

6001

SHELLMOUND ST.

WORKSPACE AT THE PUBLIC MARKET

EMERYVILLE, CALIFORNIA



BLOX
REAL ESTATE INVESTMENTS



**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS



Class A Emeryville Office Space



Located at the Emeryville Public Market food hall



Immediate Access to Interstate 80/580,
Providing Direct Access to San
Francisco & Oakland



Emery Go-Round Stop On-Site
with Direct Shuttle to Bart



Walking Distance to Emeryville
Amtrak Station



Unobstructed Panoramic Views of San
Francisco Bay & Berkeley Hills



Abundant Natural Light & Generous
Ceiling Heights

UNMATCHED ON-SITE AMENITIES

Immediate access to The Public Market offers convenience at it's best. Enjoy artisan food, shop the look of the season, take a fitness class, or schedule a haircut. It's all available at the Public Market.



More info on page 12

CURRENT AVAILABILITIES

Suite 200 ±15,978 SF (Full Floor)

Suite 300 ±10,869 SF

Suites can be
combined for
±6,407 RSF

Suite 400 ±3,873 SF

Suite 440 ±2,534 SF

Suites can be
combined for
±11,208 RSF

Suite 850 ±4,607 SF

Suite 875 ±6,601 RSF



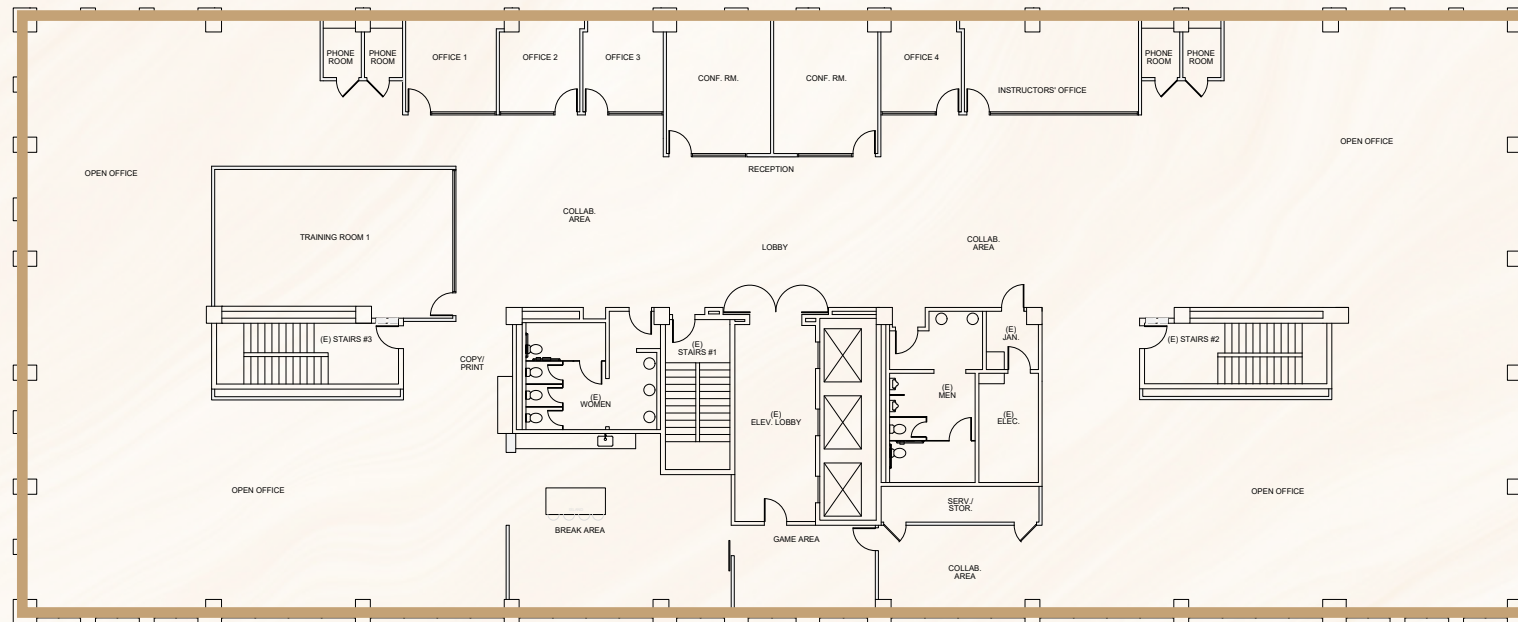
FLOOR PLAN

SUITE 200 - 15,978 RSF

- Entire Second Floor
- Full Floor Identity with New Build Out
- Great Natural Light
- Mix of Private Offices & Large Conference Rooms
- Large Open "All Hands" Kitchen Area



San Francisco Bay View



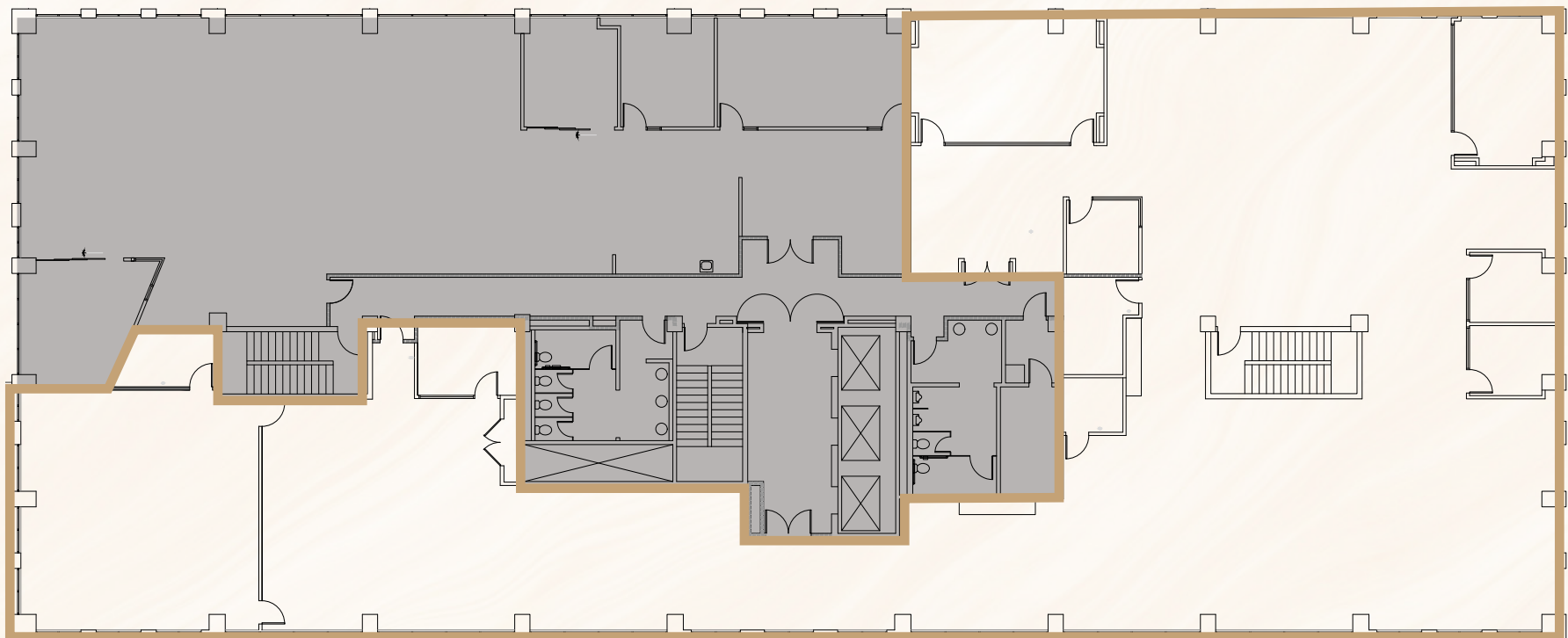
Berkeley Hills View

FLOOR PLAN

SUITE 300 - 10,869 RSF

- New Build Out
- 4 Private Offices/Huddle Rooms
- 1 Large Training Room
- 1 Large Conference Room

