

AVAILABLE NOW 29,937 RSF

4700

SAN PABLO
EMERYVILLE, CA



EXCEPTIONAL SPACE

Reimagined and Redesigned

CBRE



FULL INTERIOR AND EXTERIOR RENOVATION



NEW HVAC FOR OFFICE SPACE



LARGE 14'4" ROLL-UP DOOR



FIRE SPRINKLERED



AMPLE POWER (2000 AMP, 3-PHASE)



SECURED OFFSITE PARKING



18' - 26.5' HIGH CEILINGS IN BOW-TRUSS WAREHOUSE



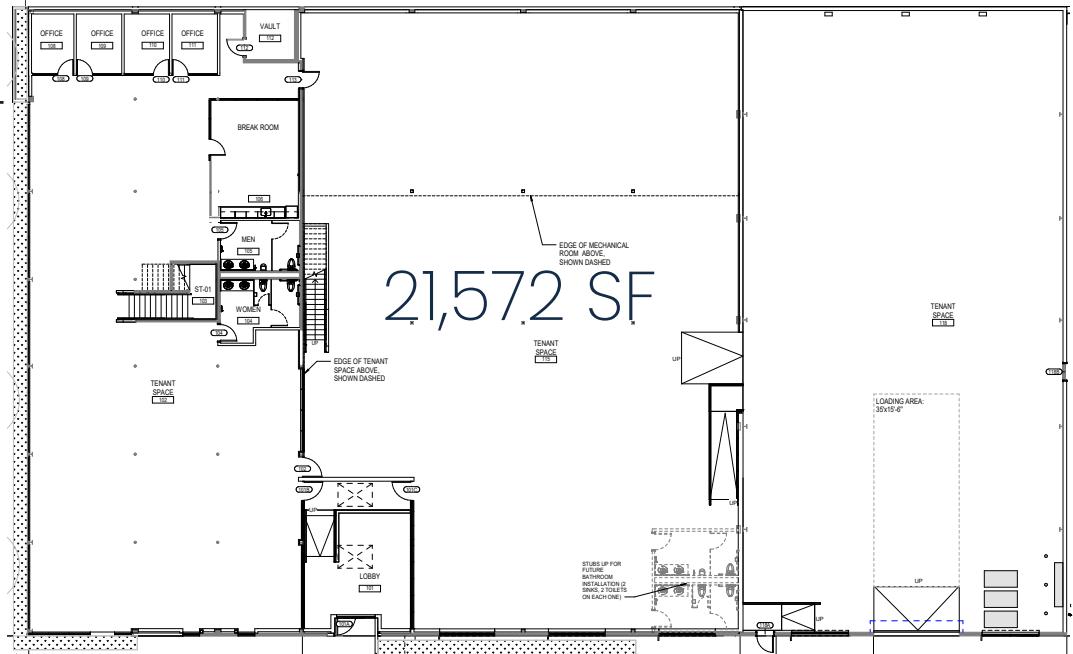
MUR ZONING AND PRE-APPROVED FOR R&D USES



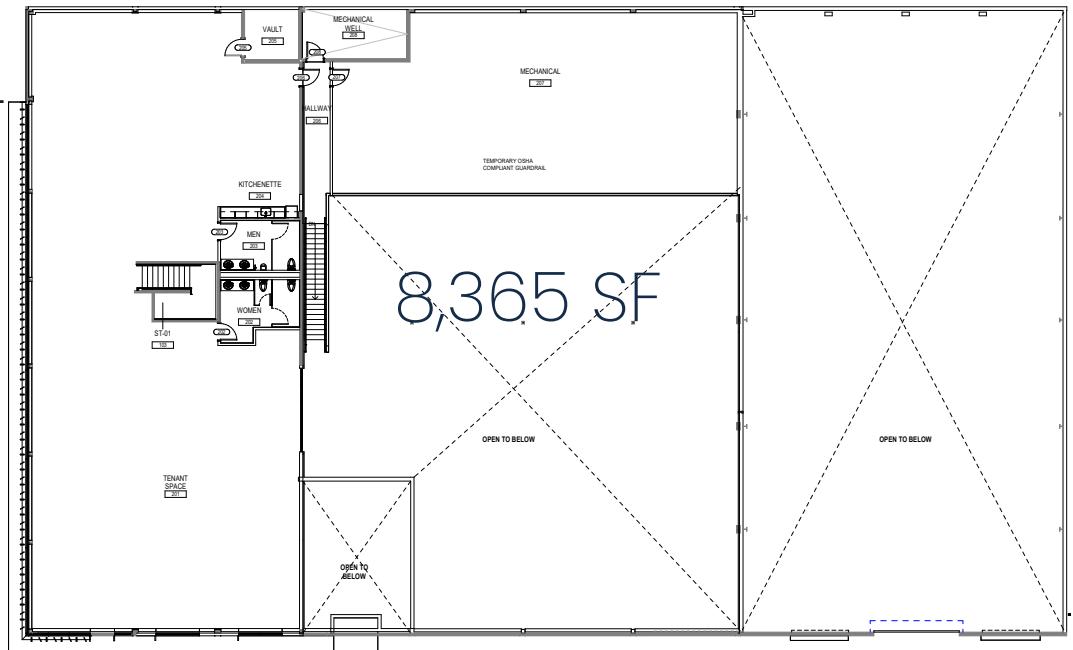
BASE BUILDING SCOPE INCLUDES:

