

2000 & 2200
POWELL ST
THE TOWERS
EMERYVILLE

ELEVATE

above the competition



Proudly leased by

a **KBS** property

 **CUSHMAN & WAKEFIELD**












THE TOWERS - THE EAST BAY'S MOST ICONIC OFFICE DEVELOPMENT.

Featuring more than 800,000 square feet of office and retail space in three Class A high rises, The Towers is located on Emeryville's prestigious waterfront. Rising above the water's edge, The Towers provide tenants dramatic, unobstructed views of the San Francisco skyline, Bay Bridge, Golden Gate Bridge, Treasure Island, Mount Tamalpais and the Berkeley and Oakland Hills.

THE TOWERS
EMERYVILLE



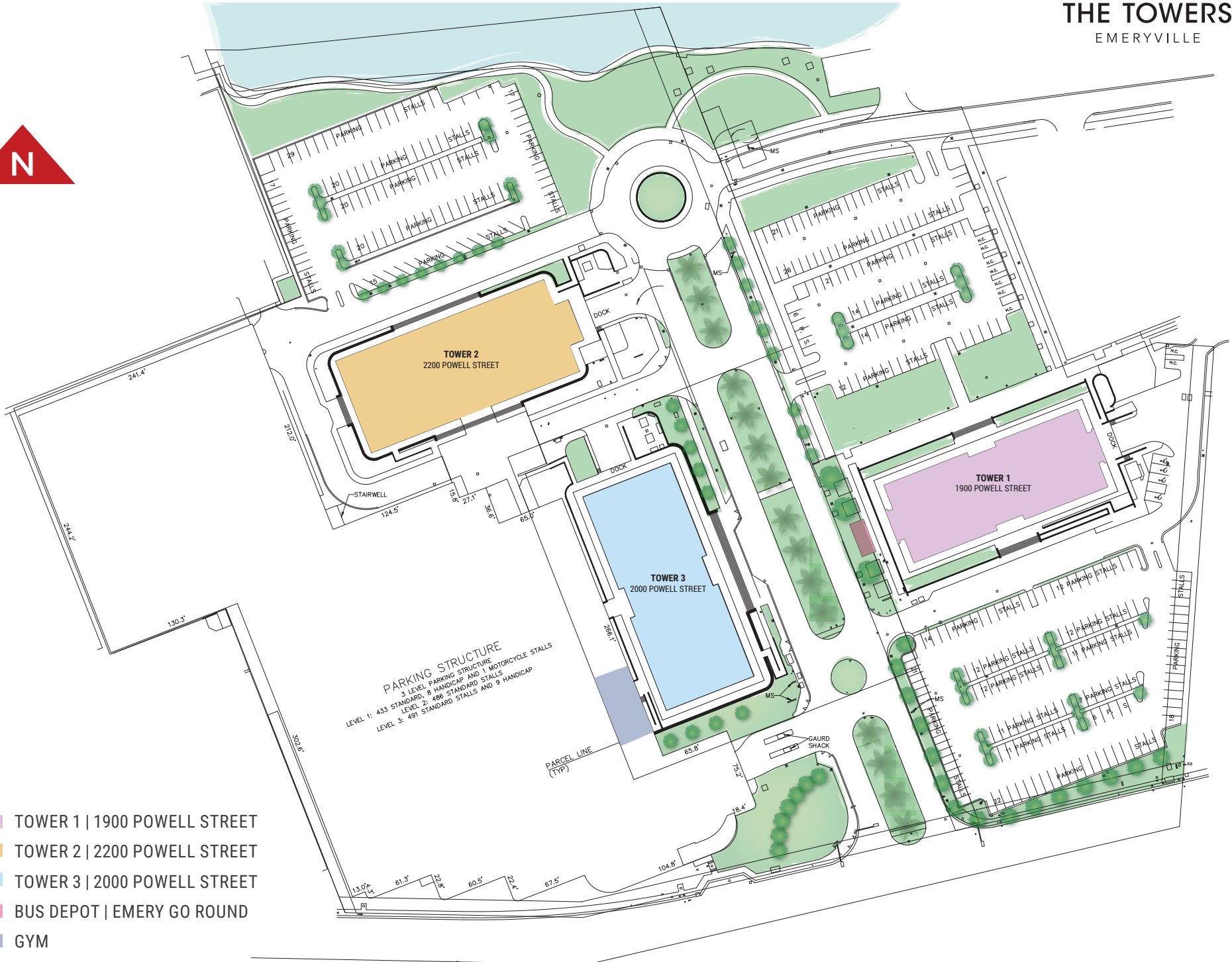
-  State of the Art Tenant Lounge & Training Facility
-  Fitness Center/Gym - including indoor Basketball court/full size Pickleball Court
-  Fully Equipped Conference Center
-  Outdoor Employee Lounge Areas
-  Bocce Ball Court
-  Free Express BART Shuttle
-  3:1,000 Secure Parking
-  24/7 Security
-  Excellent Food and Retail Amenities
-  Immediate Access to the Bay Trail
-  Bike Storage, Locker Rooms and Showers
-  Electric Vehicle Charging Stations

STATE OF THE ART TENANT LOUNGE

The project boasts a modern tenant lounge with high-end finishes and a full time concierge staff. The lounge, in addition to the adjacent outdoor patio/ event space, hosts several tenant appreciation events throughout the year fostering a unique Towers tenant community. Prior tenant events include Cinco de Mayo banquet, Spring into Summer BBQ, Novemberfest party, Presidential Debate Watch Parties, Easter Egg Hunt and Valentine's Day Candy Bar, to name a few.



