



FOR LEASE

EMERYVILLE FLEX SPACE

PROPERTY HIGHLIGHTS

- Including 1,000 sq. ft. of office
- Private office, conference room, kitchen
- Five built-out workstations
- Two grade-level truck doors, open warehouse, and 2 tool rooms
- 200 amps, 120/240 volts, 3 phase
- Former millworks use
- Sprinklers and skylights
- Walk to Can't Fail Cafe

LOCATION

4065 Horton St.
Emeryville

OFFERED AT

\$1.95 sq. ft. IG.
CAM \$200/mo.

SIZE

5,300 sq. ft.

AVAILABLE

Jan 1, 2025

**NORHEIM
& YOST**

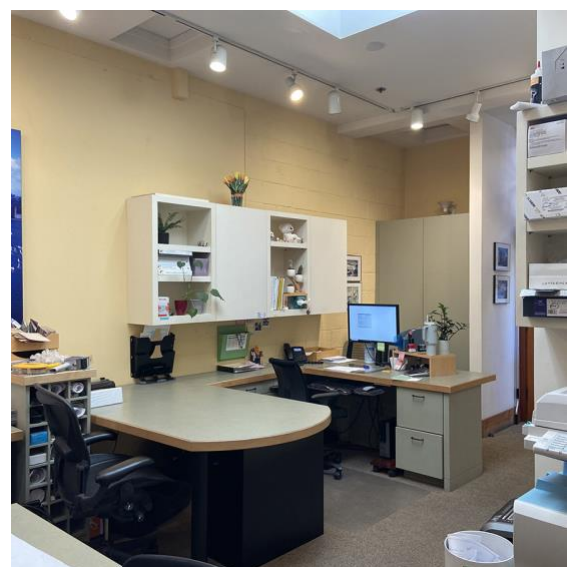
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