

JELLY BEAN SQUARE

6400 HOLLIS STREET, EMERYVILLE, CA

SUITE 7: ±2,625 RSF
SUITE 9: ±2,333 RSF
SUITE 10: ±16,284 RSF
AVAILABLE NOW FOR LEASE

6400
HOLLIS

CBRE

PROPERTY HIGHLIGHTS



SPEC WET LAB BUILDOUT, HIGH CEILINGS, NATURAL LIGHT, UPGRADED RESTROOMS, EARTHQUAKE RETROFIT, AND NEW EXTERIOR PAINT (IN PROGRESS)



AMPLE POWER 2,000 AMP 277/480V (INSTALL COMPLETION Q1 2023) SUPPORTS FULL BUILDING, AND FIBER DATA FOR HIGH SPEED INTERNET CONNECTION



100KW DIESEL GENERATOR SUPPORTS FULL BUILDINGS BACKUP POWER



26 FOOT PEAK / 16 FOOT TO CROSS BRACING
* COMMON AREA DOCK HIGH ROLL UP DOOR, AS WELL AS RAMP WITH DOUBLE DOORS THAT SERVICES THE EAST SIDE OF THE SPACE



LABS WILL BE HEPA AND MERV-13 FILTERED WITH 10 AIR CHANGES PER HOUR (ACH) AMPLE PLUMBING/SINKS EYE WASH, CASE WORK, FUME HOOD INFRASTRUCTURE



