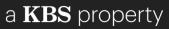
2000 & 2200 POWELL ST









THE TOWERS - THE EAST BAY'S MOST ICONIC OFFICE DEVELOPMENT.

Featuring more than 800,000 square feet of office and retail space in three Class A high rises, The Towers is located on Emeryville's prestigious waterfront. Rising above the water's edge, The Towers provide tenants dramatic, unobstructed views of the San Francisco skyline, Bay Bridge, Golden Gate Bridge, Treasure Island, Mount Tamalpais and the Berkeley and Oakland Hills.

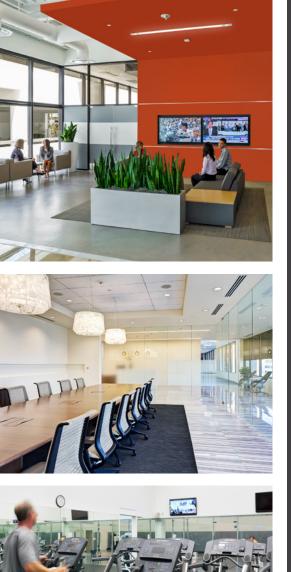


THE TOWERS EMERYVILLE











State of the Art Tenant Lounge & Training Facility

Fitness Center/Gym - including indoor **→))**→)))· Basketball court/full size Pickleball Court

- **1**7 Fully Equipped Conference Center
 - Outdoor Employee Lounge Areas

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- Free Express BART Shuttle
- 3:1,000 Secure Parking

 - **Excellent Food and Retail Amenities**
 - Immediate Access to the Bay Trail
- **A** Bike Storage, Locker Rooms and Showers
- **Electric Vehicle Charging Stations** \sim



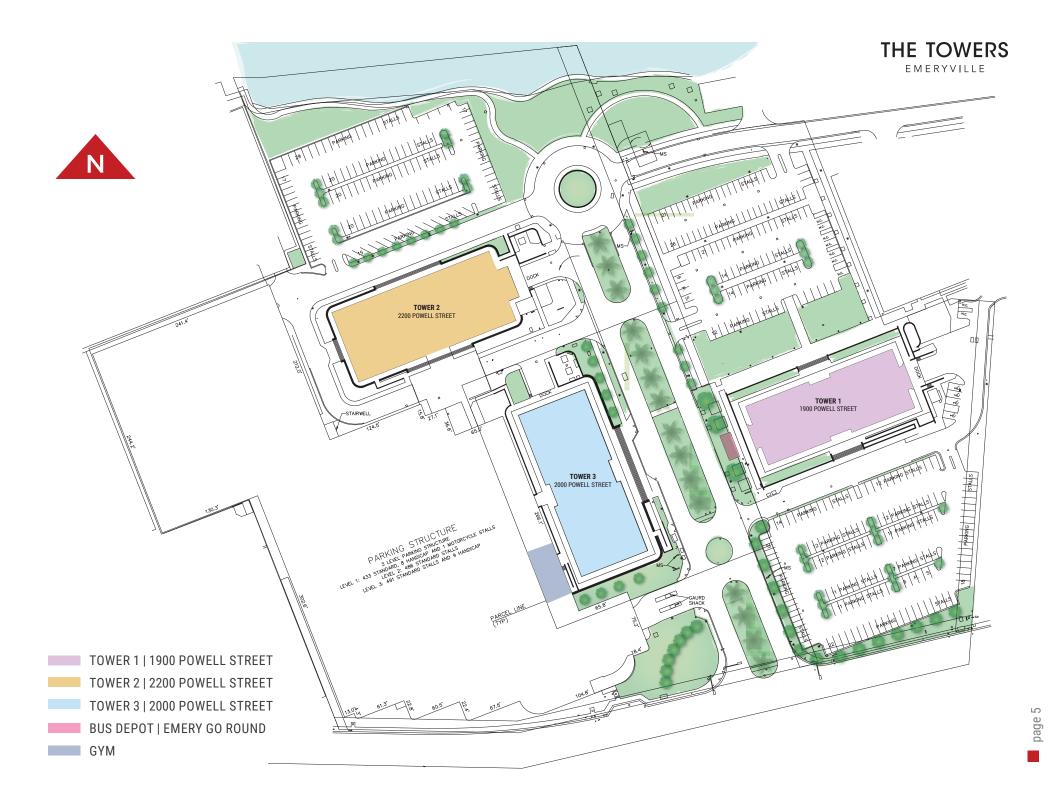
STATE OF THE ART TENANT LOUNGE

The project boasts a modern tenant lounge with high-end finishes and a full time concierge staff. The lounge, in addition to the adjacent outdoor patio/ event space, hosts several tenant appreciation events throughout the year fostering a unique Towers tenant community. Prior tenant events include Cinco de Mayo banquet, Spring into Summer BBQ, Novemberfest party, Presidential Debate Watch Parties, Easter Egg Hunt and Valentine's Day Candy Bar, to name a few.

