

2000 Powell Street

Tower III, Suite 1150 | Emeryville CA

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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 | CL 02031924

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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 \$1.75 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







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|-----------------------------|---------------------------------|---------------------|-----------------------------|
| 1 Trader Vic's | 7 Café Colucci | 13 Watergate Market | 19 Emeryville Marina Park |
| 2 Pizzeria Mercato | 8 Royal Egyptian Cuisine | 14 Randy's Market | 20 Public Shore Parking |
| 3 Los Moles | 9 The Bureau 510 | 15 Trader Joe's | 21 Black Diamond Café |
| 4 Honor Kitchen | 10 Super Duper Burgers | 16 RetroHITS 96 | 22 Public Market Emeryville |
| 5 Arthur Mac's Little Snack | 11 Hong Kong Seafood Restaurant | 17 Love in the Mix | 23 Denny's |
| 6 Summer Summer Thai Eatery | 12 Mujiri | 18 Shell | 24 AMC Bay Street 16 |

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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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