



# 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



# 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

4DMT

Kite

Metagenomi

BERKELEY LIGHTS

GINKGO BIOWORKS

IKE'S LOVE & SANDWICHES

BUREAU

kyverna TAMING AUTOBIOSIMULATION

amyris

summer summer

TOWNHOUSE

Stanford MEDICINE

Triplebar

GELTOR

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**

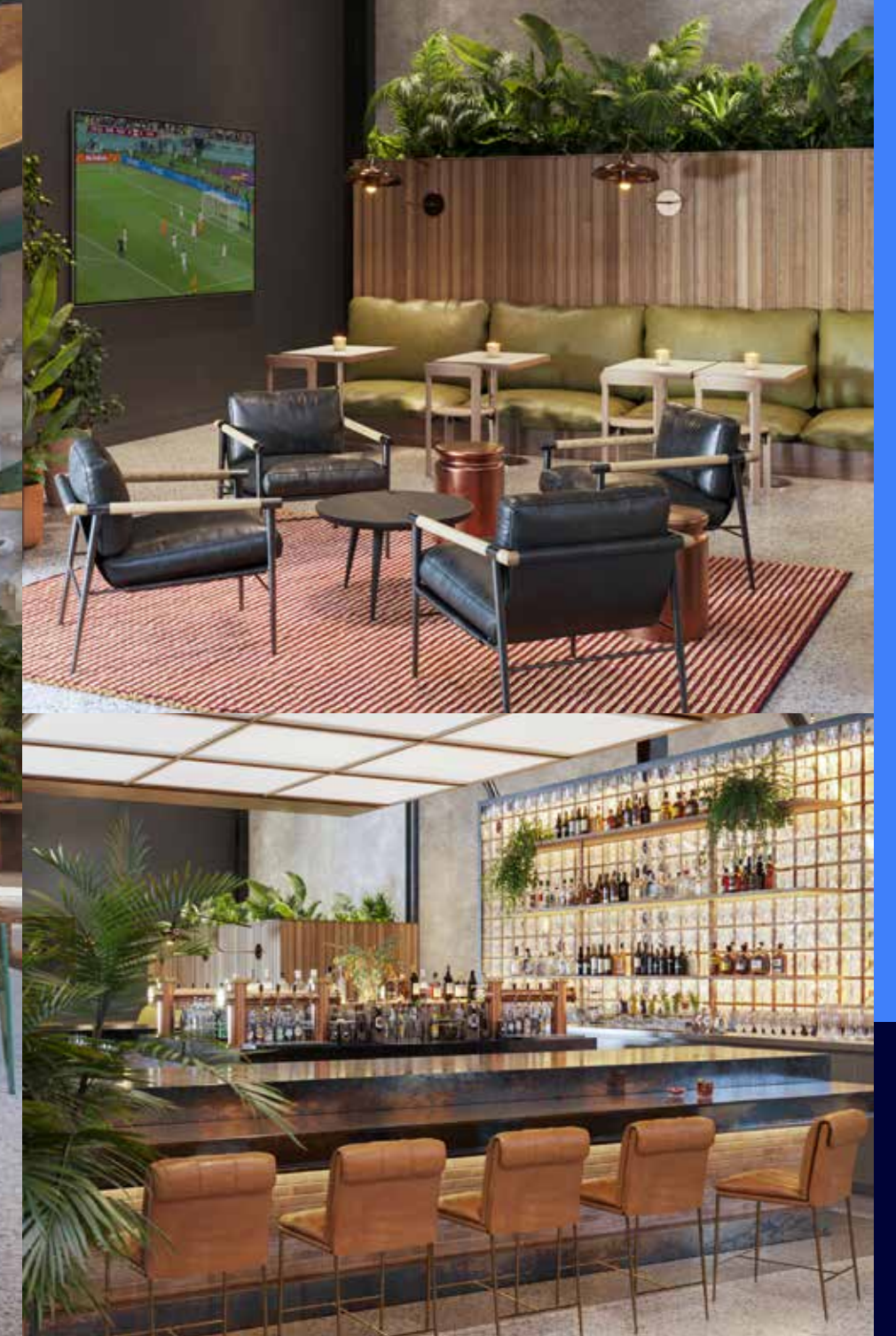
 **UC BERKELEY**  
12 MIN DRIVE

# 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

An architectural rendering of two modern, multi-story office buildings with extensive glass facades. The buildings feature rooftop terraces with greenery and orange umbrellas. The foreground shows a landscaped street with young trees, purple flowers, and people walking and cycling. The sky is blue with light clouds.



