

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

SUBLEASE: Creative Office Space
Single-Story Building • On-Site Parking

1375 PARK AVENUE
EMERYVILLE, CALIFORNIA



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SIZE:
±6,500 RSF

RENT:
\$24,102/month MG

PARKING:
16 Spaces

EXPIRATION:
August 31, 2028

DEMOGRAPHICS (3-mile radius)

Median Household Income **\$157,977**
 Median Age **34.8**
 College Degree **84%**
 (Source: CoStar)

COMPANY HEADQUARTERS IN VICINITY

Pixar Animation Studios
 Peet's Coffee Corporate Headquarters
 Clif Bar & Company
 Whole Foods Market (Regional)
 Title Nine Sportswear
 Bolt Threads
 LeapFrog
 TCHO Chocolate
 F'real Foods
 REBBL Drinks
 Premier Nutrition Corporation
 Double Rainbow Ice Cream, Inc.
 Prime Roots
 Bayer
 XOMA Limited
 Novartis (Chiron)
 AC Transit

- Open beam design with ±14' ceilings
- Operable windows on all 4 sides provide excellent light and ventilation
- 22 workstations, plus additional work space, several meeting rooms, large conference room, phone booths, 2 kitchenettes, and break areas
- 2 sets of ADA restrooms
- 4 HVAC zones
- **Open to partial sublease**
- **Furniture, Fixtures and Equipment available**

- Across from City Hall, Peet's Coffee Headquarters, Mighty Leaf Tea Company, and popular Rudy's Can't Fail Cafe
- 1 block to Pixar Animation Studios
- Within 3 blocks to East Bay Bridge shopping center with IKEA, Target, Michaels, Home Depot, Office Depot, and Best Buy
- Near Powell Street Plaza Shops with Trader Joe's, Old Navy, Marshalls, J. Crew Factory, and Banana Republic
- Easy freeway accessibility to SF Bay Bridge, San Rafael Bridge, and MacArthur Maze corridor (80, 580, 980, 880, and 24)
- Emery Go-Round, a free shuttle from MacArthur BART to various Emeryville locations, has several stops in the vicinity

ZONED: MUR (Mixed Use Residential)



