

1201 PARK AVENUE



16,800 SF

AVAILABLE

DIVISIBLE

LED: 5/31/33

MARK J. KOL

Executive Vice President
+1 510 874 1992
mark.kol@cbre.com
Lic. 01251158

MONICA CLARKE

Sales Assistant
+1 510 874 1906
monica.clarke@cbre.com
Lic. 01221955

PROPERTY LOCATION



SAN FRANCISCO

MARIN

OAKLAND ←

BERKELEY →

THE BRIDGE @ EMERYVILLE SHOPPING CENTER

Home Depot
 Office Depot
 Game Stop
 Target
 Michaels
 Safeway

Pak & Save Foods
 Nordstrom Rack
 Best Buy
 Ashley Furniture
 Pet Club

BAY STREET RESTAURANTS

Author Mac 's Little Shack
 Barnes & Noble Café
 Flores
 It'Sugar

Pippal Regional Indian
 Saucy Asian
 Topsy Putt
 Uchiwa Ramen

BAY STREET RETAIL

Aris Africans
 AT&T
 Bath & Body Works
 Levi's
 Bay Street Games

Claire's
 Express
 LoveSac
 Fashion Q
 Foot Locker
 Fresh N Fitted
 Lush
 Mac

Sephora
 Vans
 West Elm
 Victorias Secret
 Uniqio
 Zumiez
 Urban Outfitters

