

This two story sublease offering can be easily demised into two different suites each with their own identity. The space is fully built out with high end finishes and ready for occupancy.

- » Plug & Play Office Space
- » 4,942 - 9,782 SF
- » LEX: June 30, 2028
- » Available Now
- » Pricing: \$3.25 FSG

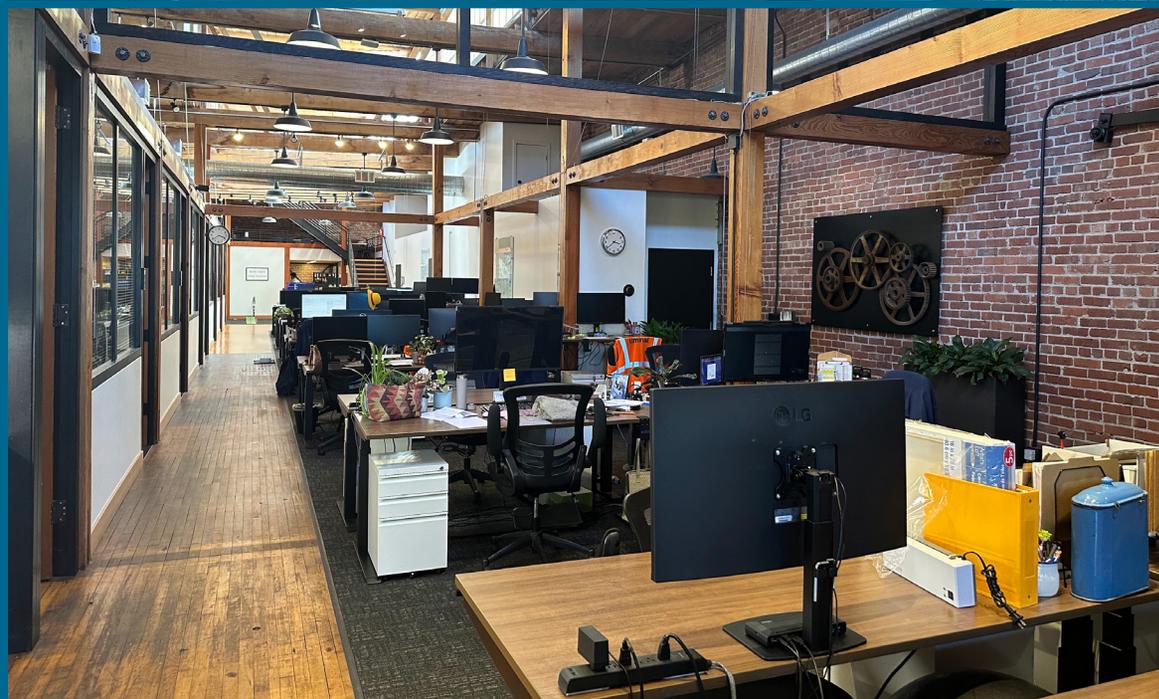
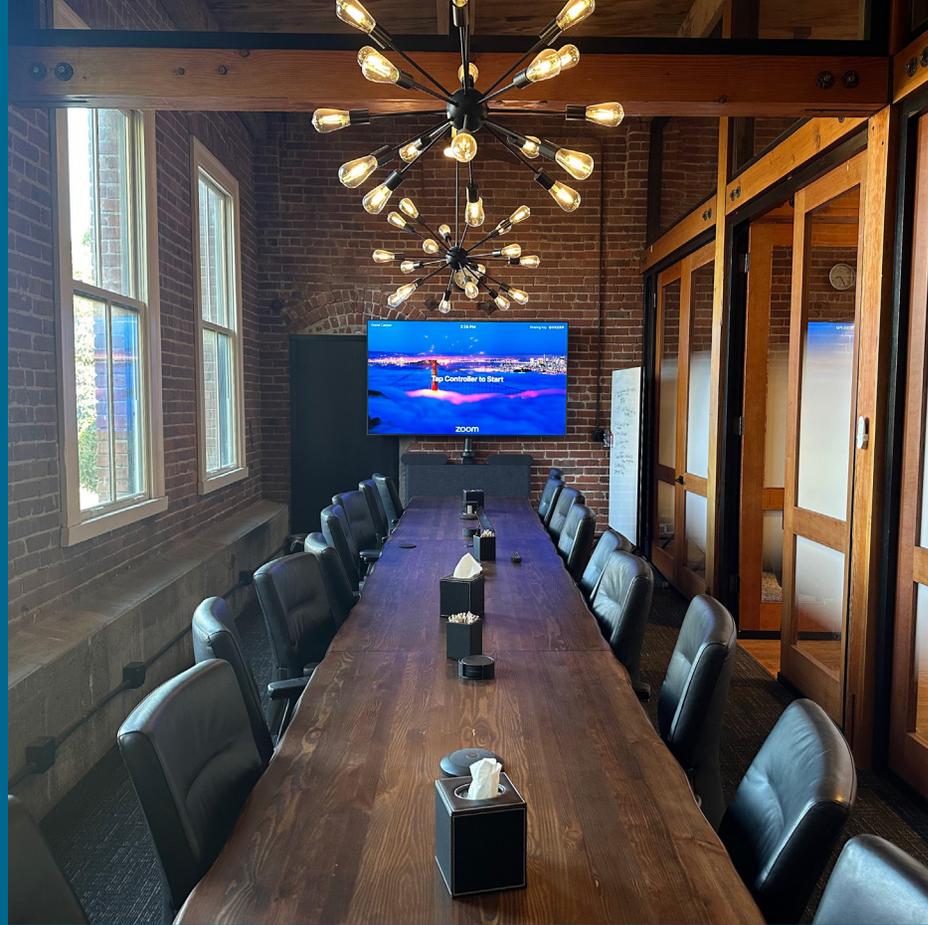


