

6440

Shellmound St.

SAN FRANCISCO, CA 94108

TCN
WORLDWIDE
REAL ESTATE SERVICES

For Sale

\$6.5M

LUMEN[®]

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STARBOARD CRE
LOCAL • INDEPENDENT • ENTREPRENEURIAL

6440 Shellmound Street

Executive Summary

Starboard CRE, as the exclusive advisor, is pleased to present 6440 Shellmound Street, a high-infrastructure, fully wired Data Center facility in Emeryville, CA.



Property Details:

- Address: 6440-6490 Shellmound Street, Emeryville, CA
- Fully leased under an absolute NNN lease to Lumen Communications, LLC through 2026.



Telecom & Data Hub:

- This property has served as CenturyLink's critical telecommunications facility since 2000.
- The windowless design enhances temperature control for sensitive systems.
- Bay Area's mild climate contributes to lower cooling costs.

1.66 MEGA Watts of POWER: Providing 150 watts per square foot



Strong Tenant History:

- CenturyLink, a global communications leader, has maintained this strategic location for 19 years, highlighting its reliability and importance.



Future Owner-User Opportunity:

- The short-term nature of the lease offers an excellent opportunity for an owner-user to capitalize on the existing infrastructure for their operations.



Highlights



Fiber & Telecommunications Hub

- **Fiber Connectivity:** The central station supplies fiber to local companies, ensuring high-speed and reliable internet access.
- **Telecommunications Facility:** Positioned along the Bay Area's main fiber route, it serves as one of the region's key repeating nodes, ensuring seamless data transmission.



Power & Infrastructure

- **High-Capacity Power:** Equipped with over 2,000 AMPS and DC power, supporting mission-critical operations.
- **Scalable Opportunity:** The short-term lease structure allows a potential owner-user to move in and customize the space as needed.
- **1.66 MEGA Watts of POWER:** Providing 150 watts per square foot, with a planned power upgrade in progress that can increase capacity to over 4 Megawatts.
- **Planned Power Increase:** A power upgrade is currently in progress, which will boost capacity to over **4 MEGA Watts of POWER.**



Strategic Location

- **Technology Hub Access:** Centrally positioned to serve the heart of the U.S. technology sector.
- **Prime Data Center Location:** Its central position between San Francisco and the East Bay enables data centers to reach hundreds of thousands of people efficiently.

