

MULTIPLE UNITS FOR LEASE

1311 63RD STREET | EMERYVILLE, CA



EXCLUSIVE AGENTS:

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Lee & Associates Oakland Commercial Real Estate \ 555 12th Street, Suite 1725, Oakland, CA 94607 \ www.lee-associates.com

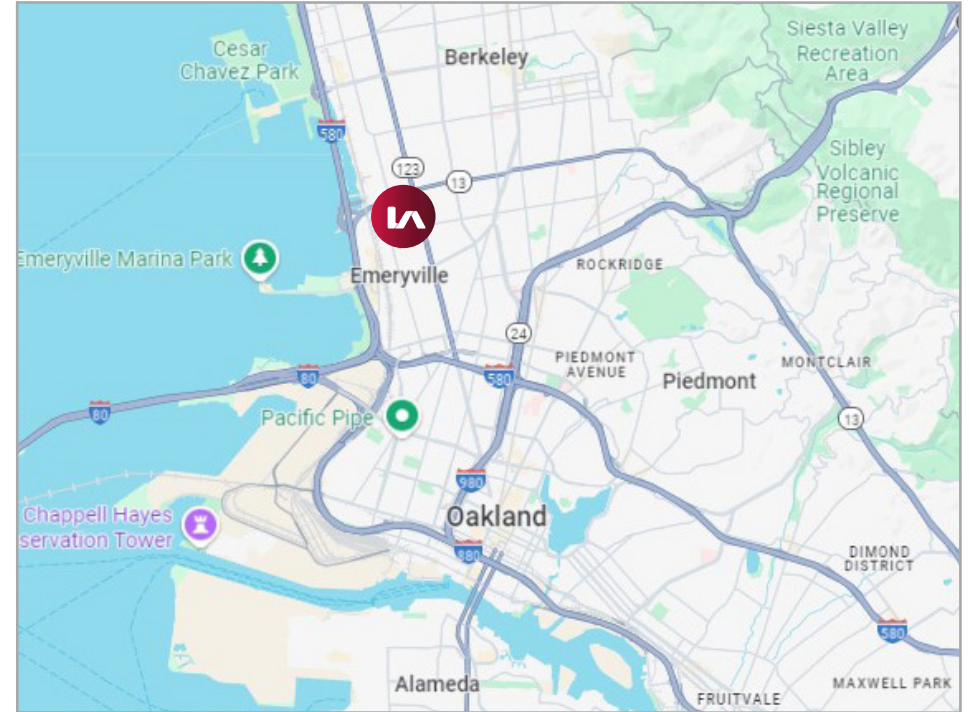
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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SUITE A FEATURES:

- 3,377± SF Newly Renovated Office/Flex Space
- Open Floor Plan
- 4 Private Offices
- Newly Renovated Kitchen
- Storage Room
- Exclusive Restrooms
- High Ceilings
- Skylights and Fantastic Natural Light
- 1 Off-Street Parking Space
- Street Parking Available
- Adjacent to The Emeryville Greenway and Bike Boulevard
- Lease Rate: \$1.85/SF, Industrial Gross + \$0.17/SF Estimated CAM
- Available for Occupancy Now
- Potential to Combine with Adjacent 3,562± SF Warehouse & 2nd Floor 2,567± SF Office in Same Project



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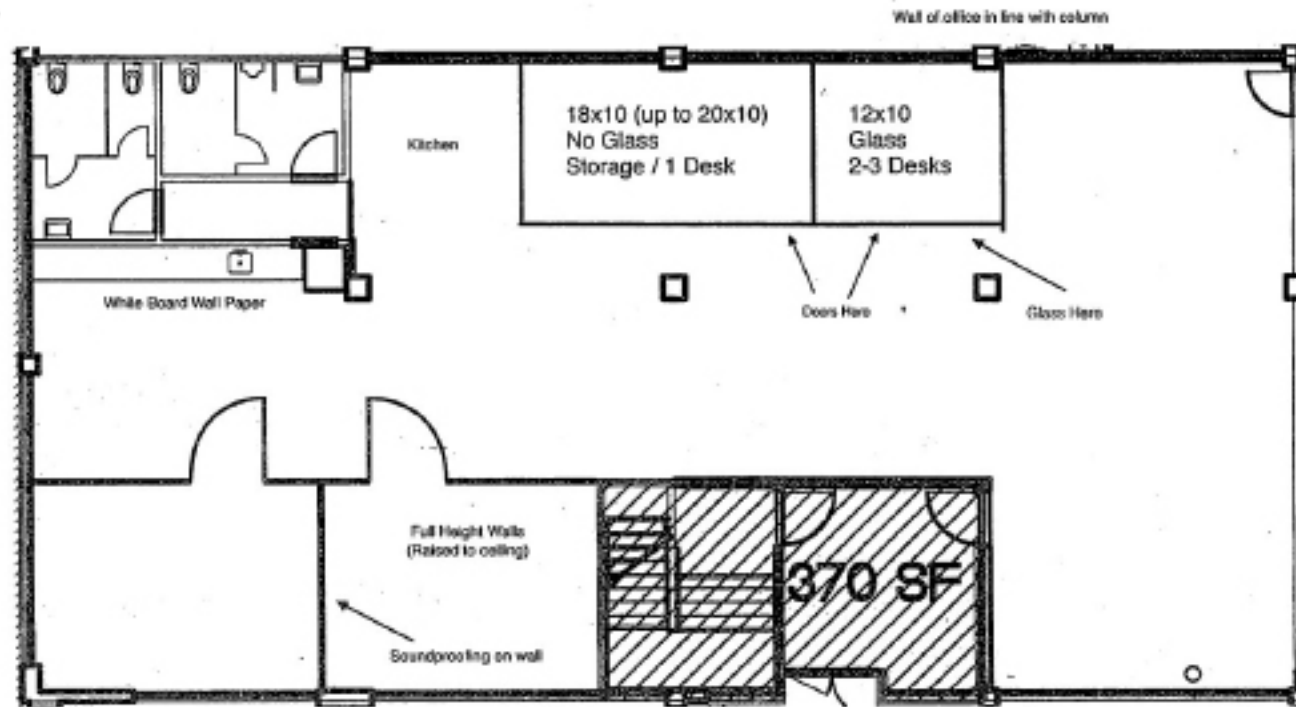
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SUITE A

