

EmeryStation News

Volume I, Issue I

April 3, 2000

San Francisco Business Times Recognizes 1999 Best Real Estate Deals

In an awards ceremony held at the Fairmont Hotel in San Francisco on March 23, EmeryStation and 16 other Bay Area real estate projects were recognized as Best Real Estate Deals of 1999.



Named as winner in the Best Suburban Office Development category, EmeryStation beat out almost 200 entries from the East Bay, Peninsula and North Bay.



EmeryStation Welcomes New Tenants

Now that almost everyone has moved in, we wanted to take the opportunity to welcome all of you as companies and individuals to EmeryStation.

Wareham has been committed to the economic and environmental growth of Emeryville and the technology and biotech corridor in the East Bay for over 20 years.

The construction of EmeryStation is the manifestation of ten years of vision and planning and preparing Emeryville for a building as technologically, architecturally and economically significant as Emery Station.

We are proud of the Class A office building infrastructure we have designed for you that feels like a community, not a complex. Wareham's team of professionals worked hard to make sure that the smaller 2,500 square foot tenant



The outdoor fountain at the entrance to the Winter Garden.

feels as comfortable and important as the 250,000 square foot tenant.

Above all, however, we're proud of our reputation as a management company. Tenant satisfaction is the primary

(Continued on page 2)

Amenities, Amenities, Amenities

At EmeryStation we understand that the typical office worker never works a typical eight-hour day.

EmeryStation was designed to be used 24/7. That's why we've given you operable windows, terraces



at all levels and great views, and a Winter Garden atrium where you can go to catch your breath, or have a party, as some of our tenants have done.

On the first level you'll

(Continued on page 2)

Cabucci's to Open Soon



EmeryStation tenants and neighbors are all looking forward to the opening of Emeryville's latest restaurant. Located on the first floor of EmeryStation off the Winter Garden, Cabucci's will serve lunch and dinner crowds.

A long-time tenant of ours, this is Bucci's second restaurant in a Wareham building. Bucci's has been a fixture for East Bay gastronomes since she opened in Heritage Square, Wareham's campus to the north of EmeryStation, in 1987.

The new Cabucci's is opening this month. The EmeryStation restaurant will accommodate people inside as well as with outdoor seating.

Bucci's is also available for catering jobs, so when your morning meeting has run late, call ahead for delicious sandwiches, foccacias, antipastos, soups, and pastas to go.



Welcome (cont'd.)

(Continued from page 1)

objective at all times. This pride of ownership and high level of commitment is a reflection of what is to be found through the entire Wareham organization.

"EmeryStation is the centerpiece of a three-plus phased development," says Geoffrey Sears, Wareham's manager in charge of the project.

"We've driven piles for Phase Two, EmeryStation North, the 170,000-square foot office building and expect those tenants to take occupancy at the start of 2001," he added. "We've preleased more than half of the building."

"EmeryStation is the centerpiece of a three-plus phase development," said Geoffrey Sears.

Construction has also begun to the west on the new parking garage which will serve both office buildings. The garage is scheduled to open this summer.

On top of the garage will rise nearly 100 units of residential housing.

In the meantime, Wareham and its general contractor, Webcor, are committed to working to minimize disruption and is using the services of Central Parking and two temporary off-site lots to ease any parking congestion in the interim.

Amenities and services, cont'd.

(Continued from page 1)

also find the health club that has been outfitted with the latest equipment and shower rooms. It's located off the Winter Garden as you walk out into the south garage.

We're happy to announce that the Conference Facility is open and has been used regularly. With a seating capacity of up to 82, kitchenette, screens



The new Conference Facility is open.

and markerboards, the conference facility is a perfect place for meetings when your conference room is reserved or too small.

Your Facilities Directors can all Stacey Barrall (596-5640) or stop by the management office on the second floor to reserve the conference facility or for additional information on amenities.



EMERYSTATION NORTH

EMERYVILLE, CA

SITE AXONOMETRIC

**EMERYSTATION NORTH
EMERYVILLE, CA**

Announcing the second phase of one of the most exciting business communities in the Bay area... An opportunity to grow among some of the most successful knowledge-based companies in the country... A central location at the nexus of the most sophisticated transportation network in Northern California.

- Completion Date:** January 2001
- Square Feet:** 170,000 SF of office space
Ample, secure parking
- Floor Plates:** 25,000 to 35,000 SF floor plates with lots of perimeter window line and corner offices.
Great for growing companies.
- Amenities:**
- . Class A office building infrastructure that feels like a community
 - . 2-story Summer Garden atrium
 - . Operable windows
 - . Great Bay and Berkeley Hills views
 - . Numerous terraces at all office levels
 - . Full flexibility for next-millennium technologies
 - . Large power and HVAC capacities
 - . Fast access to Bay Bridge, San Francisco, the 880 Fremont/Silicon Valley freeway, BART, AC Transit, Emeryville's own Emery-Go-Round shuttle system, and AMTRAK Capitol Corridor connection
 - . Accessible, educated employee base surrounding University of California at Berkeley
 - . Amid Emeryville's eclectic art galleries, restaurants and night life
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510.874.1982; 510.834.9185 (Fax)
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*Another **Wareham Development** for the Emeryville Business Community
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www.warehamdevelopment.com*



