

# AVAILABLE FOR LEASE

1311 63RD STREET | EMERYVILLE, CA



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Lee & Associates Oakland Commercial Real Estate \ 520 3rd Street, Suite 105, Oakland, CA 94607 \ [www.lee-associates.com](http://www.lee-associates.com)

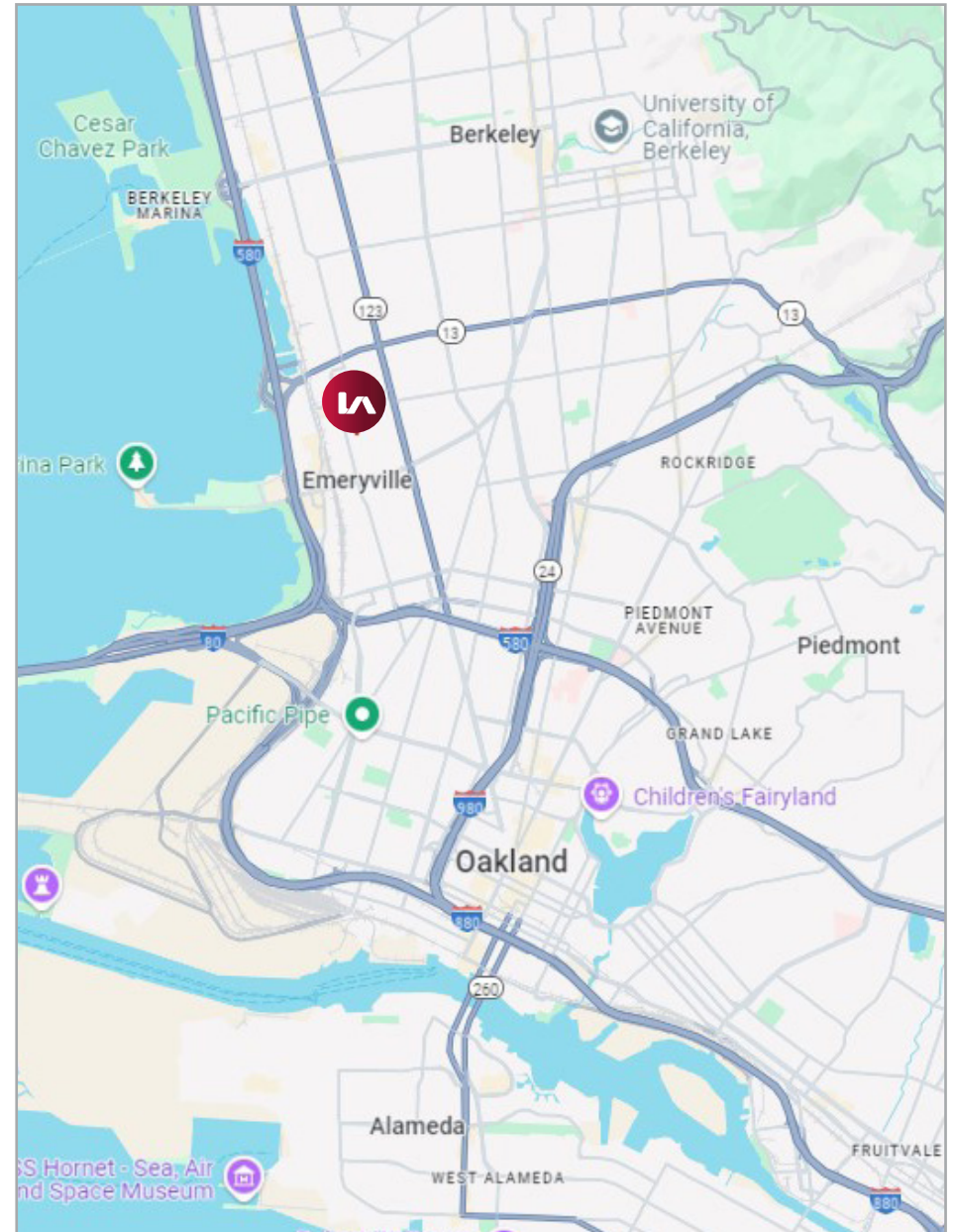
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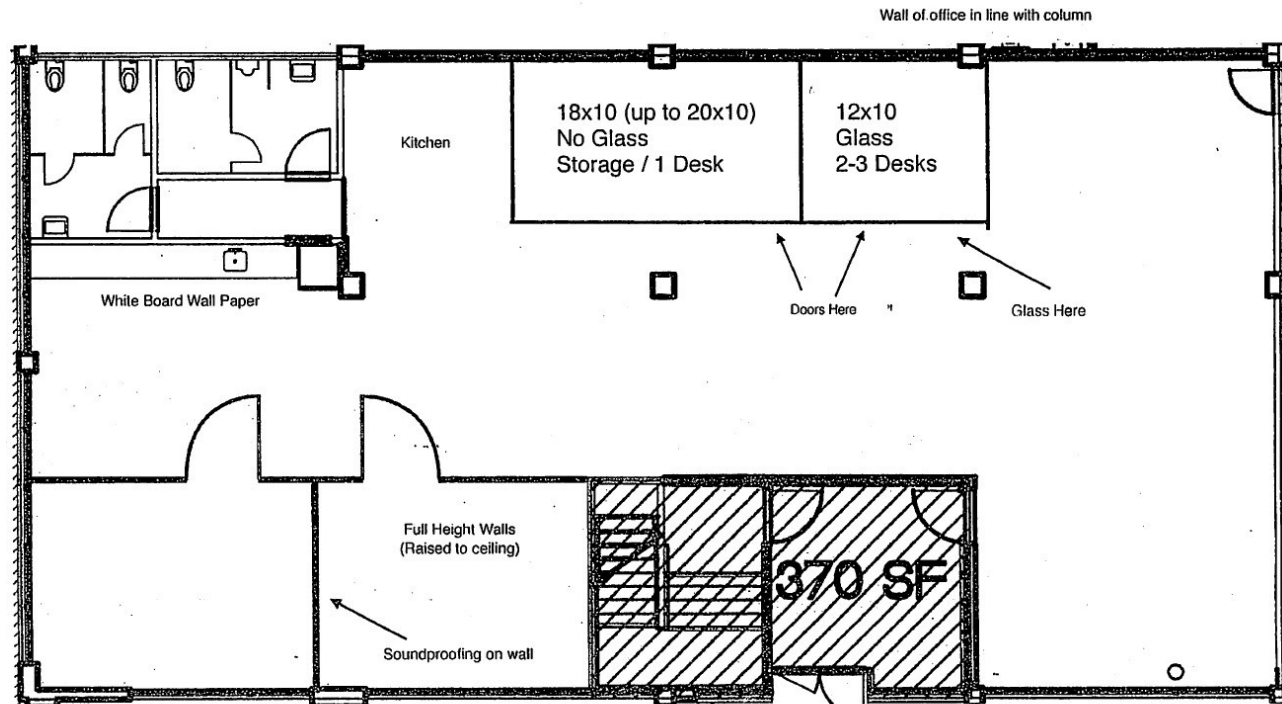
## FEATURES:

- 3,377± SF Newly Renovated Office Space
- Open Floor Plan
- 4 Private Offices
- Newly Renovated Kitchen
- Storage Room
- High Ceilings
- Skylights and Fantastic Natural Light
- 1 Off-Street Parking Space
- Street Parking Available
- 4-Minute Drive to I-580
- 5-Minute Walk to Amtrak Station
- Lease Rate: \$2.10/SF, Industrial Gross
- Available for Occupancy Now



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