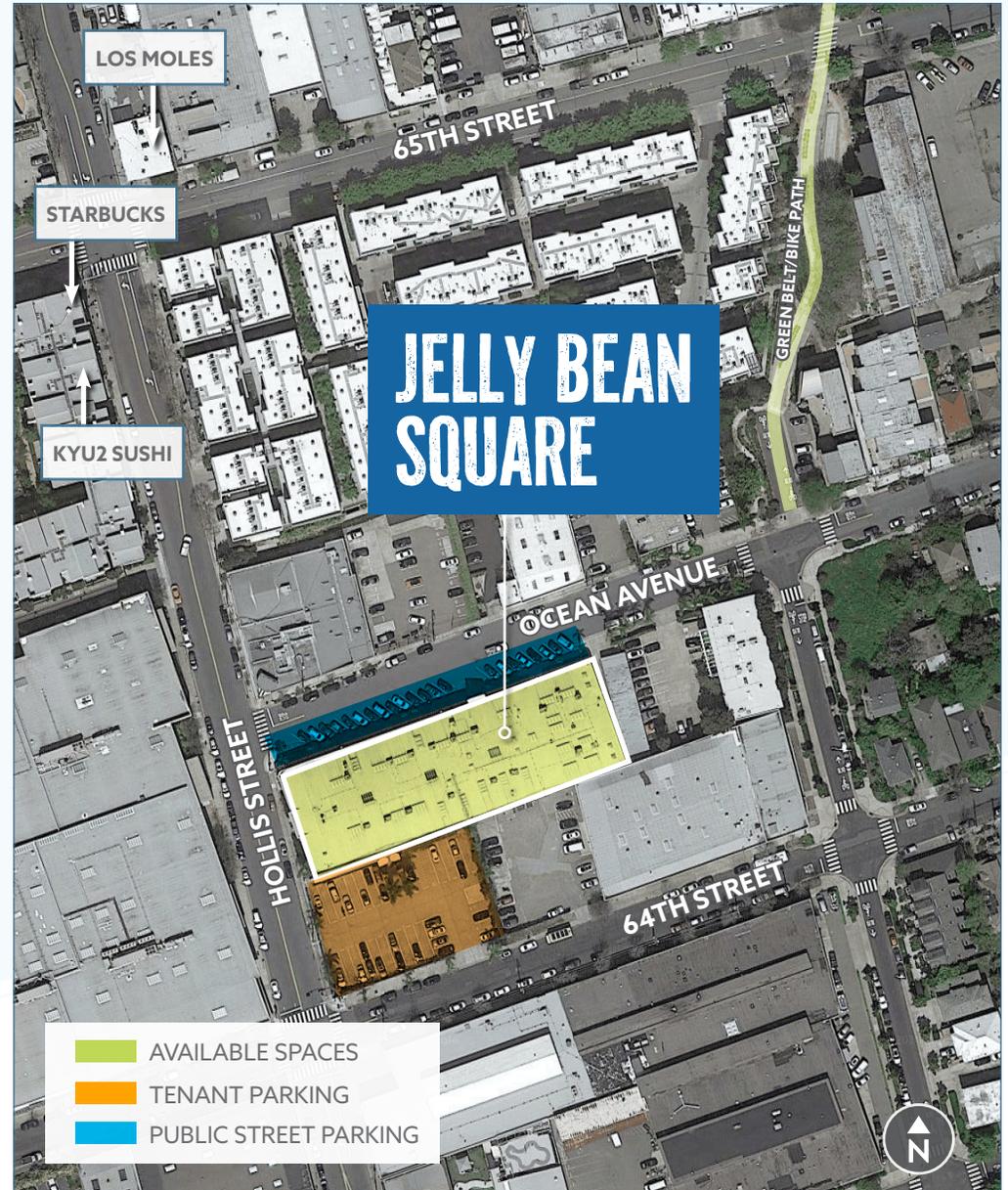
ON-SITE BIKE PARKING AND SHOWERS



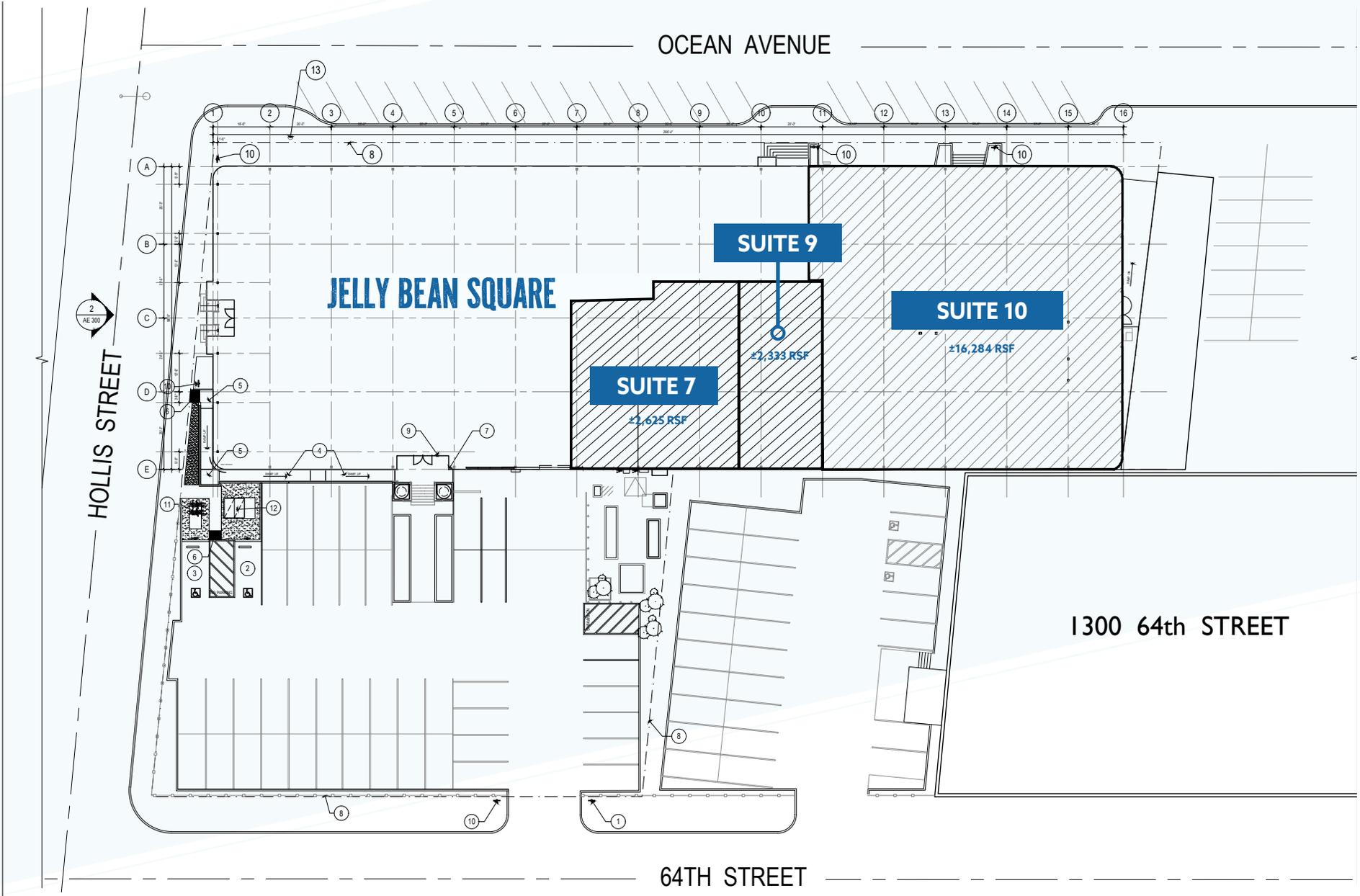
POWELL STREET EXIT/BAY BRIDGE ON RAMP LESS THAN THREE MINUTES AWAY
EMERY GO ROUND STOP 1 BLOCK AWAY