EMERYSTATION NORTH

LOBBY RENDERING

WAREHAM
DEVELOPMENT
GROUP

GLP

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DATE: 08/11

PROJECT:

**EMERYSTATION
NORTH**
MANTHUA, CALIFORNIA

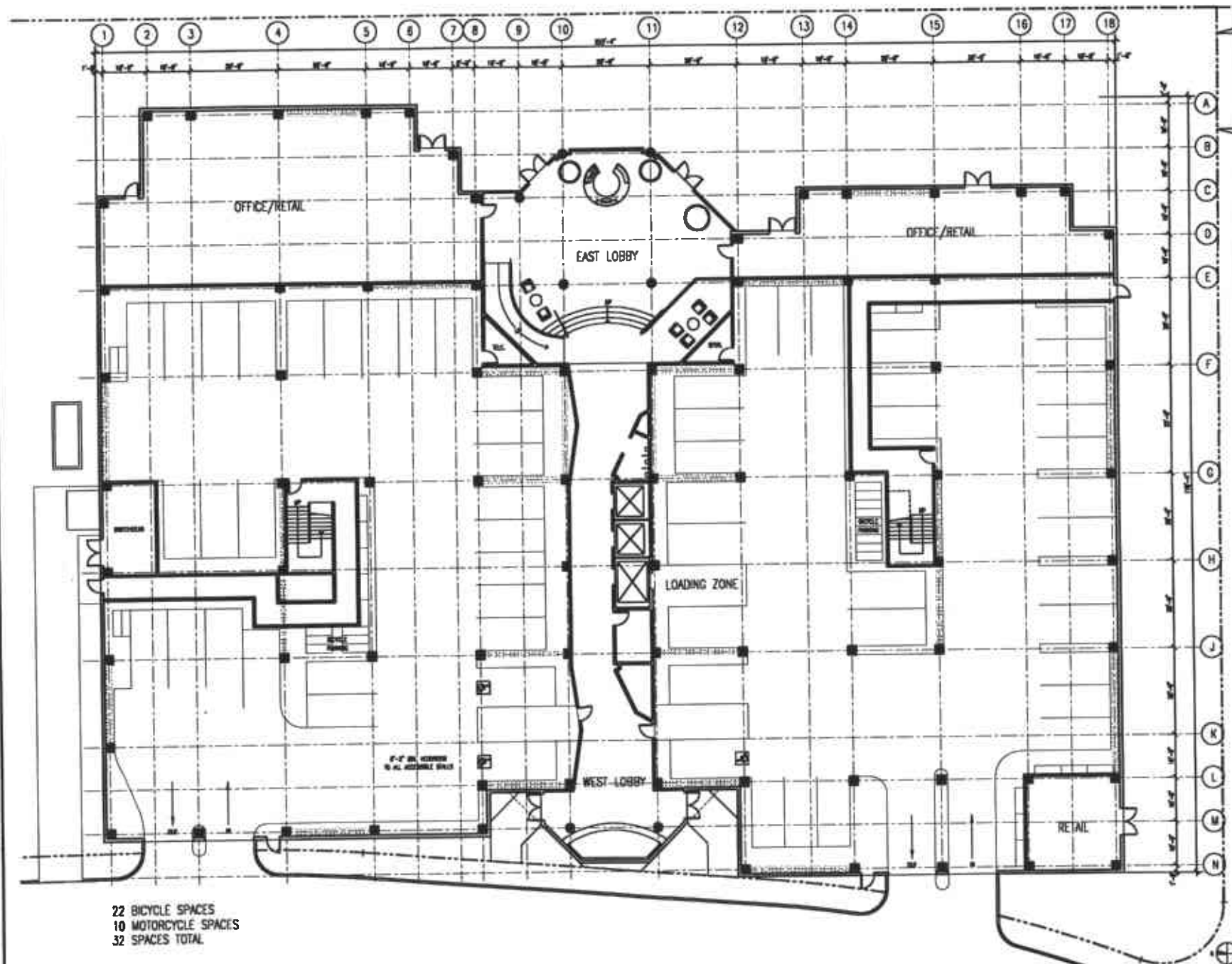
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FIRST FLOOR PLAN

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PROJECT NUMBER: 0808

SHEET NUMBER:

A-1



22 BICYCLE SPACES
10 MOTORCYCLE SPACES
32 SPACES TOTAL

2'-0" IN CLEARANCE
TO ALL ACCESSIBLE SPACES

WAREHAM
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GROUP

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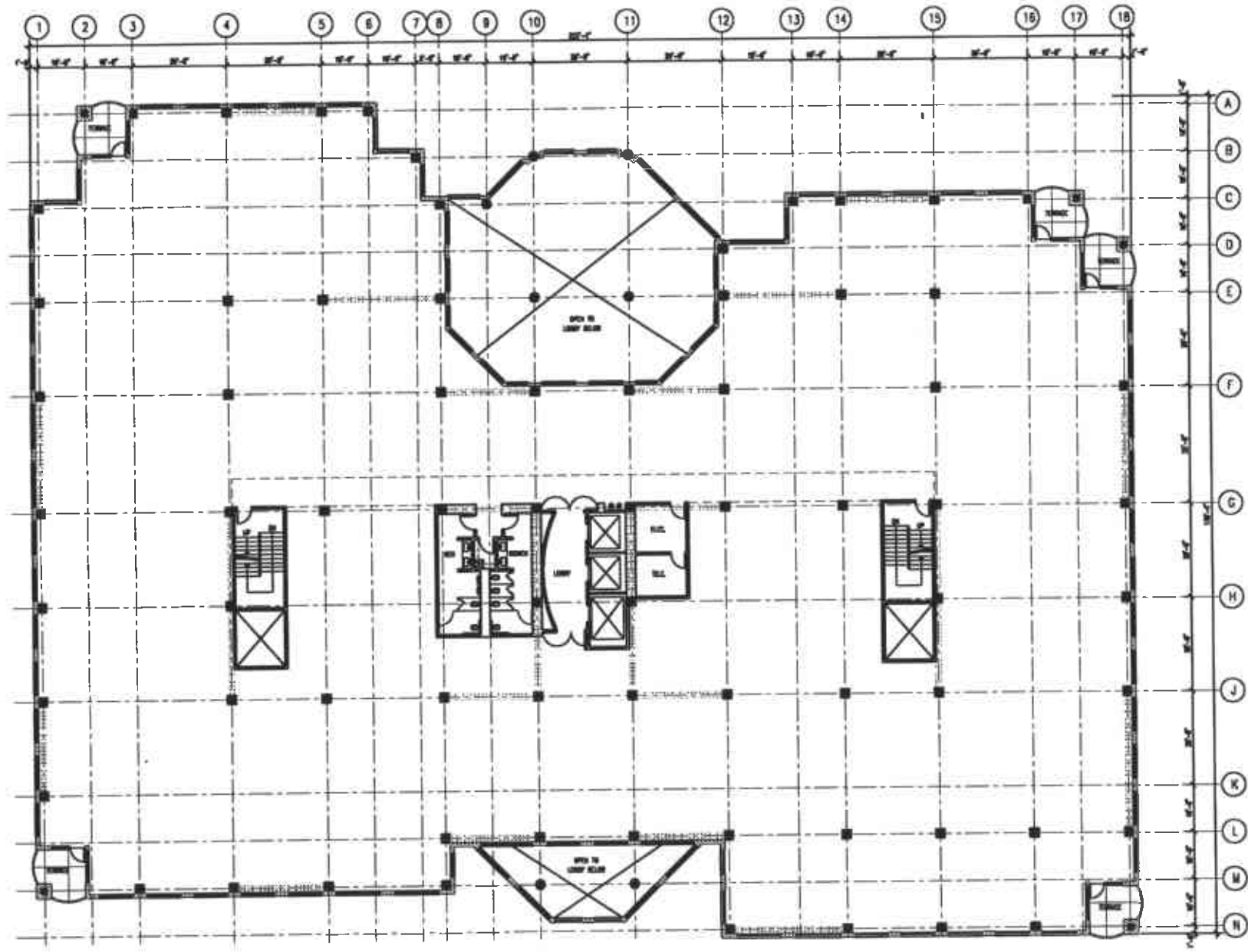
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EMERYSTATION
NORTH
DANFORTH, CALIFORNIA

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PROJECT NUMBER: [blank]
SHEET NUMBER: [blank]