BALL - MALLEY





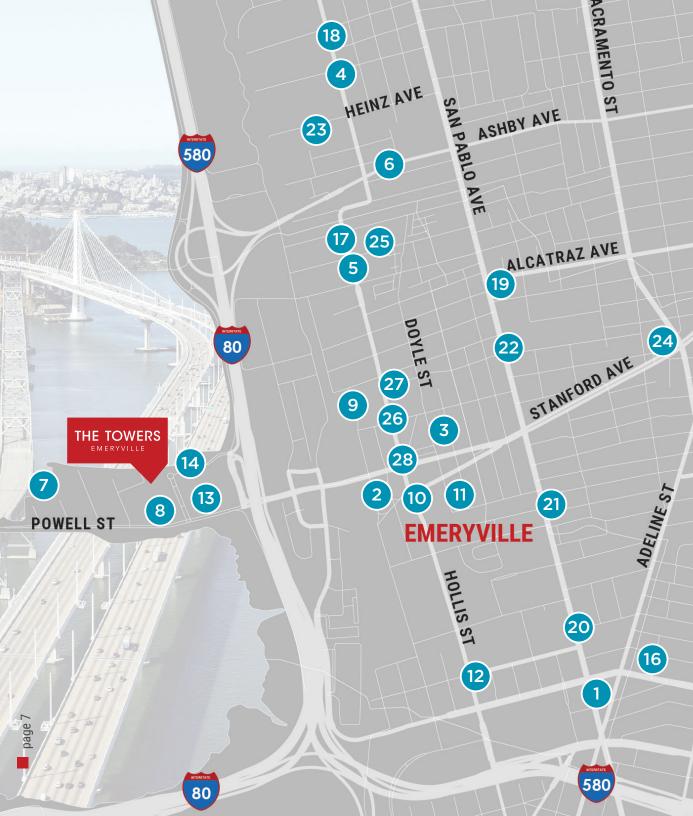


CURRENT AVAILABILITIES CLICK ON SUITE # TO ACCESS FLOOR PLAN



TOWER	FLOOR	SUITE	SF	AVAILABLE	360 TOUR
3	5	<u>530</u>	1,204	Now	<u>360°</u>
2	3	<u>350</u>	1,422	Now	<u>360°</u>
2	4	<u>460</u>	1,515	Now	<u>360°</u>
2	10	<u>1010</u>	1,836	Now	<u>360°</u>
2	2	<u>200</u>	2,036	Now	<u>360°</u>
2	11	<u>1020</u>	2,500	Now	<u>360°</u>
2	11	<u>1150</u>	2,784	Now	<u>360°</u>
3	5	<u>540</u>	3,051	Now	<u>360°</u>
2	4	<u>440</u>	3,477	Now	<u>360°</u>
2	3	<u>330</u>	3,617	Now	<u>360°</u>
2	3	<u>370</u>	3,639	Now	<u>360°</u>
3	12	<u>1260</u>	3,830	Now	
3	5	<u>510</u>	3,872	Now	<u>360°</u>
2	3	<u>340</u>	4,321	Now	<u>360°</u>
2	3	<u>300</u>	5,585	Now	<u>360°</u>
2	11	<u>1125</u>	6,164	Now	<u>360°</u>
3	3	<u>310</u>	6,252	Now	<u>360°</u>
3	5	<u>555</u>	7,669	Now	<u>360°</u>
3	14	<u>1450</u>	7,696	Now	<u>360°</u>
2	9	<u>900</u>	8,767	Now	
2	2	<u>210</u>	10,273	Now	<u>360°</u>
3	3	<u>300</u>	11,424	Now	<u>360°</u>
2	11	<u>1100+1150</u>	14,056 (Divisible to 11,272 & 2,784)	Now	<u>360°</u>
3	2	<u>200</u>	14,062	Now	<u>360°</u>
2	7	<u>700</u>	18,144	Now	<u>360°</u>
3	7	<u>700</u>	23,410	Now	<u>360°</u>
3	4	<u>400</u>	23,443	Now	<u>360°</u>
3	13	<u>1300</u>	23,643	Now	
3	15	<u>1500</u>	23,643	Now	<u>360°</u>