SHORT WALK TO MULTIPLE RESTAURANTS AND RETAIL AMENITIES



SITE PLAN



FLOOR PLAN

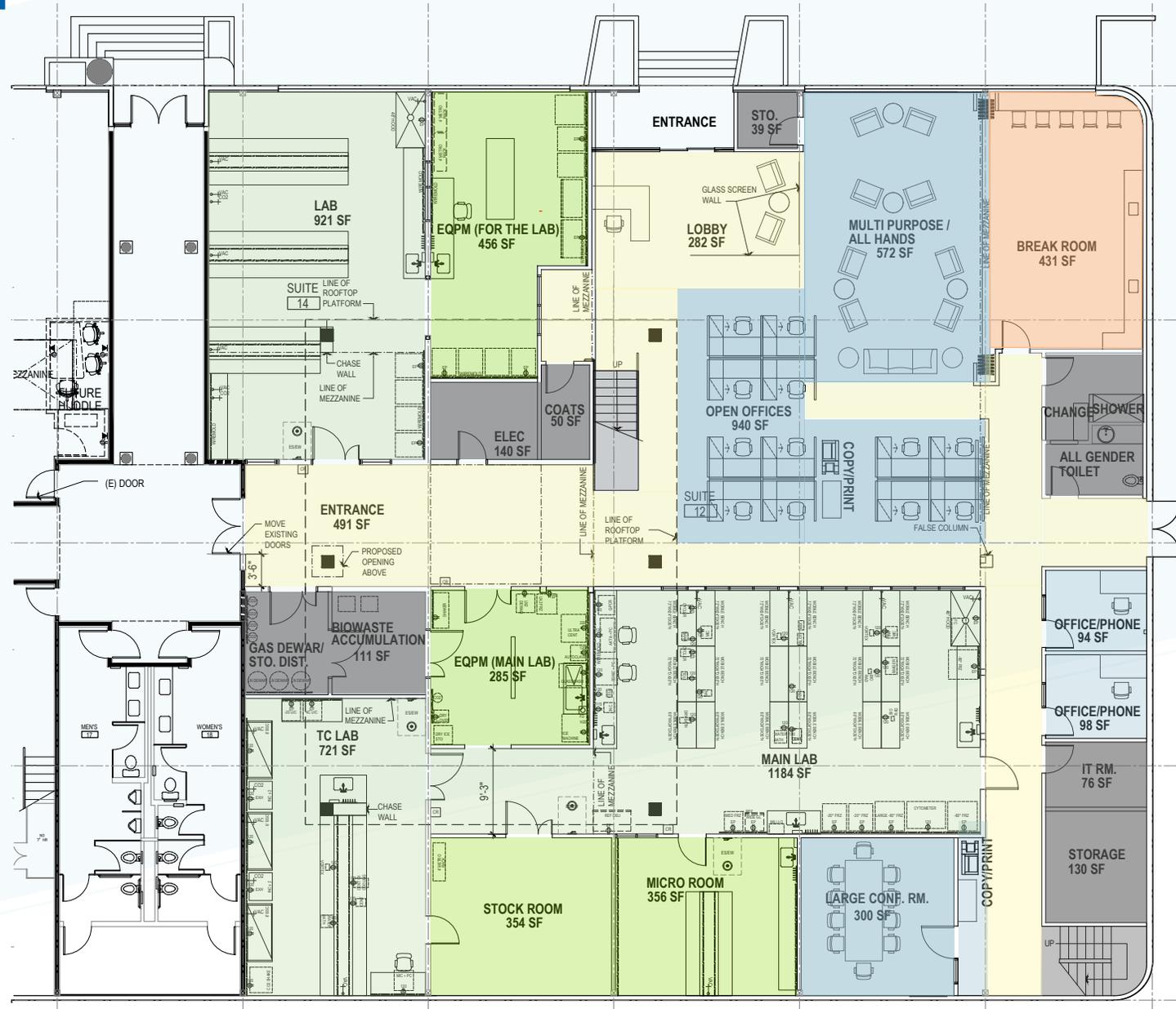
SUITE 10: ± 16,284 RSF

GROUND FLOOR

* CONCEPT PLAN SUBJECT TO CHANGE

LEGEND - LAB & WORKPLACE

- BUILDING SUPPORT
- STAIRS / CHAIR LIFT
- LOBBY/CIRCULATION
- LAB
- LAB SUPPORT
- OFFICE
