

GORDON
COMMERCIAL REAL ESTATE BROKERAGE

SUBLEASE: Creative Office Space
Single-Story Building • On-Site Parking

1375 PARK AVENUE
• • • • •
EMERYVILLE, CALIFORNIA



CONTACT: KEVIN GORDON

510 898-0513 • kevin@gordoncommercial.com • DRE# 01884390

SIZE:
±6,500 RSF

RENT:
Call Broker

PARKING:
14 Spaces

EXPIRATION:
August 31, 2028

DEMOGRAPHICS (3-mile radius)

Median Household Income **\$157,977**

Median Age **34.8**

College Degree **84%**

(Source: CoStar)

COMPANY HEADQUARTERS IN VICINITY

Pixar Animation Studios

Peet's Coffee Corporate Headquarters

Clif Bar & Company

Whole Foods Market (Regional)

Title Nine Sportswear

Bolt Threads

LeapFrog

TCHO Chocolate

F'real Foods

REBBL Drinks

Premier Nutrition Corporation

Double Rainbow Ice Cream, Inc.

Prime Roots

Bayer

XOMA Limited

Novartis (Chiron)

AC Transit

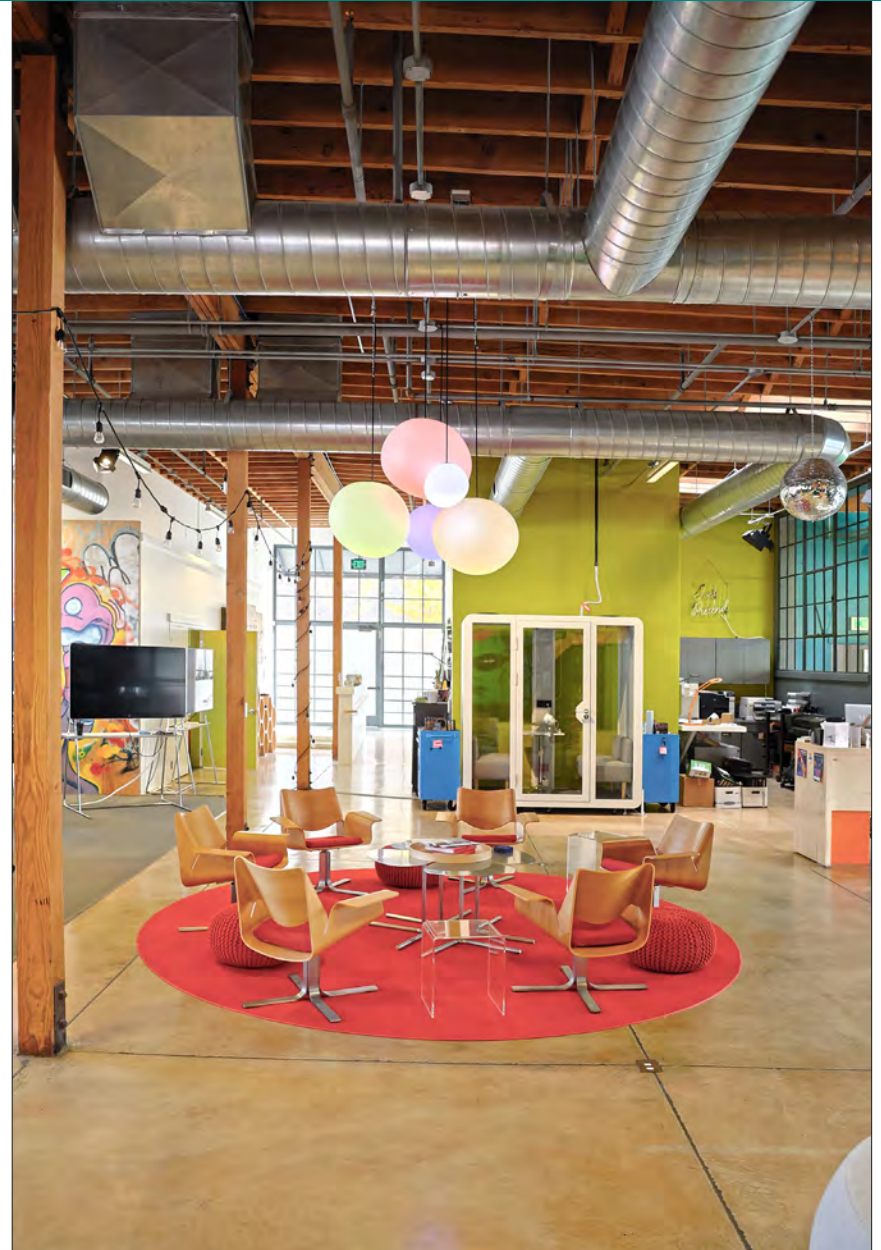
- Open beam design with ±14' ceilings
- Operable windows on all 4 sides provide excellent light and ventilation
- 22 workstations, plus additional work space, several meeting rooms, large conference room, phone booths, 2 kitchenettes, and break areas
- 2 sets of ADA restrooms
- 4 HVAC zones
- **Open to partial sublease**
- **Furniture, Fixtures and Equipment available**

