

AVAILABLE NOW 29,937 RSF

4700

SAN PABLO

EMERYVILLE, CA



EXCEPTIONAL SPACE

Reimagined and Redesigned

CBRE



FULL INTERIOR AND EXTERIOR RENOVATION



NEW HVAC FOR OFFICE SPACE



LARGE 14'4" ROLL-UP DOOR



FIRE SPRINKLERED



5-TON CRANE



AMPLE POWER (2000 AMP, 3-PHASE)



SECURED OFFSITE PARKING



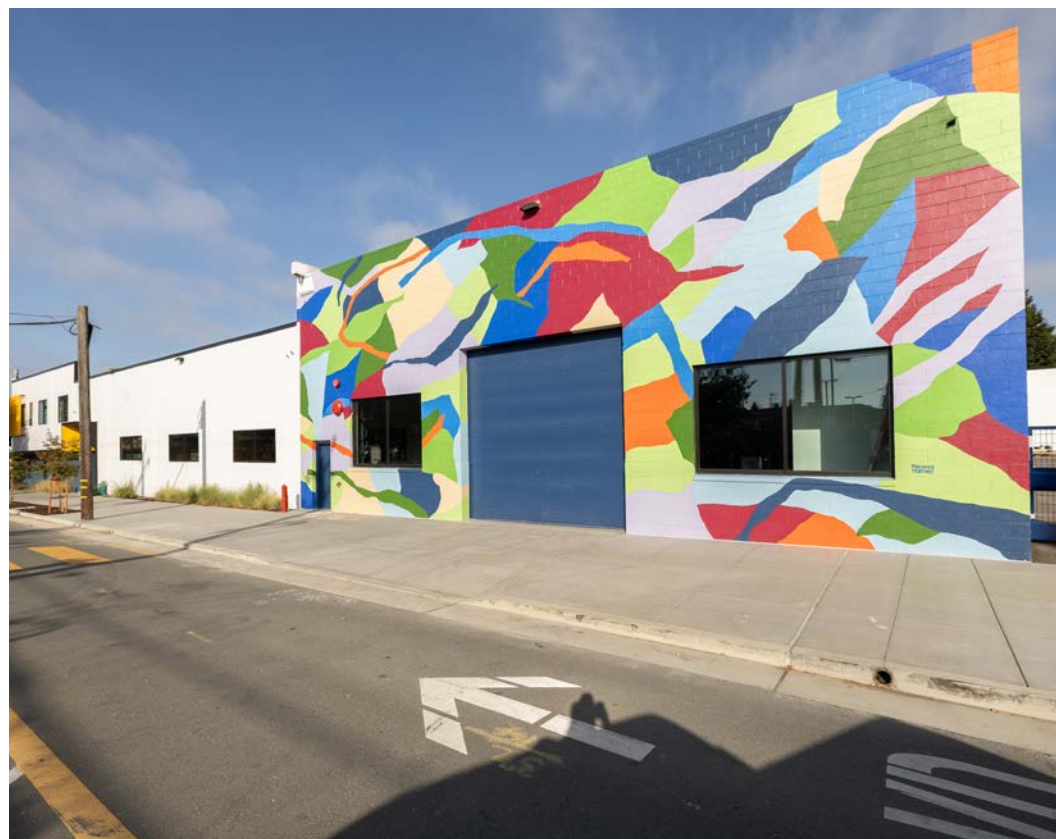
MUR ZONING AND PRE-APPROVED FOR R&D USES



18-26.5' HIGH CEILINGS IN BOW-TRUSS WAREHOUSE



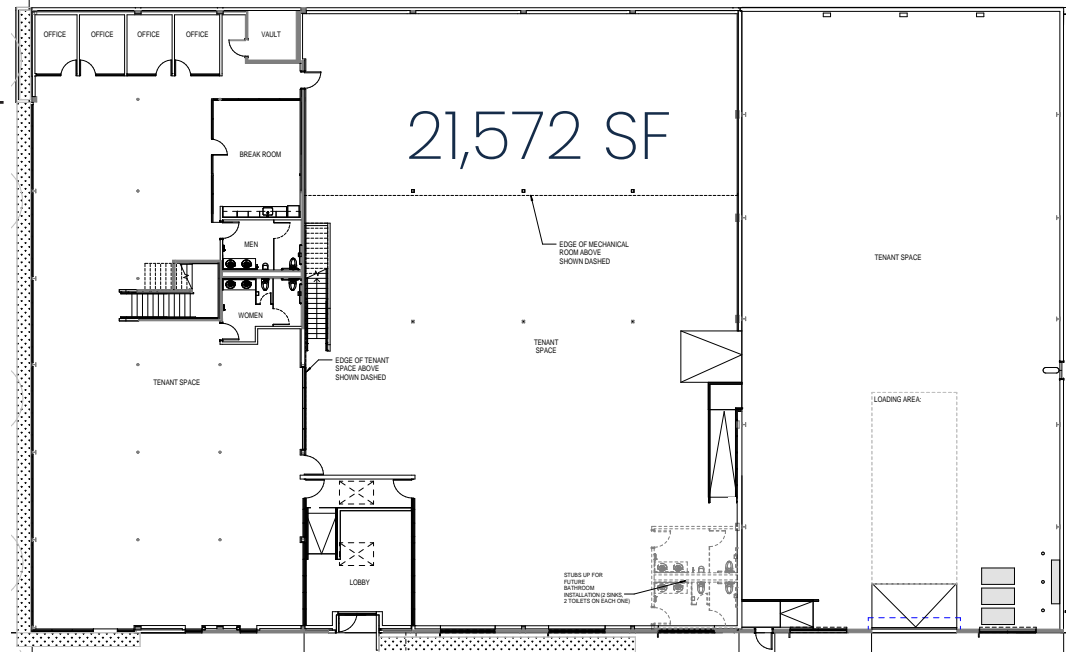
SKYLIGHTS THROUGHOUT



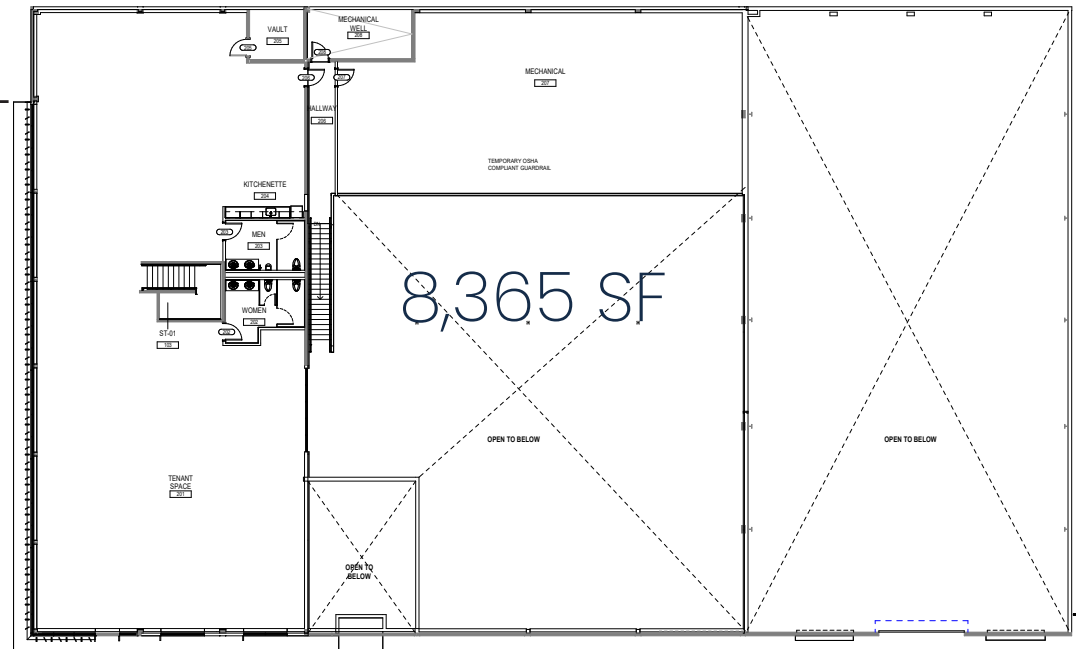
BASE BUILDING SCOPE INCLUDES:

