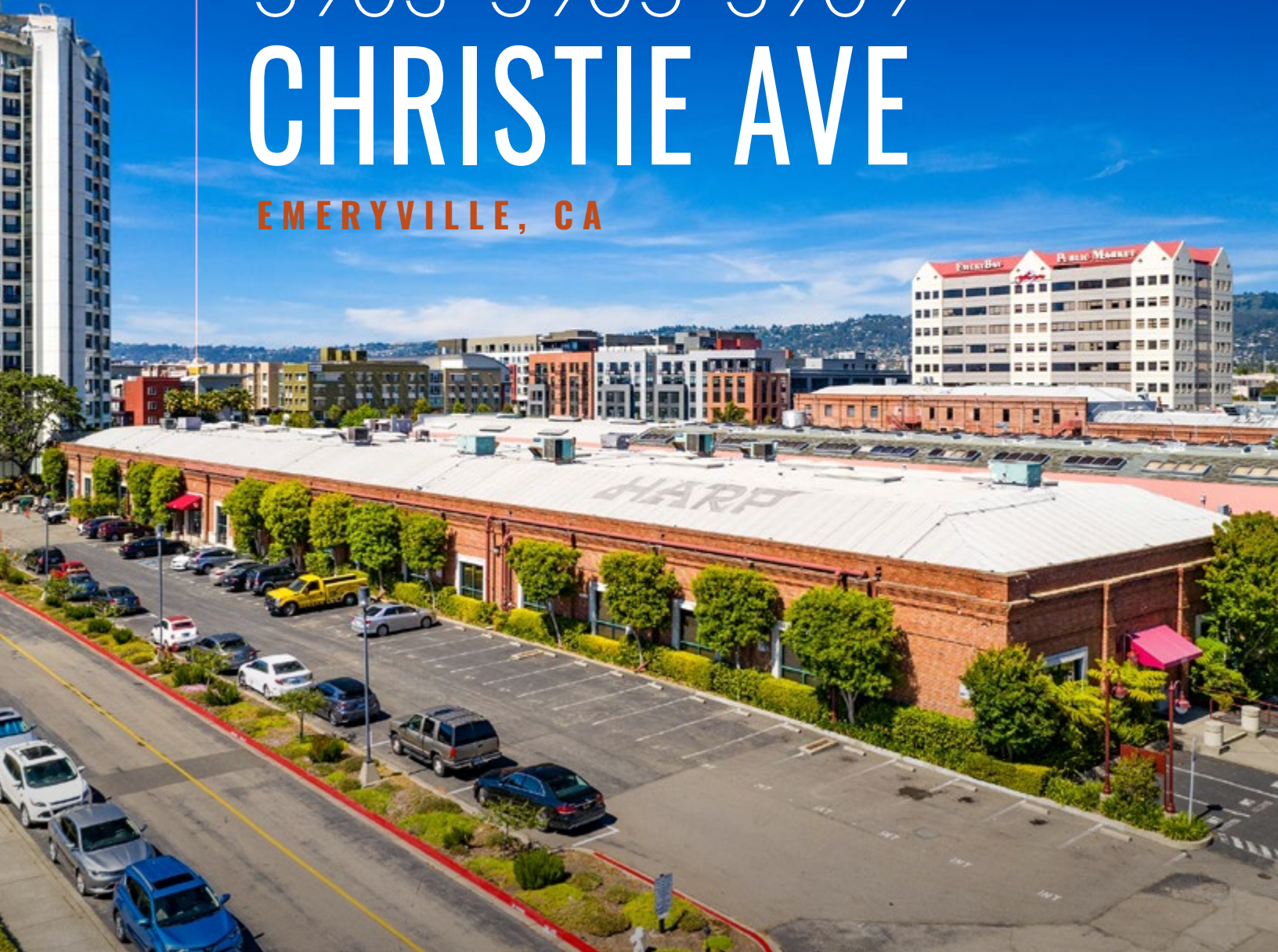


THE WEATHERFORD BUILDING

5903-5905-5909
CHRISTIE AVE

EMERYVILLE, CA



Emeryville Trophy Flex Opportunity
Perfect for an Owner-User or Investor

Colliers

The Offering

Colliers, as exclusive advisor to the Seller, is pleased to present the opportunity to acquire 5903-5905-5909 Christie Avenue (the "Property"), a 33,348 square foot flex property with development potential in Emeryville, California. This single-story property sits on a large ± 1.4 acre lot that features ± 85 striped surface parking stalls, and in addition to being seismically retrofitted has recently been improved with a new roof and masonry and mortar repair. Currently 46% leased, the Property presents the buying community with a fantastic owner-user, investor, or developer opportunity.

5903-5905-5909 Christie offers a dynamic Emeryville location surrounded by an abundance of local amenities, including Emeryville's Public Market retail center as well as Christie Park - both within 1 block of the Property. The Building's location is further enhanced by its quick access to Bay Area-wide transit, including Emeryville AMTRAK the Bay Bridge, Interstate 80, and Highway 580, creating an ideal, central location adjacent to downtown Oakland, Berkeley and San Francisco.



Property Summary

ADDRESS	5903-5905-5909 Christie Avenue, Emeryville, CA 94608
PROFILE	Single-Story Flex Building with Parking
BUILDING AREA	33,348 SF
YEAR BUILT	1946
OCCUPANCY	46%
APN	49-1494-8
ZONING	Mixed Use with Residential in Transit Hub Overlay Zone
POWER	800 Amp, 480 Volt, 3-Wire System



Property Highlights

- Highly Improved Flex Building with ±85 Parking Spaces Ideal for an Owner-User, Investor, or Developer
- Desirable Property Characteristics: High Exposed Ceilings, 3 Sides of Window Line, Abundant Natural Light, Strong Mix of Open Space & Private Offices
- Recently Completed Improvements: Seismic Retrofit, New Roof in 2023, Complete \$135K Masonry & Mortar Repair in 2024
- Potential Uses Include but Not Limited To: Office, Health Care, Studio-Light Industrial, Light Manufacturing, R&D, and Lab
- Fantastic Emeryville Location Surrounded by Restaurants, Retail, Housing, and Bay Area-Wide Transit, Including Emeryville's Free Shuttle to BART
- Located in Emeryville's Highest Residential Density Zone Providing Long-Term Development Optionality





Fantastic Emeryville Location

SAN FRANCISCO

5903-5905-5909
CHRISTIE AVE



TRANSIT SCORE

 **91**

 **86**

POWELL ST

CHRISTIE ST

SHELLMOUND ST

Emeryville Station




9 MIN



Macarthur Station



 9 min.

 15 min.

HOLLIS ST



Emery Go-Round

EMERYVILLE OFFERS
FARE-FREE SHUTTLE SERVICE
THROUGHOUT THE CITY.

SAN FRANCISCO BAY

TIME TO DOWNTOWN OAKLAND

 12 min.  26 min.

TIME TO SAN FRANCISCO

 18 min.  45 min.

TIME TO BERKELEY

 14 min.  16 min.

Nearby Tenant Occupiers

PIXAR
ANIMATION STUDIOS

UCSF

zymergen

amyris

NOVARTIS



metagenomi

Surrounding Amenities



TRADER JOE'S



Pizzeria
MERCATO

Powell Street Plaza



The
PUBLIC
MARKET

Orangetheory
FITNESS



PARADITA
EATERY

Comeback
CAFE

NARU
SUSHI



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