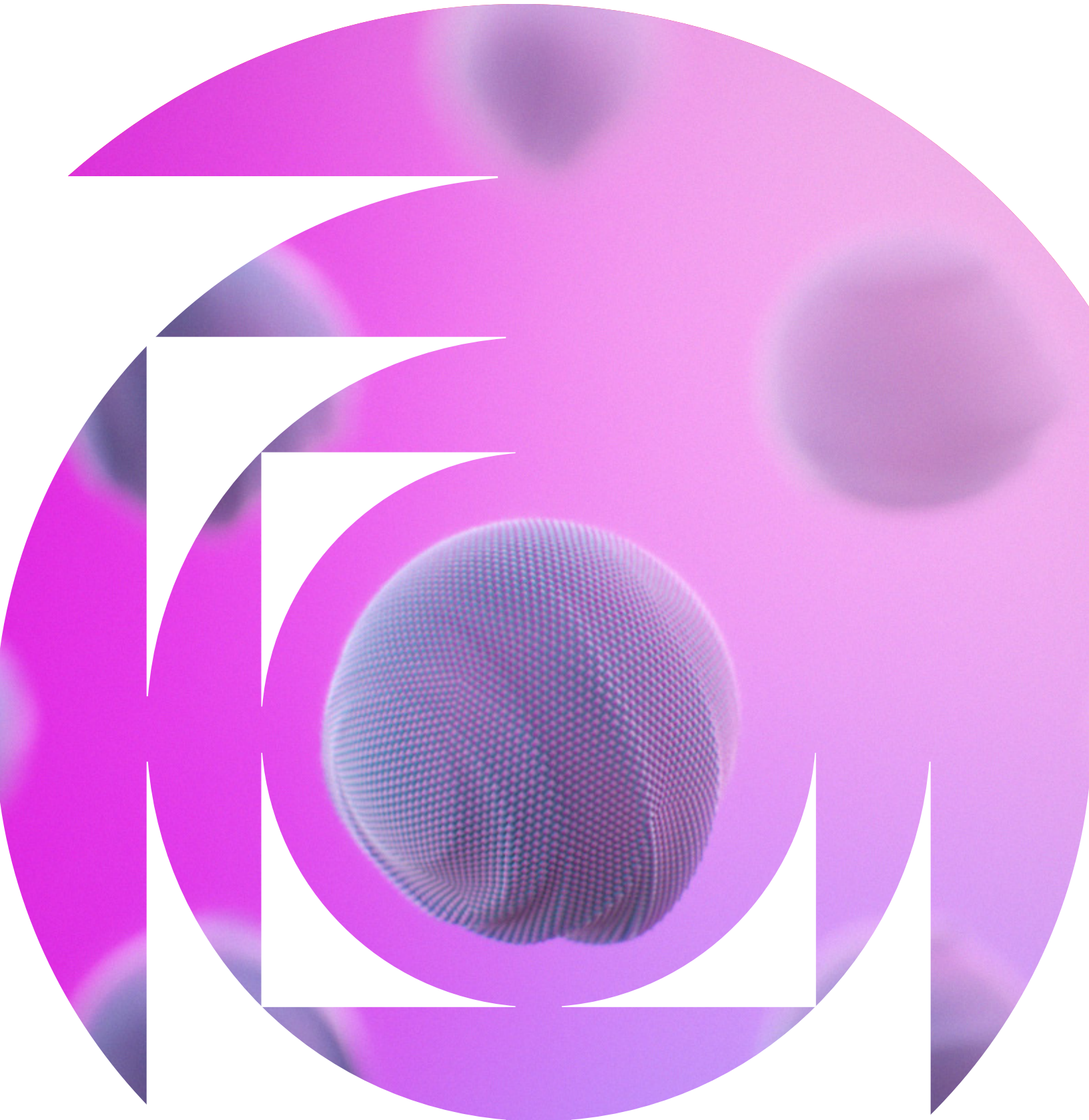


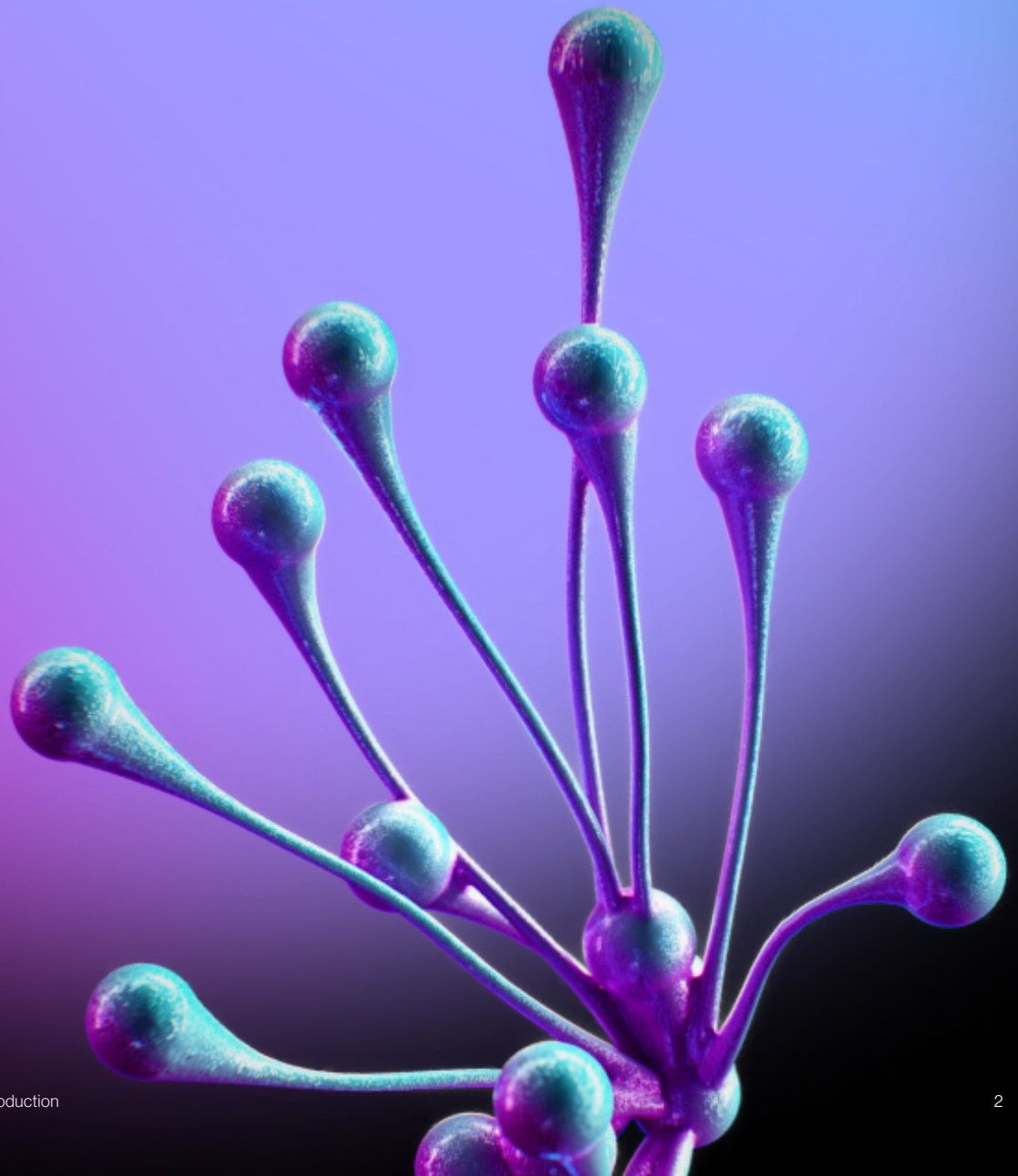


theLAB Emeryville
Space to discover



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.

