



EMERYWORKS

1650 65th St, Emeryville, CA

±128,994 SF

**ADVANCED MANUFACTURING
AND R&D FACILITY WITH
6,000 AMPS @ 480V**



GRAYMARK CAPITAL

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

BUILDING Overview

EmeryWorks is an exceptional advanced manufacturing and R&D facility in the heart of Emeryville's innovation corridor. Purposefully engineered to support cutting-edge production and R&D operations, the building delivers industrial-grade infrastructure with 6,000 amps of live power capacity, wrapped in modern aesthetics and thoughtfully designed amenities that attract and retain top talent. Originally designed to accommodate laboratory users, EmeryWorks features premium, above-market finishes throughout with enhanced specifications that exceed typical industrial standards.



PROPERTY Overview



MODERN WORKPLACE EXPERIENCE

- New lobby and light-filled atrium creating a polished first impression
- Fully equipped conference room for presentations and team collaboration
- Bike storage with on-site showers supporting workforce wellness
- Striking main entry with architectural trellis and permeable pavers
- Enhanced perimeter landscaping elevating curb appeal



QUALITY CONSTRUCTION AND RECENT CAPITAL IMPROVEMENTS

- Robust concrete tilt-up construction with wood truss roof system
- Comprehensive seismic and structural upgrades for operational continuity

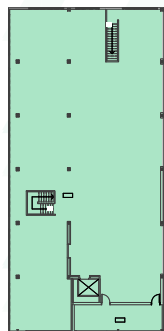


FLOOR Plans

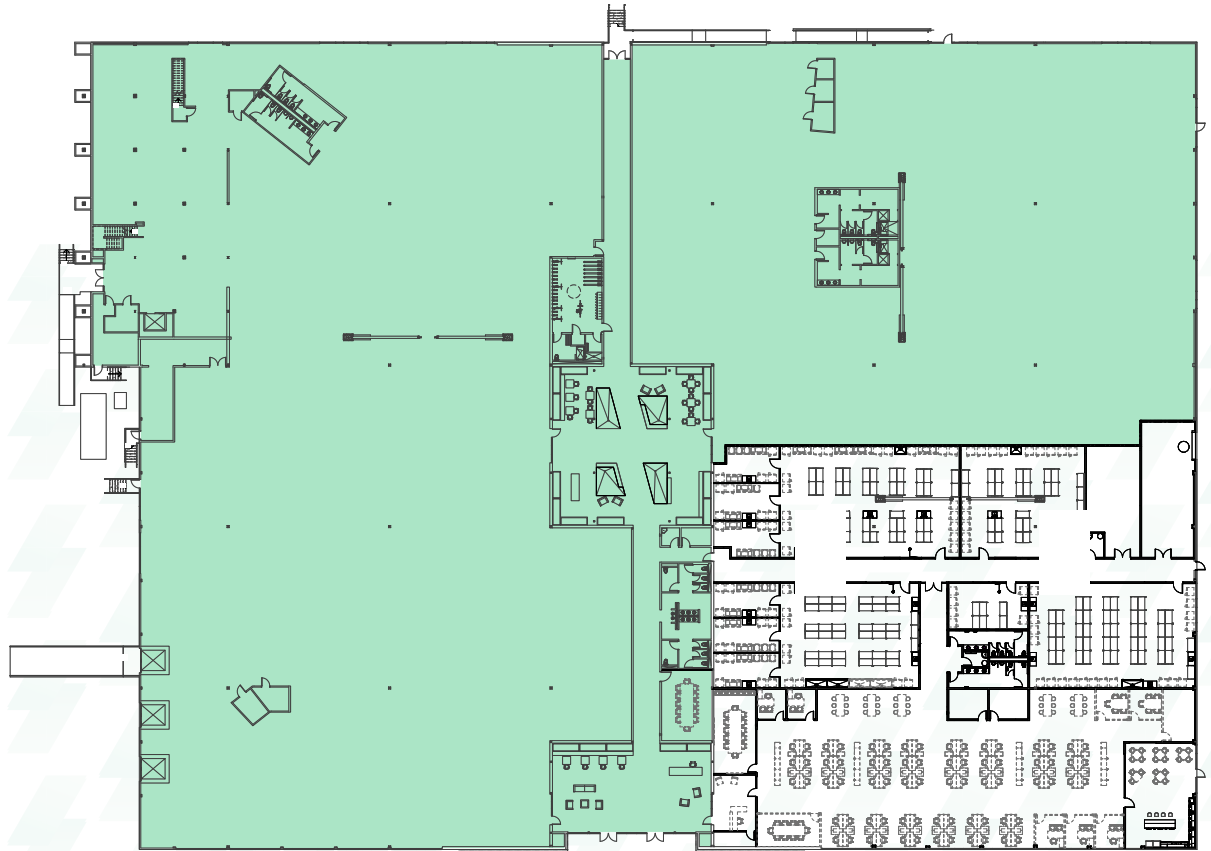


HEAVY-POWER INFRASTRUCTURE FOR ADVANCED MANUFACTURING

- ±128,994 SF
- Renovated 2022
- 6,000 amps @ 480v
- 900kW backup generator
- 20'-27' clear height
- 2 raised dock doors (10' x 8')
- 2 grade level doors (10' x 8')
- 30,348 SF spec office/lab
- 60' x 60' column spacing
- 2.3/1,000 parking
- Floor load: 6" slab with 135 PSF total load
- Roof: TPO single ply, installed November 2022
- Wet Pipe Sprinkler system