Wally's Cafe

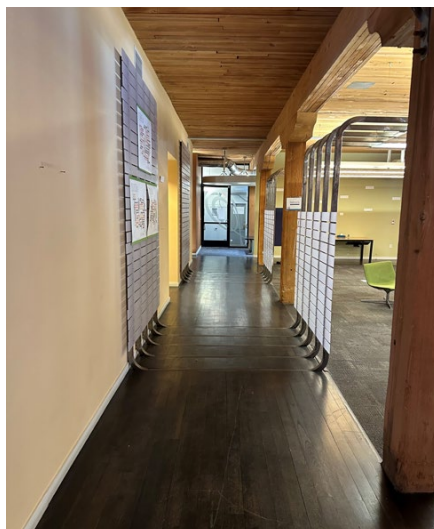
Shangri la Vegan

**1201 PARK AVENUE
EMERYVILLE, CA**

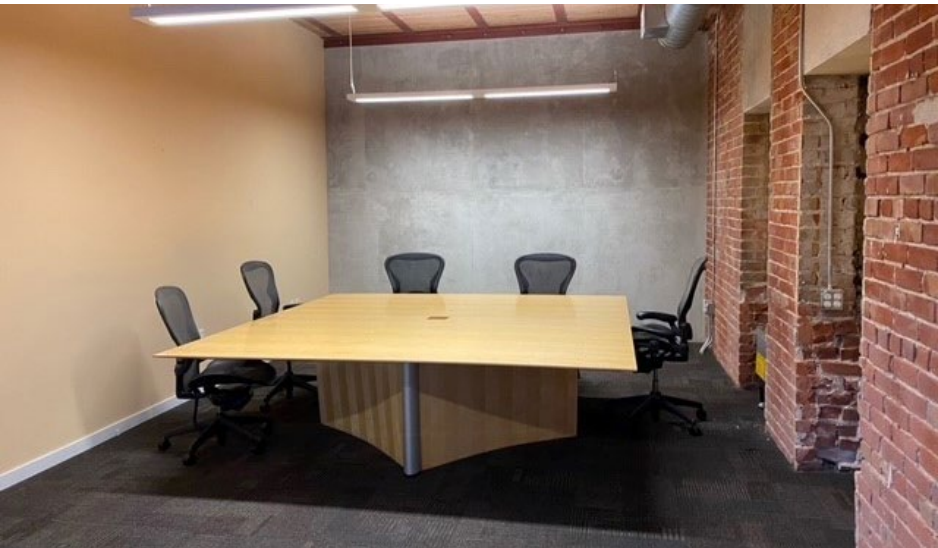
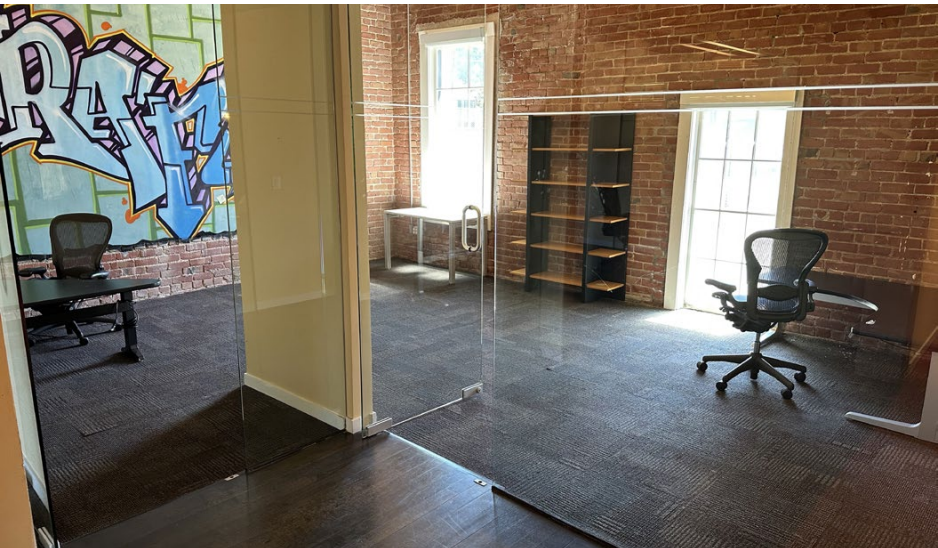
PROPERTY FEATURES

1201 Park Avenue is a one-of-a-kind brick & timber building, a source of inspiration, offering a stunning and original space for those looking to take their work to the next level. A perfect blend of rustic charm and modern elements in a truly unique setting located in the heart of Emeryville, CA.

- Available for immediate occupancy
- Unique creative office space
- Central Emeryville location
- Steps away from numerous shops, restaurants, transportation amenities
- 33 gated parking stalls with additional street parking
- Exposed Brick and Timber
- Open air entrance with high ceilings provides a warm welcome
- Roll-up door for easy access