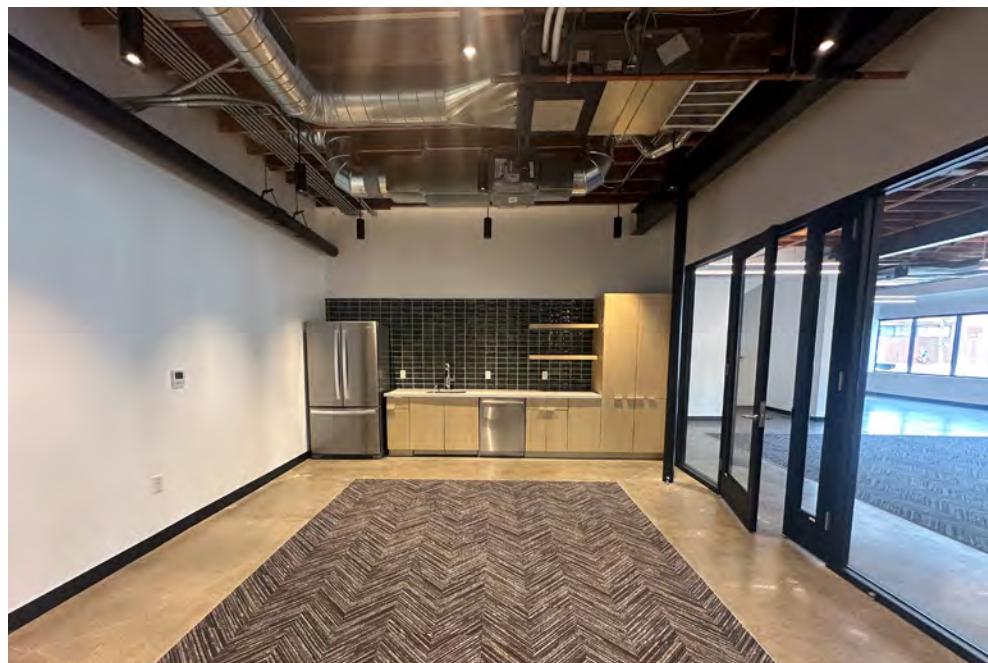
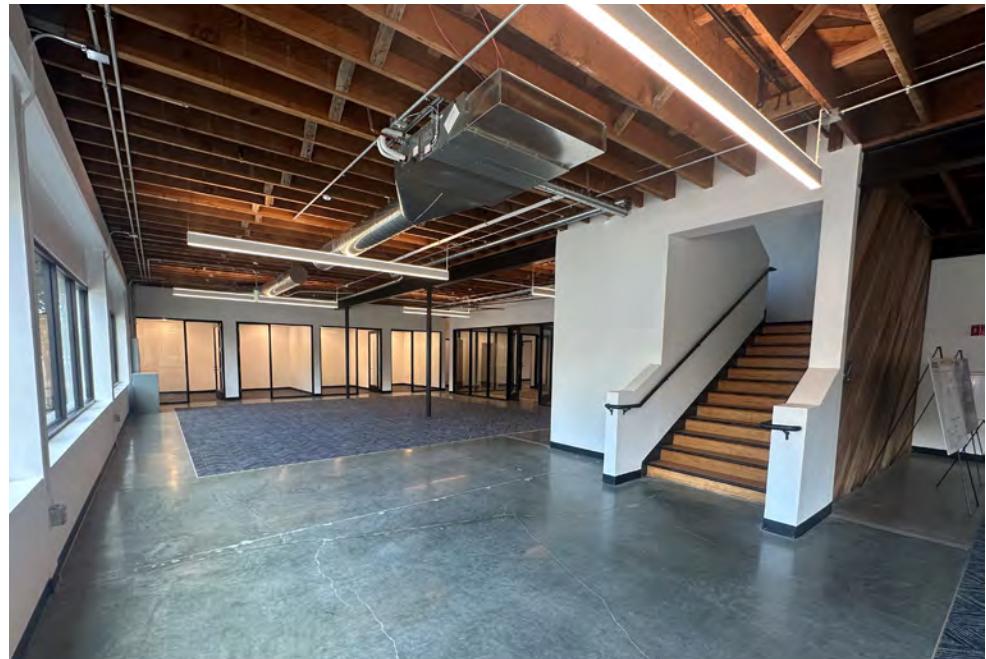
- SEISMIC UPGRADES
- 2,000 AMP POWER UPGRADE
- NEW HVAC DISTRIBUTED ON FIRST FLOOR AND STUBBED OUT TO SECOND FLOOR
- IMPROVED RESTROOM CORES
- BUILT OUT 4 OFFICES, A BREAKROOM, A KITCHENETTE, RESTROOMS & STORAGE ROOMS

