

# Creative ±1,000-SF Emeryville Office, High Ceilings, Fantastic Natural Light & Private Roof Deck Across from Pixar Studios



**1195 Park Avenue**  
Emeryville California 94608

**\$3,000 Monthly  
Full Service  
(+\$250 CAMs)**

## Property Highlights:

- Open layout office with high ceilings and large windows
- Kitchenette and bathroom
- Private roof deck
- Secured access through well maintained common hallway
- Directly across from main entrance to Pixar
- Plenty of on-street parking directly across the street
- Rent and CAMs include PG&E, water/sewer, trash and Internet

Represented by:

**Colby Katz**

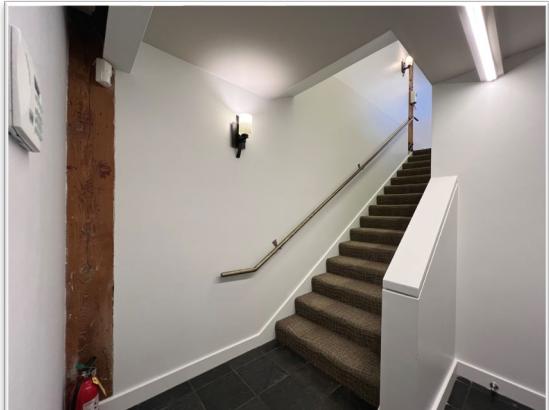
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LIC# 01949015



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OPPOSITE PRÉMISES

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