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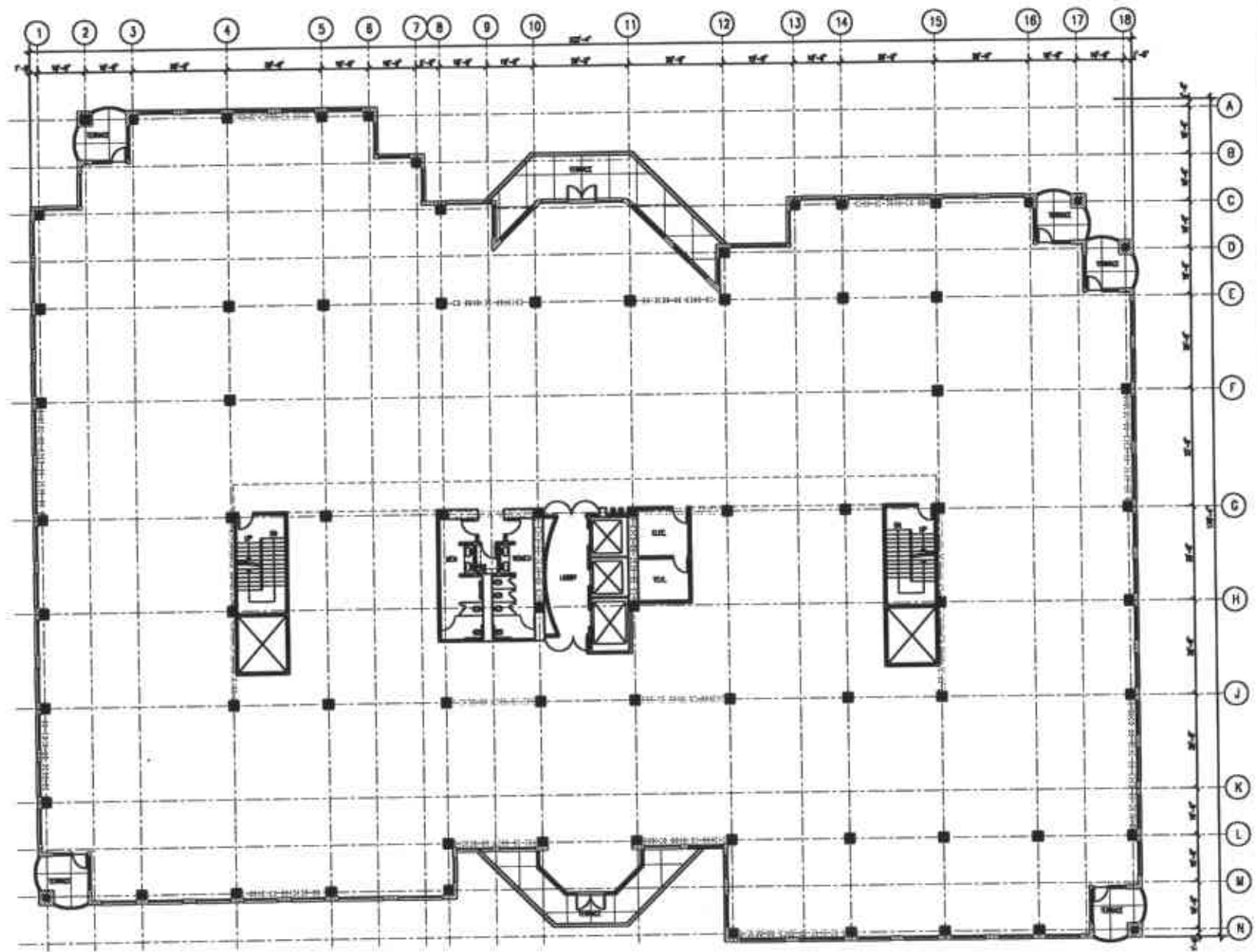
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EMERYSTATION
NORTH
SANTAVILLA, CALIFORNIA

THIRD FLOOR PLAN

DATE:	1/27/07
DRAWN BY:	ML
CHECKED BY:	ML
PROJECT NUMBER:	0000
DATE PLOTTED:	

A-3



WAREHAM
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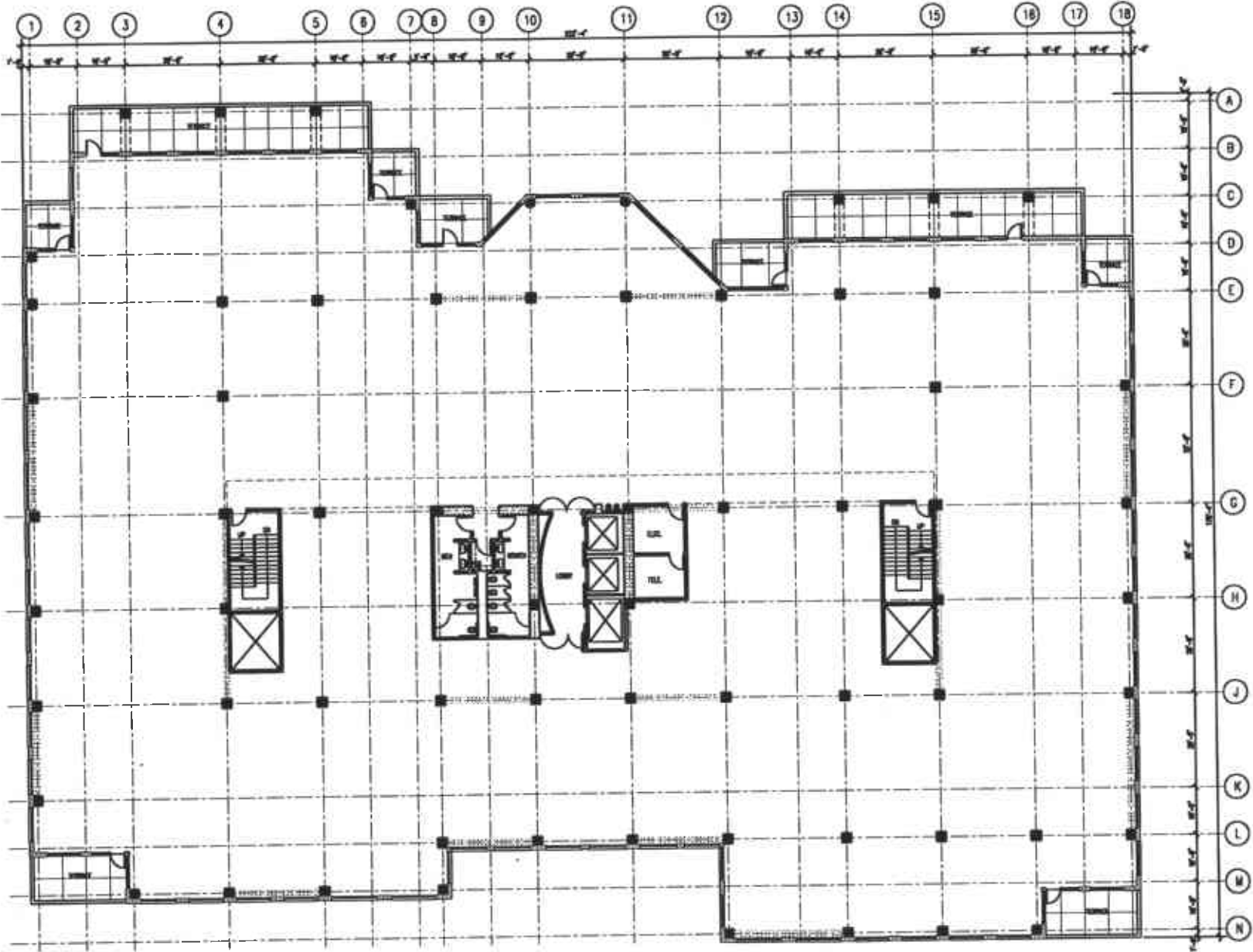
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EMERYSTATION
NORTH
MADYVILLE, CALIFORNIA

