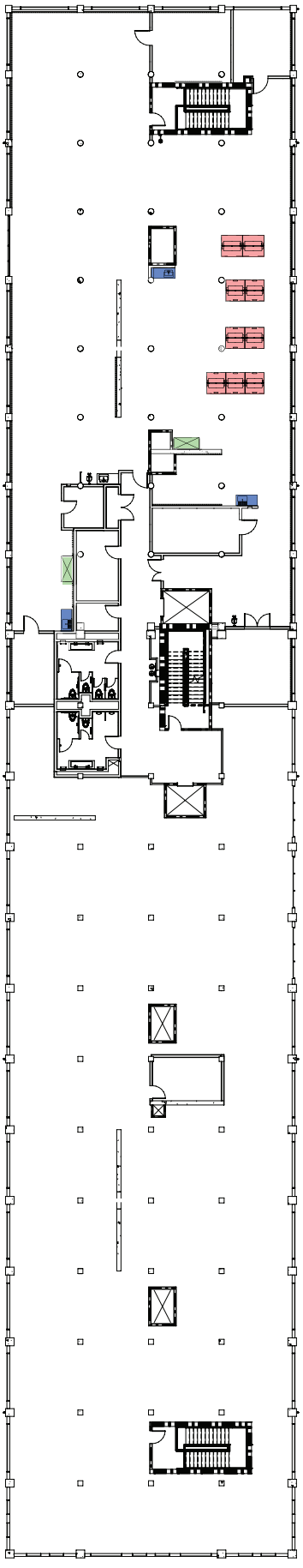
- Sink
- Lab Bench
- Fume Hood



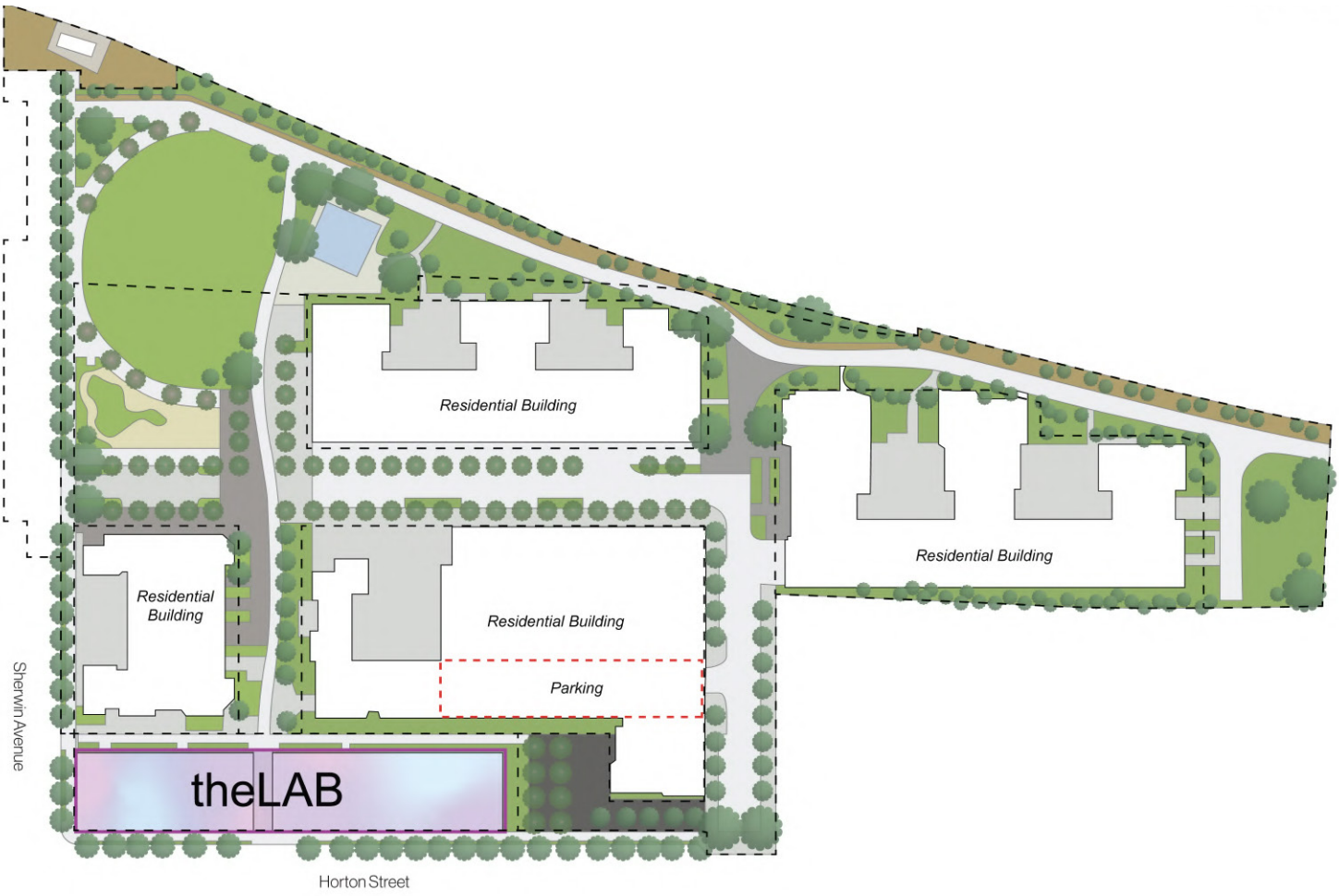
Floorplan

Third Floor - ±27,893 SF

- Sink
- Lab Bench
- Fume Hood

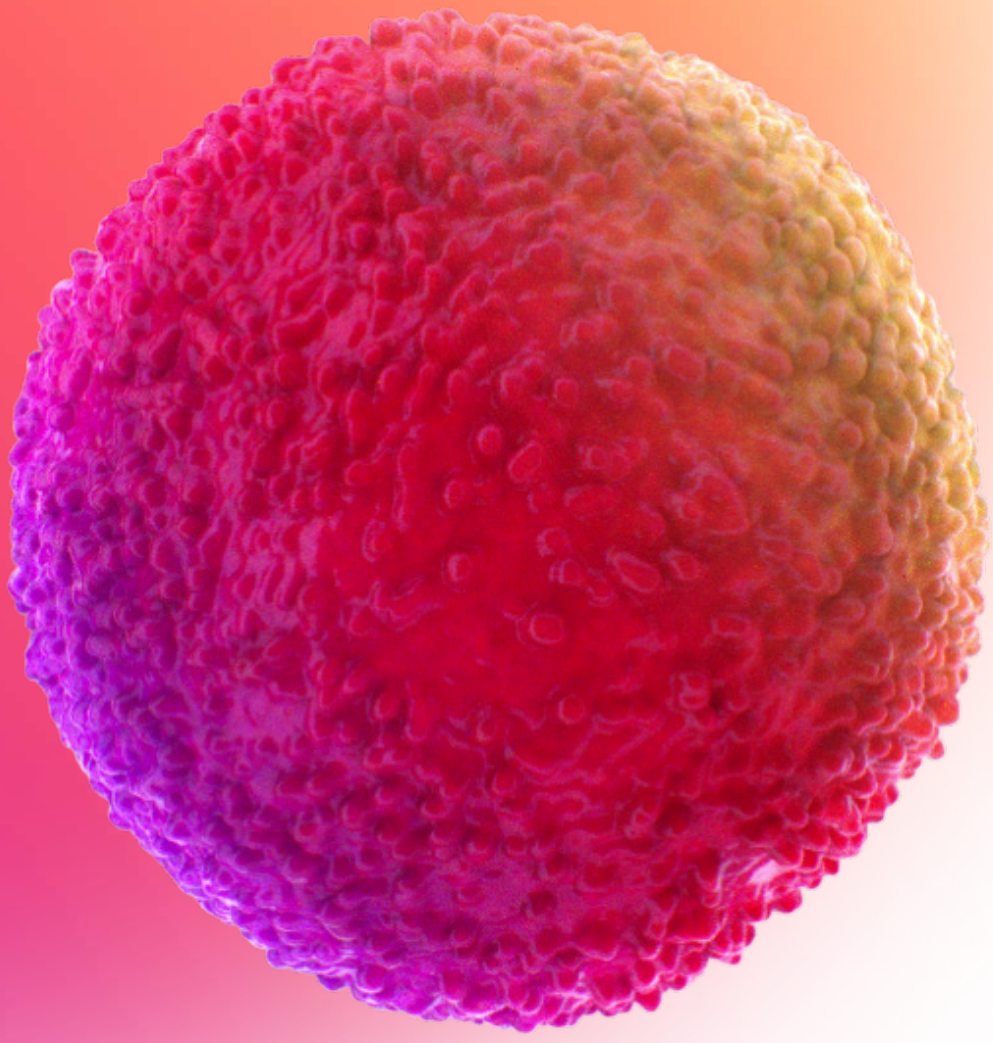


Site Plan


Residential Building
Residential Building
Residential Building
Residential Building
Parking
theLAB
Sherwin Avenue
Horton Street

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 will undergo 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





theLAB Emeryville will feature a “pass through” between Horton Street and the neighboring Lennar development on the west side of the property to provide pedestrian and bicycle access between Horton Street and the Lennar Project currently under construction.