San Francisco Bay View



Berkeley Hills View

FLOOR PLAN

4TH FLOOR - 6,407 RSF OF CONTIGUOUS SPACE AVAILABLE

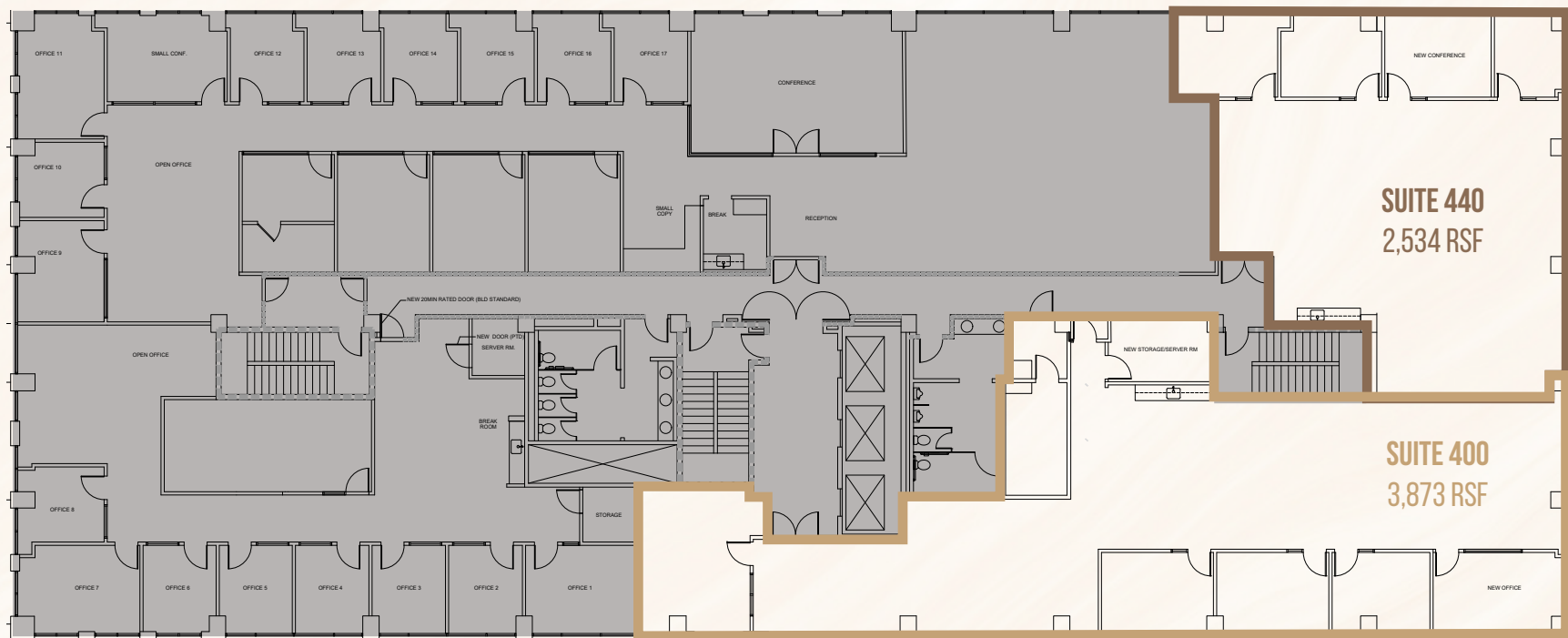
SUITE 400 | 3,873 RSF

- Berkeley Hills Views
- 4 Window Line Private Offices
- Large Conference Room
- Kitchen/Break Room
- File Storage
- Server Room