FOURTH FLOOR PLAN

SCALE: 1/8" = 1'-0"
DATE: 01/11/01
DRAWN BY: RL
CHECKED BY: MDM
DATE: 01/11/01

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WAREHAM
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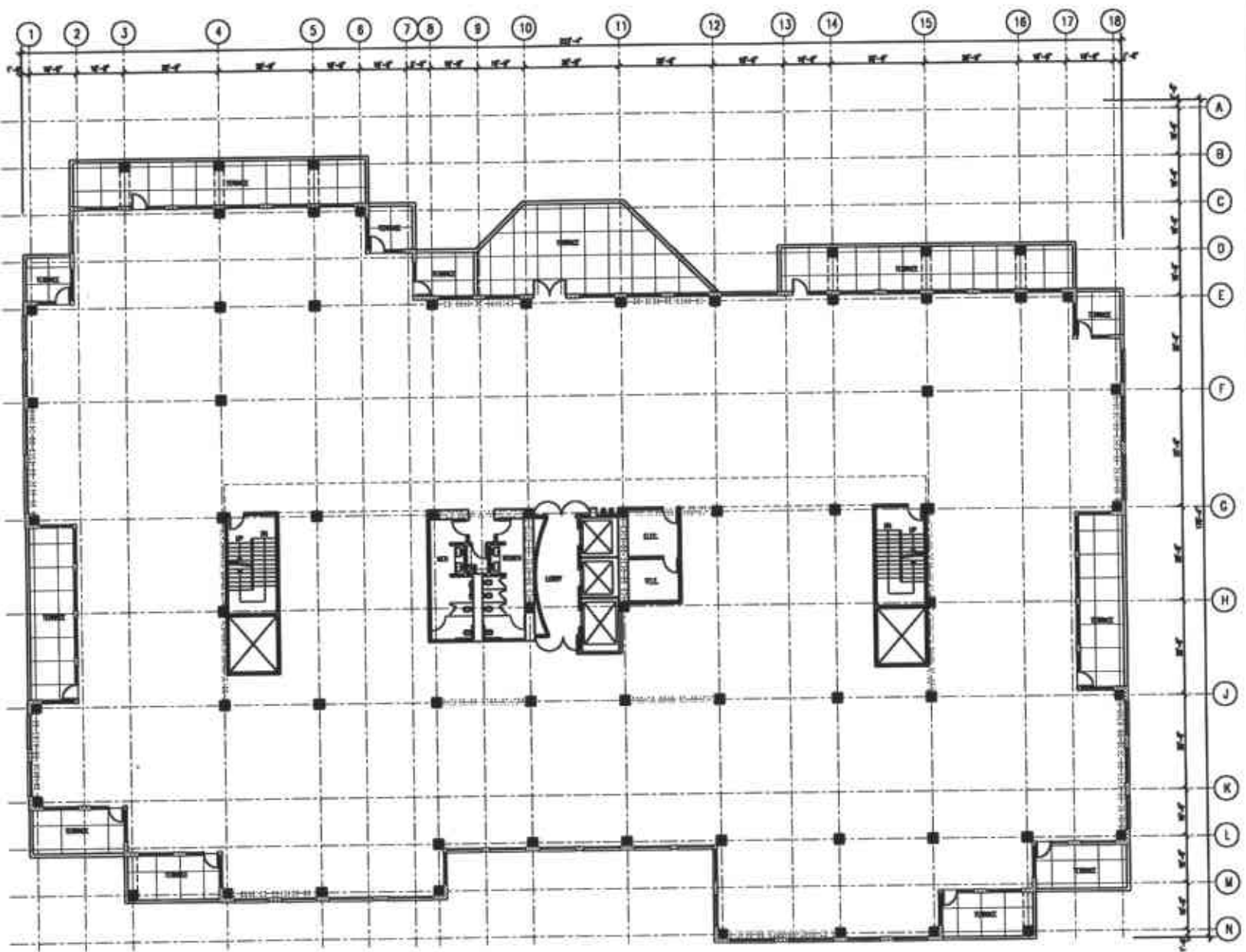
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EMERYSTATION
NORTH
EMERYVILLE, CALIFORNIA