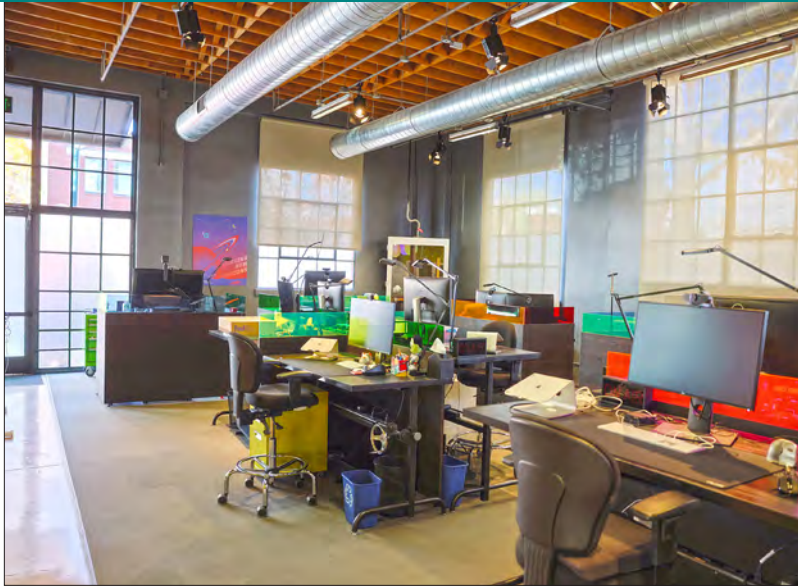
- Across from City Hall, Peet's Coffee Headquarters, Mighty Leaf Tea Company, and popular Rudy's Can't Fail Cafe
- 1 block to Pixar Animation Studios
- Within 3 blocks to East Bay Bridge shopping center with IKEA, Target, Michaels, Home Depot, Office Depot, and Best Buy
- Near Powell Street Plaza Shops with Trader Joe's, Old Navy, Marshalls, J. Crew Factory, and Banana Republic
- Easy freeway accessibility to SF Bay Bridge, San Rafael Bridge, and MacArthur Maze corridor (80, 580, 980, 880, and 24)
- Emery Go-Round, a free shuttle from MacArthur BART to various Emeryville locations, has several stops in the vicinity

ZONED: MUR (Mixed Use Residential)

