

# 2000 Powell Street

Tower III, Suite 1150 | Emeryville CA

I | P | G

Modern Luxury Class A Plug and Play Office Space

\$1.75 PSF monthly | **7,675 SF**

SUBLET SPACE

Innovation Properties Group  
181 2nd Street, San Francisco, CA  
[www.ipgsf.com](http://www.ipgsf.com) | CL 02031924

Ivan Smiljanic | Partner  
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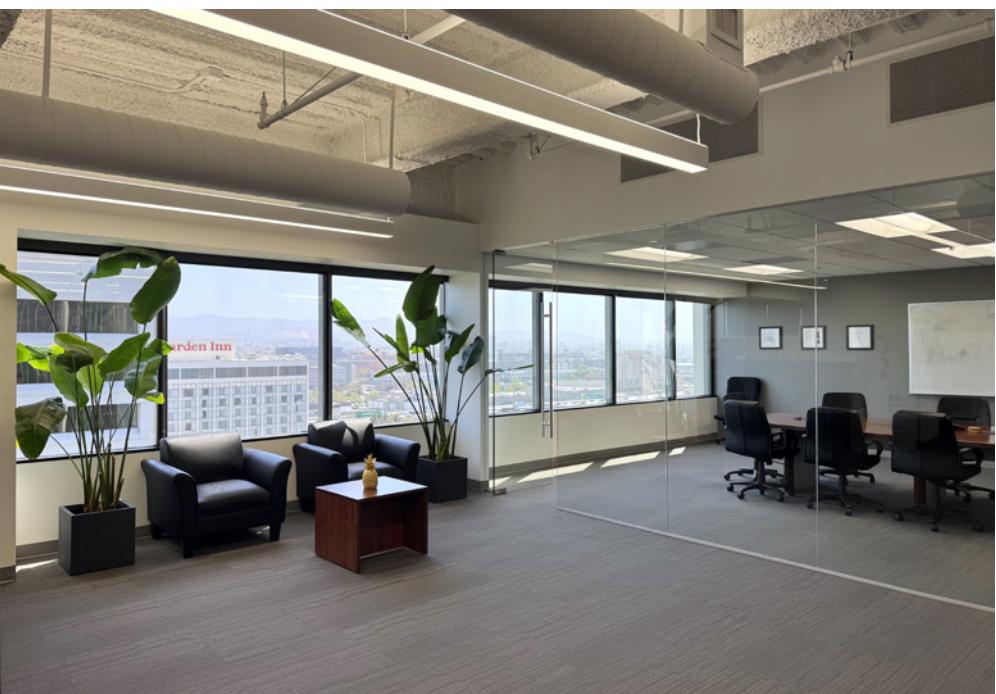
Carol Ann Flint | First Vice President  
917-363-0579 | [carolann@ipgsf.com](mailto:carolann@ipgsf.com)  
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## Property Highlights

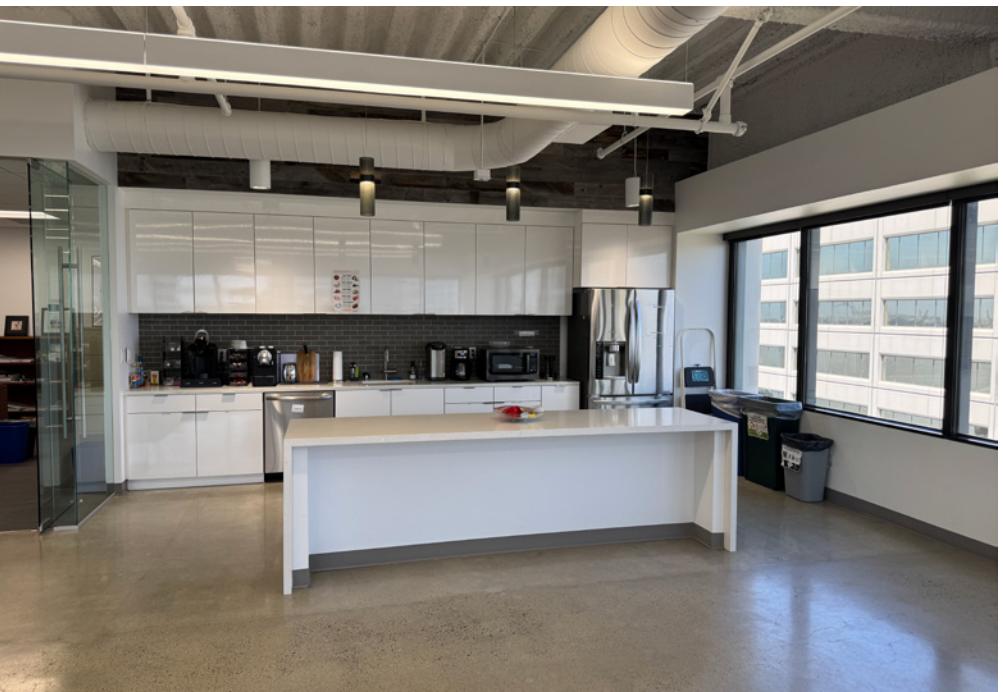
- Epic Views of Bay and Oakland Hills
- Newly renovated lobby
- Gym, basketball, bocce courts, lobby Cafe
- Available Area: 7,675
- Asking Rent \$2.90 psf/Month
- Lease End July 2027
- Building: 250,152 SF
- Building Floors: 12