DATE PLO: 08/11
FIFTH FLOOR PLAN

SCALE	1/8" = 1'-0"
DRAWN BY	ML
CHECKED BY	ML
PROJECT NUMBER	0000
DATE PLO	08/11

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WAREHAM
DEVELOPMENT
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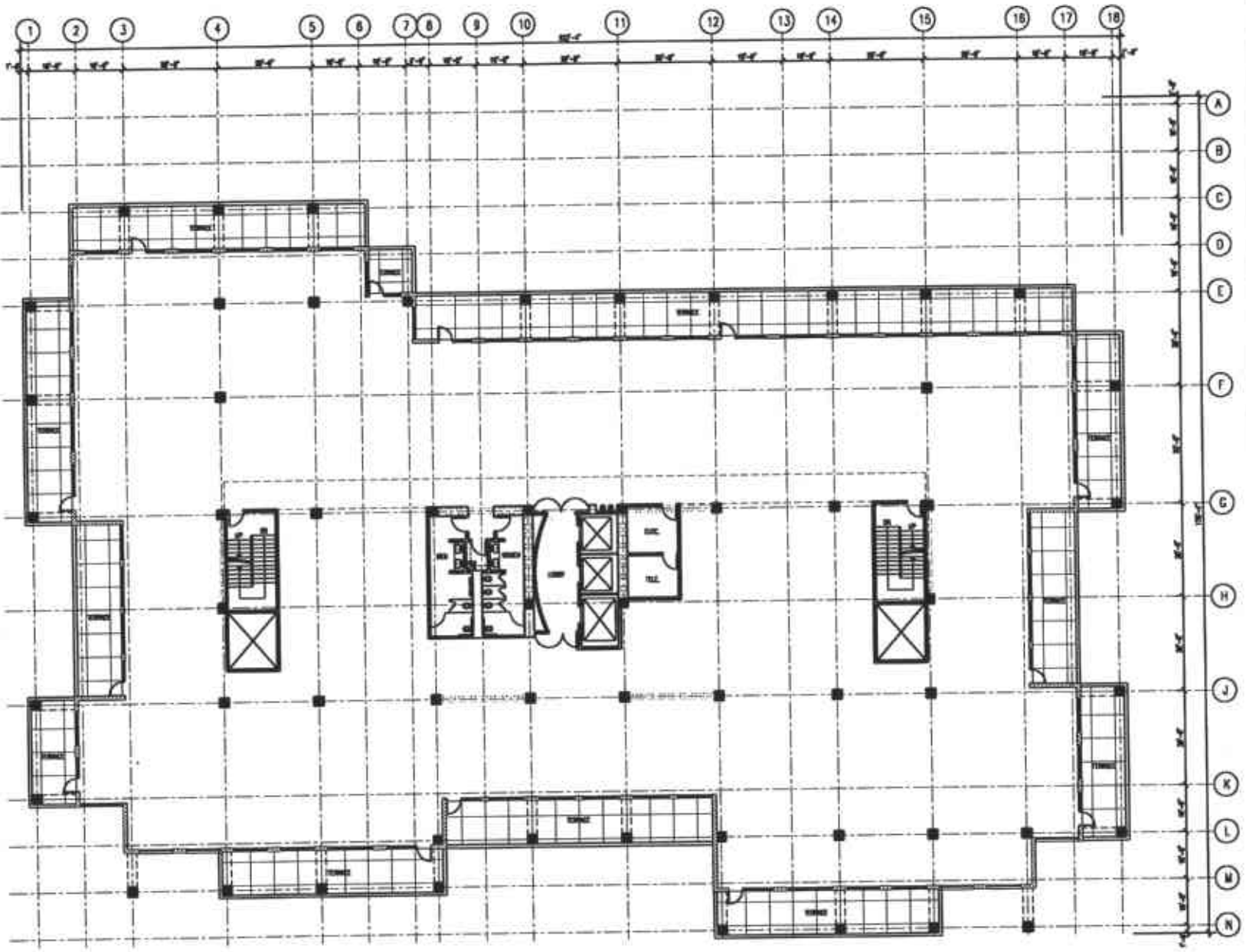
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EMERYSTATION
NORTH
EMERYVILLE, CALIFORNIA