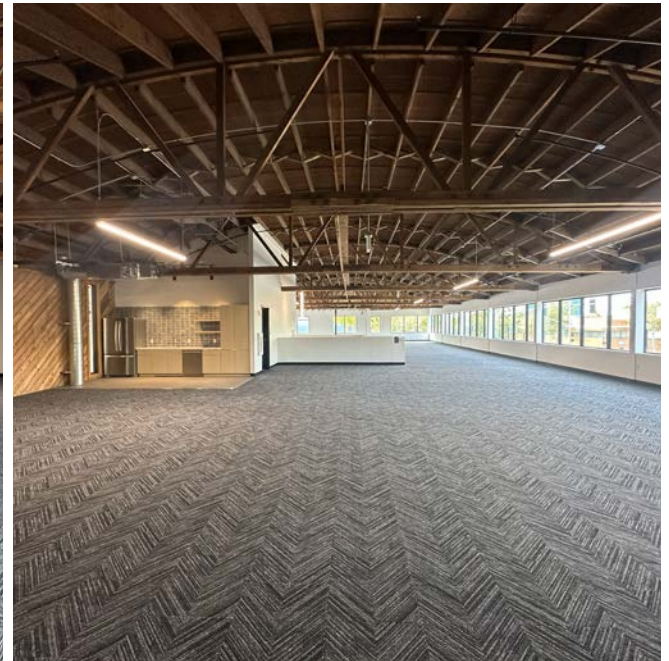
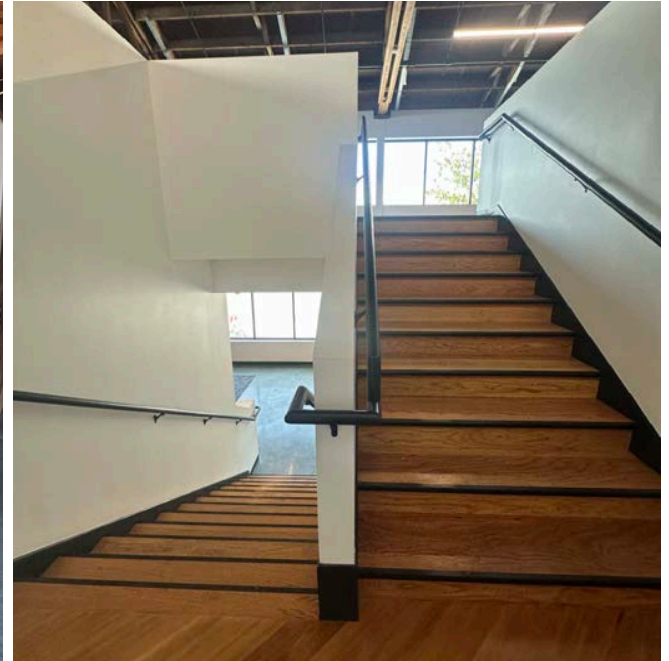
- SEISMIC UPGRADES
- 2,000 AMP POWER UPGRADE
- IMPROVED RESTROOM CORES
- BUILT OUT 4 OFFICES, A BREAK ROOM, A KITCHENETTE, RESTROOMS, AND STORAGE ROOMS
- NEW HVAC DISTRIBUTED ON FIRST FLOOR AND STUBBED OUT TO SECOND FLOOR