## Office Space Features

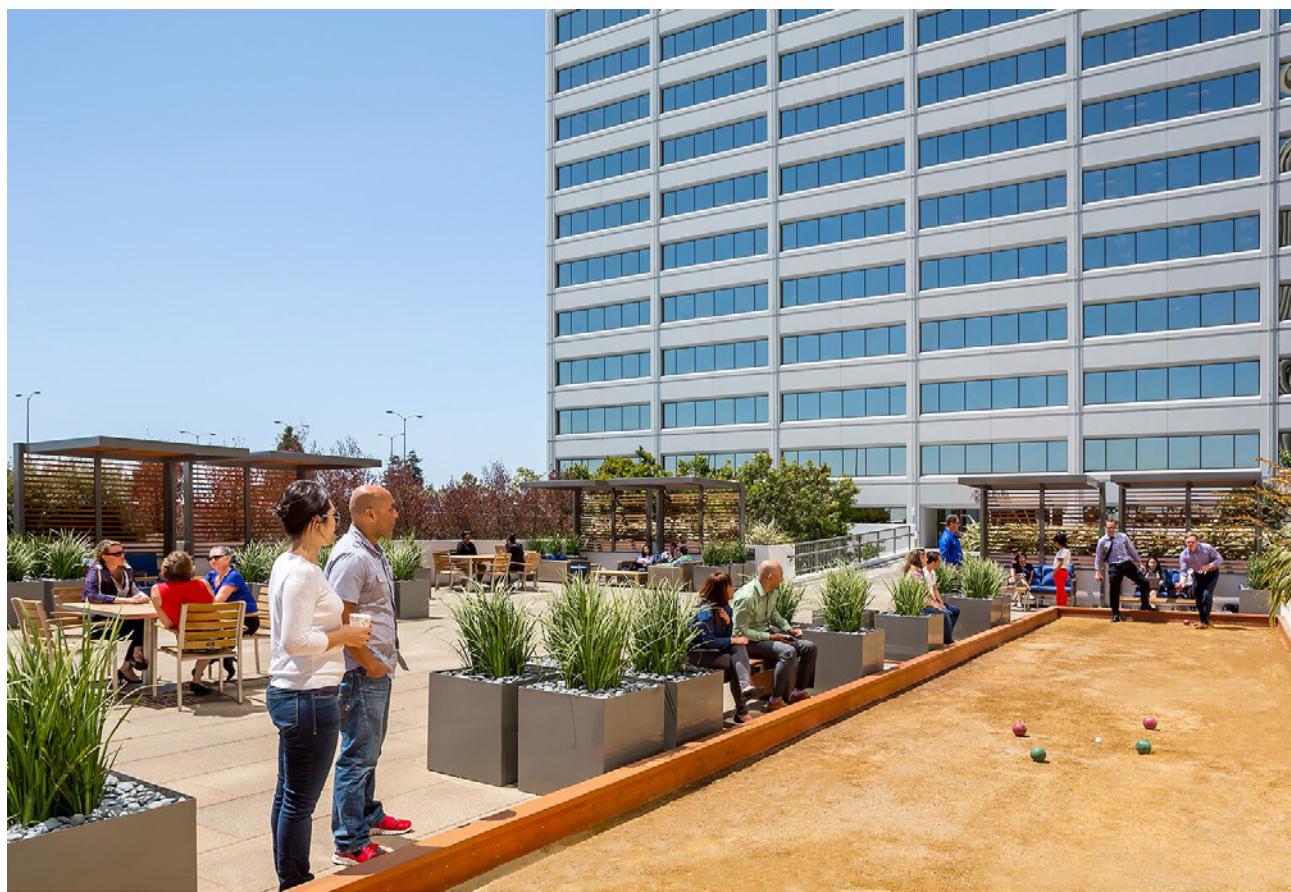
- 8 Windowed Glass partitioned offices with amazing views
- 22 interior cubicle workstations
- 2 interior offices
- Conference Rooms
- Board Room
- Pantry