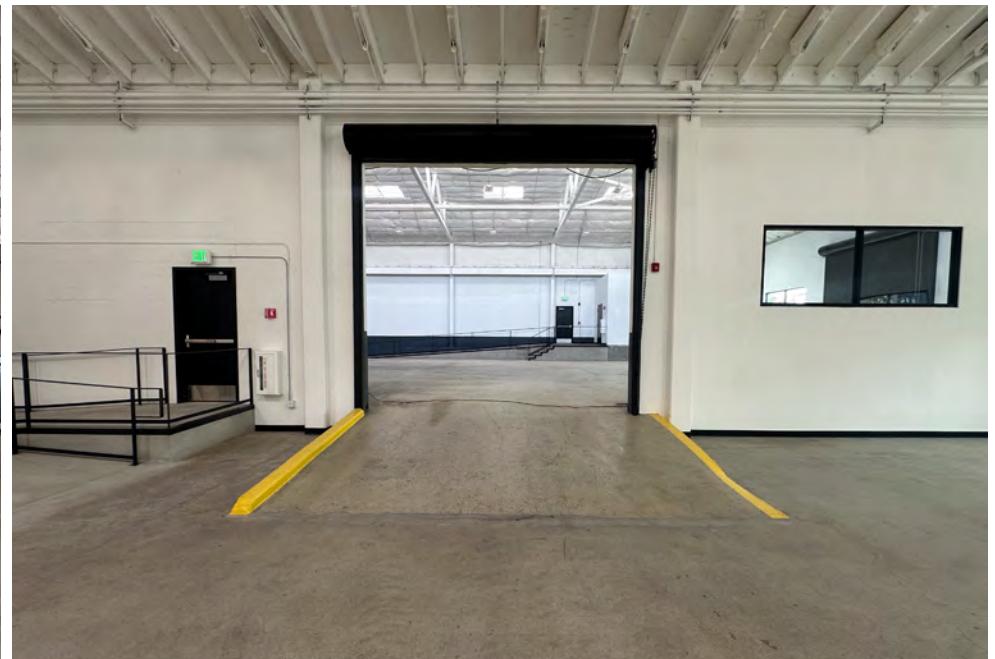
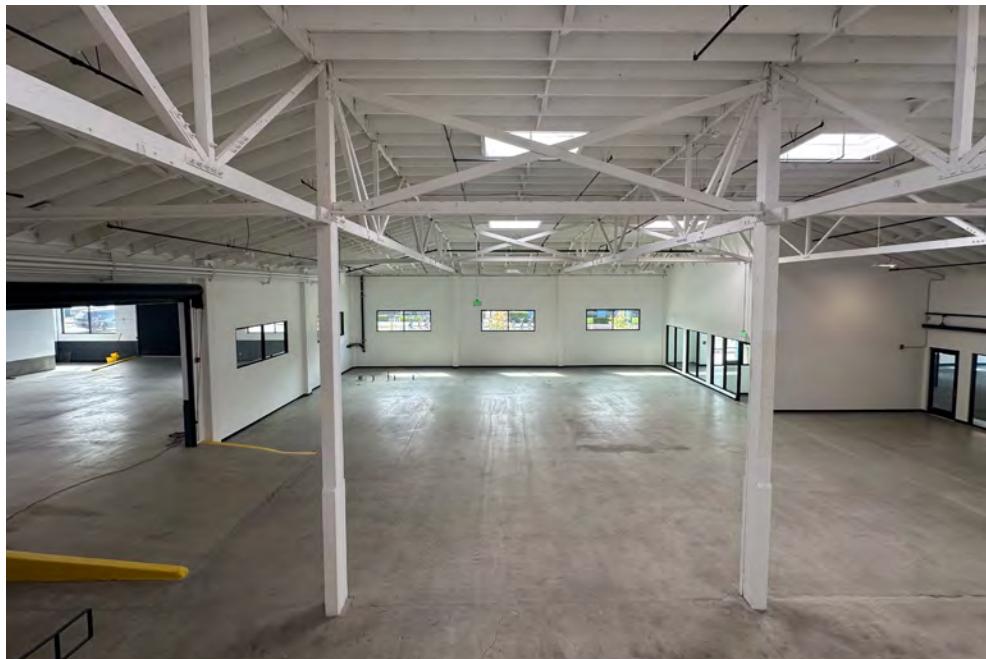