SUITE 440 | 2,534 RSF

- Four (4) Private Offices
- Open Kitchen
- Bay View
- Two Sides of Glass Offering Great Natural Light
- Eight (8) Stand/Sit Desks Offering a Plug & Play Solution

San Francisco Bay View



Berkeley Hills View

FLOOR PLAN

8TH FLOOR - 11,208 RSF OF CONTIGUOUS SPACE AVAILABLE

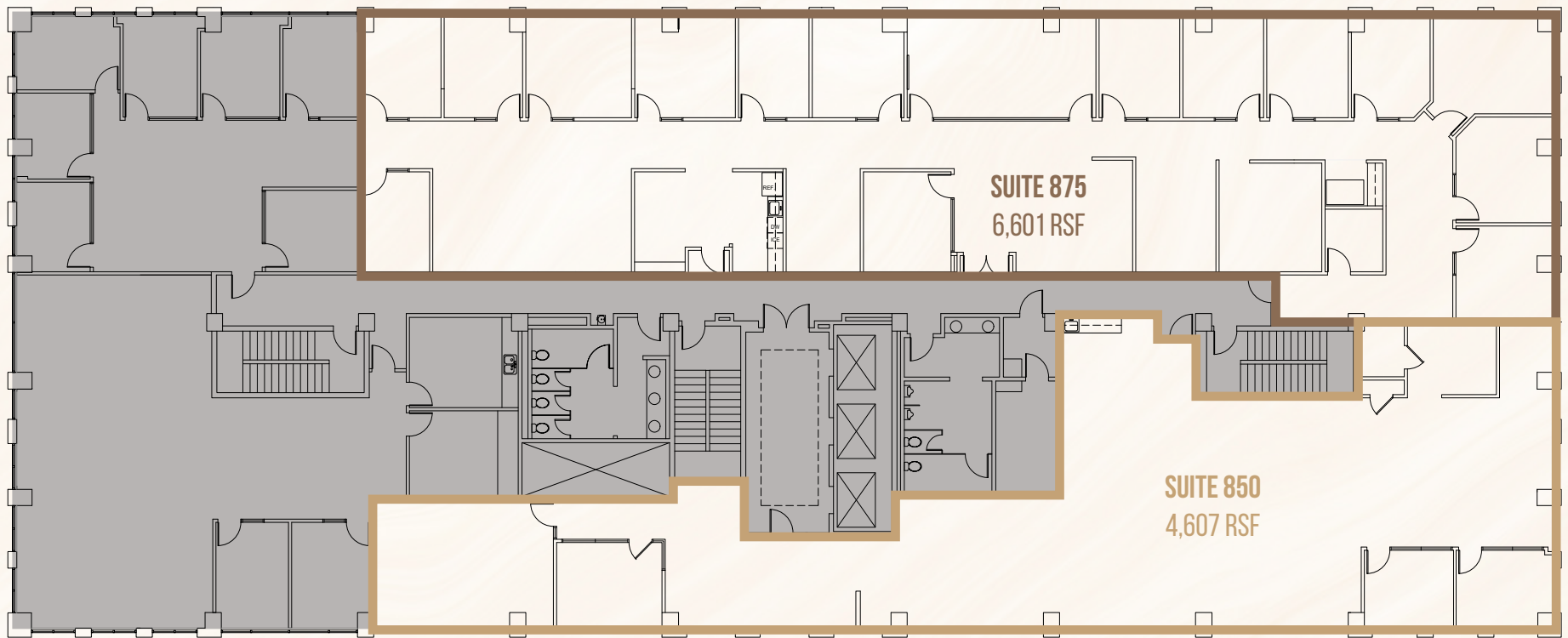
SUITE 850 | 4,607 RSF

- New Build Out
- Title 24 Compliant Space with LED Lighting Throughout
- 2 Offices
- Large Conference Room
- Small Conference Room
- Open Kitchen/Break Area
- Copy/Workroom