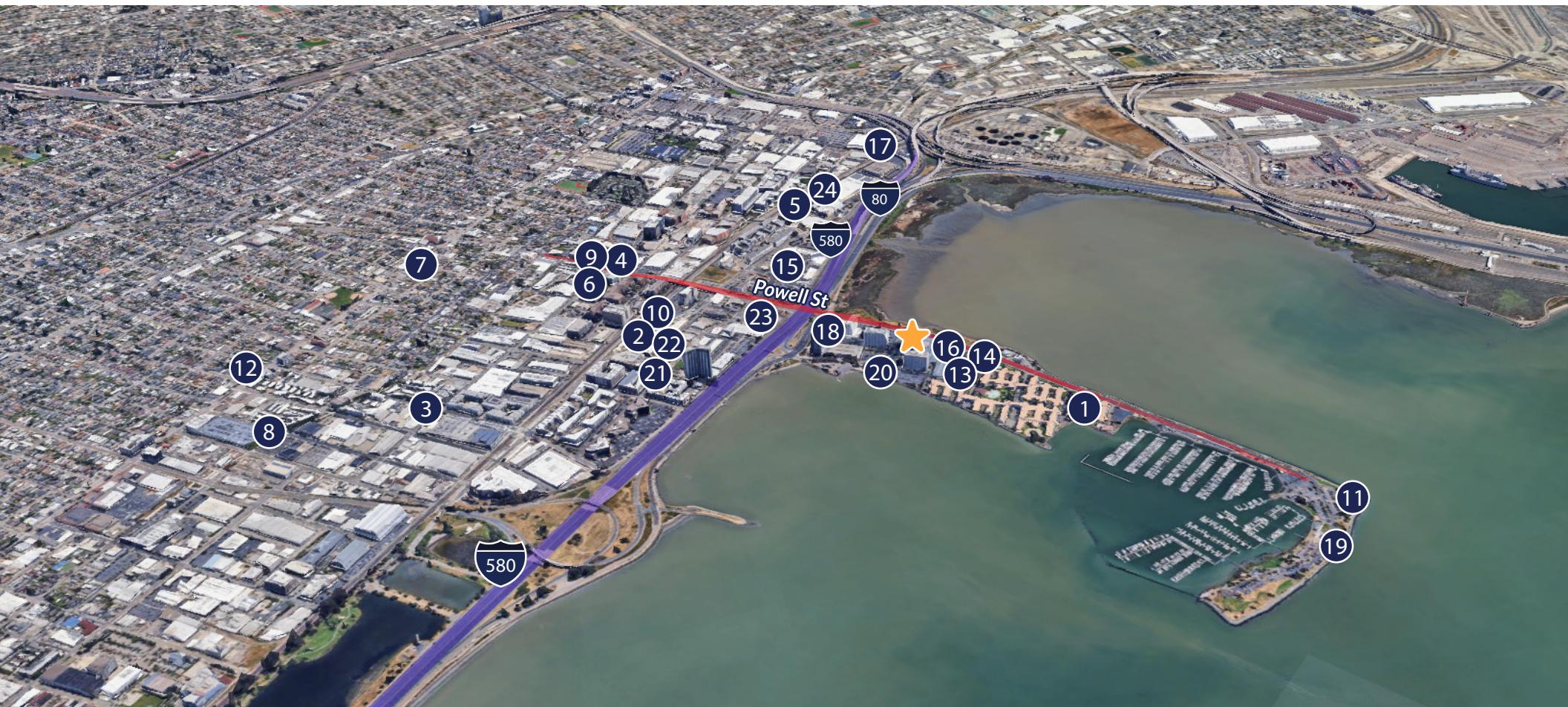
## The Towers Emeryville

- 814,000 square feet of office and retail space in three Class A high rises
- Dramatic, unobstructed views of the San Francisco skyline, Bay Bridge, Golden Gate Bridge and Oakland Hills
- Conveniently located within 15 minutes of San Francisco,
- Emeryville boasts connections to Amtrak, AC Transit, and BART (Emery Go-Round)
- Emeryville's shopping district is a primary retail hub of Alameda County, and draws customers from the East Bay and San Francisco
- With an attractive cost of doing business, Emeryville businesses experience significant cost savings as compared to other regional Central Business Districts.