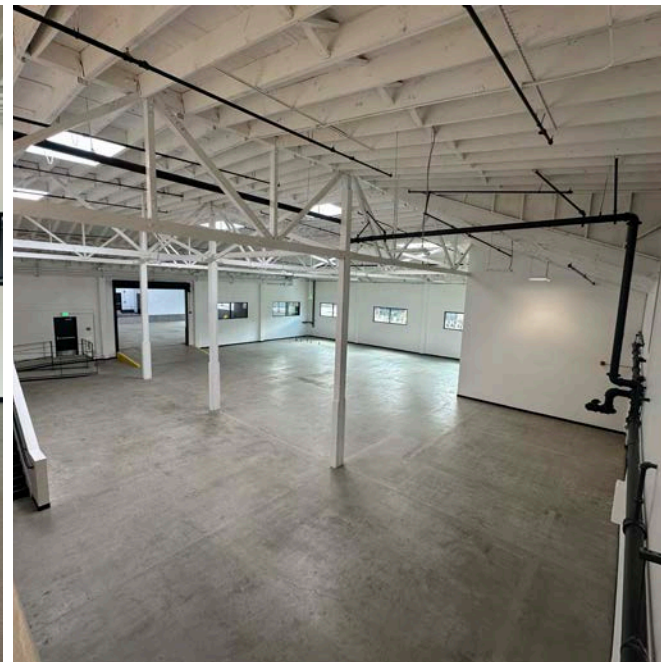
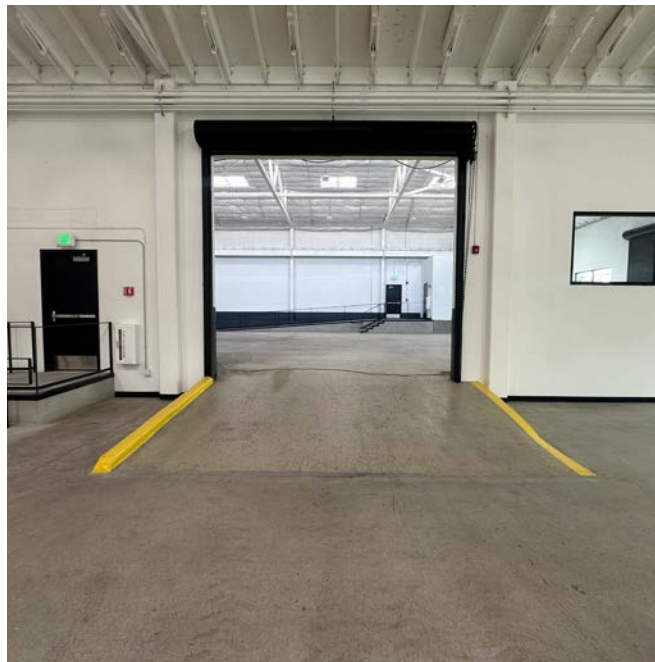
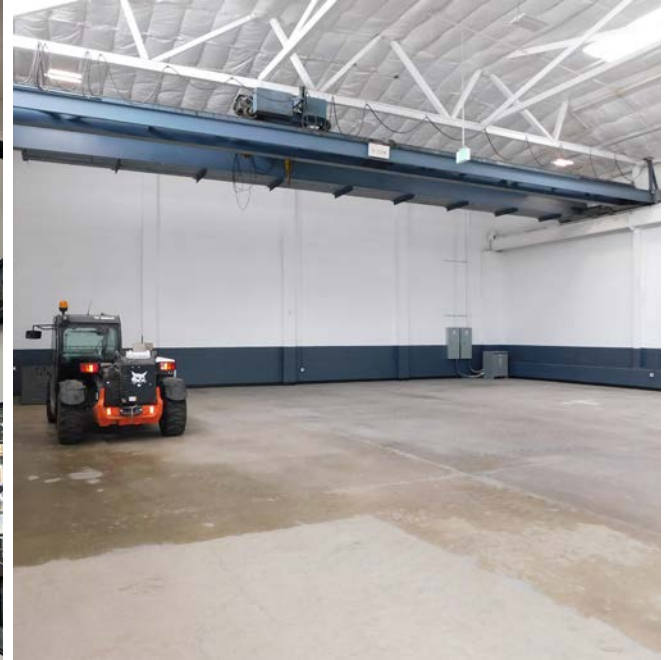
FIRST FLOOR