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.

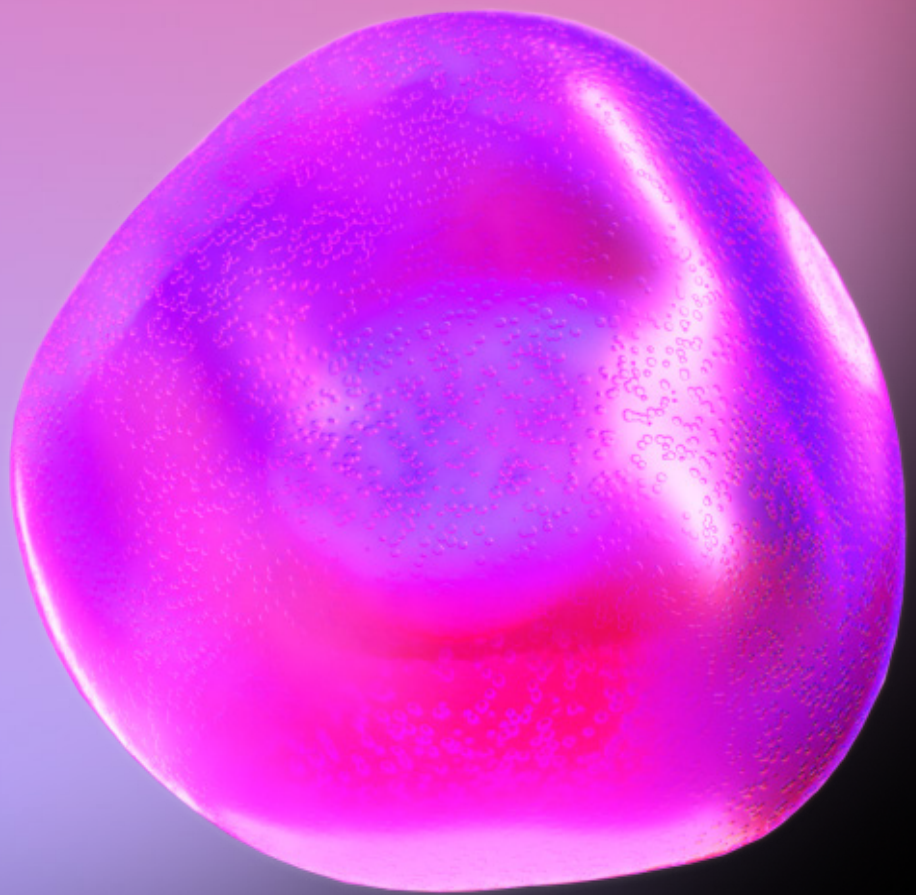
Adjacent from a new project underway that includes a 2.5-acre public park and 4,000 square feet of additional retail amenities

Direct access to The Emery Express, a shuttle service thatruns 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.



Matthew Millman Photo



005
Neighborhood

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!

- Flores
- Uchiwa Ramen
- Humphry Slocombe
- Philz Coffee
- Saucy Asian
- Copper & Malt
- Mumu Hot Pot
- Shake Shack
- Pippal
- Fago de Chao
- Tipsy Put (Bar & Mini Golf)

Conveniently located just a 1/3 mile walk away.

005
Neighborhood

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



Retail & Food

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. Tipsy Putt
14. Togo's
15. Philz Coffee
16. Humphry Slocombe
17. Old Navy
18. Uchiwa Ramen
19. H&M
20. Flores
21. West ElmRivoli
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 & Cocktais
42. Rudy's Can't Fail Cafe
43. Los Cantaros Taqueria
44. Emerville Public Market

Hotels

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

Local Tenants

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

Landmarks

59. Greenway
60. Pixar

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STEELWAVE NEWMARK