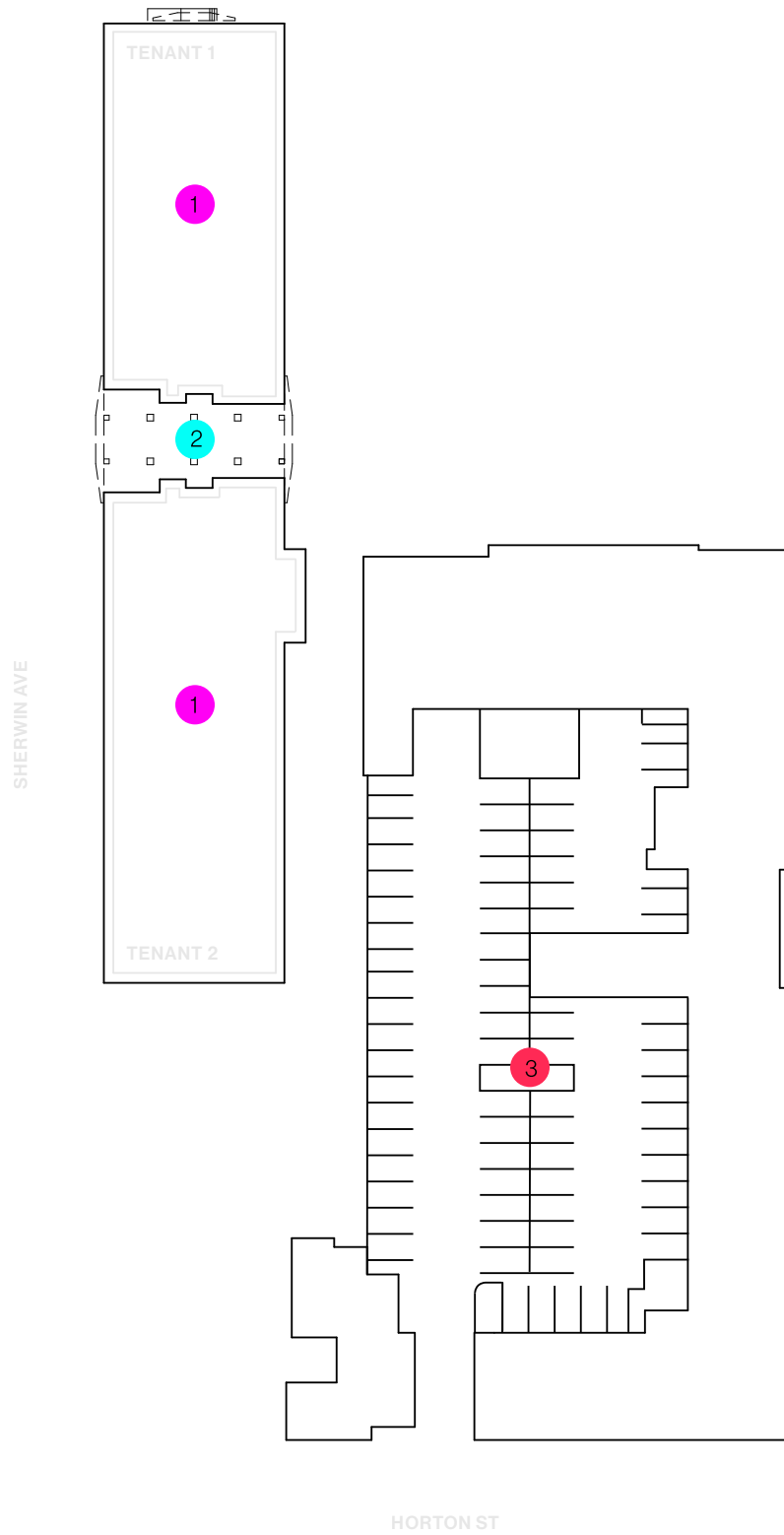




Contemporary.
Spacious.
Innovative.

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.