SUITE 875 | 6,601 RSF

- Spectacular Bay Views
- 13 Window Line Private Offices
- Large Conference Room
- Small Conference Room
- Kitchen/Break Room
- File Storage
- Server Room

San Francisco Bay View

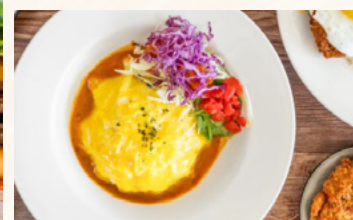


Berkeley Hills View

The PUBLIC MARKET



- | | |
|--|-----------------------------|
| Guitar Center | Minnie Bell's Soul Movement |
| OrangeTheory Fitness | Mr. Dewie's Cashew Creamery |
| Bruce's Barbershop | NabiQ |
| Emeryville Dental Care | Naru Sushi |
| Emeryville Occupational Medical Center | Paradita Eatery |
| The Lounge Nail Spa | Sweetgreen |
| A Girl Named Pinky | Pig in a Pickle |
| Baby Cafe | Pizzeria Mercato |
| C CASA | Public Bar by Blush |
| Calypso Rose - Coming Soon | Shiba Ramen |
| Jayna Gyro | Super Duper Burgers |
| Koja Kitchen | The Periodic Table |
| Konarq | |



NEARBY AMENITIES

Food

- | | |
|-----------------------|----------------------------|
| 1 Hong Kong East | 15 Branch Line Pub |
| 2 Trader Vic's | 16 Summer Summer Thai |
| 3 Chevy's | 17 Townhouse |
| 4 Rotten City Pizza | 18 The Bureau 510 |
| 5 Jasmine Blossom | 19 Best Coast Burritos |
| 6 Los Moles | 20 Honor Kitchen |
| 7 Espresso Roma | 21 Ike's Love & Sandwiches |
| 8 Mujiri | 22 Gobi Mongolian Grill |
| 9 Starbucks | 23 Black Bear Diner |
| 10 KYU2 Sushi | 24 Togo's Sandwiches |
| 11 Paradise Park Café | 25 PF Chang's |
| 12 Black Diamond Café | 26 Rudy's Can't Fail |
| 13 Ruby's Café | 27 Ramen 101 |
| 14 Donut Farm | 28 Panda Express |

Hotels

- | | |
|---------------------------|-----------------|
| 1 Hilton Garden Inn | 4 Hyatt Place |
| 2 Four Points by Sheraton | 5 Royal Sonesta |
| 3 Hyatt House | |

Retail

- | | |
|---------------------------|-------------------|
| 1 The UPS Store | 14 West Elm |
| 2 FedEx Office | 15 Uniqlo |
| 3 Marshall's | 16 IKEA |
| 4 Banana Republic Factory | 17 CVS Pharmacy |
| 5 Old Navy | 18 Target |
| 6 Trader Joe's | 19 Best Buy |
| 7 Ross | 20 Office Depot |
| 8 BevMo | 21 Pet Club |
| 9 Vans | 22 The Home Depot |
| 10 Apple Store | 23 Ulta Beauty |
| 11 Bay Street Emeryville | 24 Nordstrom Rack |
| 12 H&M | 25 Safeway |
| 13 Sephora | |

6001
SHELLMOUND ST.

THE
PUBLIC
MARKET



CURRENT TECH SPECS

Telecommunications Solutions

In-Building Service Providers	Yes	AT&T, Comcast, and Paxio
T1, DSL, Copper based circuits	Yes	AT&T
DS3, OC3, and Ethernet services, Fiber Optic based circuits	Yes	Level 3 & AT&T fiber serves the building

TV Services

Cable	Yes	Comcast Television Services
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Telecom & Wiring Infrastructure

Riser System wiring infrastructure	Multi-Tenant Ready	Primary distribution to all tenant occupied floors ready for use for voice/DSL/T1 services. Additionally the building has fiber optic cabling available for tenants and service providers.
Incoming Copper Pairs/Lines for voice, DSL and T1 services	Yes	AT&T has more than enough capacity to serve tenants voice and data requirements.
Minimum Point of Entry & Telecom Closets		Minimum Point of Entry (MPOE), the building has one MPOE located on the ground floor. The main riser system is offset from the MPOE and all telecom closets are stacked.