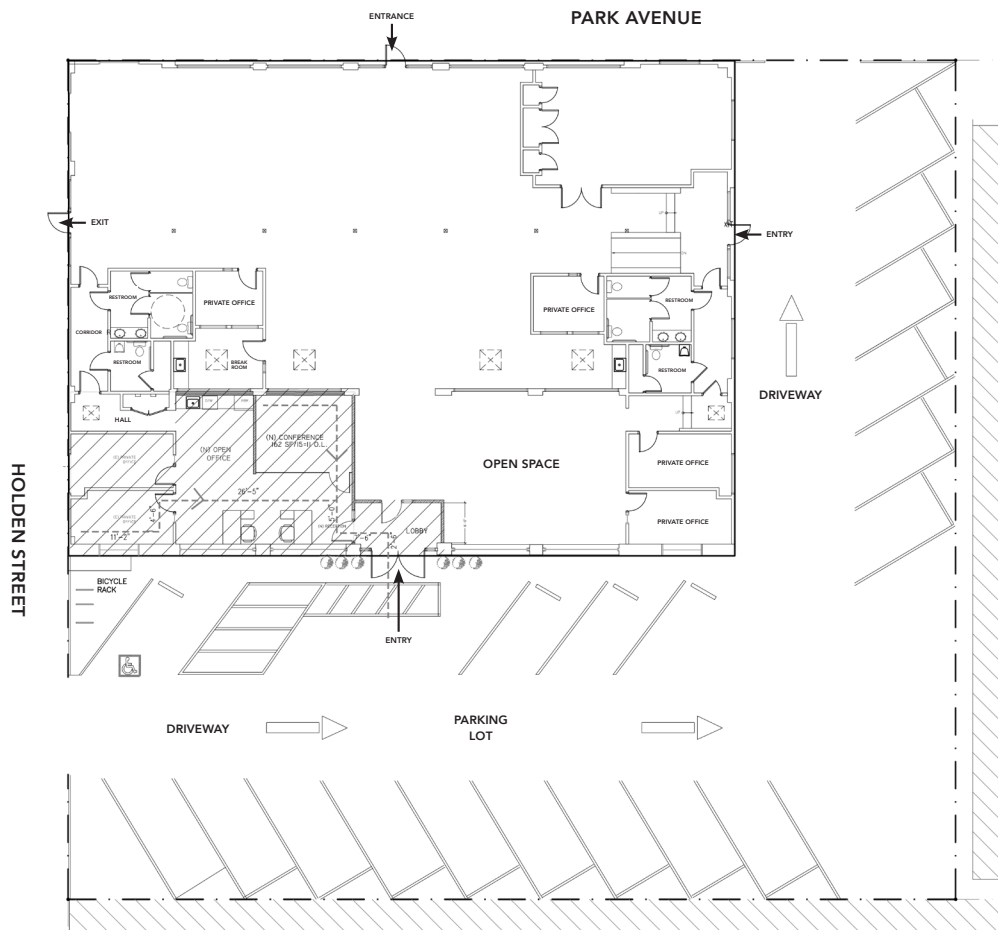




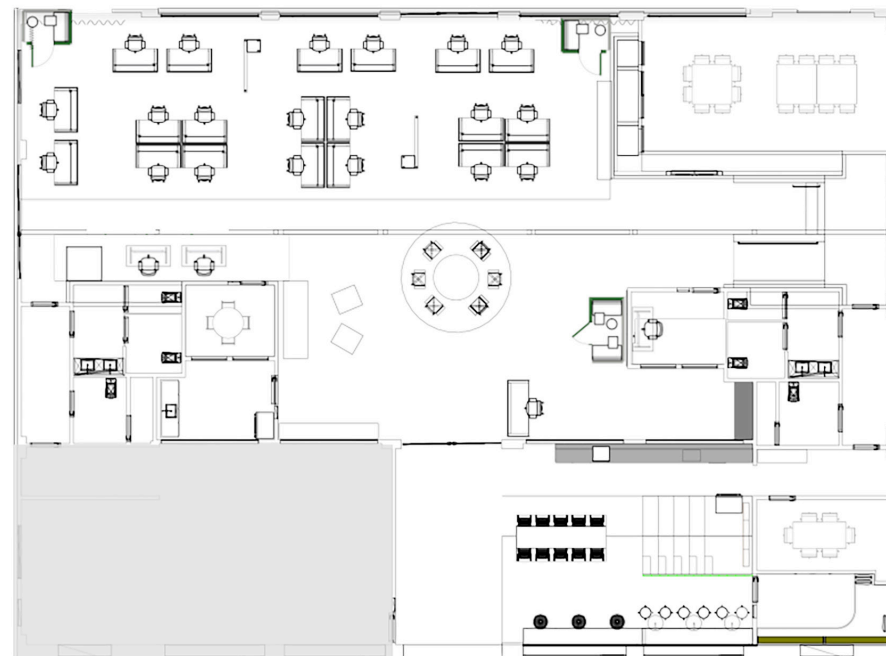




BUILDING FLOOR PLAN



FURNITURE FLOOR PLAN



PARK AVENUE, EMERYVILLE, CA • OFFICE SPACE

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

1375 PARK AVENUE, EMERYVILLE, CA
NEARBY AMENITIES

- Excellent access to entire SF Bay Area
- Easy freeway access to 24, 80, 580, 980, 880
- Less than 10 minutes to BART via free shuttle "Emery Go Round" with shuttle stops nearby
- Near a variety of popular eateries including Rudy's Can't Fail Cafe, Black Diamond Cafe, Honor Kitchen & Cocktails, Peet's Coffee, Arizmendi Bakery & Pizzeria, Wally's Cafe, Touch of Soul, Lanesplitter Pub & Pizza, Hidden Spot Emeryville, and Los Cantaros
- Close to IKEA, Nordstrom Rack, Target, Home Depot, Michael's, Office Depot, Red Wing Shoes, Best Buy, Pak N Save, Starbucks, Petco, GameStop, Guitar Center, Bay Street, Powell Street shopping and Emeryville Public Market



