

29,937 SF AVAILABLE FOR LEASE | Q1/Q2 2024

# 4700

## SAN PABLO

EMERYVILLE, CA



EXCEPTIONAL SPACE

*Reimagined and Redesigned*

**CBRE**





FULL INTERIOR AND EXTERIOR  
RENOVATION IN PROGRESS



NEW HVAC FOR NEWLY BUILT  
CONDITIONED OFFICE SPACE



LARGE 14'4" ROLL-UP DOOR



AMPLE POWER (2000 AMP, 3-PHASE)



SECURED OFFSITE PARKING



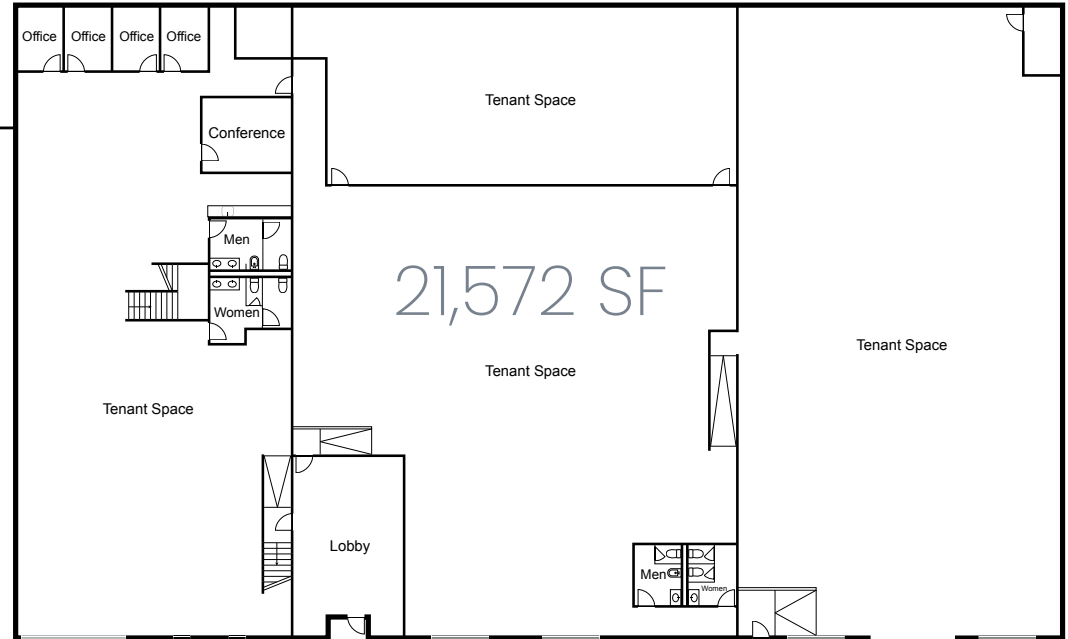
21' - 27' HIGH CEILINGS IN  
BOW-TRUSS WAREHOUSE



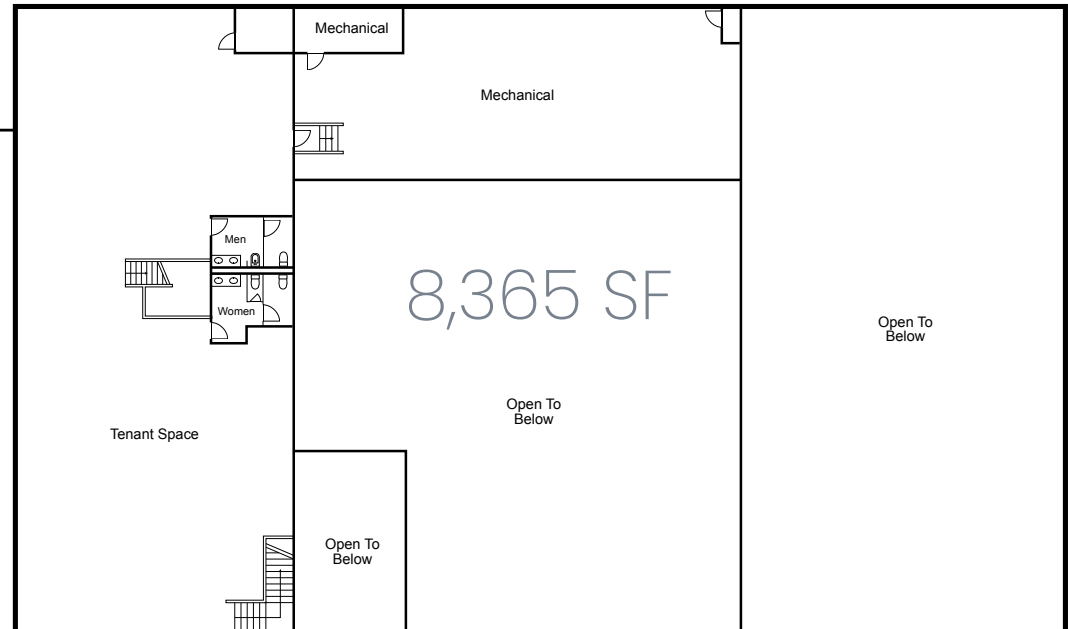
BASE  
BUILDING  
SCOPE  
INCLUDES:

- SEISMIC UPGRADES
- 2,000 AMPS
- IMPROVED CEILINGS AND INSULATION
- REMOVE PORTION OF MEZZANINE TO CREATE MORE FREE/CLEAR WAREHOUSE SPACE
- BUILDING AND IMPROVING RESTROOM CORES
- BUILDING OUT 4 OFFICES, A CONFERENCE ROOM AND KITCHENETTE
- CARPET IN OFFICE UPSTAIRS AND DOWN
- INSTALLING NEW HVAC TO SERVE OFFICE AREA

*First*  
FLOOR



*Second*  
FLOOR





### RESTAURANTS

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### SAN PABLO STREET RESTAURANTS

### PUBLIC MARKET

**FOOD COURT: 15+ EATERIES**

### BAY STREET

### POWELL STREET PLAZA

**4700 SAN PABLO**  
EMERYVILLE, CA



### EAST BAY BRIDGE CENTER



← SAN FRANCISCO





**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



**4700**  
SAN PABLO  
EMERYVILLE, CA



MACARTHUR BART



**4700** SAN PABLO  
EMERYVILLE, CA

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