PROPERTY PHOTOS



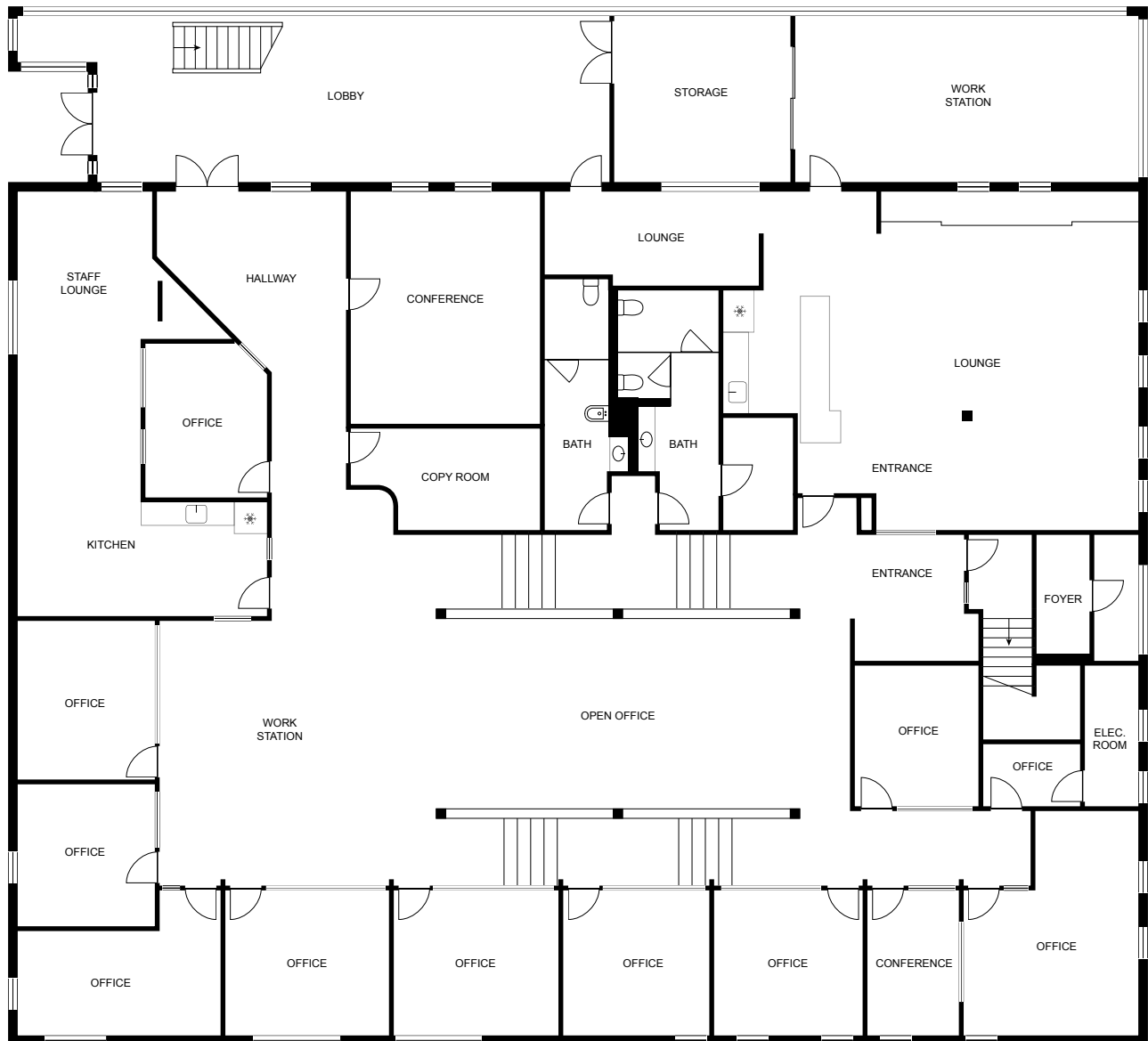
FLOOR PLANS

FIRST FLOOR

8,900 SF
AVAILABLE

10 PRIVATE OFFICES
1 LARGE CONFERENCE ROOM
1 SMALL CONFERENCE ROOM

- Lobby Entrance off of Park Avenue
- Enclosed petite atrium, patio area with high ceilings
- Open collaborative plan area with exposed brick and hardwood floors
- Open Kitchen / Staff Lounge Area
- Open Lounge area with custom sliding doors