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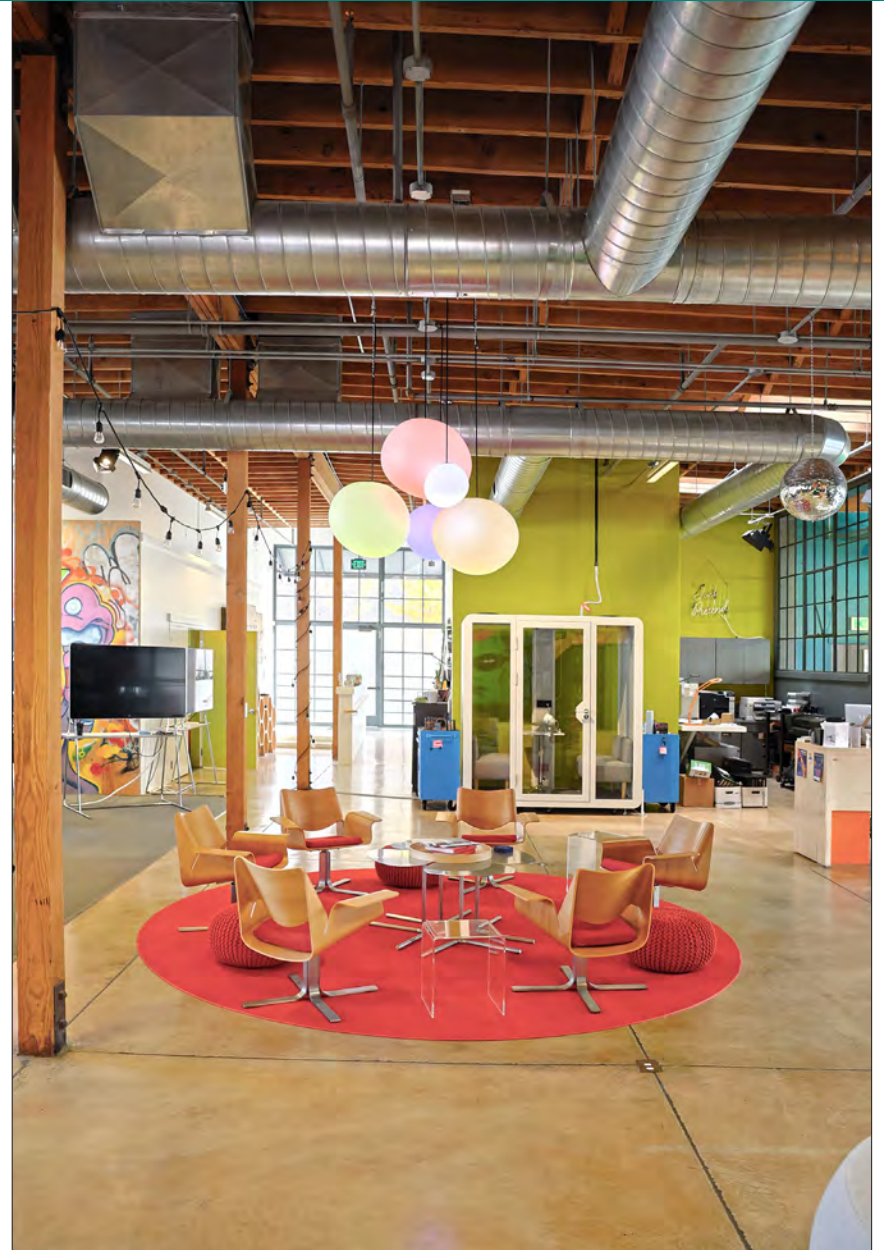
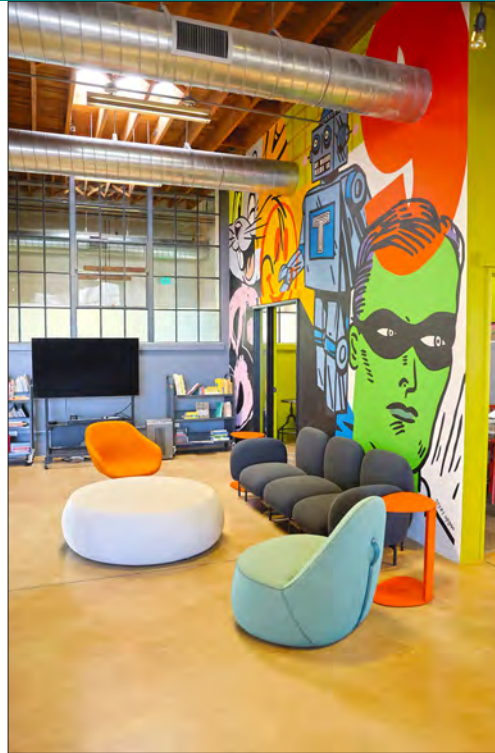
1375 PARK AVENUE, EMERYVILLE, CA
PHOTO TOUR