MEZZANINE



Hypothetical Office Buildout
±30,348 SF

BUILT FOR What's Next



ACCESS TO the Bay



2 MILES

UC Berkeley

40 MILES

Stanford

70 MILES

UC Davis



6 MILES

Oakland

13 MILES

San Francisco

50 MILES

San Jose



15 MILES

Oakland Airport

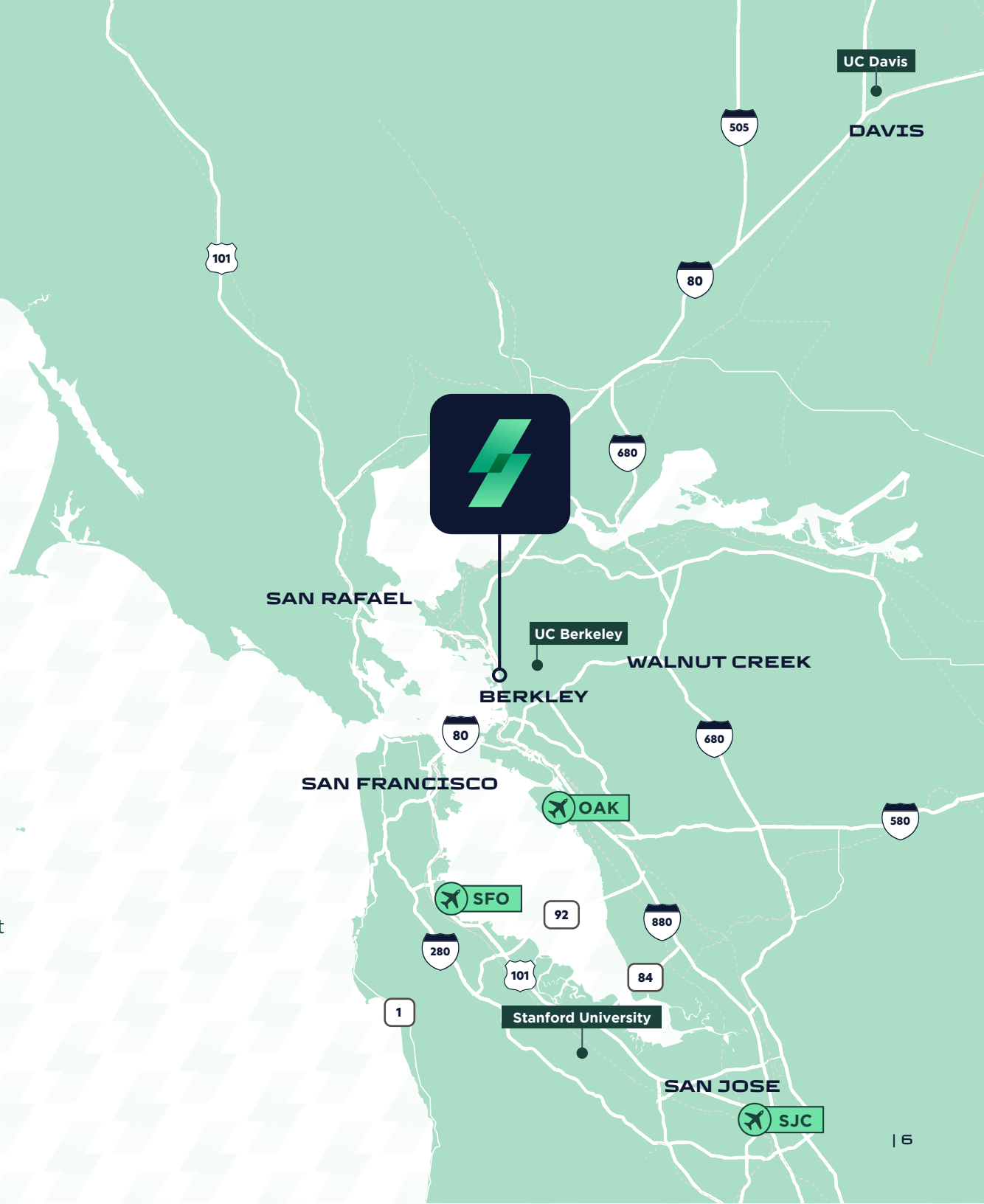
25 MILES

San Francisco Airport

48 MILES

San Jose Airport

1650 65th St, Emeryville, CA



ACCESS TO Talent

EmeryWorks is strategically located in one of the Bay Area's most dynamic innovation corridors, surrounded by world-class research universities and a deep bench of highly skilled technical talent. With UC Berkeley and Stanford in its backyard, the property sits at the intersection of academic excellence and industry — giving tenants unparalleled access to the engineers, scientists, and manufacturing professionals driving the next generation of advanced technology.