- Red Bison's Superfast, Simple and Secure Internet broadband is especially designed for your building. Gigabit Wi-Fi and roaming for subscribers throughout the building on their private Local Area Network.
- Garage Parking







① Trader Vic's	⑦ Café Colucci	⑬ Watergate Market	⑯ Emeryville Marina Park
② Pizzeria Mercato	⑧ Royal Egyptian Cuisine	⑭ Randy's Market	⑰ Public Shore Parking
③ Los Moles	⑨ The Bureau 510	⑮ Trader Joe's	⑱ Black Diamond Café
④ Honor Kitchen	⑩ Super Duper Burgers	⑯ RetroHITS 96	⑲ Public Market Emeryville
⑤ Arthur Mac's Little Snack	⑪ Hong Kong Seafood Restaurant	⑰ Love in the Mix	⑳ Denny's
⑥ Summer Summer Thai Eatery	⑫ Mujiri	⑱ Shell	㉑ AMC Bay Street 16

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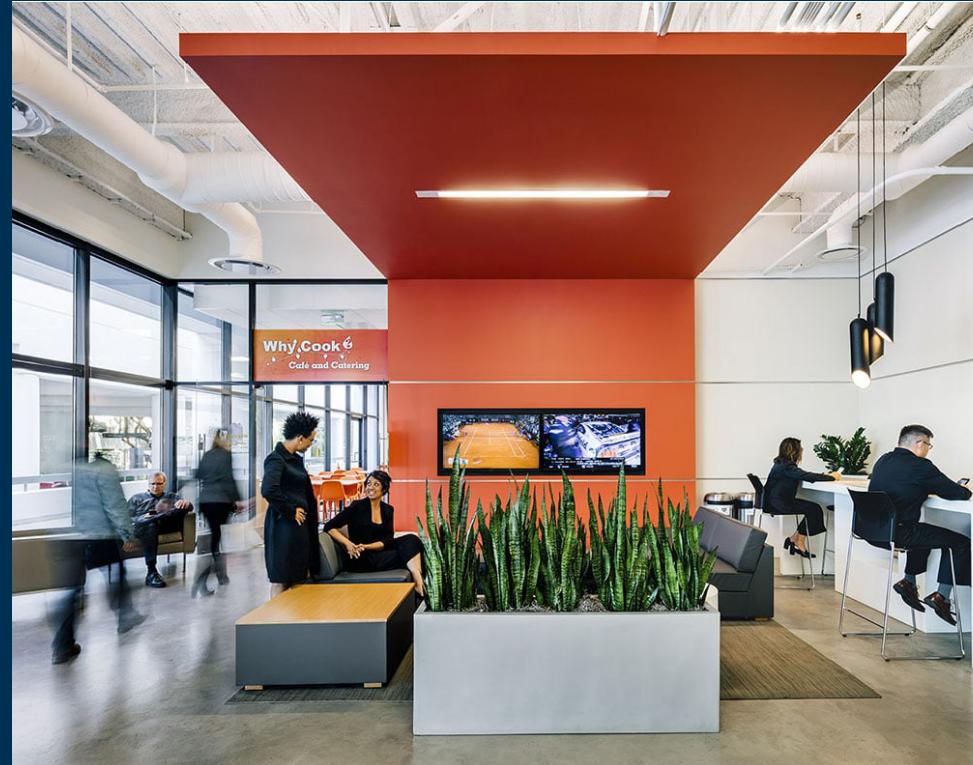
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Located along the Emeryville waterfront, 2000 Powell Street offers a bold intersection of innovation, accessibility, and lifestyle on the edge of the Bay.

- **Bayfront Innovation Hub:** Surrounded by leading biotech firms, creative agencies, and tech companies, Emeryville cultivates a forward-thinking business environment ideal for startups and established brands alike.
- **Retail and Dining Destination:** Steps from Powell Street Plaza and Bay Street Emeryville, the area features an eclectic mix of retail, dining, and entertainment—from artisanal coffee shops to national brands and indie eateries.
- **Effortless Connectivity:** Immediate access to I-80, Amtrak, and free shuttle service to BART ensures smooth commutes and fast connections to San Francisco, Oakland, and Berkeley.

Experience a thriving urban waterfront where business meets lifestyle at 2000 Powell Street—Emeryville's premier commercial address.



## For leasing information

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