

5980 Horton Street  
Emeryville, CA

# EmeryStation North

AVAILABLE FOR LEASE



Exclusively Represented By:

**MATT ELMQUIST**

Partner  
(510) 273-2004  
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Matt@aegisrealty.com

**STEPHEN CARLSON**

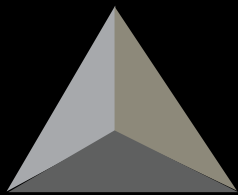
Associate Director  
(510) 273-2005  
DRE # 01839414  
Stephen@aegisrealty.com

## Class A Wet Lab Sublease

**Space Available Through January 31, 2010 (Longer lease negotiable)**

10,733 square feet offered at \$2.50 per sqft NNN

- Chem Lab features 13 fume hoods and ample bench space
- Space features private offices, a conference room and exclusive outdoor patios
- Biology Lab with 3 large benches and adjacent support office area for 20 to 30 people
- EmeryStation offers easy access to freeways, and public transportation including Emery-Go Round, a free shuttle connecting to BART
- Amenities of the property include a short walk to many restaurants and 24-hour security

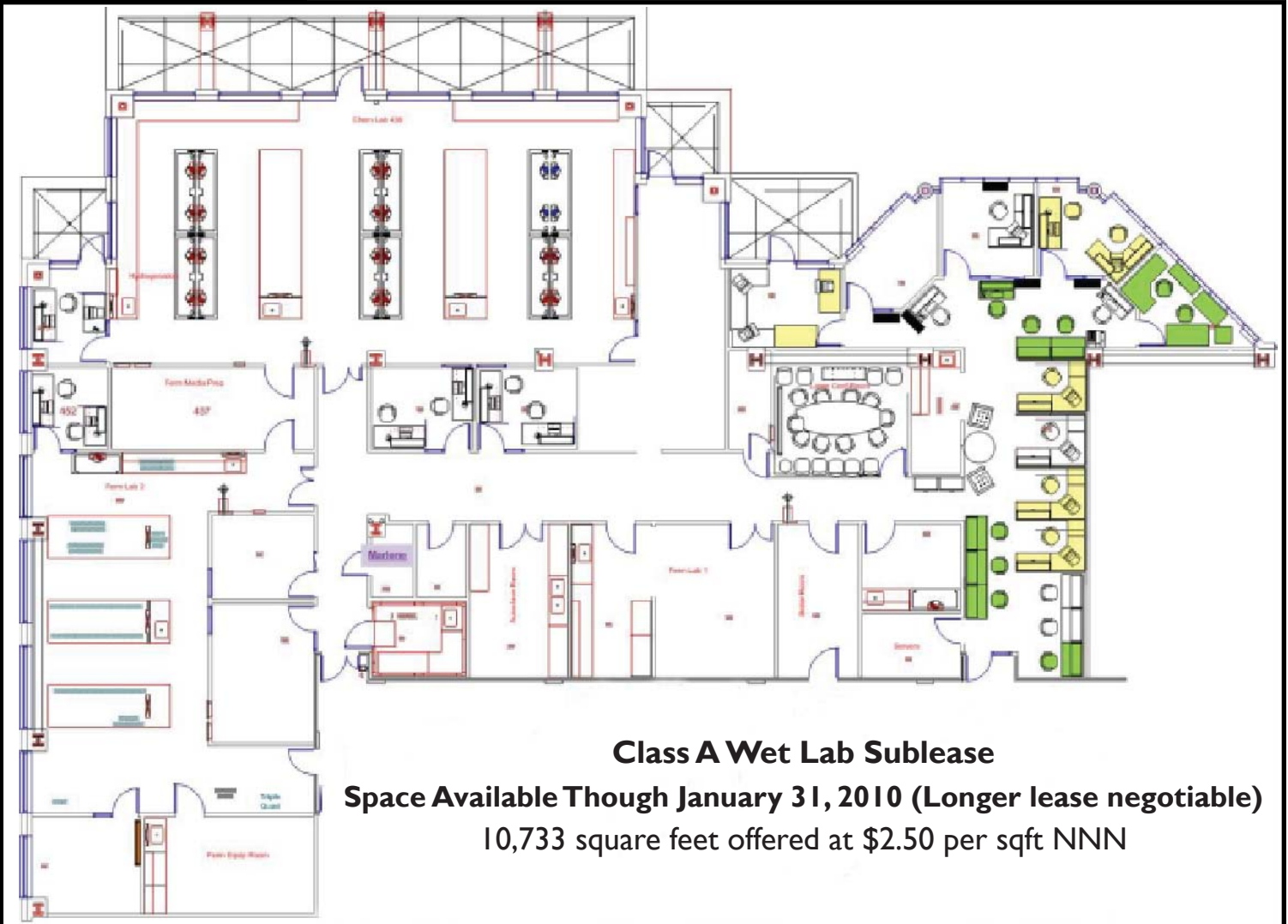


**AEGIS**

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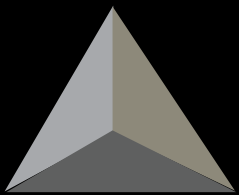
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