

AVAILABLE NOW 29,937 RSF

4700

SAN PABLO

EMERYVILLE, CA



EXCEPTIONAL SPACE

Reimagined and Redesigned

CBRE



FULL INTERIOR AND EXTERIOR RENOVATION



NEW HVAC FOR OFFICE SPACE



LARGE 14'4" ROLL-UP DOOR



FIRE SPRINKLERED



AMPLE POWER (2000 AMP, 3-PHASE)



SECURED OFFSITE PARKING



18-26.5' HIGH CEILINGS IN BOW-TRUSS WAREHOUSE



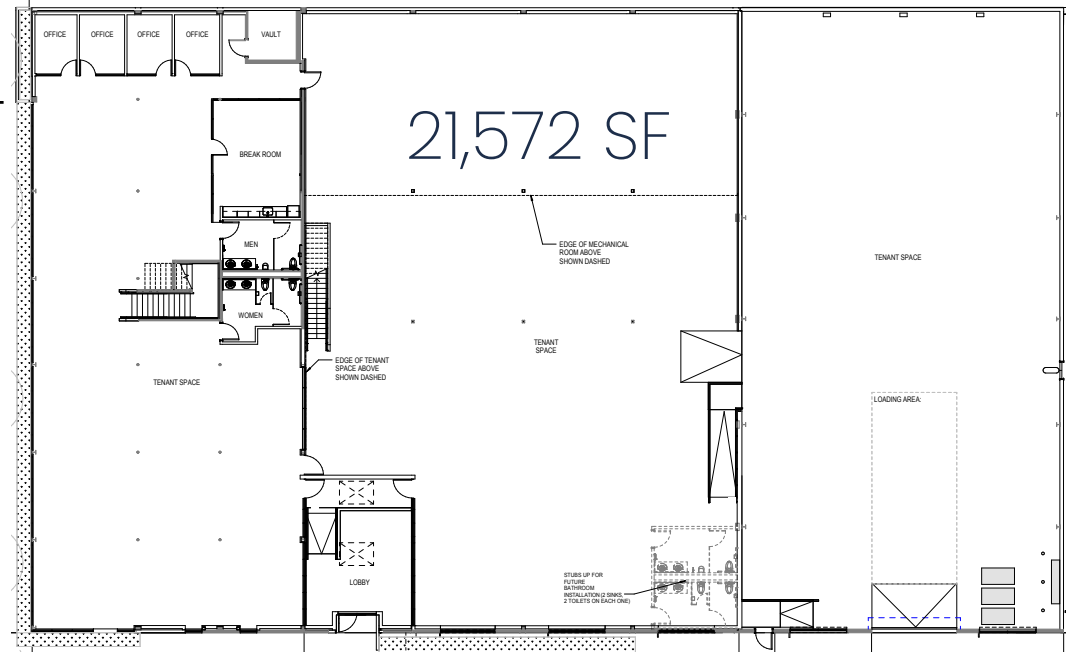
MUR ZONING AND PRE-APPROVED FOR R&D USES



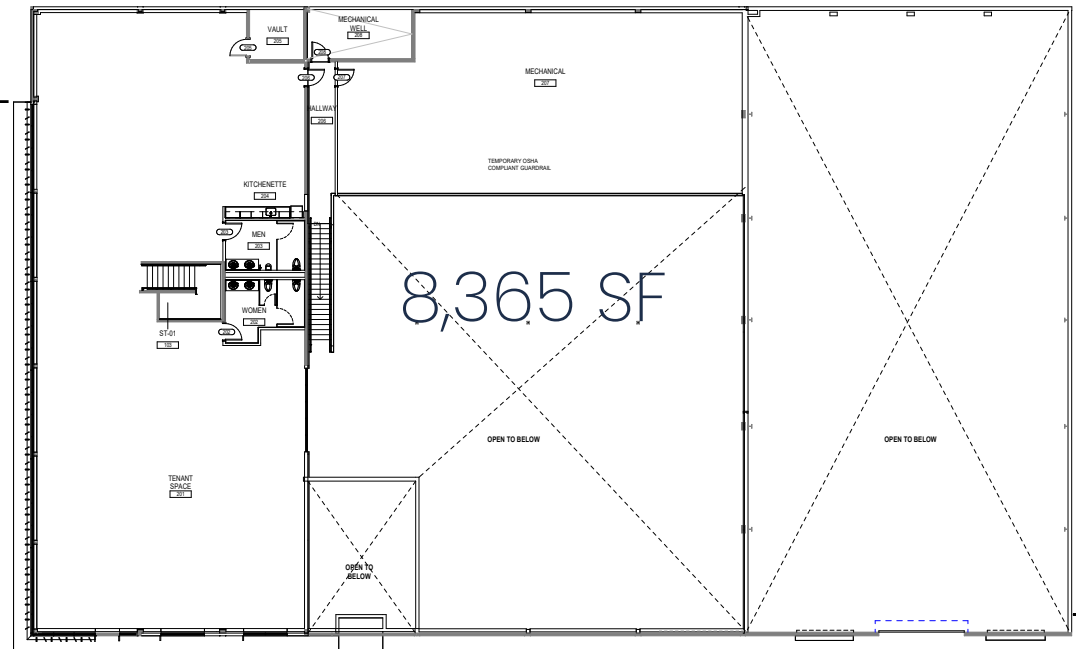
BASE BUILDING SCOPE INCLUDES:

- SEISMIC UPGRADES
- 2,000 AMP POWER UPGRADE
- IMPROVED RESTROOM CORES
- BUILT OUT 4 OFFICES, A BREAK ROOM, A KITCHENETTE, RESTROOMS, AND STORAGE ROOMS
- NEW HVAC DISTRIBUTED ON FIRST FLOOR AND STUBBED OUT TO SECOND FLOOR

FIRST FLOOR



SECOND FLOOR







RESTAURANTS

RESTAURANTS

SAN PABLO STREET RESTAURANTS

PUBLIC MARKET

FOOD COURT 15+ EATERIES

POWELL STREET PLAZA

4700
SAN PABLO
EMERYVILLE, CA

BAY STREET

EAST BAY BRIDGE CENTER

PHOTO COURTESY OF: 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

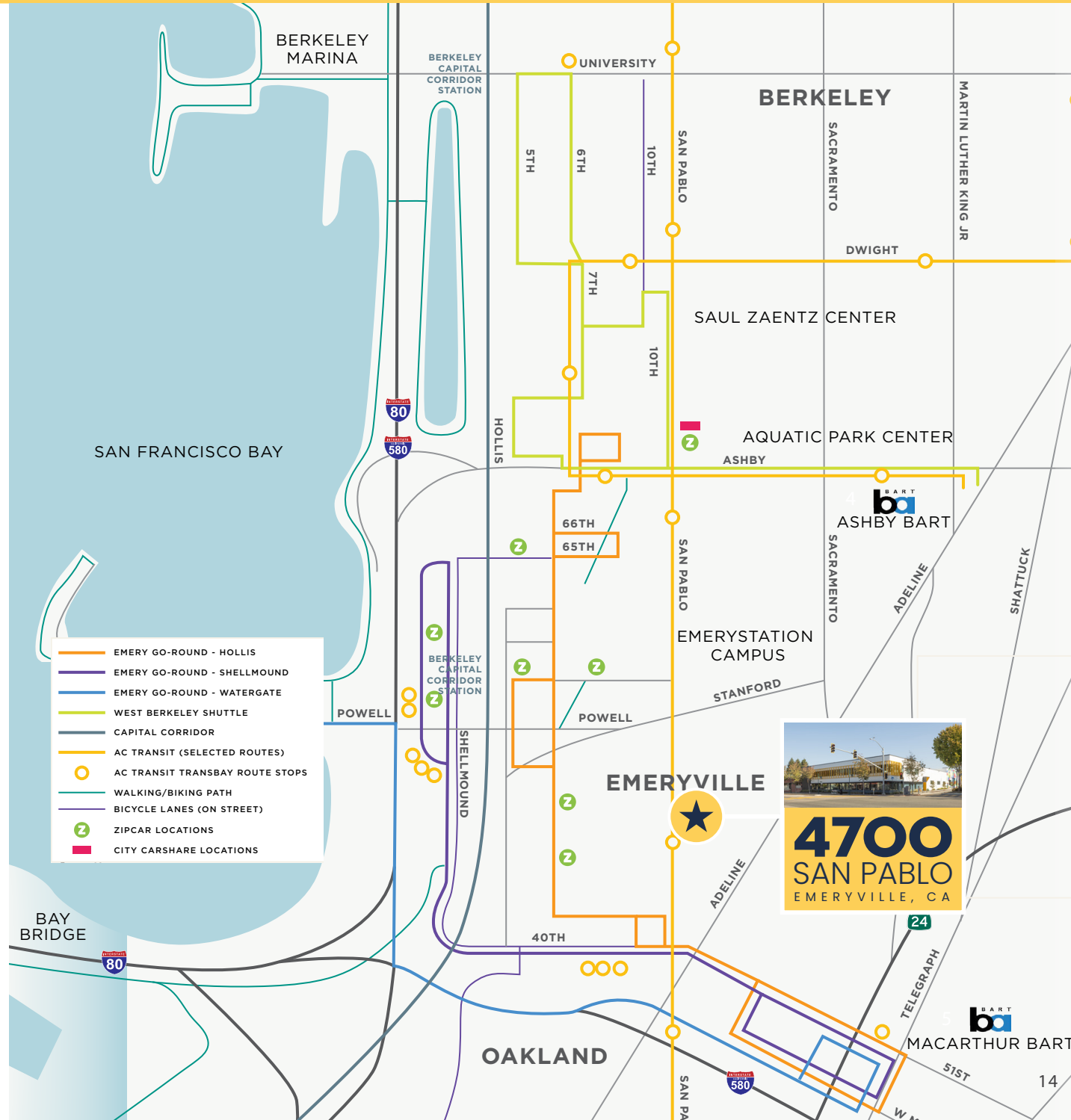
31 MINUTES | 14.5 MILES

SAN JOSE

1 HOUR 13 MINUTES | 44 MILES

UNIVERSITY OF CALIFORNIA BERKELEY

14 MINUTES | 3.4 MILES



MACARTHUR BART

4700 SAN PABLO

EMERYVILLE, CA



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