



REAL ESTATE

For Lease

6460 Hollis St., Ste B Emeryville, CA



PROPERTY DESCRIPTION

This large office space has great natural light with high ceilings, a mezzanine section, several skylights, and large windows throughout. 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.

6460 Hollis # B with approximately 4,772 Rentable Sq. Ft. 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 areas and ample parking lot. It is great use for Office, R&D workshop user.

FOR 3D TOUR PLEASE CLICK HERE:

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

OFFERING SUMMARY

Property Type:	Office/R&D
Lease Rate:	\$3.00 SF/month (MG)
Lease Term:	Negotiable
Space Size:	4,772 - 9,382 Rentable SF
Building Size:	17,923 SF

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SG Real Estate | Regional Real Estate Experts

<https://sgrecommercial.com> | Cal DRE #01970321



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Interior / Exterior Photos

6460 Hollis St. Suite B Emeryville, CA



UNIT HIGHLIGHTS

- 3 Private Offices
- Can be combined with additional space(s) for up to 9,383 SF of adjacent space
- High Ceilings
- natural light
- ground floor and mezzanine
- Mostly open floor plan layout
- Central Air and Heating
- Natural Light
- R&D workshop
- Ample parking lot

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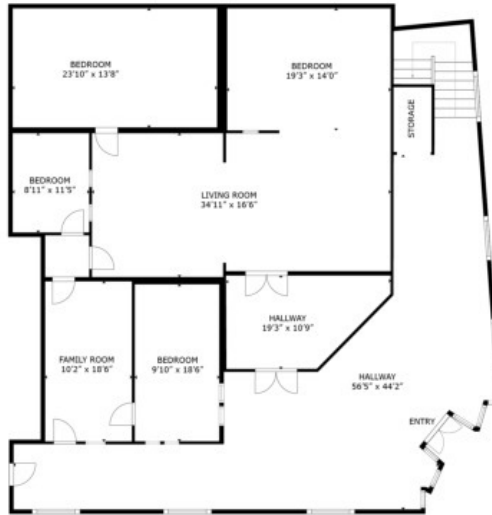
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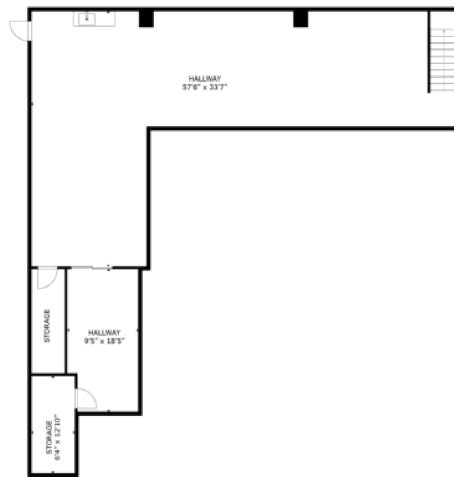
Floor Plan