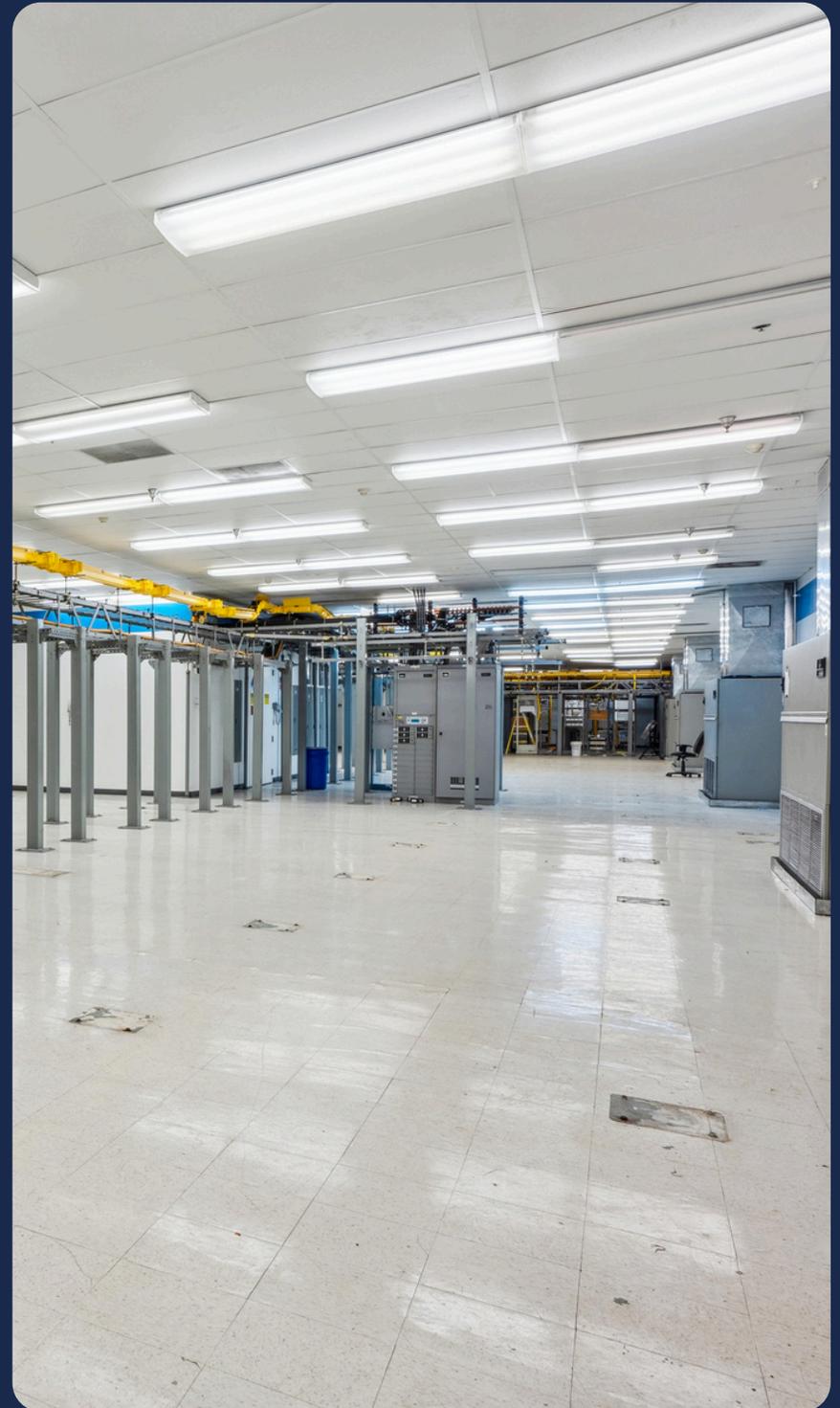


6440 Shellmound Street

Property Summary

- **Property Type:** Data Center
- **Price:** \$6,500,000
- **CAP:** 5.1%
- **PRICE/SF:** \$577.05
- **NOI:** \$294,983
- **Leasable Area:** 11,264 SF
- **Lease Type:** Absolute NNN
- **Year Built:** 1960
- **Upgrade:** 2000 & 2016
- **Zoning:** MUN - Mixed-Use with | Non-Residential
- **Clear Height:** 18 feet
- **AMPS** 2,000 AMPS 277/ 480 Volt 3 Phase 4 Wire
- **Backup Generator:** 1250 KVA Standby Generator 277/ 480 Volt

APNS: 049-1503-002, 049-1491-014



Rent Roll

TENANT	SQ. FT.	% OF GLA	TERM		MONTHLY RENT	ANNUAL RENT	RENT/FT
CenturyLink	11,264	100.00%		02/28/26	\$23,397.44	\$280,769.28	\$24.93
		Increase	02/01/25	02/28/26	\$27,474.68	\$329,696.16	\$29.27
		Option 1	03/01/26	02/28/31	\$28,298.92	\$339,587.04	\$30.15
		Option 2	03/01/31	02/28/36	\$29,147.89	\$349,774.66	\$31.05
OCCUPIED	11,264	100.00%			\$24,581.94	\$294,983.28	\$26.19
VACANT	0	0.00%					
CURRENT TOTALS	11,264	100.00%					

