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### **Wareham Development Announces Leases Totaling 425,000 square feet in East Shore Portfolio**

San Rafael, CA (November 1, 2010) – Wareham Development today confirmed it has secured leases so far this year totaling 425,000 square feet at three of its major properties along the East Shore of San Francisco Bay. The properties include the EmeryStation Campus in Emeryville, Aquatic Park Center in Berkeley, and Point Richmond Tech Center in Richmond and the transactions consist of a variety of renewals and expansions of existing tenants as well as major new leases. Of the 425,000 square feet in leases, 305,000 square feet represent leases signed with biotech, greentech and technology companies, further consolidating the biotech, greentech and technology corridor area between the Bay and Richmond-San Rafael bridges.

Some of the most recent and notable leases executed by Wareham include:

**Tethys Biosciences, Inc.** expanded its presence at Heritage Square on the EmeryStation Campus and now occupies 35,000 square feet. Tethys is a cardiometabolic diagnostics company that creates and commercializes biomarker-based blood tests that predict imminent disease risk and enables targeted intervention to preempt the onset of chronic conditions such as type 2 diabetes. Cornish & Carey represented the tenant and CB Richard Ellis represented Wareham Development.

**Amyris Biotechnologies** expanded by 28,000 square feet at Wareham’s EmeryStation Campus to accommodate their general research and pilot plant activities. With a recent IPO, Amyris is an integrated renewal products company using breakthrough science and an innovative business model. This last transaction brings its EmeryStation presence to 136,000 square feet.

**Lawrence Berkeley National Laboratory (LBNL)** expanded its presence by 61,000 square feet at Wareham’s Aquatic Park Center in Berkeley, which brings LBNL’s occupancy there to 120,000 square feet. LBNL, which conducts groundbreaking research in cancer, advanced microscopy and computational modeling, also expanded its presence at the EmeryStation Campus by taking an additional 15,500 square feet.

**Whole Foods** renewed a lease for its Northern California headquarters at EmeryStation. The grocery retailer now occupies 35,000 square feet. Cushman Wakefield represented the tenant.

**Black Diamond Video** signed a new lease for 30,000 square feet at the Point Richmond Tech Center II. Black Diamond Video designs, manufactures, and integrates high-performance digital video solutions for mission critical markets such as hospitals and the military. Grubb and Ellis represented the tenant and Cornish & Carey represented Wareham.

Wareham's real estate portfolio encompasses more than 4.5 million square feet of space located in multi-tenant, mixed-use campuses. An important facet of Wareham's mixed-use campuses is to provide tenants with a variety of amenities including easy access to public transit. A founding member of the Emery-Go-Round free shuttle, Wareham Development, in concert with its tenants, has been working with the Emeryville Transit Management Association to extend the shuttle's routes in order to expand service in the East Bay Green Corridor communities. Presently over 1.3 million riders use the free shuttle. The expanded computerized schedule will take affect early next year.

For more information on Wareham Development go to [www.warehamproperties.com](http://www.warehamproperties.com)

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