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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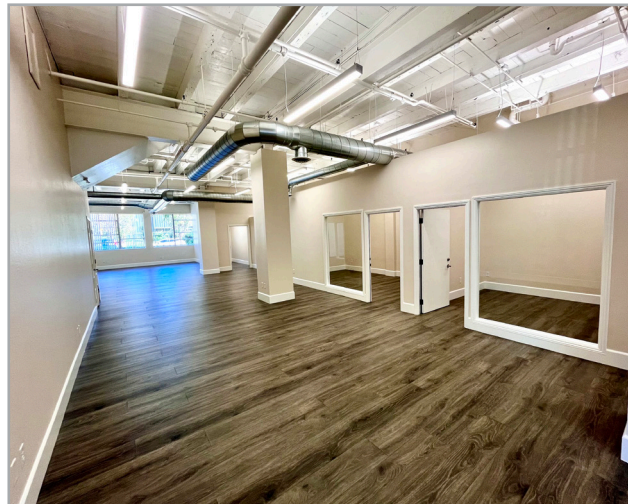
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SUITE A

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SUITE B FEATURES:

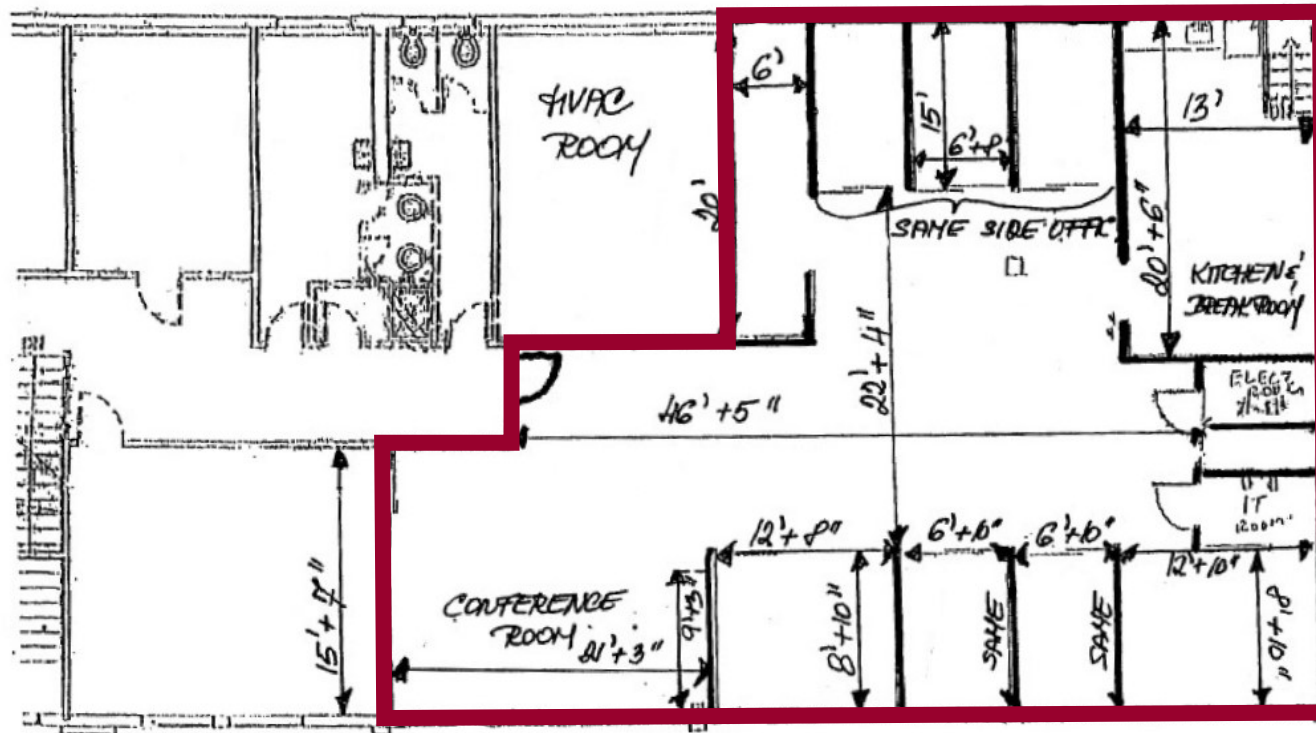
- 2,567± SF 2nd Floor Office/Flex Space
- 7 Private Offices
- Conference Room
- Bullpen Area
- Kitchenette
- Server Room
- HVAC, LED Lighting, Sprinklers
- Unit Adjacent to Restrooms
- 1 Exclusive Parking Space
- Large Natural Light Windows Throughout
- Secure Entrance with Digital Security Entry
- Adjacent to The Emeryville Greenway and Bike Boulevard
- Lease Rate: \$1.85/SF, Industrial Gross + \$0.17/SF Estimated CAM
- Available for Occupancy Now
- Potential to Combine with Adjacent 3,562± SF Warehouse & 2nd Floor 2,567± SF Office in Same Project



MULTIPLE UNITS FOR LEASE

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SUITE B



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SUITE B

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