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Wareham Development Announces 93,500 Square Feet of New Life Science Space Leasing and Expansions in Emeryville and Richmond

East Shore life science companies continue to thrive and expand on the sunny side of San Francisco Bay

San Rafael, CA (January 29, 2007) -- Wareham Development announced the completion of more than 65,500 square feet of new life science leases and expansions in the firm's EmeryStation office/research community in Emeryville, CA. Among the leases completed at EmeryStation I, located at 5858 Horton Street in Emeryville, were:

- Tethys Biosciences leased 13,000 square feet of space. Tethys Biosciences is a research firm dedicated to the discovery, development and commercialization of novel biological markers, Biomarkers, directed at the broad use of these markers in clinical practice. Tethys Bioscience is unique in its approach in that it does not rely on a single technology platform to solve research challenges, but instead uses the best technologies available to address the respective clinical need, depending on the clinical and scientific needs. Jonathan Tomasco of Cornish & Carey Commercial was the broker representing Tethys Biosciences.
- The Howard Hughes Medical Institute, one of the world's largest philanthropies, signed a lease for 1,200 square feet. The Institute is a nonprofit medical research organization that employs hundreds of leading biomedical scientists working at the forefront of their fields. In addition, through its grants program and other activities, HHMI is helping to enhance science education at all levels and maintain the vigor of biomedical science worldwide. Nick Polsky of the East Bay office of CB Richard Ellis represented the Institute.
- Zogenix, Inc., a private, specialty pharmaceutical company focused on the development and commercialization of medicines to treat CNS disorders and pain, leased 4,000 square feet. Zogenix' initial focus is the global development and commercialization a needle free, single use, disposable, subcutaneous delivery system that will compete in the \$2.5 billion triptan segment of the migraine market. Garrett Krueger of Aegis Realty Partners was broker representing Zogenix. (MORE)
- Covance, Inc., one of the world's largest and most comprehensive drug development services companies leased 8,000 square feet. Covance provides a portfolio of preclinical and clinical development and commercial service offerings — delivered through industry-leading non-clinical testing services, the world's largest central laboratory network, and a global team of clinical trial professionals and cardiac

safety experts. Matt Elmquist of Aegis Realty Partners and Derek Wood of Tactix were brokers representing Covance.

- CG Pharmaceuticals, Inc., a U.S. subsidiary of Crystal Genomics, a leading structure-based drug discovery and development company based in Seoul, Korea, leased 3,000 square feet. CG Pharmaceuticals, Inc. is part of a product pipeline that includes a clinical-stage compound for treatment of pain (arthritis) and pre-clinical stage compounds for cancer, anemia and other serious illnesses. Craig McGahey of Trammel Crow Company represented CG Pharmaceuticals.
- BioNovo, a pharmaceutical company focusing on discovery and development of drugs for cancer and women's health, leased another 6,500 square feet of expansion space, bringing their total presence in EmeryStation to 10,000 square feet.
- Ernest Gallo Clinic & Research Center recently completed build-out of 11,000 square feet of expansion space. The Ernest Gallo Clinic & Research Center was established at the University of California at San Francisco in 1980 to study basic neuroscience and the effects of alcohol and drugs of abuse on the brain. It is the only center studying alcoholism in the United States that is based in a department of neurology.
- Eureka Therapeutics, Inc., a young privately-owned biotechnology whose goal is to advance the healthcare industry by discovering and developing therapeutic antibody drugs for cancer treatment, has leased 2,500 square feet. Nick Polsky of the East Bay office of CB Richard Ellis acted as the tenant broker for the Eureka Therapeutics relocation and expansion.

Two other leases totaling 16,000 square feet were signed at EmeryStation North, at 5980 Horton Street in Emeryville:

- Amyris Biotechnologies has expanded its presence in EmeryStation North by another 7,000 square feet, increasing its total lease space to 17,500 square feet. Amyris Biotechnologies, in collaboration with the University of California, Berkeley, and the Institute for One World Health - with funding from the Bill & Melinda Gates Foundation - is applying the tools of synthetic biology to address the critical need in the developing world for an effective and affordable anti-malarial treatment. Alan Bernier of Aegis Realty Partners was broker for expansion deal. Amyris also subleased 5,000 square feet in Wareham's Heritage Square, another component of the EmeryStation campus.
- NovaCal Pharmaceuticals has also increased its space by another 4,000 square feet for a total of 11,000 square feet. NovaCal Pharmaceuticals is a clinical-stage pharmaceutical company developing a new class of compounds: The Aganocide™ compounds, which are direct-acting products that can prevent and treat serious bacterial, fungal and viral infections.

Mike Raffetto and Nick Polsky of CB Richard Ellis in Oakland represents Wareham Development at EmeryStation I and EmeryStation North.

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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>

Website photos: <http://warehamdevelopment.com/properties/commercial.htm> or contact Tim Gallen (Tim@Gallen.Com) to request a copy.