



PROPERTY DESCRIPTION

6460 Hollis is a one of a kind office building, which can host a variety of different users. The building is networked to a very high capacity, fire-sprinklered, and has heating and air-conditioning. There is a very large parking lot with ample stalls for each tenant. The property is located near multiple freeway access points and is ideal for the 'Emery-Go-Round' public transit service that operates up and down Hollis St. which makes it an easy commute from the nearby BART station.

Unit C is a large space with 4,611 Rentable SF space, and has great natural light with high ceilings, several skylights, and one big open area. This is a one of a kind building, which can host a variety of different users. It consists of 3 private offices, 2 conference rooms, a big open area.

FOR 3D TOUR PLEASE CLICK HERE:

<https://my.matterport.com/show/?m=unS6WltBK5D>

OFFERING SUMMARY

Property Type:	Office / Gym / Industrial
Lease Rate:	Upon request
Lease Term:	Negotiable
Space Size:	+/- 4,611 - 9,382 Rentable SF
Building Size:	+/- 17,923 SF

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UNIT HIGHLIGHTS

- Located Near Multiple Freeway Access Points Including I-80
- Minutes from the Bay Street Shopping Center, Ikea, and Powell Street Plaza
- Free Emery-Go-Round Bus Service from BART
- Vibrant Area
- 3 Private Offices and 2 Conference Rooms
- Can be Combined with Additional Space(s) for Up to 11,500 SF of Adjacent Space
- Natural Light
- Mostly Open Floor Plan Layout
- Central Air Conditioning

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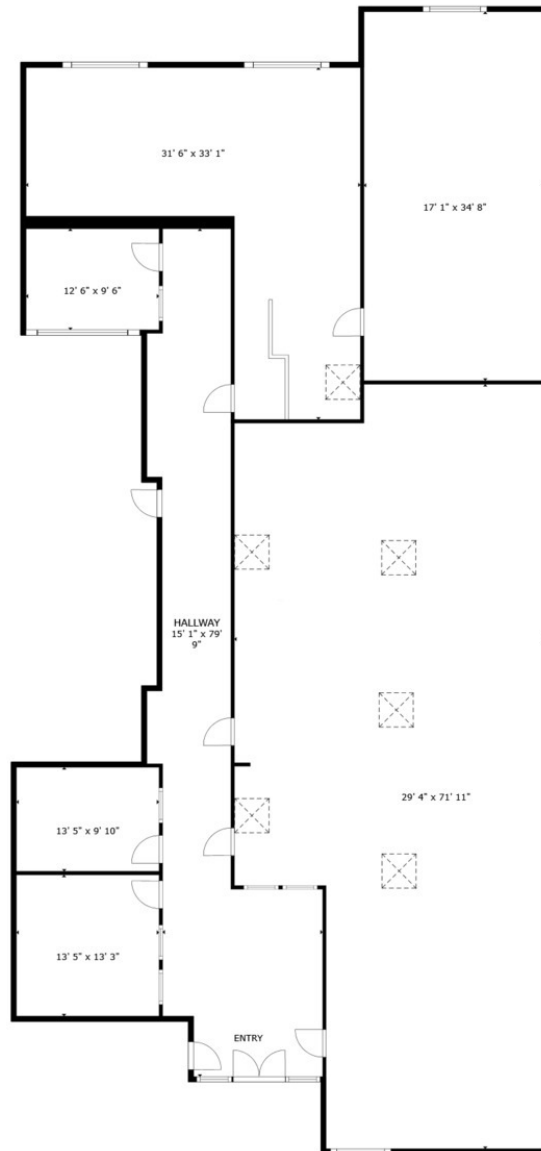
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360° VIRTUAL TOUR

VIDEO TOUR



FLOOR PLAN

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REAL ESTATE

Neighborhood

6460 Hollis St, Ste C, Emeryville, CA



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POPULATION

Total Population	12,870
Higher Education	72.0%
Total Retail sales, 2017	422,281
Household with computer	96.4%

* Demographic data derived from 2020 ACS - US Census

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