



R&D / ADVANCED MANUFACTURING / LIFE SCIENCES CONVERSION OPPORTUNITY | A+ LOCATION IN EAST BAY'S LEADING INNOVATION CLUSTER | SIGNIFICANT SITE AND SHELL IMPROVEMENTS





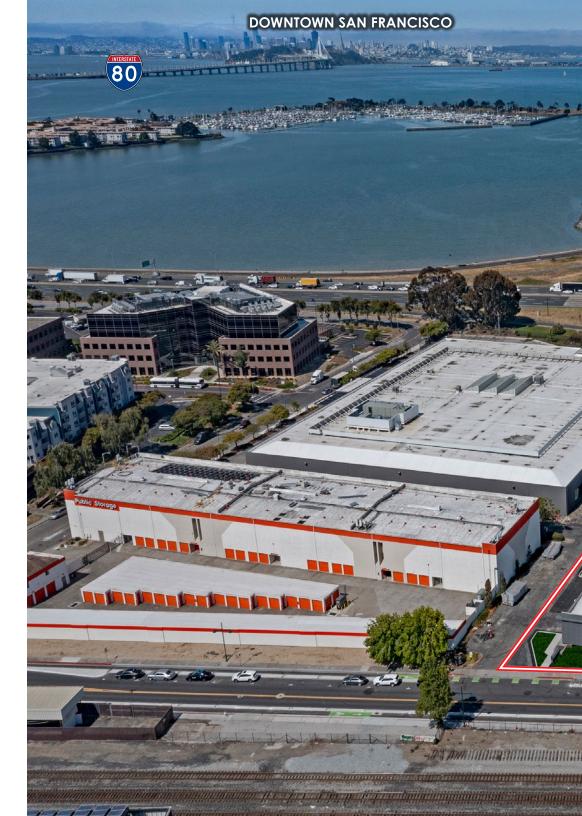
THE OFFERING

Jones Lang LaSalle America's Inc., ("JLL"), as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in Atrium Innovation Center (the "Property" or "6601-6603 Shellmound"), a 62,898 square foot flex building well-suited for R&D, advanced manufacturing, or life science uses, in Emeryville, California, the East Bay's leading hub for innovation.

6601-6603 Shellmound resides on a 2.3-acre site on the border of Emeryville and Berkeley, providing proximity to top-tier amenities and elite research talent from UC Berkeley, UCSF, UC Davis, and Stanford University. Emeryville leads the Inner East Bay in R&D and life sciences tenancy and is home to a growing cluster of biotech and pharmaceutical companies, largely concentrated in the I-80/I-580 corridor. Tenants have become increasingly drawn to Emeryville and Berkeley's infrastructure, proximity to suppliers, and the connectivity amongst other leading life sciences / advanced manufacturing companies.

Atrium Innovation Center offers investors the rare opportunity to acquire a well-positioned conversion opportunity in an A+ location at the border of Emeryville and Berkeley with significant shell and site improvements offering optionality for potential R&D, advanced manufacturing, and life sciences uses.

PROPERTY OVERVIEW	
ADDRESS	6601 - 6603 Shellmound Street Emeryville, CA 94608
YEAR BUILT / RENOVATED	1960 / 2023
BUILDINGS	Two (2) Interconnected
STORIES	One (1)
SQUARE FOOTAGE	62,898 SF
LAND AREA	2.3 Acres
POWER	2,000 Amps, 480/277V, 3 Phase, 4 Wire Service
APNS	049-1490-001 & 049-1490-003
PARKING	86 Stalls / 1.4 per 1,000 RSF
OCCUPANCY	0%





INVESTMENT HIGHLIGHTS



BUSINESS PLAN OPTIONALITY WITH ATTRACTIVE R&D, ADVANCED MANUFACTURING, AND LIFE SCIENCES CONVERSION POTENTIAL



EXCEPTIONAL LOCATION IN THE HEART OF EMERYVILLE / BERKELEY - ONE OF THE BAY AREA'S HIGHEST PERFORMING LIFE SCIENCES AND R&D HUBS



OPPORTUNE TIME FOR R&D / ADVANCED MANUFACTURING CONVERSION WITH INCREASING DEMAND FOR COMPARABLE PRODUCT



IDEAL HQ SIZE AND LOCATION -**EMERYVILLE BOASTS 96 LIFE SCIENCES HEADQUARTERS**



SIGNIFICANT INVESTMENT IN SITE AND SHELL IMPROVEMENTS IN EXCESS OF \$230 PSF BY CURRENT OWNERSHIP



HIGHLY DESIRABLE BUILDING FEATURES - 15'-20' CLEAR HEIGHTS, 2,000 AMPS OF POWER, BRAND NEW ROOF, 150KW GENERATOR, AND MEP EQUIPMENT



DIRECT ACCESS TO HIGHLY TALENTED LABOR POOL (UC BERKELEY, UCSF, UC DAVIS, & STANFORD UNIVERSITY)