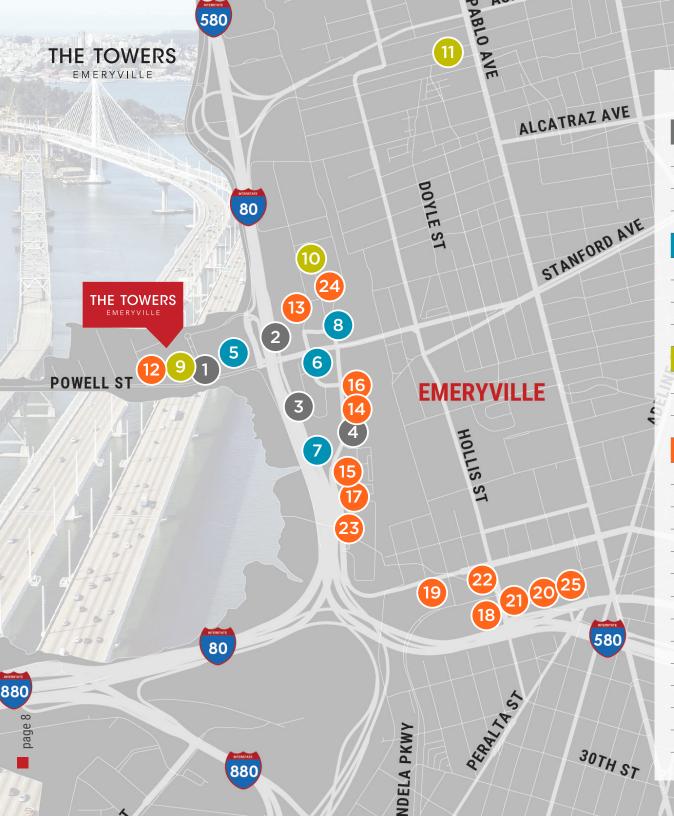






FOODIE MAP

		RESTAURANT NAME	ADDRESS
	1	WALLY'S CAFÉ	3900 SAN PABLO AVE
	2	HONOR KITCHEN	1411 POWELL STREET
	3	TOWNHOUSE	5862 DOYLE STREET
	4	900 GRAYSON	900 GRAYSON STREET
	5	JASMINE BLOSSOM	6520 HOLLIS STREET
	6	SPOON KOREAN	933 ASHBY AVENUE
	7	TRADER VIC'S	9 ANCHOR DRIVE
	8	ROBA'S PIZZA & PASTA	2320 POWELL STREET
	9	PUBLIC MARKET	5959 SHELLMOUND ST.
	10	THE BUREAU 510	5800 HOLLIS STREET
	11	DOYLE STREET CAFÉ	5515 DOYLE STREET
	12	RUDY'S CAN'T FAIL CAFÉ	4081 HOLLIS STREET
	13	WHY COOK CAFE	2000 POWELL STREET
	14	CHEVYS	1890 POWELL STREET
	15	EMILIA'S PIZZERIA	2995 SHATTUCK AVE
1	16	SHANGRI-LA VEGAN	4001 LINDEN STREET
	17	ROTTEN CITY PIZZA	6613 HOLLIS STREET
	18	NINA'S CAFÉ	2703 7TH STREET
	19	PARADISE PARK CAFÉ	6334 SAN PABLO AVE
	20	LOS CANTAROS TAQUERIA	4115 SAN PABLO AVE
	21	CASSAVE RESTAURANT	5412 SAN PABLO AVE
	22	DONUT FARM	6037 SAN PABLO AVE
	23	RIVA CUCINA	800 HEINZ AVE
	24	SIDESHOW KITCHEN	942 STANFORD AVE
	25	LOS MOLES	1320 65TH ST
	26	BRANCH LINE BAR	5885 HOLLIS ST
	27	PARADITA EATERY	5959 SHELLMOUND ST
	28	BEST COAST BURRITOS	1400 POWELL ST



AMENITIES MAP

-		
	BANK	ADDRESS
1	SUMMIT BANK	2000 POWELL ST
2	WELLS FARGO BANK	5801 CHRISTIE AVE
3	CHASE	5747 CHRISTIE AVE
4	BANK OF AMERICA	5632 BAY ST
	HOTEL	ADDRESS
5	HILTON GARDEN INN	1800 POWELL ST
6	FOUR POINTS	1603 POWELL ST
7	COURTYARD	5555 SHELLMOUND ST
8	HYATT HOUSE	5800 SHELLMOUND ST
	GYM	ADDRESS
9	TOWERS FITNESS	2000 POWELL ST
10	IN SHAPE	6005 SHELLMOUND ST
11	CITY SPORTS	3100 SAN PABLO AVE
	RETAIL	ADDRESS
12	UPS STORE	2340 POWELL ST
13	FEDEX	5895 CHRISTIE AVE
14	APPLE STORE	5656 BAY ST
15	BARNES & NOBLE	5604 BAY ST
16	J. CREW	5667 BAY ST
17	WEST ELM	5602 BAY ST
18	BEST BUY	3700 MANDELA PKWY
19	TARGET	1555 40TH ST
20	HOME DEPOT	3838 HOLLIS ST
21	OFFICE DEPOT	3535 HOLLIS ST
22	MICHAELS	3991 HOLLIS ST
23	IKEA	4400 SHELLMOUND ST
24	PUBLIC MARKET	5959 SHELLMOUND ST



2000 & 2200 POWELL ST THE TOWERS EMERYVILLE

FOR LEASING INFORMATION, PLEASE CONTACT:

RYAN HATTERSLEY

> Vice Chairman 510.891.5802 ryan.hattersley@cushwake.com Lic. #01354553

RYAN DALTON

Director 510.891.5810 ryan.dalton@cushwake.com Lic. #01809447

DAVID CULLEN

Director, Brokerage Marketing 510.267.6010 david.cullen@cushwake.com Lic. #02102633

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a KBS property

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