

Cornish & Carey Commercial Chosen To Represent Cutting Edge EmeryStation East Laboratory Building

More information available through:

Information page on the Gallen.Neilly website
<http://www.gallen.com/clients/wareham.htm>

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Emeryville, CA, July 25, 2006 -- Wareham Development has chosen Cornish & Carey Commercial to lease its new EmeryStation East development, now under construction near the foot of the San Francisco Bay Bridge, off Powell Street in Emeryville, California.

“Wareham is continuing to meet the growing demand of its expanding laboratory tenant base in the life science, physical and nano science sectors in the East Bay Biotech Corridor. Already home to one-third of the Bay Area’s 600 bioscience companies and 820 life science companies, the East Shore of San Francisco Bay stretching from Point Richmond south to Emeryville, has become a globally-respected technology research center,” said Bill Nork, senior vice president with Cornish & Carey.

Nork and senior sales associate Jonathan Tomasco, both of C&C Emeryville, along with Randy Scott, executive vice president, C&C Palo Alto will represent the new research community.

Wareham’s Geoffrey Sears said that the C&C team was chosen for its real estate experience, specialized knowledge and success with research-based companies.

Construction of the innovative, glass-clad, 245,000 square foot laboratory building began three months ago and the new facility will be available for occupancy in May 2007, according to Nork.

EmeryStation East is the latest contribution by Wareham Development and founder Rich Robbins to insure that Emeryville stays in the forefront of new technology research globally. More than 20 years ago, Robbins started the research boom rolling by converting a defunct Shell Oil Research laboratory facility in Emeryville to provide pioneering UC professors with off campus facilities to develop the then brand new technology called “Bio Tech.”

“This new laboratory facility is going to be light years ahead of those early days,” says Robbins. “Perhaps more important, while the need for more state of the art research space continues to grow as a global phenomenon, here at home in the East Bay we are becoming increasingly focused on helping our existing intellectual capital grow, flourish, and stay right where they are. In other words, we are doing more to inspire and retain the people who do this increasingly more demanding research, says Robbins.

Plans call for the extensive use of glass in the structure (looking out and being in, according to Robbins), a 20,000 square foot garden with fountains and sculptures, the latest advances in security systems that will allow secure public places in a highly information-conscious industry, and high-end art “to match the high end research.” Robbins added that sophisticated vibration technology for the sensitive calibration needs in medical research, and co-generation power systems will be incorporated to provide for certainty of power supplies to the facility.

Wareham's Sears said that the company's experience in providing space for research has led them to be increasingly more respectful of the need for tenant and employee quality of life, especially in recent years as "sense of place" has become a factor in helping firms attract and retain the best talent. "Labs in the new facility will be placed alongside the exterior windows and skylights will allow more natural light", says Sears. "Teamwork," he points out, "should thrive in the common spaces between workstations, gardens, fountains and sculptures where individuals can pause and reflect before returning to important work."

C&C's Nork said that like all tenants at the nearly-completed EmeryStation business campus, "While the proximity to UC Berkeley is an obvious advantage, EmeryStation East tenants will also benefit greatly from the building's location in the major Amtrak inter-modal transportation hub for Emeryville, the East Shore and Northern California. "The EmeryStation campus," said Nork," is a key element to the success of the Capitol Corridor service between San Jose and Sacramento, and commuters have several options in addition to Amtrak." He added that the free Emery-Go-Round intra-community bus to BART, AC Transit though Emeryville and connection San Francisco is attractive to commuters and ample parking and immediate access to Interstate 880 is especially appealing to those who drive to work.

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About Cornish & Carey Commercial

A dominant regional real estate force since 1935, Cornish & Carey Commercial/ONCOR International provides a full range of services for both property owners and companies occupying buildings throughout Northern California. With more than 195 agents in nine strategically located offices - Santa Clara, Palo Alto, San Mateo, San Francisco, Walnut Creek, Emeryville, Pleasanton, Roseville and Sacramento - Cornish & Carey Commercial is one of the largest privately held commercial real estate service providers in the world. Our services have expanded throughout the United States and to major markets internationally in conjunction with the company's affiliation with ONCOR International, an organization of leading brokerage firms in North America, Europe and Latin America. For more information, visit Cornish & Carey Commercial online at: <http://www.ccarey.com/>

About Wareham Development

Over the years, Wareham Development has earned a stellar reputation as a developer, owner and landlord for companies in the life sciences, film production, and other industries requiring complex technology infrastructures. Investing the up-front capital to meet today's needs, Wareham Development creates spaces that adapt to tomorrow's vision. The Wareham approach is to foster mutually beneficial long-term relationships with their tenants. As a privately-held company with a dedicated team of professionals on its staff, Wareham Development prides itself on the ability to be agile and decisive. Their principals are personally involved in every project, crafting creative leases to support business growth and managing buildings to ensure ongoing efficiency. Above all, Wareham Development believes in the future promise of its tenants, whether it's a start-up sparked by a brilliant idea, or a major corporation building on past successes.

<http://www.warehamdevelopment.com>