15-20' CLEAR HEIGHTS



THE CITY HAS APPROVED A VARIETY OF USES AT THE PROPERTY INCLUDING R&D, LIGHT MANUFACTURING, & OFFICE



2,000 AMPS OF POWER



FULL BUILDING SPRINKLER SYSTEM



MEP EQUIPMENT FOR LAB - READY WARM SHELL WILL SAVE FUTURE OWNER ~\$2.4M & 12 MONTHS OF PROCUREMENT TIMING



BRAND NEW 150KW
GENERATOR READY FOR
INSTALLATION



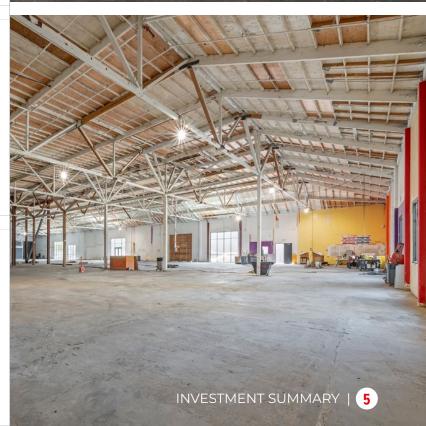
LOADING DOCK WITH LIFT (CAPABILITY TO RECEIVE UP TO A 40FT BOX TRUCK)



COLD SHELL CONDITION
PROVIDING A BLANK
SLATE FOR A FUTURE
BUYER



PROXIMITY TO CLUSTER
OF 200+ LIFE SCIENCES
TENANTS IN THE INNER
EAST BAY





STRATEGICALLY LOCATED BETWEEN EMERYVILLE & BERKELEY: THE EAST BAY SUBMARKET OF CHOICE FOR INNOVATION

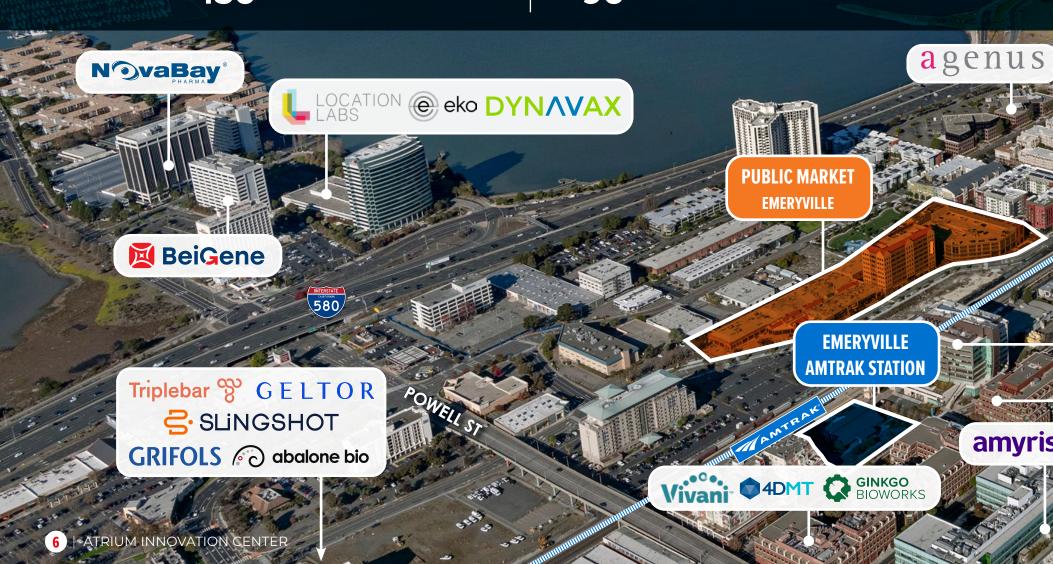
Emeryville-Berkeley has solidified itself as a premier innovation hub with a significant concentration of biotech and pharmaceutical companies. Additionally, the submarket boasts a strong presence of companies focused on synthetic biology including Amyris and Gingko.

Emeryville & Berkeley's strategic location, proximity to UC Berkeley's talent pool, and convenient accessibility contribute to its appeal as a premier location for top R&D and life sciences tenants.

EMERYVILLE IS HOME TO THE HEADQUARTERS OF:

156 TECHNOLOGY COMPANIES

96 LIFE SCIENCES COMPANIES





ATRIUM INNOVATION CE 6601-6603 SHELLMOUND, EMERYVILLE, CALIFORNIA Presented by Jones Lang LaSalle Americas, Inc. California Real Estate License #01223413 INVESTMENT SALES & ADVISORY

ERIK HANSON

Senior Director +1 415 395 4964 erik.hanson@jll.com CA DRE# 01860062

MICHAEL LEGGETT

Senior Managing Director +1 415 317 3224 michael.leggett@jll.com CA DRE# 01056334

ROB-HIELSCHER

Senior Managing Director +1 415 395 4948 robert.hielscher@jll.com CA DRE# 01869266

ADAM LASOFF

Managing Director +1 415 395 7283 adam.lasoff@jll.com CA DRE# 01891096

CAROLINE REYNOLDS

Associate +1 978 866 5493 caroline.reynolds@jll.com CA DRE# 02178358

QUINN O'CONNOR

Analyst +1 415 609 2363 quinn.oconnor@jll.com CA DRE# 02239325

Cornish & Carey Commercial dba Newmark Knight Frank, California Real Estate License #00832933

DEBT ADVISORY

JORDAN ANGEL

Senior Managing Director +1 415 276 6942 jordan.angel@jll.com CA DRE# 01419993

ETHAN HABECKER

Director +1 805 886 0023 ethan.habecker@jll.com CA DRE# 02040049

LEASING ADVISORY

BILL BENTON

Vice Chairman +1 415 274 4421 bill.benton@nmrk.com CA DRE# 01247617

CONOR RANAHAN

Managing Director +1 510 923 6204 conor.ranahan@nmrk.com CA DRE# 01850797



Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based

on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved.