

HOLLIS BUSINESS CENTER

Emeryville, California
PROJECT OVERVIEW
November 4, 1999

Name: HOLLIS BUSINESS CENTER ("HBC").

Address: 1410-64th Street, Emeryville, California in the San Francisco East Bay. This location is at the corner of 64th and Hollis streets near the Emeryville-Berkeley border and adjacent to the Southern Pacific/Amtrak right-of-way to the west (the rear). It is bordered by Ryerson Steel on the north and looks into the Emeryville Public Market.

Corporate Neighbors: Emeryville attracts a wide variety of office/R&D tenants – most of them focused on biotech, software development or telecommunications. Among these are AskJeeves, Chiron Corp, Gallo Research Institute, Levine-Fricke, Level Three, NorthPoint Communications, Siebel Systems and Sybase.

Total Project: The new project will provide for a total area of 220,000 s.f. of area which will support a tenant population of ~900 workers.

Existing Structure: A single-story, 130,000 s.f. R&D building ("the R&D Building") built in the 1940's including 17,500 s.f. of new mezzanine area. This existing structure, with 18' clear-height ceilings, is now being converted for use by large office or R&D users.

Future Structure: A new, three-story office/R&D building ("the Office Building") of 90,000 s.f. - adjacent to the existing R&D structure - will begin construction in late-1999. It will feature 30,000 s.f. floor plates with a 7.0% common area factor for full-floor users. As an added amenity, tenants will have access to a men and women's showering facility. The new parking garage is separated from the office building by an expansive, landscaped courtyard.

Parking: The bulk of parking will be provided in a new four-story (plus roof) structure sited on the rear of the parcel – adjacent to the right-of-way and across from the new office building. 650 total parking stalls (3:1,000 r.s.f.) will be provided with 627 covered at \$55 per month and 23 uncovered at \$35 per month. The cost of parking is in addition to Base Rent.

Parcel Size: Approximately three acres containing R&D, office and parking structures.

City Zoning: IL – Light Industrial.

Approved Uses: HBC has been approved for administrative and business uses, business and professional support, research and professional services. A conditional use permit would be required for high technology and light manufacturing users, including biotech.

Tenant Size: Tenancies from 7,500 s.f. in the new office building.

Flood Zone: None.

HOLLIS BUSINESS CENTER

Project Overview: November 4, 1999

Page Two

Earthquake Fault Zone: The property is not sited on an active earthquake fault (per "State of CA, Oakland West Quadrangle of January 1, 1982").

Freeway Access: Interstate 80 ("Eastshore Freeway") in Emeryville, approximately 1.5 miles from the eastern end of the San Francisco-Oakland Bay Bridge. Freeway exit is "Ashby Avenue/Shellmound" to 65th Avenue, then to Hollis Street. "Powell Street" exit is also convenient to the project.

Public Transportation: Tenants and visitors have access to the site from the MacArthur BART Station in Oakland via the city's (free) "emery go-round" shuttle. Other commuter service is available from Amtrak's "Capitol Corridor's" at the Emeryville Amtrak Station, one-quarter mile distant, the regional "transit village." AC Transit provides transbay and local service via routes Z and 6.

Telecom Provider: A PacBell fiber optic cable runs adjacent to the existing building along Hollis Street. It will be drawn into the existing and new structures.

Nearby Restaurants: Andronico's Café, Bucci's, Milano and the Townhouse plus 20 ethnically-diverse food stalls in the Emeryville Public Market. A short drive away are the many cafes of Emeryville's "Powell Street Plaza" and Berkeley's "Fourth Street."

Shopping: Tenants are within walking distance or a five-minute drive of shopping at Emeryville Public Market, Powell Street Plaza, East Bay Bridge and Fourth Street.

Hotels: Visitors to Hollis Business Center have choices for overnight or extended-stay accommodations locally at the Holiday Inn, Windham Suites, Four Point Hotel by Sheraton and the new Courtyard by Marriott. In Berkeley are the Claremont Resort and the Berkeley Marina Radisson.

Base Rent: Beginning Base Rent for office users is \$2.15 per r.s.f. per month, net-net-net, for (minimum) five-year lease terms.

Net-Net-Net Expenses: Operating expenses and real property taxes for typical office users are estimated to be \$9.00 in calendar year 2001.

Base Rent Increases: The greater of 3.0% per annum *or* the increase in the Consumer Price Index for the San Francisco-Oakland Metropolitan Statistical Area.

Interior Allowance: \$30.00 per usable s.f. of leased area (from "warm shell") for office users which should provide a "turn-key" build out inclusive of 30% enclosed areas.

City Taxes: Ninety percent of Emeryville employers pay a business license fee of .08% of gross receipts. All pay a utility tax of 5.5%. There is no payroll or property transfer tax, making Emeryville one of the least expensive cities to be a part of in the San Francisco East Bay in terms of municipal taxes.

HOLLIS BUSINESS CENTER

Project Overview: November 4, 1999

Page Three

Scheduled Project Delivery: Summer 2000.

Developer: Simeon Commercial Properties, San Francisco - in partnership with Kennedy Associates, Seattle. Simeon Properties has developed over 2 million s.f. of commercial projects in the San Francisco Bay Area since 1984. Among these are Mt. Eden Business Park in Hayward, a 370,000 s.f. office/R&D development, Larkspur Landing Shopping Center (175,000 s.f.) and Edgewater Business Park - a 170,000 s.f. office/R&D project in South San Francisco.

Legal Entity: Hollis Street Investors, LLC.

Architect: Kava Massih Architects, San Francisco and Berkeley.

General Contractor: South Bay Construction.

Website: Under development.

BT COMMERCIAL REAL ESTATE

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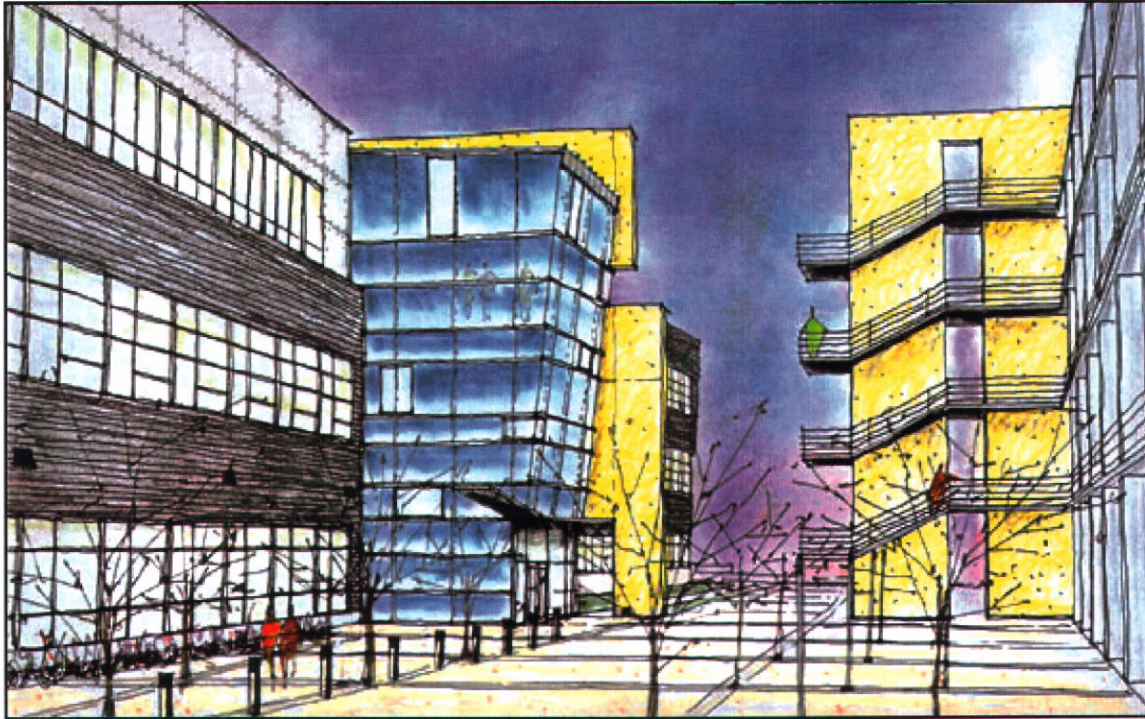
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HOLLIS BUSINESS CENTER

64th & Hollis ♦ Emeryville, CA



Description:

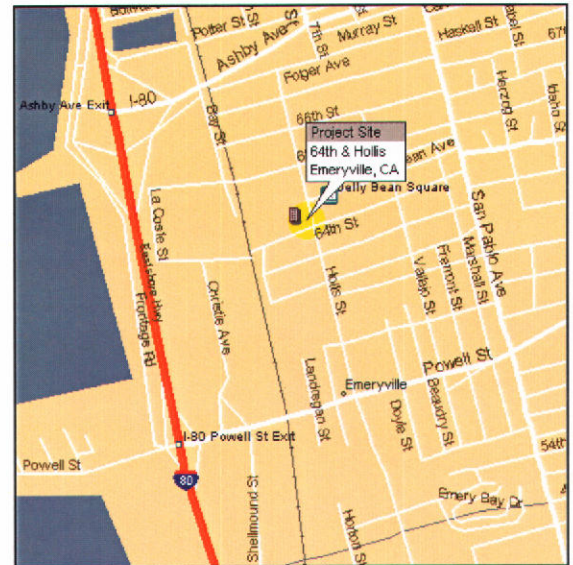
- ♦ Redeveloped ±130,000 SF R&D/Office Building
- ♦ New ±90,000 SF 3-Story Office Building with ±30,000 SF Floor Plates
- ♦ 625 Car Parking Structure