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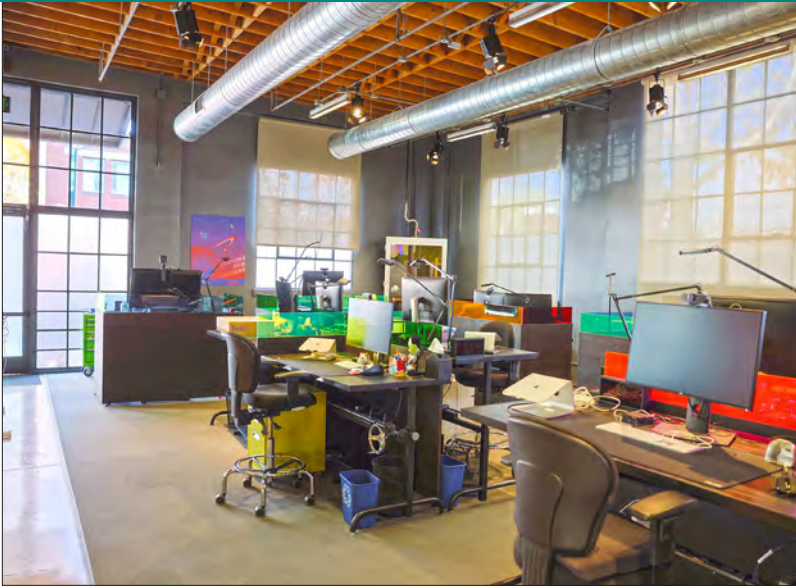
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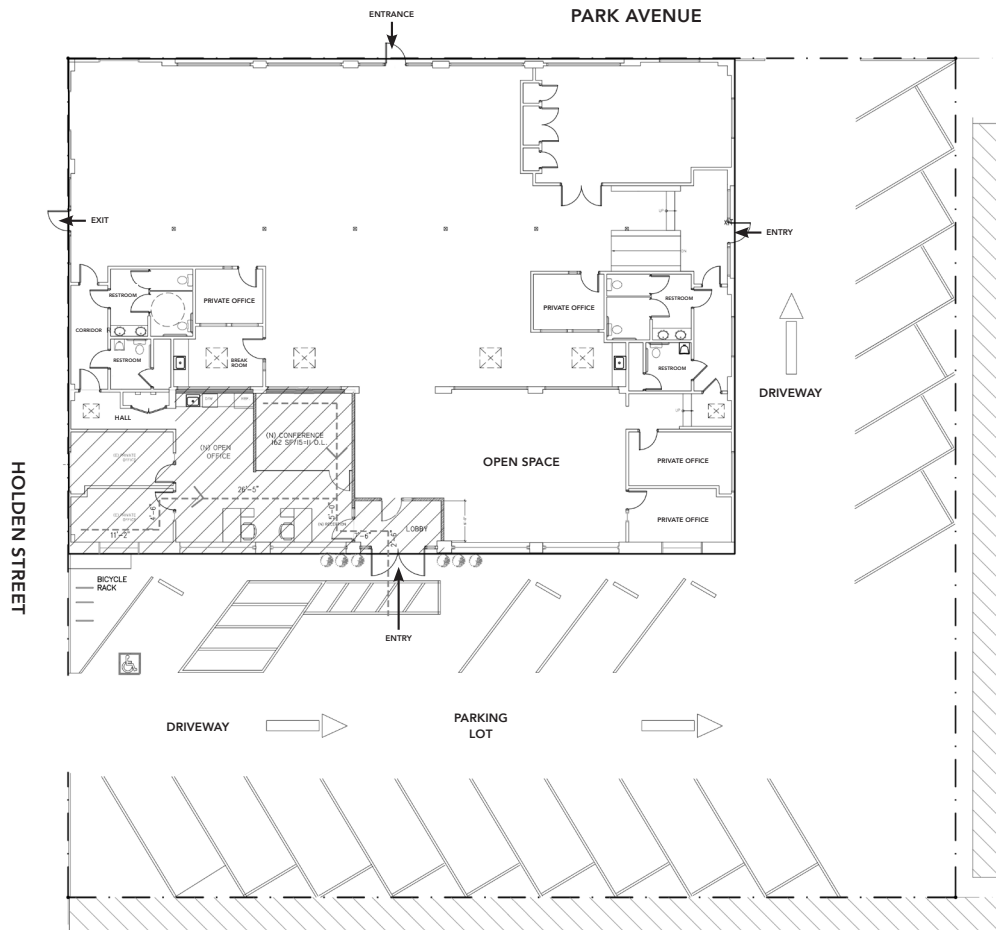
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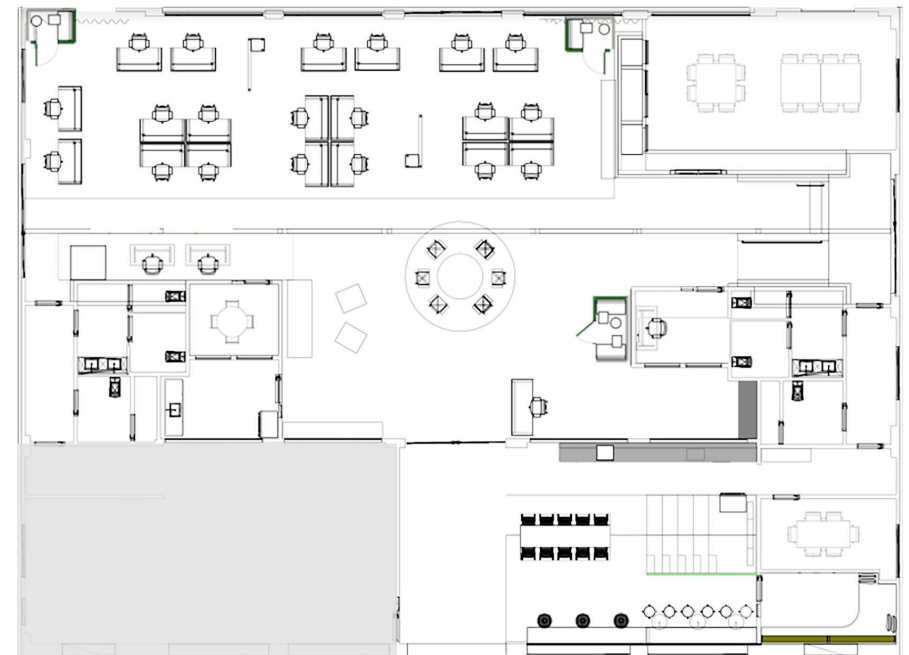
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BUILDING FLOOR PLAN