Images | Interior



Images | Interior



Images | Aerial



Images | Aerial



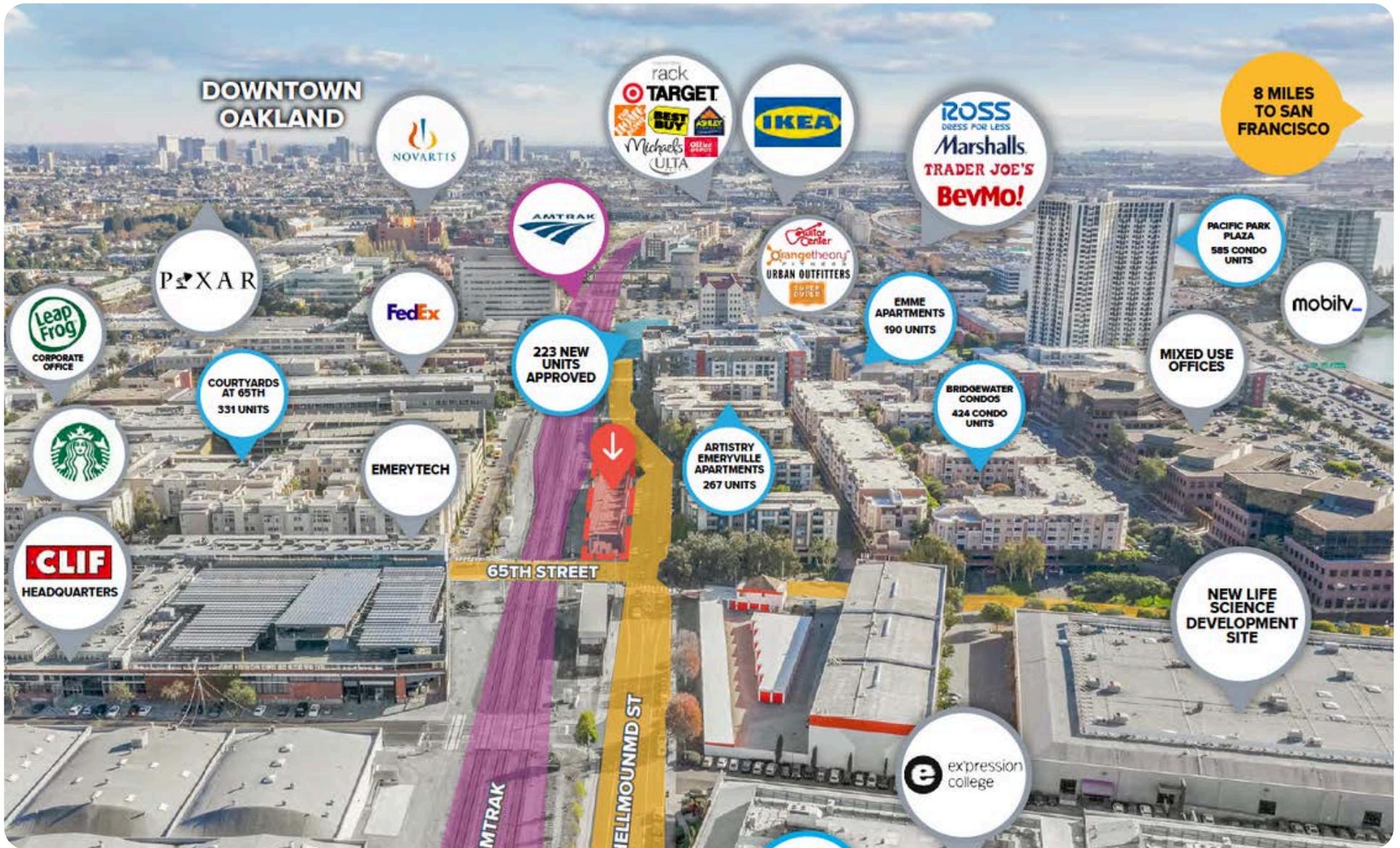
Images | Aerial



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Unique Vision

We see what others miss

Local Market Leader

No one knows Northern
California like we do

Full-Service Firm

We do it all

Locally based, and technology-forward, our brokers are highly qualified experts backed by a full-service, in-house support team who understand the intricacies of San Francisco real estate. Starboard CRE brings decades of brokerage experience representing over 600 million square feet of space with an aggregate lease value of over 10 billion and investments sold over 3 billion.

CA DRE# 01103056