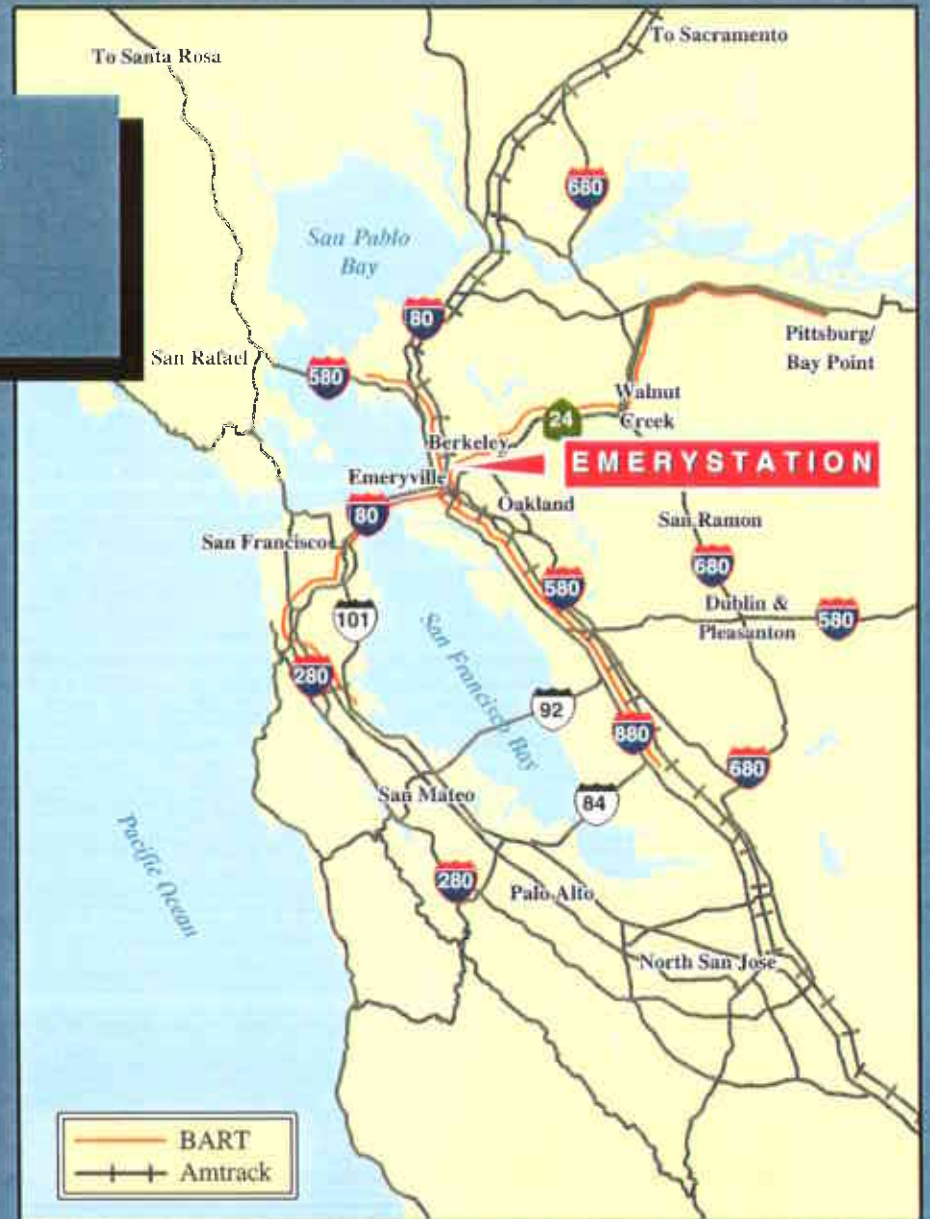
2005 FLD
2ND FLOOR PLAN

SCALE	1/8" = 1'-0"
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PROJECT NUMBER	0002
DATE	

A-6



A central location at the nexus of the most sophisticated transportation network in northern California.



How to Get to EmeryStation

Another Wareham Development for the Bay Area Business Community

EmeryStation, located at the Emeryville Amtrak/Capitol Corridor Transit Hub, takes advantage of the growing need and demand for **public transportation**. Nationally, "long haul" trains from the East Coast and Midwest use Emeryville as the main embarkation and debarkation station. In moving workers locally to and from the office and retail portions of the development, this unique intermodal site provides several options to the increasingly crowded Bay Area freeway and Transbay bridge system. Of course, if you choose to drive, EmeryStation is accessed via the Powell Street and Ashby Avenue exits from Interstate 80.

Q: I live three blocks from **BART**. What line would I take?