1175 - 1195

PARK AVENUE

CBRE

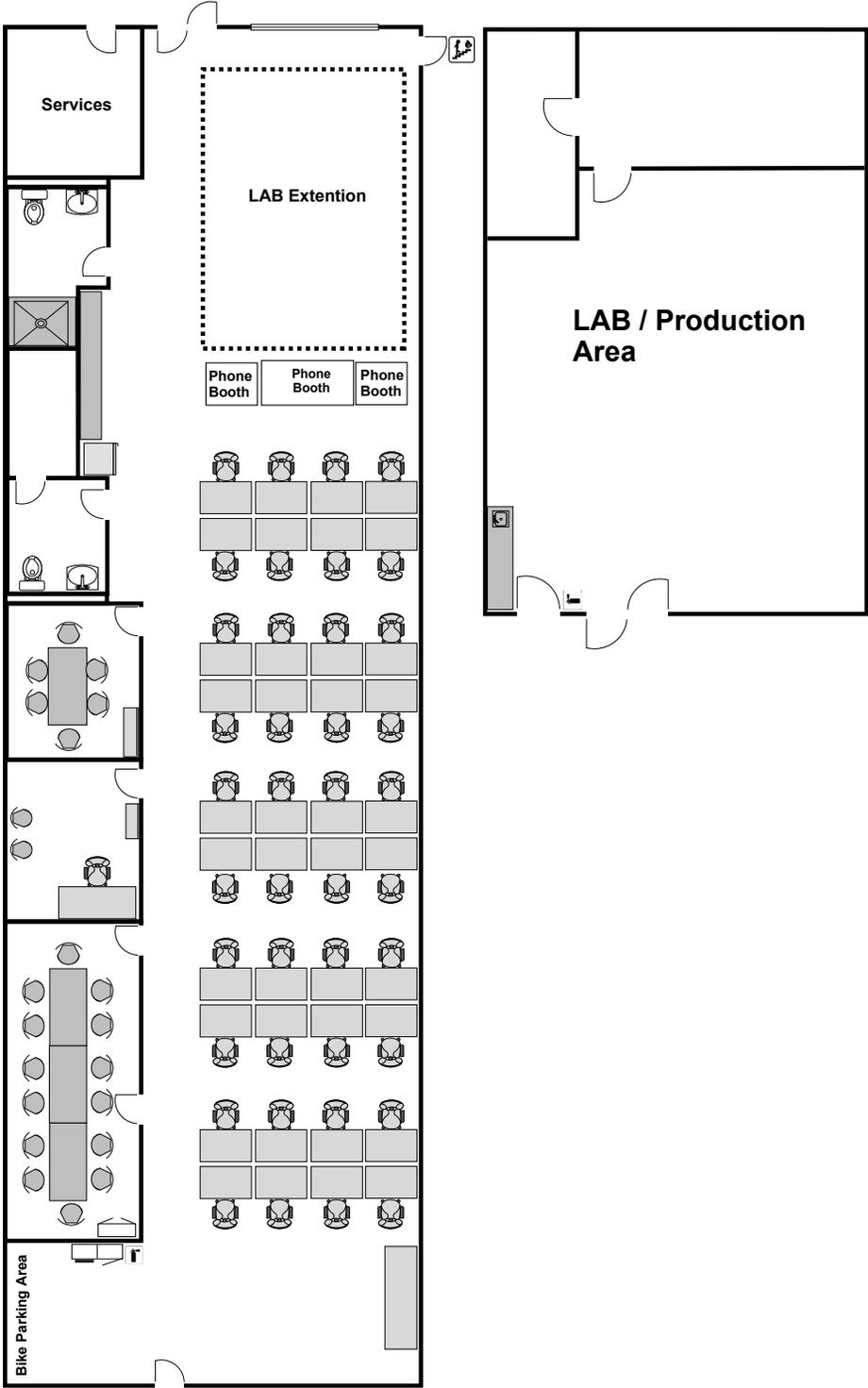
EMERYVILLE, CA



1175 PARK AVENUE

4,942 SF

- » Room for 40+ Workstations
- » 2 Conference Rooms
- » 1 Private Office
- » Dry Lab / Production Area
- » 3 Phone Booths
- » Restrooms en-suite

