

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



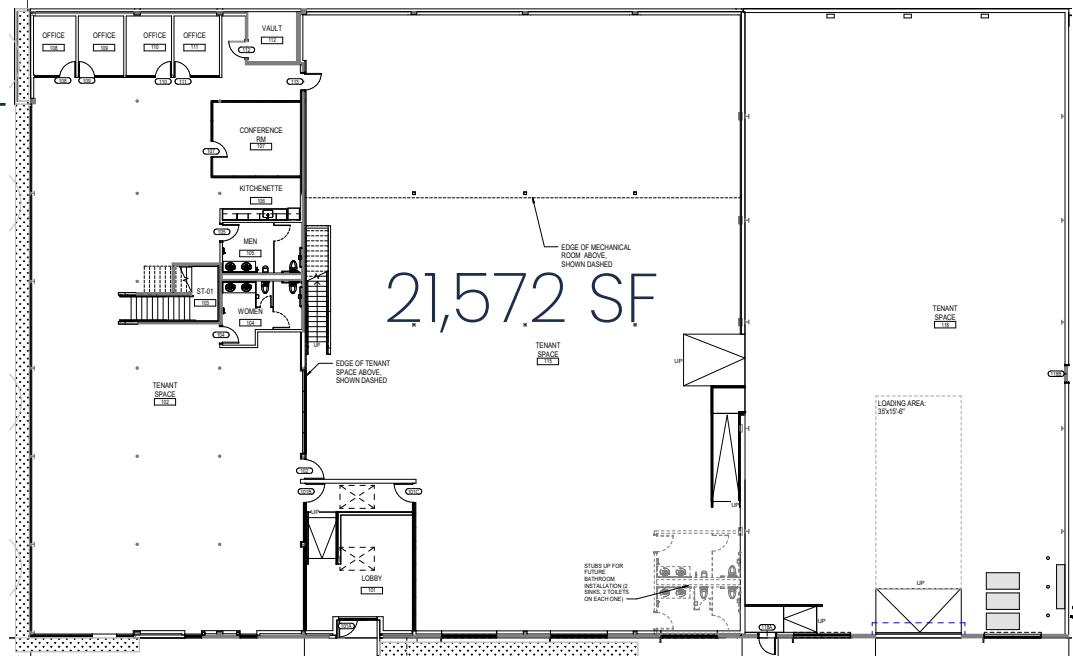
MUR ZONING AND PRE-APPROVED FOR R&D USES



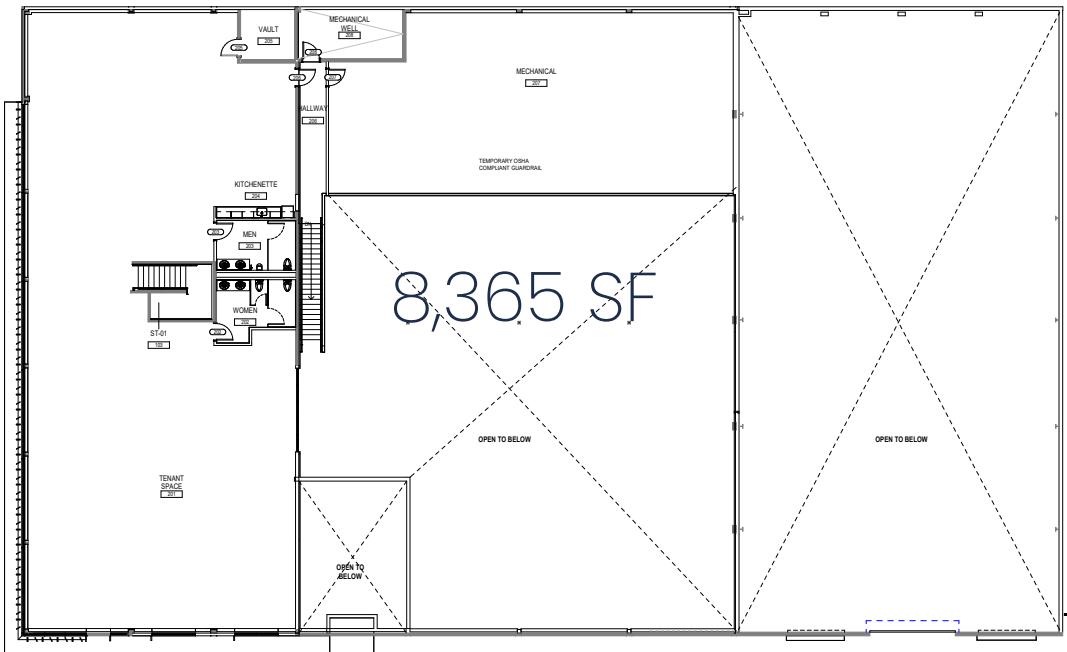
BASE BUILDING SCOPE INCLUDES:

- 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

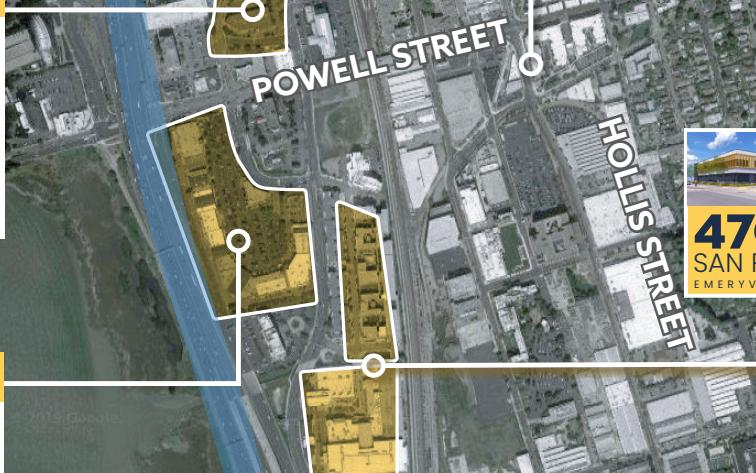
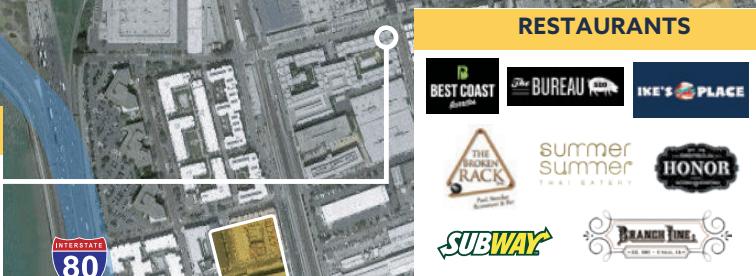
FIRST
FLOOR



SECOND
FLOOR



LOCAL AMENITIES





TRANSPORTATION MAP

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





MARK KOL
EXECUTIVE VICE PRESIDENT
LIC. 01251158
+1 510 874 1992 TEL
MARK.KOL@CBRE.COM

MIKE RAFFETTO
SENIOR VICE PRESIDENT
LIC. 01201289
+1 510 874 1994 TEL
MIKE.RAFFETTO@CBRE.COM

MONICA CLARKE
SALES ASSISTANT
LIC. 01221955
+1 510 874 1906 TEL
MONICA.CLARKE@CBRE.COM

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.