A: The project is served by **BART** via Oakland's MacArthur BART Station at MacArthur and Telegraph Avenues. There are three BART lines to choose from: 1) Pittsburgh/San Francisco/Daly City, 2) Richmond/Freemont, and 3) Richmond/San Francisco/Daly City. Commuters arrive at EmeryStation from MacArthur BART via the free "Emery-Go-Round" shuttle bus system.

Q: What's the **Emery-Go-Round**?

A: The City provides this free shuttle service six days a week from the MacArthur BART. The Powell and Christie lines first depart BART at 5:45 a.m. and serve commuters every 15 minutes until 9:30 p.m. Returning afternoon service to BART runs from 3:30 p.m. to 7:30 p.m. Driving time between EmeryStation and MacArthur BART is approximately ten minutes. And, the Emery-Go-Round takes you all over Emeryville for shopping, dining, and to visit other corporate neighbors.

Q: Our CFO lives in San Francisco. What are her options?

A: Direct service between EmeryStation and downtown San Francisco's **Transbay** Terminal is available via **AC Transit's** Expanded "C" Line. This line runs in each direction on 20-minute headways during the morning commutes starting at 6:40 a.m. and evening commutes beginning at 4:14 p.m.

Q: What about our commuters from the East Bay?

A: **East Bay** employees have access to EmeryStation via **AC Transit's** local service on Lines 6, 12, 14, 15, 40, 43 and 57 from the MacArthur BART Station. Transfer service is available via the Emery-Go-Round shuttle. Lines 6 and 57 come directly to the Amtrak Station.

Q: We have several employees who commute from outside the immediate area. What are their options?

A: **Amtrak's Capitol Route**, now run by BART, offers passenger commuter service to the Emeryville station, which lies at the midpoint of the line running from San Jose to Roseville. These weekday trains arrive with morning commuters from Sacramento and Davis at 7:21 a.m. and 9:51 a.m. and depart for the eastbound return trip at 4:00 p.m., 5:25 p.m., 5:40 p.m. and 6:40 p.m. From San Jose, passengers arrive in Emeryville at 7:25 a.m. and 10:05 a.m. and return southbound at 6:45 p.m. Within the next several months, additional peak a.m./p.m. time slots will be added under the new BART management.

The Amtrak passenger station was completed by Wareham Development in 1993. As such, tenants and visitors to EmeryStation are sited at the heart of the East Bay train and bus center.

Q: How do our clients on the East Coast get to us?

A: EmeryStation is serviced by two major **airports**: Oakland and San Francisco. During the noncommute hours Oakland is accessed within 15 minutes and San Francisco within 35 minutes.

WAREHAM DEVELOPMENT

Wareham Development has been committed to the economic and environmental growth of Emeryville and the technology corridor in the East Bay for over 20 years. Our history of fostering the newer, smaller, incubating company is exemplified in our relationship with Chiron Corporation, which began in the 1980s when we became one of Chiron's first landlords. Other tenants we have been privileged to watch grow over the years include Bayer Corporation, Pixar Animation Studios, Molecular Sciences Institute, and Xoma Corporation.

We at Wareham believe Emeryville is ready for a whole new generation of next-millennium incubator and growth companies, and we are poised to usher them into the next century. The construction of EmeryStation is the manifestation of ten years of vision and planning and preparing Emeryville for buildings as technologically, architecturally and economically significant as those at the EmeryStation campus.

New tenants to join Wareham upon completion of the first phase of EmeryStation include Ask Jeeves, NorthPoint Communications, Gallo Institute, IT Academy, HomeAccount, MentorMedia, and Heidrick + Struggles. We look forward to long working relationships with these companies as well.

A key part of the masterplan included a public-private partnership, where Wareham Development joined forces with the Emeryville Redevelopment Agency and AMTRAK to produce the much-needed intermodal transportation center at EmeryStation. Built, owned and managed by Wareham, the AMTRAK Station is the first new train station to be built in northern California in 60 years and northern California's busiest station. (Please see "How to Get to EmeryStation" for more information on the transit center.)

The same painstaking attention that was paid to the city, the site and the first phase as been paid throughout the second building to make the smaller tenant as comfortable and important as the large tenant. We are proud of the class A office building infrastructure we have designed that feels like a community, not a complex.

Above all, however, we are proud of our reputation as a management company. Our tenants know they will be taken care of after the ink is dry on the lease. Tenant satisfaction is the primary objective at all times. Our personalized approach by a professionally-trained staff and sophisticated reporting systems aid in the continual maintenance of high physical standards while keeping costs to a minimum. This pride of ownership and high level of commitment is a reflection of what is to be found throughout the entire Wareham organization.

For 20 years, Wareham Development has occupied a special niche among Northern California's prestige real estate developers by blending innovative land use, dynamic design and respect for tradition. From the Bay Bridge to the Richmond-San Rafael Bridge and beyond, with more than 3 million square feet of space in its portfolio, Wareham is in the vanguard of commercial development for integrating the past with the Bay Area's growing office, biotech, industrial and retail markets.