CENTRAL BAY AREA LOCATION



DRIVE TIMES

OAKLAND	9 Minutes
SAN FRANCISCO	18 Minutes
MARIN COUNTY	26 Minutes
SAN FRANCISCO INTERNATIONAL AIRPORT	29 Minutes
OAKLAND INTERNATIONAL AIRPORT	21 Minutes
WALNUT CREEK	29 Minutes
SAN MATEO	39 Minutes
PALO ALTO	54 Minutes
DOWNTOWN SAN JOSE	55 Minutes

NEARBY TRANSPORTATION

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SHELLMOUND ST.

Emeryville



STANDARD SERVICE ROUTES
(not served during commute period)

- Hollis (H)
- Shellmound/Powell (SP)
- Z ZipCar Locations
- AC Transit Connections
- Amtrak

BUS STOP LIST

Stop#	Route	Location	Stop ID#
1	ALL	MACARTHUR BART STATION	5300
2	H	PARK @ SAN PABLO (IHOP) WB	5341
3	H	PARK @ PIXAR WB	5343
4	H	HOLLIS @ 45TH NB	5335
5	H	HOLLIS @ 53RD NB	5336
6	H	STANFORD @ HORTON WB	5356
7	H	HORTON @ 59TH (AMTRAK) NB	5334
8	H	HOLLIS @ 59TH NB	5337
9	H	HOLLIS @ 64TH NB	5339
10	H	HOLLIS @ 65TH NB	5321
11	H	BERKELEY BOWL SB	5366
12	H	HOLLIS @ 65TH SB	5327
13	H	HOLLIS @ 65TH SB	5320
14	H	HOLLIS @ 59TH (EMERY STATION)SB	5319
15	H	HOLLIS @ 53RD SB	5318
16	H	HOLLIS @ 45TH SB	5352
17	H	PARK @ PIXAR EB	5323
18	H	EMERY @ 40TH EB	5317
19	SP	40TH @ SAN PABLO WB	5367
20	SP	40TH @ EMERY WB	5338
21	SP	40TH @ HOLLIS WB	5325
22	SP	40TH @ HORTON WB	5326
23	SP	SHELLMOUND @ BAY ST (IKEA) NB	5340
24	SP	SHELLMOUND @ CHRISTIE NB	5345
25	SP	SHELLMOUND @ PUBLIC MARKET NB	5346
26	SP	65TH @ SHELLMOUND	5328
27	SP	CHRISTIE @ 65TH SB	5331
28	SP	CHRISTIE @ 64TH SB	5330
29	SP	CHRISTIE @ PUBLIC MARKET SB	5333
30	SP	CHRISTIE @ FEDEX SB	5322
31	SP	POWELL @ HILTON GARDEN INN WB	5344
32	SP	THE TOWERS	5329
33	SP	POWELL @ WATERGATE MARKET WB	5310
34	SP	POWELL @ THE MARINA	5311
35	SP	POWELL @ POLICE/FIRE STATION EB	5304
36	SP	CHRISTIE @ TRADER JOE'S SB	5313
37	SP	SHELLMOUND @ MARRIOTT SB	5342
38	SP	40TH @ HORTON EB	5307
39	SP	40TH @ HOLLIS EB	5306
40	SP	40TH @ EMERY EB	5305
41	SP	40TH @ SAN PABLO EB	5357



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BLOX
REAL ESTATE INVESTMENTS

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