TRADER JOE'S

BARNES & NOBLE
BOOKSELLERS

Michael's
Where Creativity Happens™

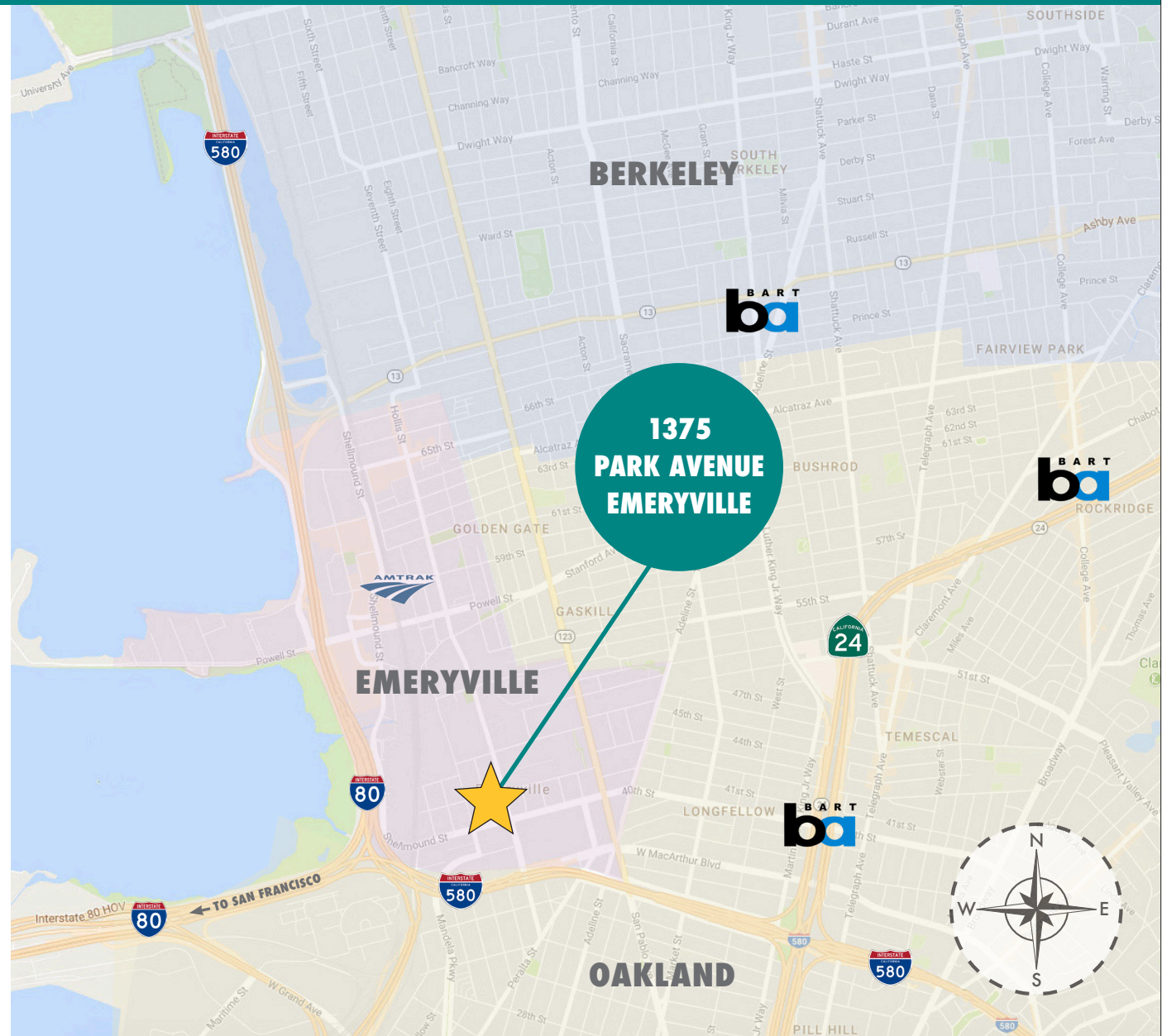


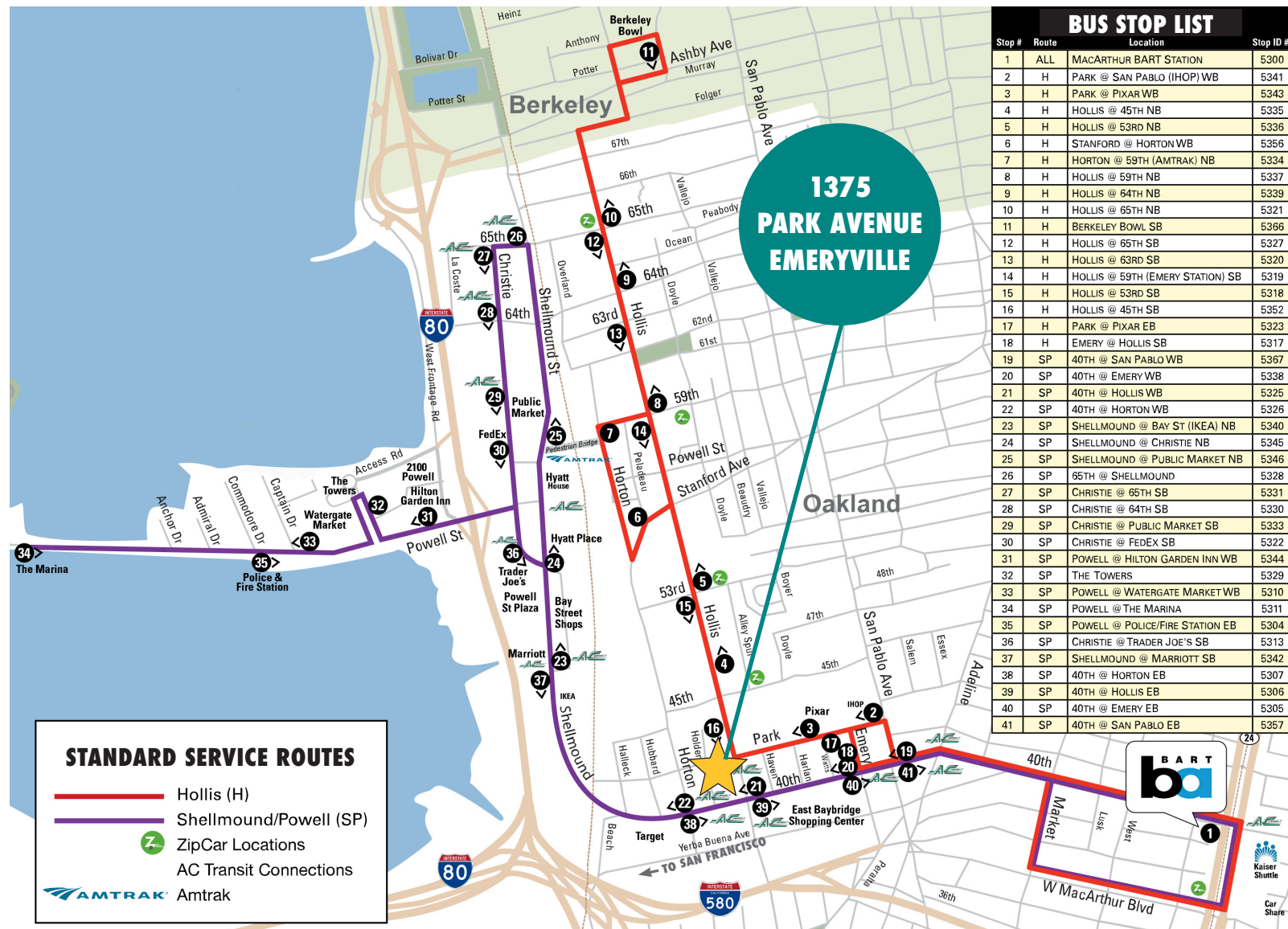
PET CLUB
FOOD AND SUPPLIES

Office DEPOT
OfficeMax



GameStop
POWER TO THE PLAYERS™





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