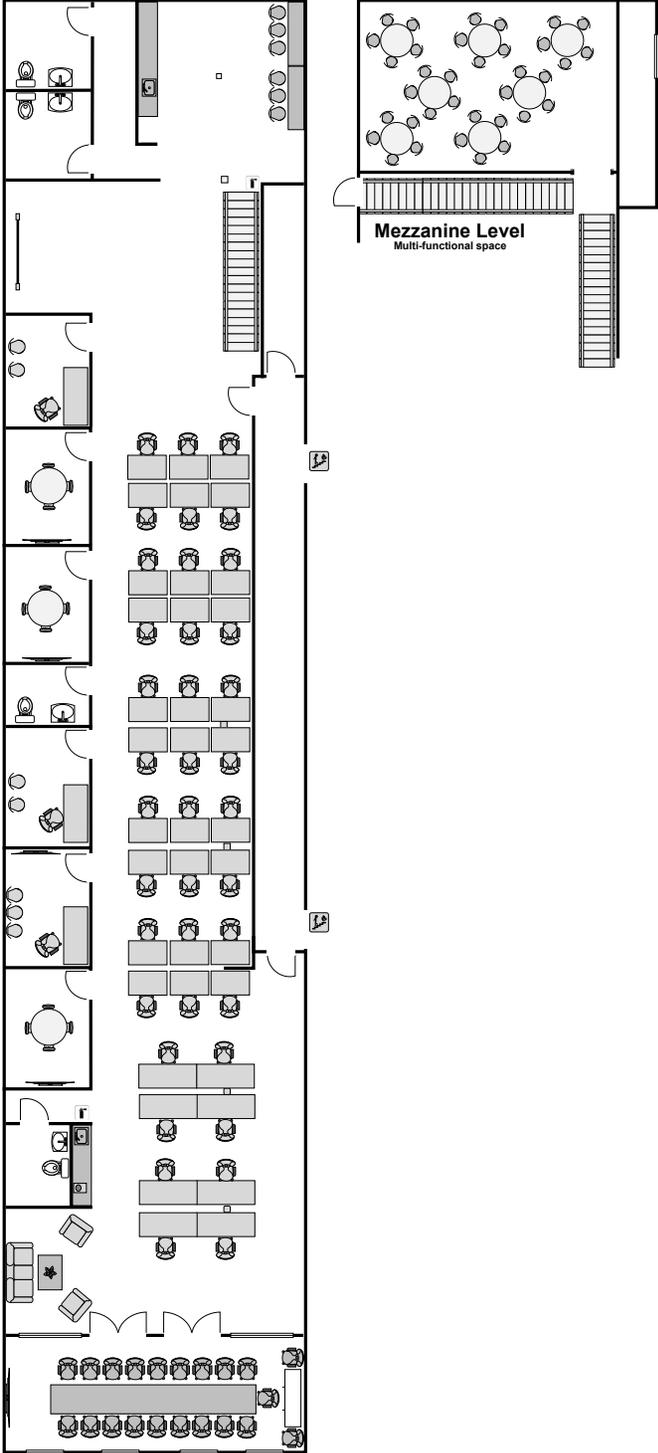


1195 PARK AVENUE

4,840 SF

- » Room for 40+ Workstations
- » 4 Conference Rooms
- » 3 Private Offices
- » Huddle Rooms
- » 1 Kitchen and 1 Kitchenette
- » All-Hands Area
- » Mezzanine and Roof Deck

Upper Floor (1195 Park Ave)



EMERYVILLE AMENITY MAP

- » Convenient Parking located Nearby
- » Access to Freeways, BART, Amtrak

RESTAURANTS

Logos for Subway, Starbucks, Jasmine Blossom THAI CUISINE, and Los Move's.

PUBLIC MARKET

Logos for Peet's Coffee & Tea, Orangetheory FITNESS, and Guitar Center.

FOOD COURT: 15+ EATERIES

PUBLIC MARKET

Logos for TRADER JOE'S, corepower YOGA, ROSS DRESS FOR LESS, Starbucks, MATTRESS FIRM, Pier 1 imports, SUPER DUPER, and BevMo! BEVERAGES & MORE!



RESTAURANTS

Logos for BEST COAST, IKE'S PLACE, THE BROKEN RACK, HONOR, and The BUREAU.

BAY STREET

Logos for H&M, Bath & Body Works, OLD NAVY, VANS, sunglass hut, MAC, west elm, SEPHORA, Marshalls, IKEA, UNI QLO, AMC THEATRES, and BARNES & NOBLE BOOKSELLERS.

EAST BAY BRIDGE CENTER

Logos for TARGET, NORDSTROM rack, BEST BUY, ULTA BEAUTY, and PAKnSAVE.

1175-1195

PARK AVENUE

EMERYVILLE . CA

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