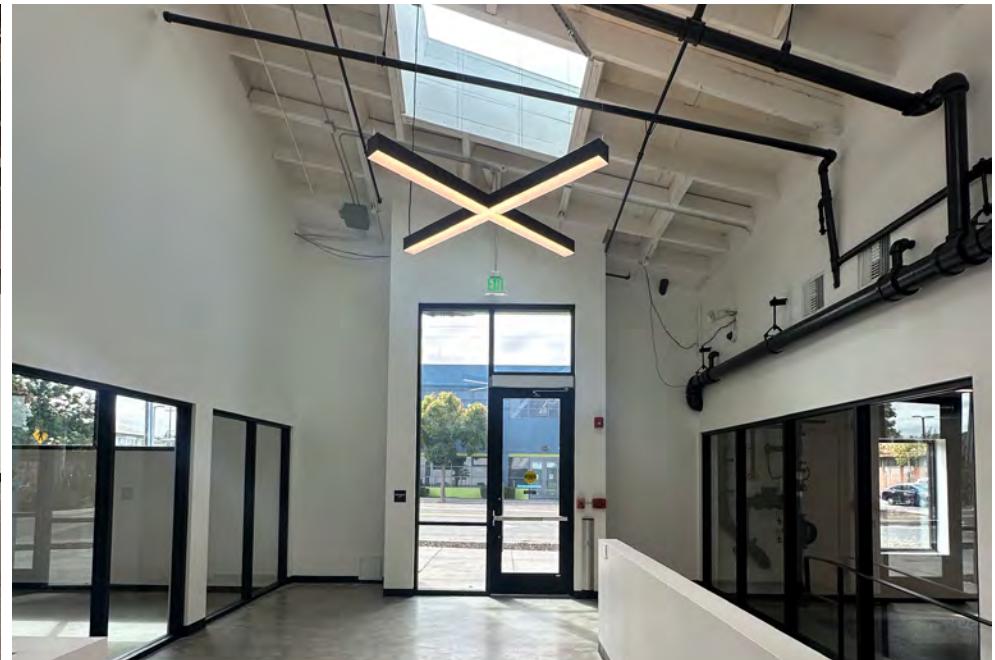
FIRST
FLOOR



