



PROPERTY DESCRIPTION

Greenway offices located on Emeryville Greenways. An amazing office space with total of 5 offices with approximately +/- 2,000 square feet of office space including a shared waiting room, shared kitchenette and two restrooms. 1 office already occupied but 4 private offices are available in this suite.

The space is ideal for psychotherapists, body workers, massage therapists, engineers, lawyers and other administrative businesses. Unit 1-4 with +/- 1,044 Rentable SF includes the following private offices:

- Unit #1 approximately 100 usable SF,
- Unit #2 approximately 160 usable SF,
- Unit #3 with approximately 170 usable SF
- Unit #4 with 260 usable SF.

All four units have access to a shared kitchenette and restrooms.

FOR 3D TOUR PLEASE CLICK HERE:

<https://my.matterport.com/show/?m=K7qoC6pZdHc>

OFFERING SUMMARY

Property Type:	Office
Lease Rate:	\$4,000/ Mo Plus Utilities
Lease Term:	Negotiable
Space Size:	(4 private offices) 1,044 Rentable SF
Building Size:	+/- 2,000 SF

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UNIT HIGHLIGHTS

- 4 private offices with total of +/- 1,044 SF
- Office Use
- Natural Lighting
- Great Location, Proximity to highway 880
- Location lies in a corridor between Berkeley and Oakland on the east shore of San Francisco Bay
- Near Berkeley Bowl Market Place
- Access to Greenway Trail
- short term lease
- Fully Furnished Shared Waiting Room
- Kitchenette / Lunchroom
- Two restrooms

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REAL ESTATE

Neighbourhood

1265 65th St, Emeryville



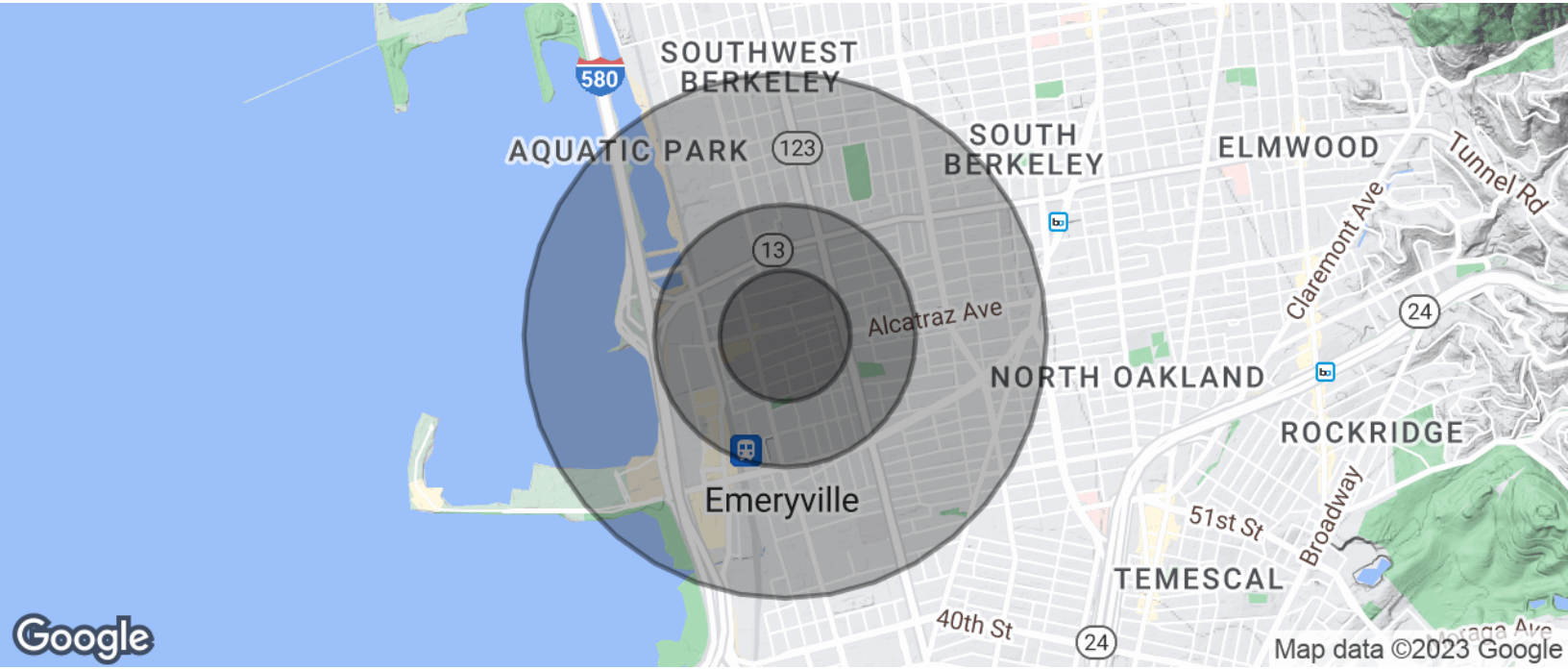
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,042	8,337	29,503
Average Age	36.9	35.6	35.7
Average Age (Male)	36.2	35.8	35.6
Average Age (Female)	37.2	35.4	37.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,152	4,364	14,297
# of Persons per HH	1.8	1.9	2.1
Average HH Income	\$121,594	\$121,652	\$110,443
Average House Value	\$714,900	\$684,772	\$748,530

* Demographic data derived from 2020 ACS - US Census

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