6440 Hollis St. Ste B , Emeryville, CA 94608



FLOOR 1

First Floor, Floor Plan



FLOOR 2

Second Floor, Floor Plan



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Neighborhood

6460 Hollis St. Emeryville, CA 94608



Google

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Demographics

6440 Hollis St. Ste B , Emeryville,



POPULATION

Total Population	12,840
Average Age	35.8

HOUSEHOLDS & INCOME

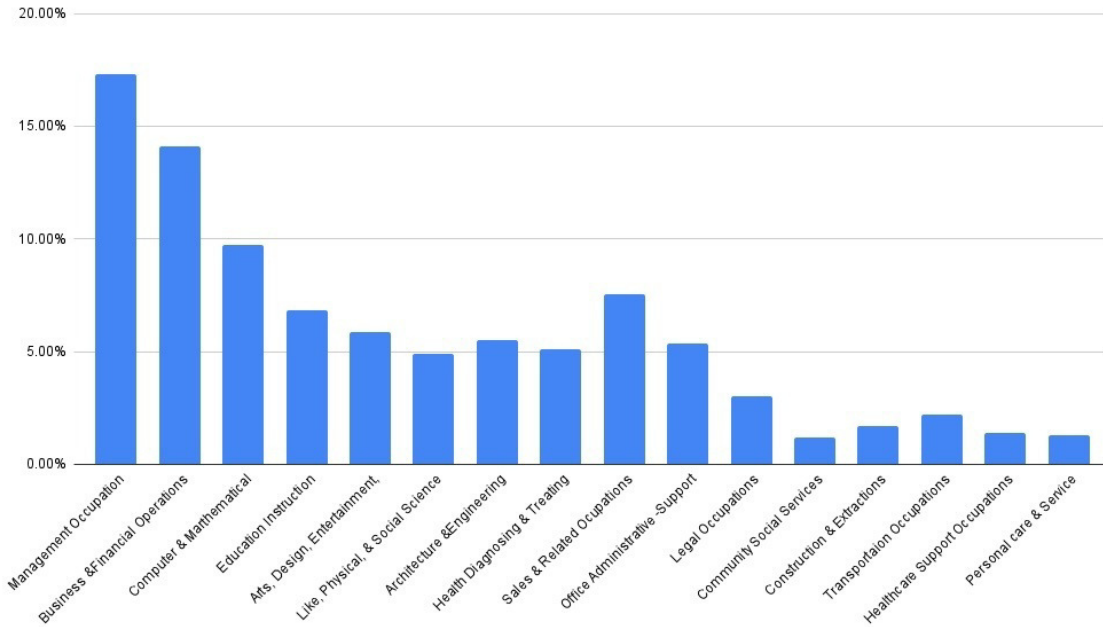
Average HH Income	\$114,345
Average House Value	\$625,100

EDUCATIONAL ATTAINMENT

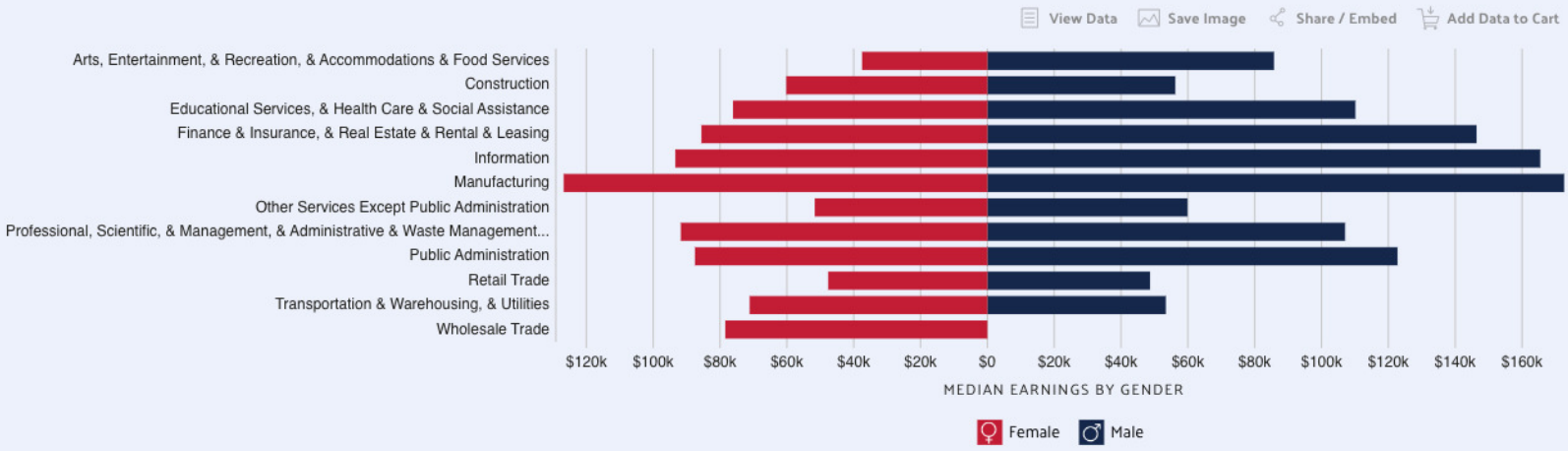
Bachelor's Degree	16.7%
1 or More Years of College	13.1%
Regular High School Diploma	16.1%
Master's Degree	6.65%

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Employment By Industries



Median Earnings By Industry

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