SECOND
FLOOR











STRATEGICALLY LOCATED TO

- WEST BERKELEY SHUTTLE
- AC TRANSIT
- EMERY GO-ROUND
- ASHBY BART
- MACARTHUR BART
- FREEWAY ENTRANCE

DRIVE TIMES

SAN FRANCISCO INTERNATIONAL AIRPORT

36 MINUTES | 22.3 MILES

OAKLAND INTERNATIONAL AIRPORT

20 MINUTES | 11.8 MILES

OAKLAND

11 MINUTES | 3.7 MILES

PORT OF OAKLAND

12 MINUTES | 4.2 MILES

SAN FRANCISCO

34 MINUTES | 10.8 MILES

PORT OF SAN FRANCISCO

29 MINUTES | 9.6 MILES

ALAMEDA

17 MINUTES | 6.0 MILES

HAYWARD

30 MINUTES | 18.8 MILES

WALNUT CREEK

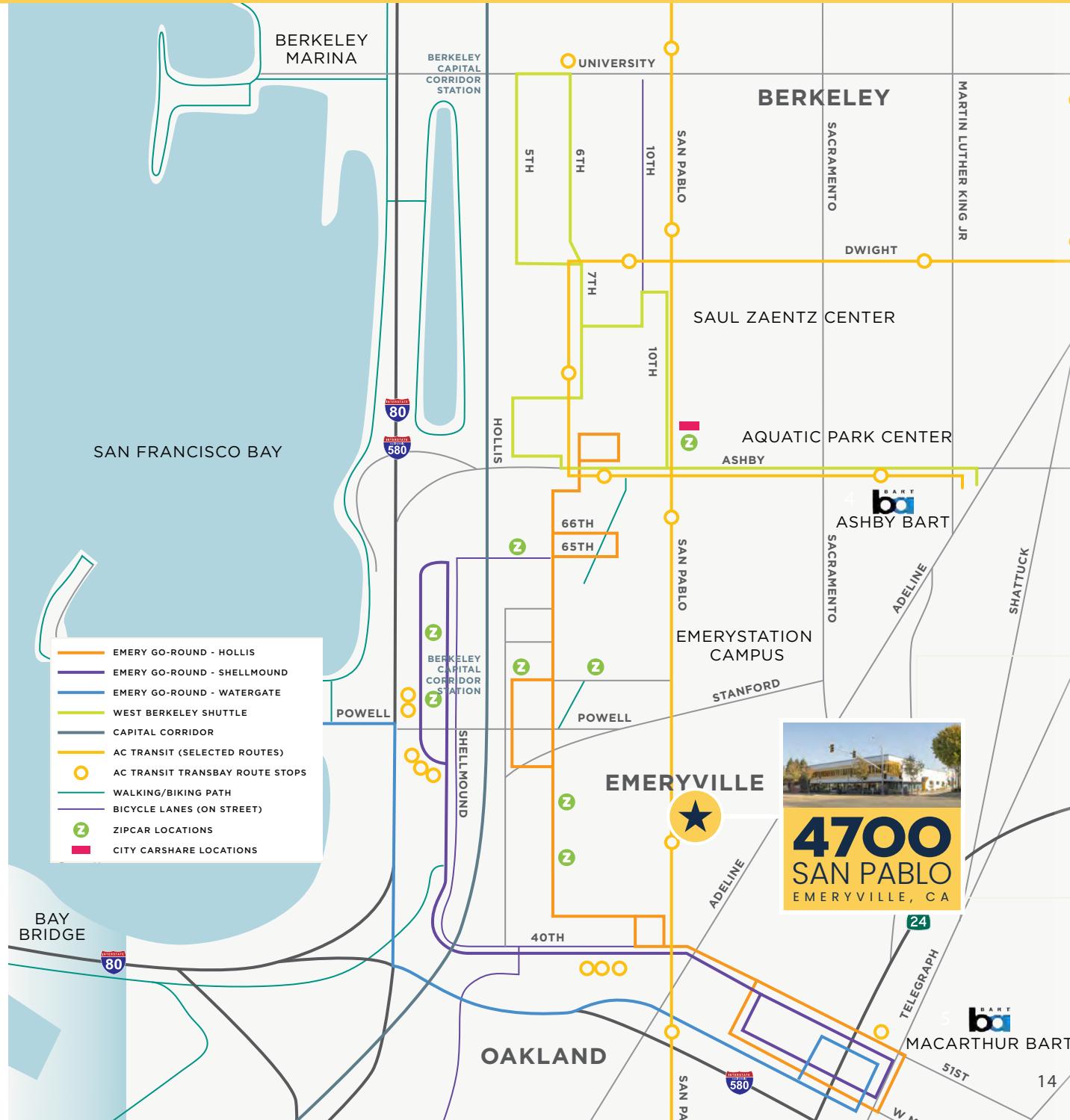
31 MINUTES | 14.5 MILES

SAN JOSE

1 HOUR 13 MINUTES | 44 MILES

UNIVERSITY OF CALIFORNIA BERKELEY

14 MINUTES | 3.4 MILES



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