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<sub>SF</sub>

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<sub>SF</sub>

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

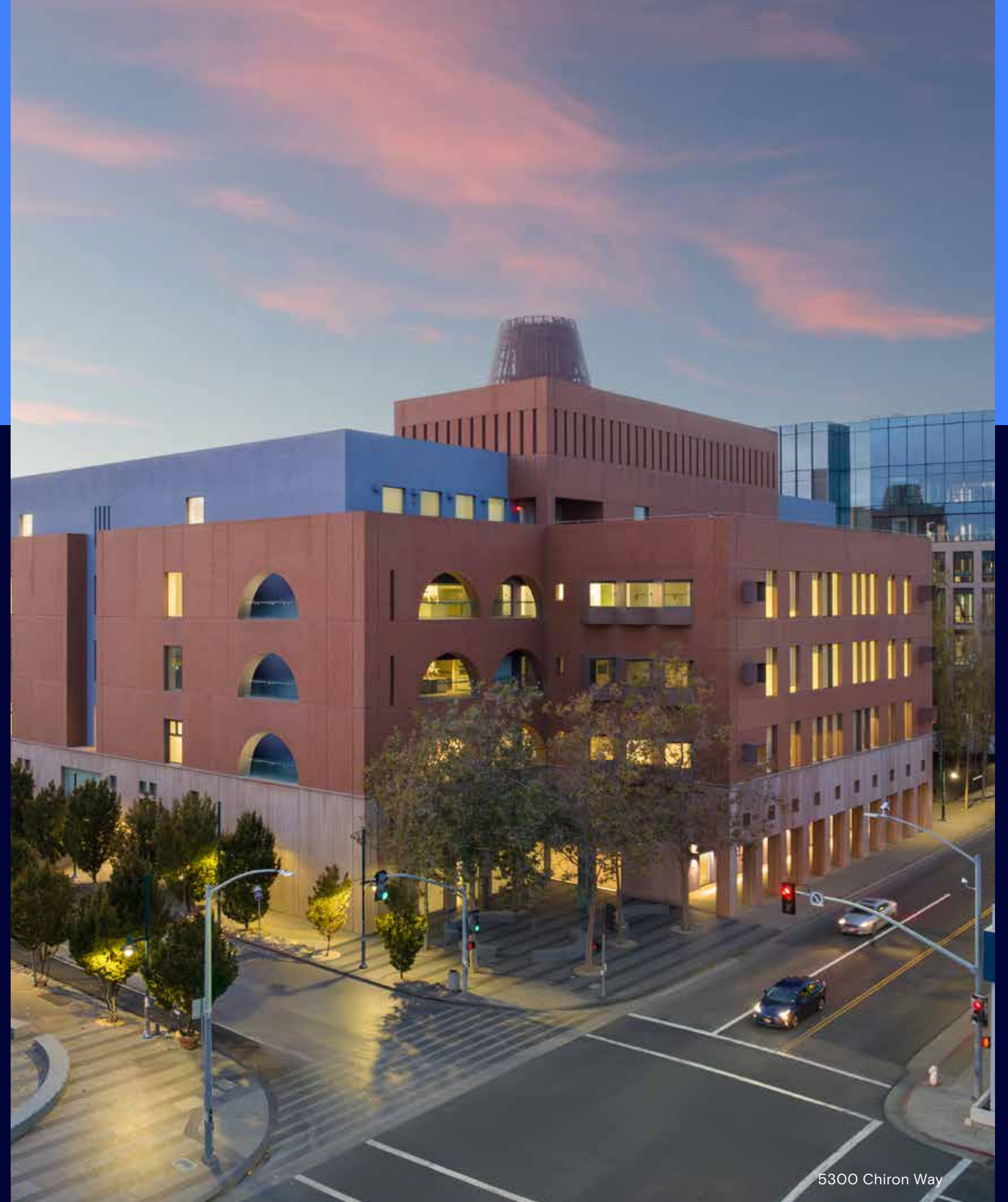
PARKING SPACES PER 1000 RSF

### 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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