- BREAK ROOM
- COLLABORATION



FLOOR PLAN

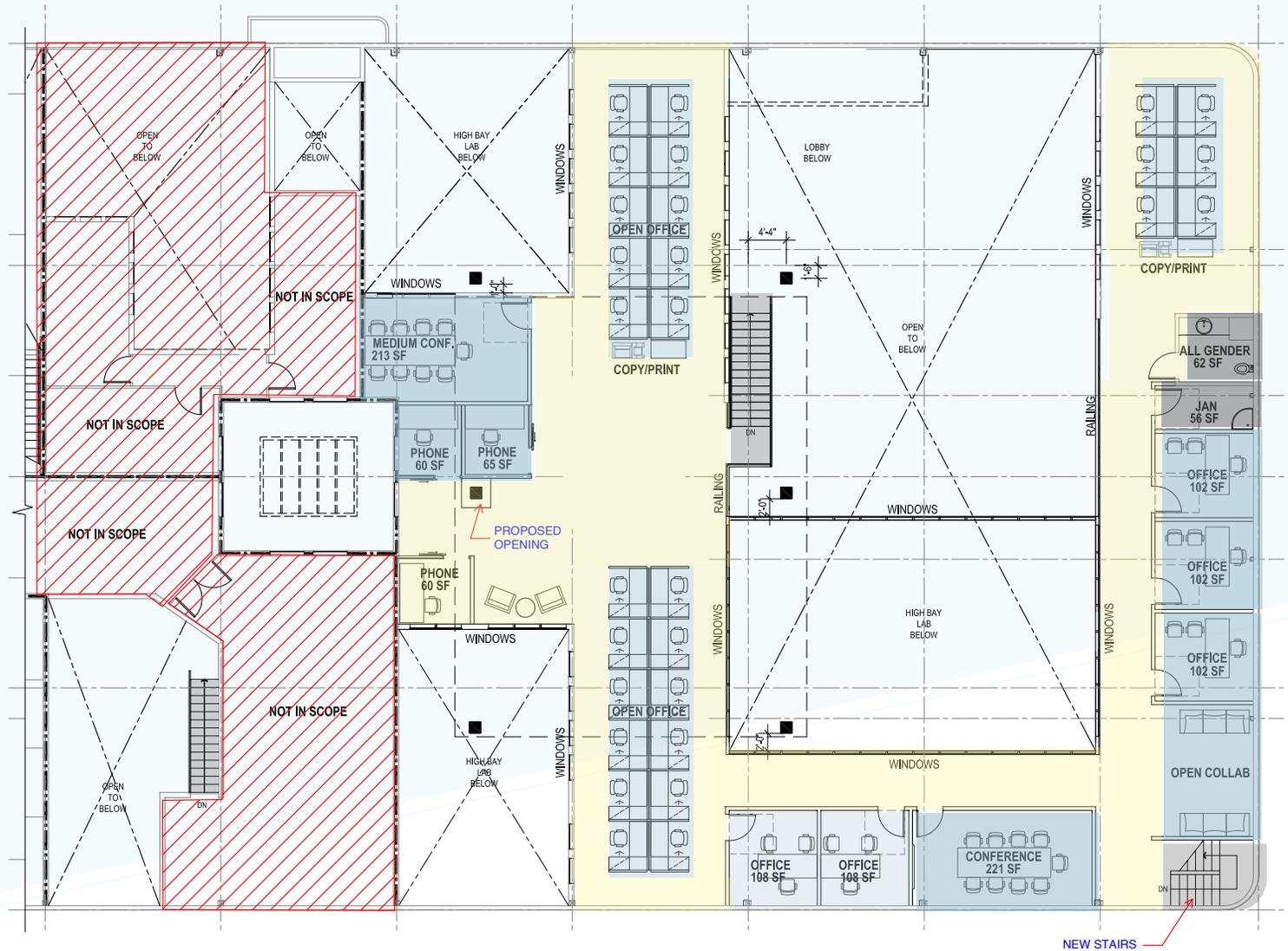
SUITE 10: ± 16,284 RSF

MEZZANINE

* CONCEPT PLAN SUBJECT TO CHANGE

LEGEND - LAB & WORKPLACE

- BUILDING SUPPORT
- STAIRS
- CIRCULATION
- OFFICE
- CONFERENCE/COLLAB
- NOT IN SCOPE

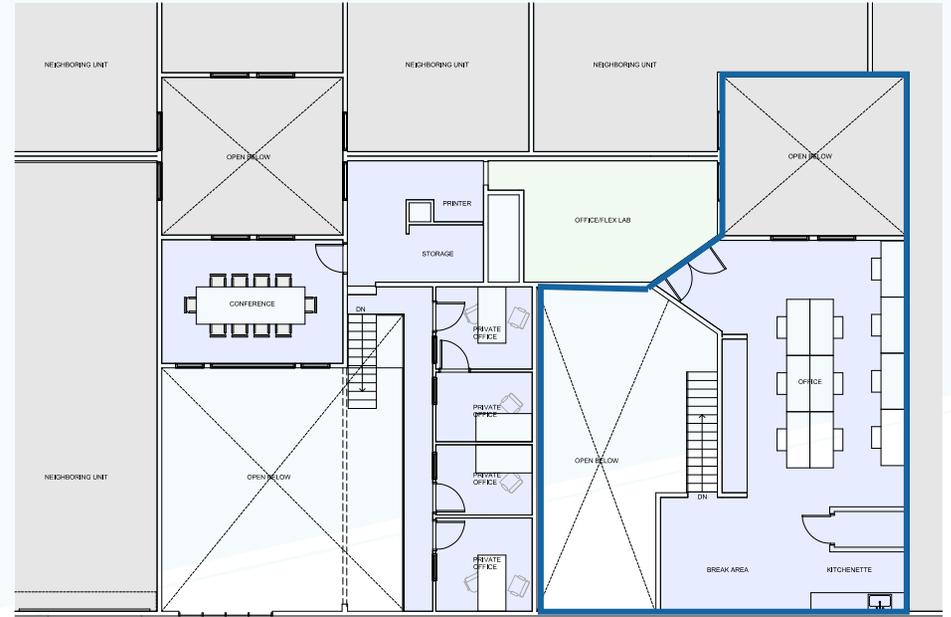


FLOOR PLAN