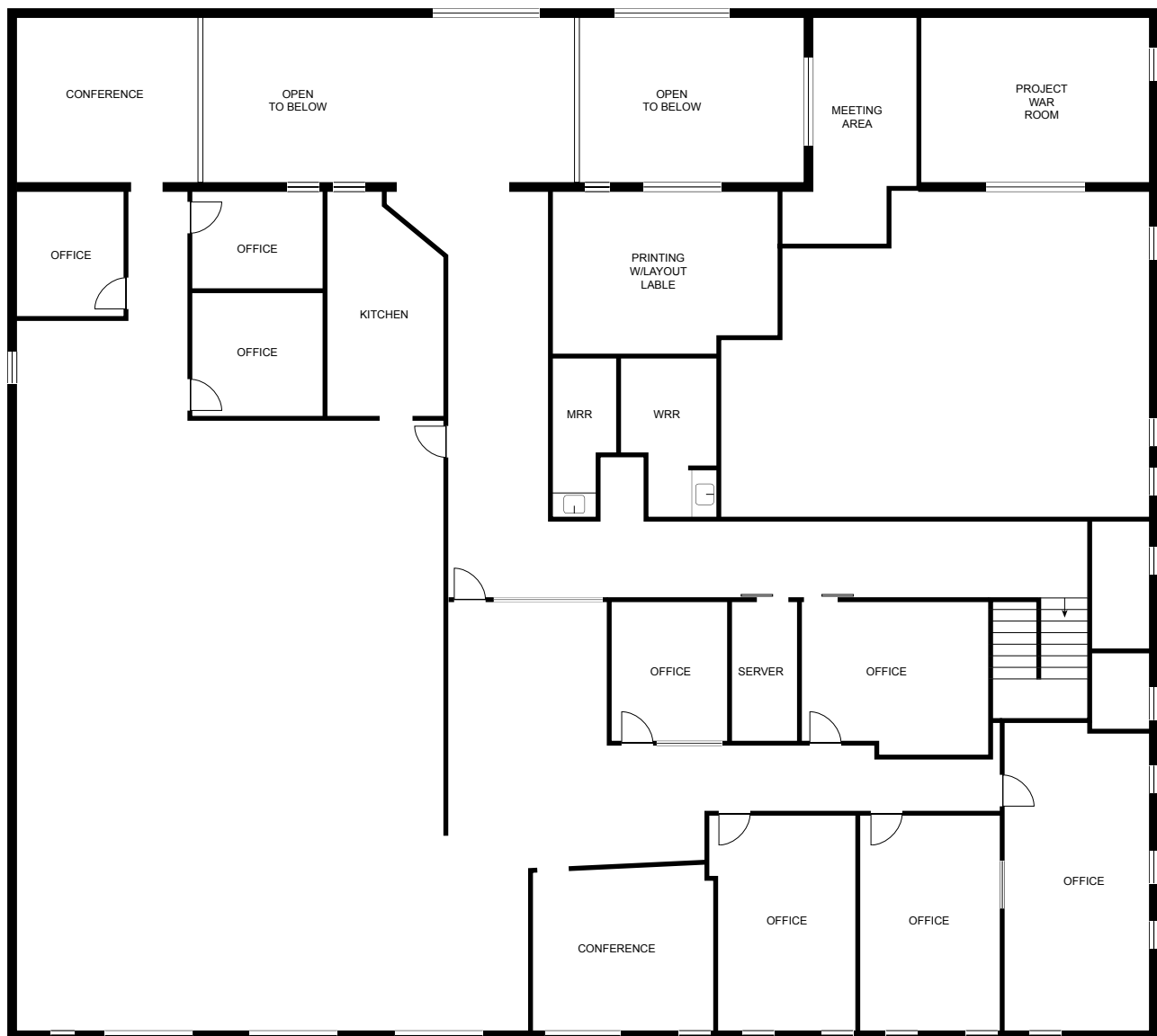
FLOOR PLANS

SECOND FLOOR

7,900 SF
AVAILABLE

8 PRIVATE OFFICES
2 CONFERENCE ROOMS
3 HUDDLE ROOMS

- 2 Large open collaborative plan areas
- Server room
- Kitchenette
- Open walkway overlooking petite atrium, patio area



MAP & DRIVING TIMES



DISTANCE

Berkeley:
12 Minutes

Downtown Oakland:
12 Minutes

Downtown San Francisco:
24 Minutes



AIRPORTS

Oakland International
Airport:
24 Minutes

San Francisco
International Airport:
35 Minutes



PUBLIC TRANSPORTATIONS

BART:
5 minutes

San Francisco Bay Ferry
12 Minutes

Amtrak:
4 Minutes

1201 PARK AVENUE

EMERYVILLE

SUBLEASE



MARK J. KOL

Executive Vice President
+1 510 874 1992
mark.kol@cbre.com
Lic. 01251158

MONICA CLARKE

Sales Assistant
+1 510 874 1906
monica.clarke@cbre.com
Lic. 01221955

CBRE