SECOND FLOOR







RESTAURANTS

RESTAURANTS

SAN PABLO STREET RESTAURANTS

PUBLIC MARKET

BAY STREET

POWELL STREET PLAZA

4700
SAN PABLO
EMERYVILLE, CA

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◀ SAN FRANCISCO



STRATEGICALLY LOCATED TO

- WEST BERKELEY SHUTTLE
- AC TRANSIT
- EMERY GO-ROUND
- ASHBY BART
- MACARTHUR BART
- FREEWAY ENTRANCE

DRIVE TIMES

SAN FRANCISCO INTERNATIONAL AIRPORT

36 MINUTES | 22.3 MILES

OAKLAND INTERNATIONAL AIRPORT

20 MINUTES | 11.8 MILES

OAKLAND

11 MINUTES | 3.7 MILES

PORT OF OAKLAND

12 MINUTES | 4.2 MILES

SAN FRANCISCO

34 MINUTES | 10.8 MILES

PORT OF SAN FRANCISCO

29 MINUTES | 9.6 MILES

ALAMEDA

17 MINUTES | 6.0 MILES

HAYWARD

30 MINUTES | 18.8 MILES

WALNUT CREEK

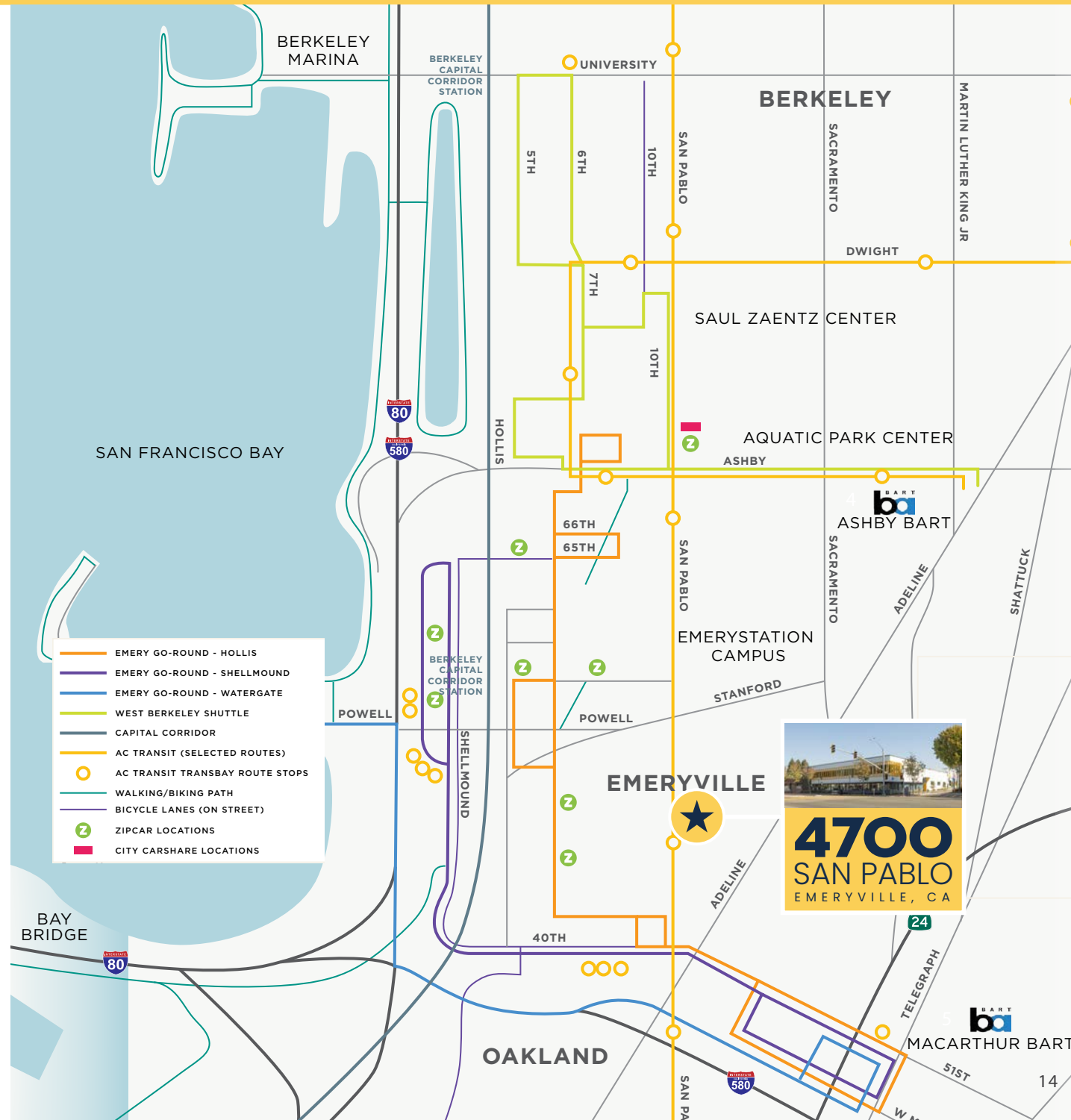
31 MINUTES | 14.5 MILES

SAN JOSE

1 HOUR 13 MINUTES | 44 MILES

UNIVERSITY OF CALIFORNIA BERKELEY

14 MINUTES | 3.4 MILES



4700 SAN PABLO

EMERYVILLE, CA



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