1

theLAB Emeryville

72,926 Sq Feet

2

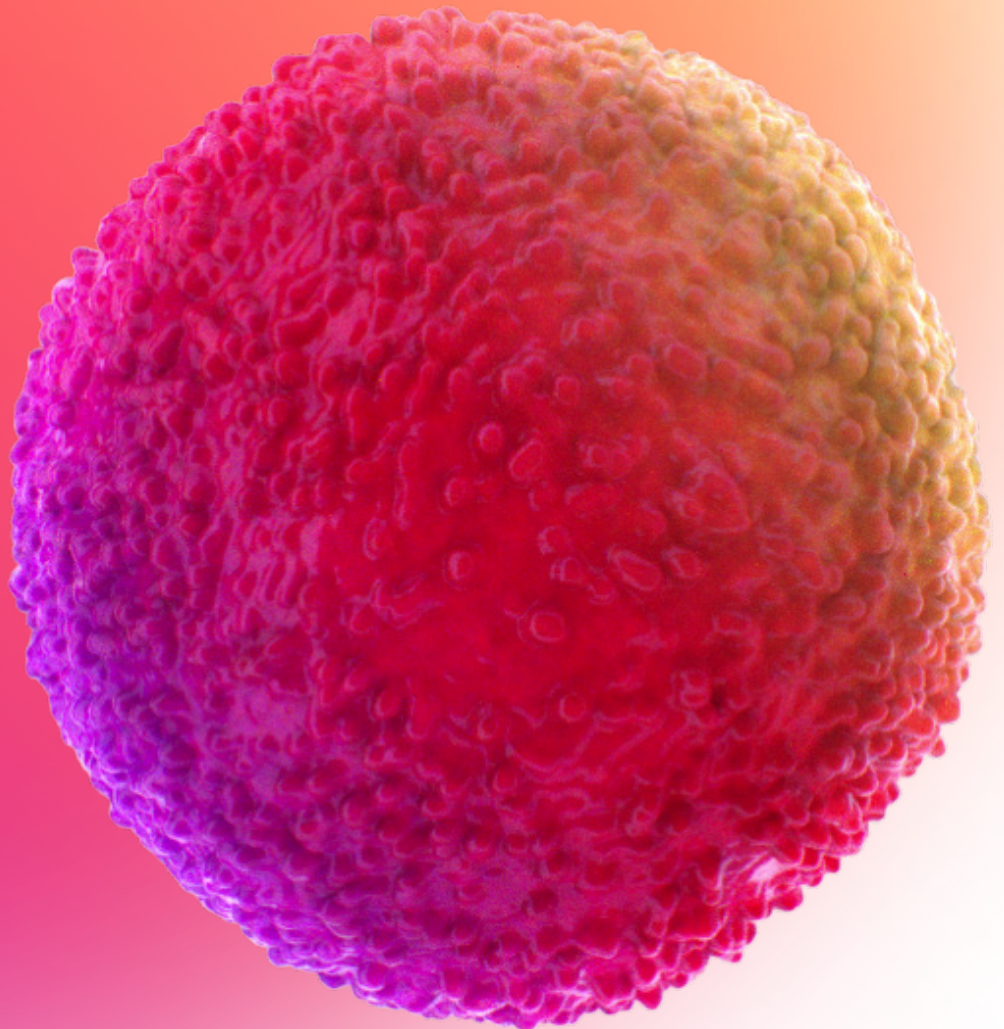
Pass Through

3

Parking

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 72,926 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

Bay Area Bike Share Station onsite

Fitting for life science or technology users with various requirements

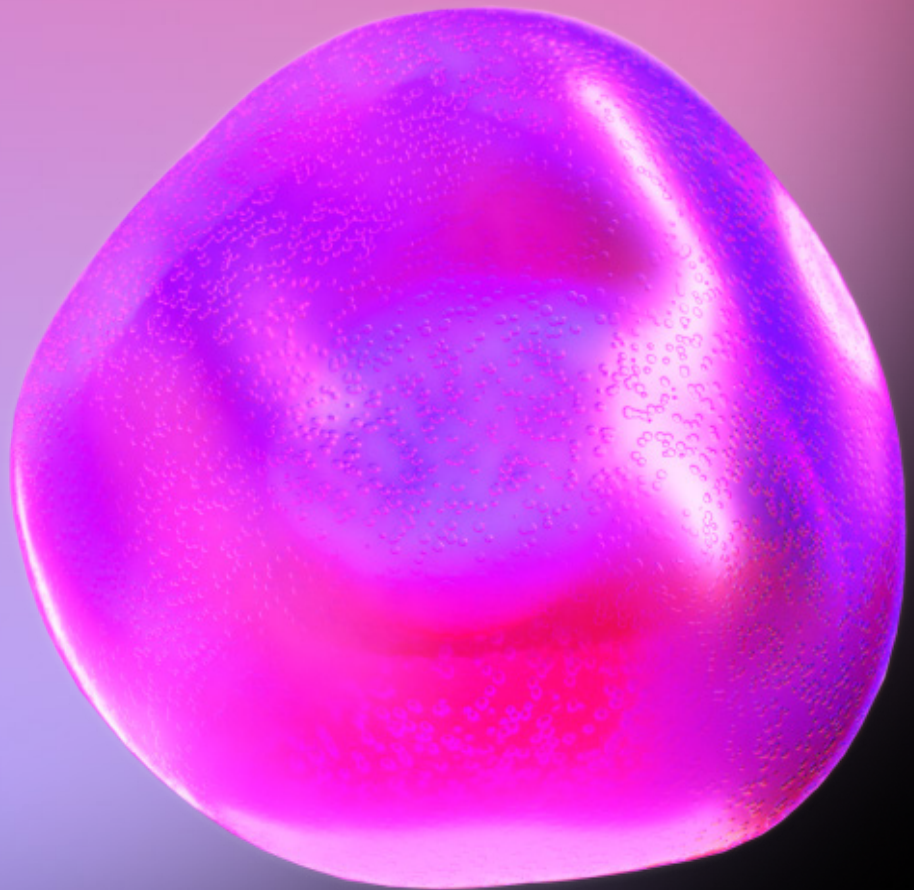
Immediate I-80 & I-580 access, ten-minute walk from Emeryville Amtrak, two blocks north of Emery Go-Round's shuttle (40th @ Horton) to MacArthur BART station.

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



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.



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



Retail & Food

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

Hotels

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

Local Tenants

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

Landmarks

- | | |
|-------------|----------|
| 59 Greenway | 60 Pixar |
|-------------|----------|

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