SUITE 9: ±2,333 RSF



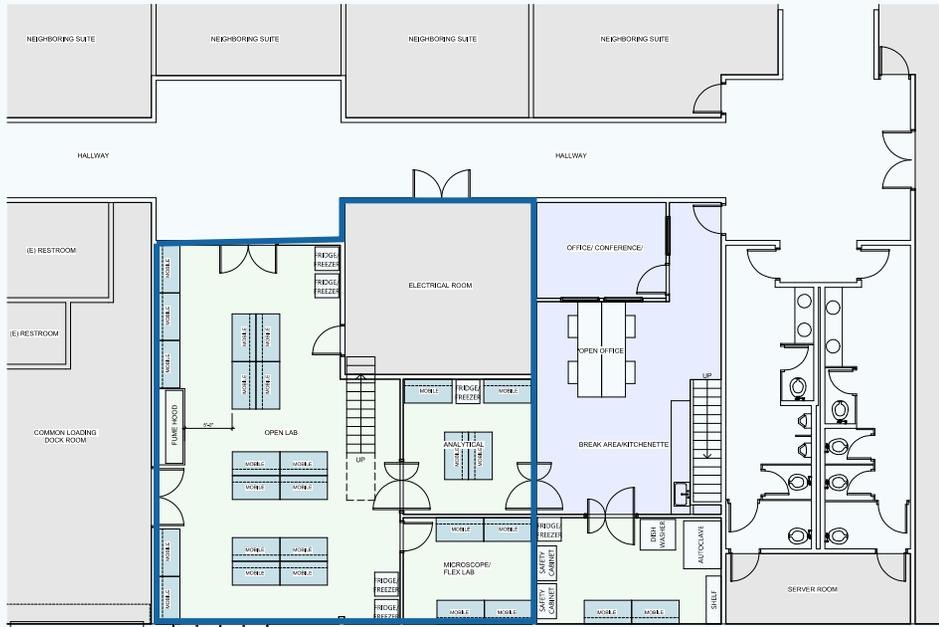
GROUND FLOOR



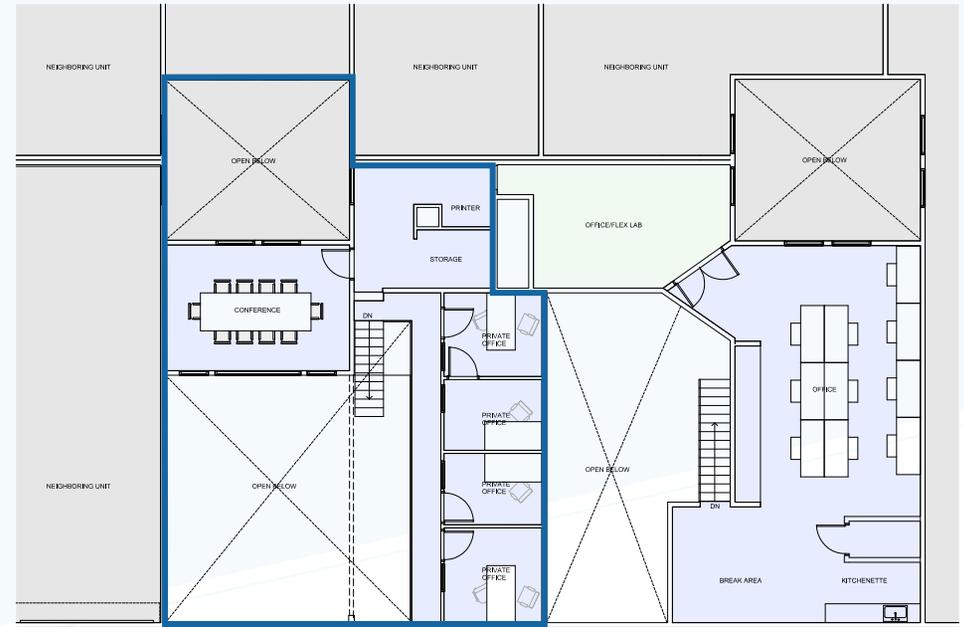
SECOND FLOOR

FLOOR PLAN

SUITE 7: ±2,625 RSF



GROUND FLOOR



SECOND FLOOR

LOCAL AMENITIES

JELLY BEAN SQUARE

RESTAURANTS



PUBLIC MARKET



FOOD COURT: 15+ EATERIES

PUBLIC MARKET