Location:

- ♦ In the New Emeryville Technology Corridor at 1410 – 64th Street
- ♦ Sited in the Heart of the I-80 Corridor – Home to Companies such as: AskJeeves, Bayer, Chiron, Siebel Systems, Level 3, Northpoint Communications & Sybase
- ♦ I-80 Freeway Access

Features:

- ♦ Free City Shuttle from MacArthur BART Station
- ♦ Walk to Restaurants, Hotels, Shopping & Entertainment
- ♦ 24 x 7 x 365 Employee Access
- ♦ Employee Locker Room
- ♦ Fiber Optic Cable
- ♦ For Lease to Office/R&D Users from ±7,500 SF
- ♦ Completion Summer 2000



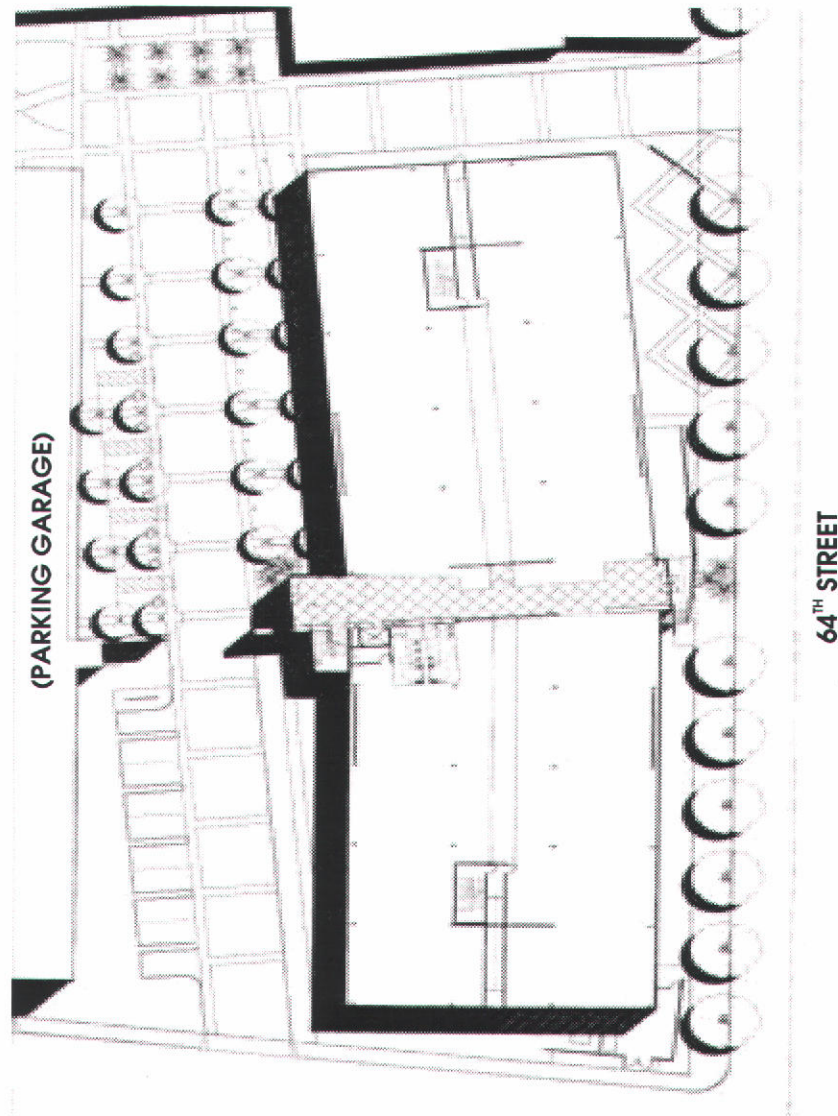
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HOLLIS BUSINESS CENTER NEW THREE-STORY OFFICE BUILDING



- PROJECT DESCRIPTION -

- ◆ New Construction
- ◆ ±90,000 SF Structure
- ◆ ±30,000 SF Floor Plate
- ◆ 16' 0" Floor-to-Floor Clearance
- ◆ 30' 0" x 30' 0" Column Spacing
- ◆ 3' 6" & 6' 6" Window Mullions
- ◆ Tenancies from ±7,500 SF