Rank of Top 100 Universities by Startup Founders



RANKING #1

Company Count
1,650

Capital Raised
\$45.7B



RANKING #2

Company Count
1,271

Capital Raised
\$73.6B



RANKING #51

Company Count
253

Capital Raised
\$5.8B



19,493
Engineers



10,355
Life science

PROXIMITY TO SKILLED LABOR

(Within a 30-min drive time)



51,253
Manufacturing
resident workers



5%
Projected 5 year
manufacturing
growth



12,148
People with STEM
degrees living in
Berkeley aged
25-39

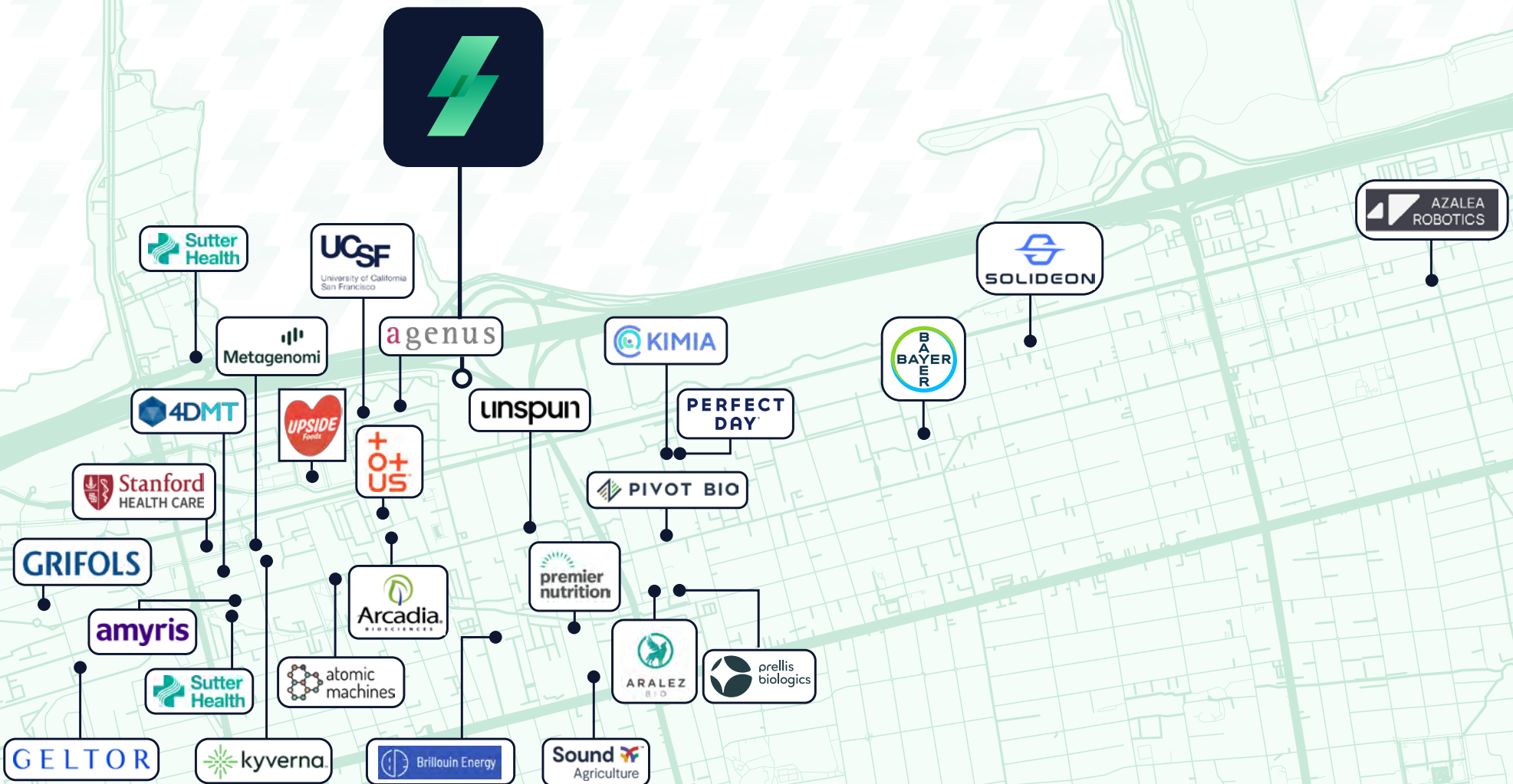


30,909
People with STEM
degrees living in
Berkeley

MANUFACTURING IN EMERYVILLE

(Within a 30-min drive time)

CORPORATE Neighbors





EMERYWORKS

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