

29,937 SF AVAILABLE FOR LEASE

4700

SAN PABLO

EMERYVILLE, CA



EXCEPTIONAL SPACE

Reimagined and Redesigned

CBRE

PROPERTY HIGHLIGHTS



FULL INTERIOR AND
EXTERIOR RENOVATION



HVAC FOR NEWLY BUILT
CONDITIONED OFFICE
SPACE



LARGE 14'4" ROLL-UP
DOOR



FIRE SPRINKLERED



AMPLE POWER (2000 AMP,
3-PHASE)



SECURED ON-SITE
PARKING



17.5' - 22.5' HIGH
CEILINGS IN BOW-
TRUSS WAREHOUSE



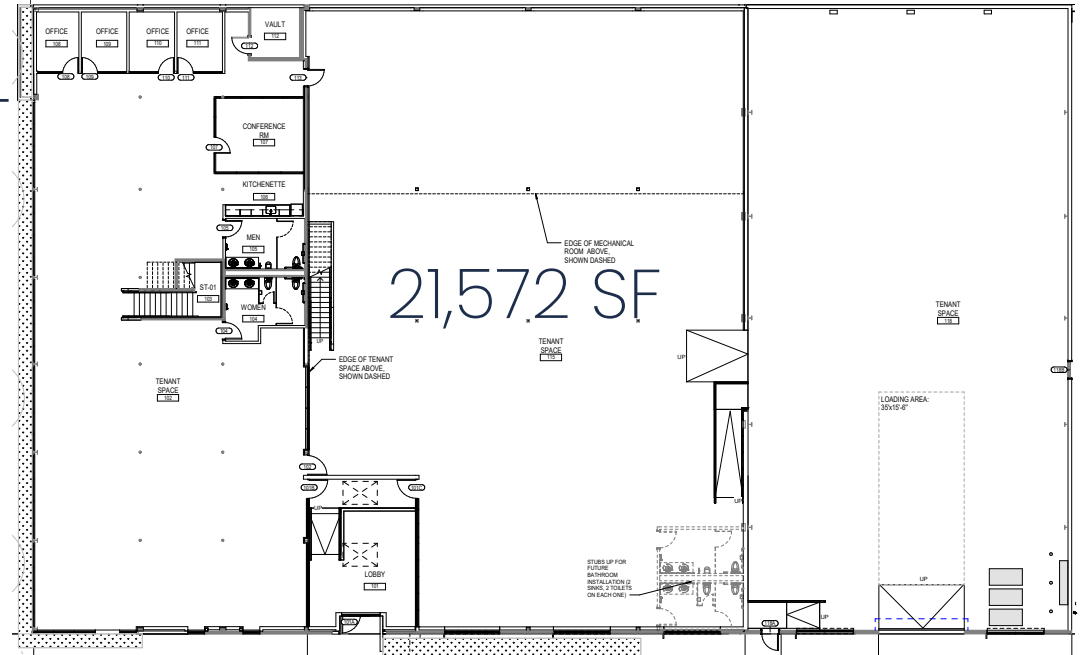
MUR ZONING AND
PRE-APPROVED FOR
R&D USES



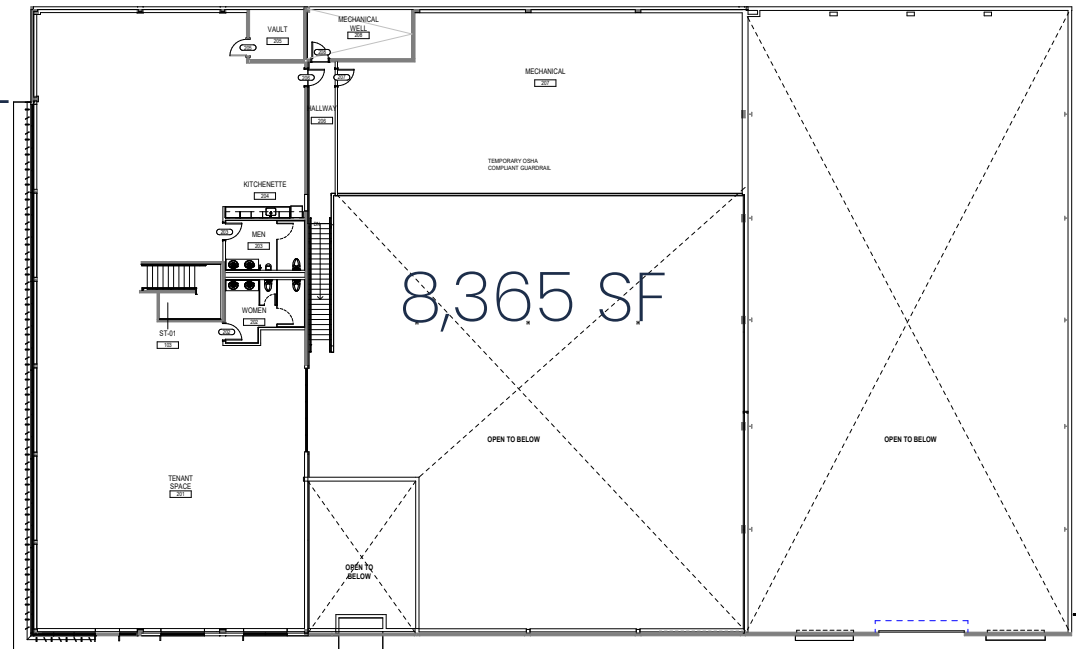
BASE BUILDING SCOPE INCLUDES:

- SEISMIC UPGRADES
- 2,000 AMPS
- REMOVE PORTION OF MEZZANINE TO CREATE MORE FREE/CLEAR WAREHOUSE SPACE
- BUILDING AND IMPROVING RESTROOM CORES
- BUILDING OUT 4 OFFICES, A CONFERENCE ROOM AND KITCHENETTE
- INSTALLING NEW HVAC TO SERVE OFFICE AREA

**FIRST
FLOOR**



**SECOND
FLOOR**



RESTAURANTS



PUBLIC MARKET



POWELL STREET PLAZA



RESTAURANTS



SAN PABLO STREET RESTAURANTS



BAY STREET



EAST BAY BRIDGE CENTER



◀ **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



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