FURNITURE FLOOR PLAN



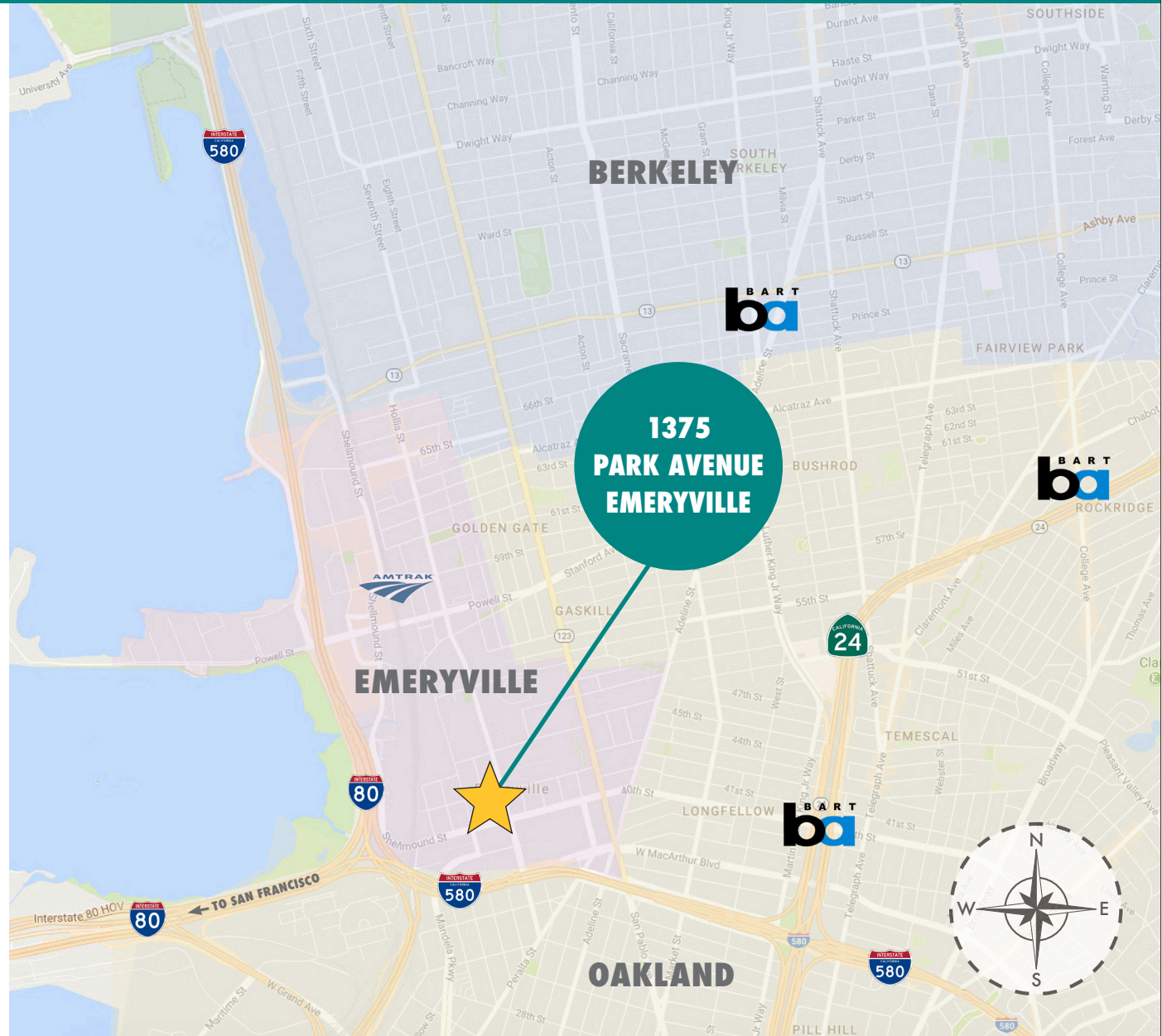
PARK AVENUE, EMERYVILLE, CA • OFFICE SPACE

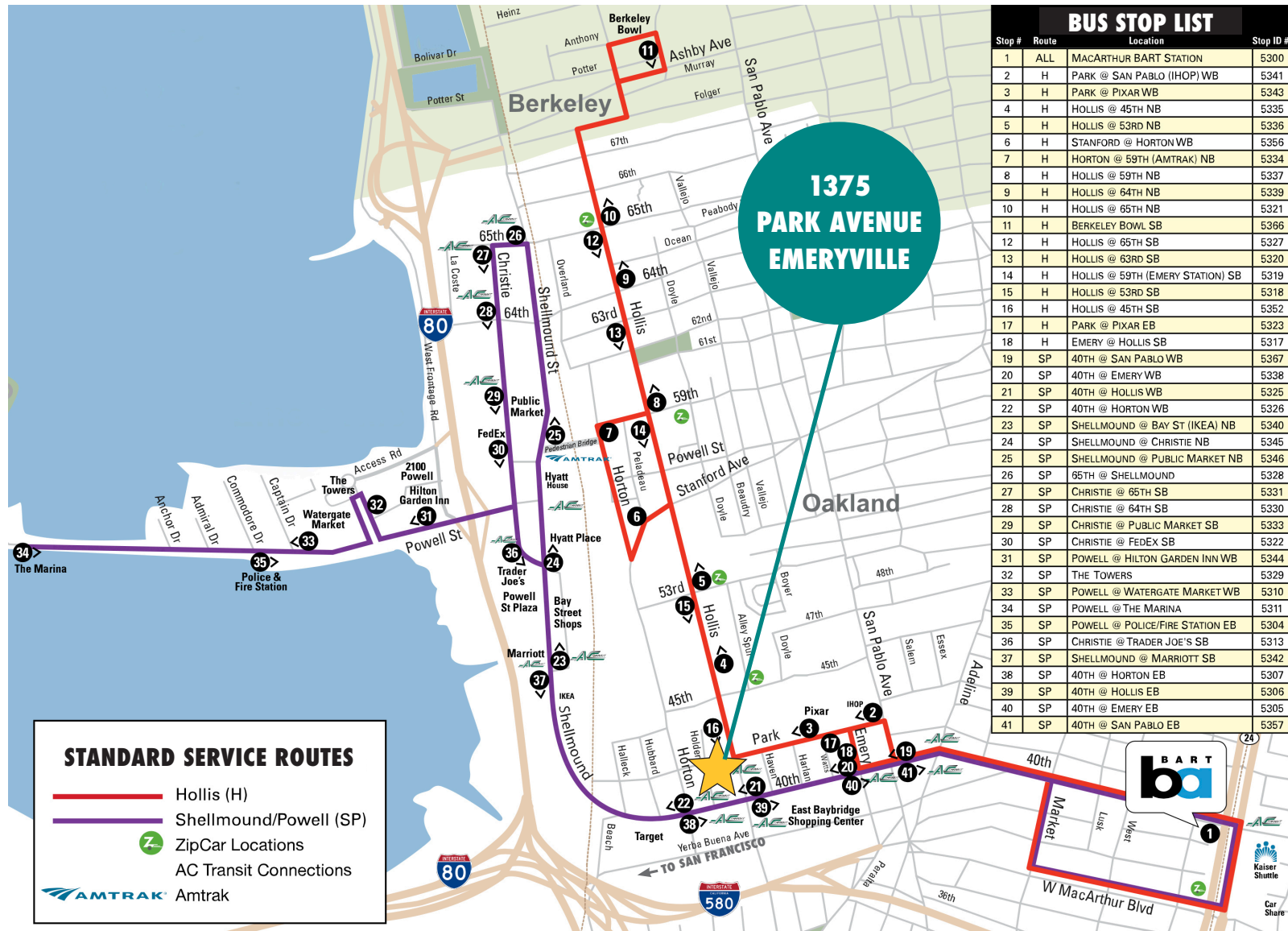
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1375 PARK AVENUE, EMERYVILLE, CA
NEARBY AMENITIES

- Excellent access to entire SF Bay Area
- Easy freeway access to 24, 80, 580, 980, 880
- Less than 10 minutes to BART via free shuttle "Emery Go Round" with shuttle stops nearby
- Near a variety of popular eateries including Rudy's Can't Fail Cafe, Black Diamond Cafe, Honor Kitchen & Cocktails, Peet's Coffee, Arizmendi Bakery & Pizzeria, Wally's Cafe, Touch of Soul, Lanesplitter Pub & Pizza, Hidden Spot Emeryville, and Los Cantaros
- Close to IKEA, Nordstrom Rack, Target, Home Depot, Michael's, Office Depot, Red Wing Shoes, Best Buy, Pak N Save, Starbucks, Petco, GameStop, Guitar Center, Bay Street, Powell Street shopping and Emeryville Public Market





The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.