RESTAURANTS



BAY STREET



EAST BAY BRIDGE CENTER



JELLY BEAN SQUARE

10 MILES

5 MILES

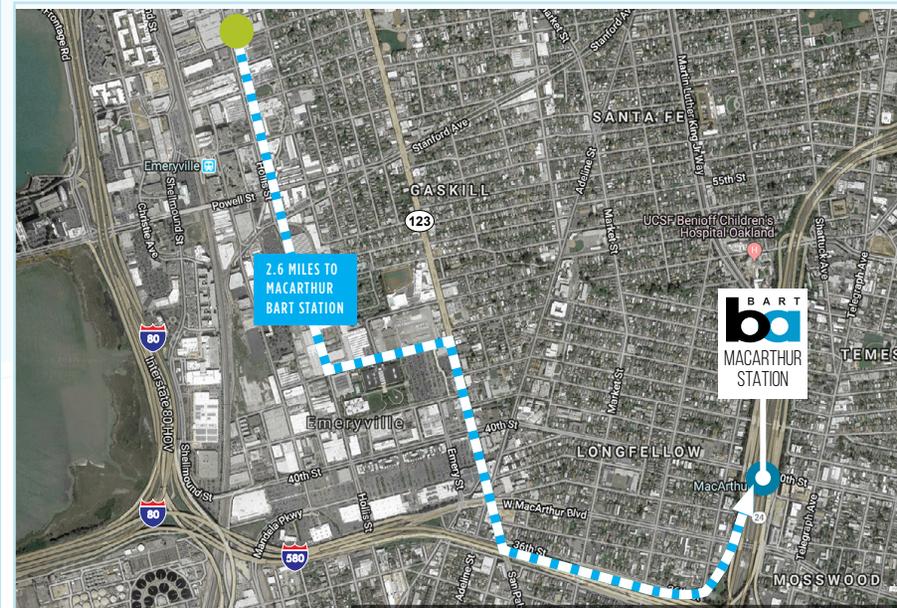
3 MILES

OAKLAND INTERNATIONAL AIRPORT **I**  **OAK**  OAK

 **SFO** San Francisco International Airport



TRANSPORTATION OPTIONS



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