[CLICK TO VIEW
VIRTUAL TOUR](#)



- TOWER 1 | 1900 POWELL STREET
- TOWER 2 | 2200 POWELL STREET
- TOWER 3 | 2000 POWELL STREET
- BUS DEPOT | EMERY GO ROUND
- GYM

CURRENT AVAILABILITIES

CLICK ON SUITE # TO ACCESS FLOOR PLAN

TOWER	FLOOR	SUITE	SF	AVAILABLE	360 TOUR
3	5	530	1,204	Now	360°
2	3	350	1,422	Now	360°
2	4	460	1,515	Now	360°
2	10	1010	1,836	Now	360°
2	11	1020	2,500	Now	360°
2	11	1150	2,784	Now	360°
3	5	540	3,051	Now	360°
2	9	950	3,095	Now	360°
2	4	440	3,477	Now	360°
2	3	330	3,617	Now	360°
2	3	370	3,639	Now	360°
3	12	1260	3,830	Now	360°
3	5	510	3,872	Now	360°
2	3	340	4,321	Now	360°
2	3	300	5,585	Now	360°
2	11	1125	6,164	Now	360°
3	3	310	6,252	Now	360°
3	5	555	7,669	Now	360°
3	11	1150	7,675	Now	360°
3	14	1450	7,696	Now	360°
2	9	900	8,767	Now	360°
2	1	100+120	9,213 (Divisible to 2,469 & 6,744)	Now	360°
2	2	210	10,273	Now	360°
3	3	300	11,424	Now	360°
2	11	1100+1150	14,056 (Divisible to 11,272 & 2,784)	Now	360°
2	7	700	18,144	Now	360°
3	7	700	23,410	Now	360°
3	4	400	23,443	Now	360°
3	13	1300	23,643	Now	360°
3	15	1500	23,643	Now	360°

THE TOWERS

EMERYVILLE



TOWER III
2000 POWELL ST

TOWER II
2200 POWELL ST

THE TOWERS
EMERYVILLE

15

FOODIE MAP

	RESTAURANT NAME	ADDRESS
1	WALLY'S CAFÉ	3900 SAN PABLO AVE
2	HONOR KITCHEN	1411 POWELL STREET
3	TOWNHOUSE	5862 DOYLE STREET
4	900 GRAYSON	900 GRAYSON STREET
5	JASMINE BLOSSOM	6520 HOLLIS STREET
6	SPOON KOREAN	933 ASHBY AVENUE
7	TRADER VIC'S	9 ANCHOR DRIVE
8	ROBA'S PIZZA & PASTA	2320 POWELL STREET
9	PUBLIC MARKET	5959 SHELLMOUND ST.
10	THE BUREAU 510	5800 HOLLIS STREET
11	DOYLE STREET CAFÉ	5515 DOYLE STREET
12	RUDY'S CAN'T FAIL CAFÉ	4081 HOLLIS STREET
13	WHY COOK CAFE	2000 POWELL STREET
14	CHEVYS	1890 POWELL STREET
15	EMILIA'S PIZZERIA	2995 SHATTUCK AVE
16	SHANGRI-LA VEGAN	4001 LINDEN STREET
17	ROTTEN CITY PIZZA	6613 HOLLIS STREET
18	NINA'S CAFÉ	2703 7TH STREET
19	PARADISE PARK CAFÉ	6334 SAN PABLO AVE
20	LOS CANTAROS TAQUERIA	4115 SAN PABLO AVE
21	CASSAVE RESTAURANT	5412 SAN PABLO AVE
22	DONUT FARM	6037 SAN PABLO AVE
23	RIVA CUCINA	800 HEINZ AVE
24	SIDESHOW KITCHEN	942 STANFORD AVE
25	LOS MOLES	1320 65TH ST
26	BRANCH LINE BAR	5885 HOLLIS ST
27	PARADITA EATERY	5959 SHELLMOUND ST
28	BEST COAST BURRITOS	1400 POWELL ST



THE TOWERS
EMERYVILLE

EMERYVILLE

THE TOWERS
EMERYVILLE

THE TOWERS
EMERYVILLE

POWELL ST

EMERYVILLE

AMENITIES MAP

BANK		ADDRESS
1	SUMMIT BANK	2000 POWELL ST
2	WELLS FARGO BANK	5801 CHRISTIE AVE
3	CHASE	5747 CHRISTIE AVE
4	BANK OF AMERICA	5632 BAY ST
HOTEL		ADDRESS
5	HILTON GARDEN INN	1800 POWELL ST
6	FOUR POINTS	1603 POWELL ST
7	COURTYARD	5555 SHELLMOUND ST
8	HYATT HOUSE	5800 SHELLMOUND ST
GYM		ADDRESS
9	TOWERS FITNESS	2000 POWELL ST
10	IN SHAPE	6005 SHELLMOUND ST
11	CITY SPORTS	3100 SAN PABLO AVE
RETAIL		ADDRESS
12	UPS STORE	2340 POWELL ST
13	FEDEX	5895 CHRISTIE AVE
14	APPLE STORE	5656 BAY ST
15	BARNES & NOBLE	5604 BAY ST
16	J. CREW	5667 BAY ST
17	WEST ELM	5602 BAY ST
18	BEST BUY	3700 MANDELA PKWY
19	TARGET	1555 40TH ST
20	HOME DEPOT	3838 HOLLIS ST
21	OFFICE DEPOT	3535 HOLLIS ST
22	MICHAELS	3991 HOLLIS ST
23	IKEA	4400 SHELLMOUND ST
24	PUBLIC MARKET	5959 SHELLMOUND ST
25	NORDSTROM RACK	3839 EMERY ST

TRANSPORTATION MAP

THE TOWERS EMERYVILLE

1

EMERY GO ROUND

Free Emery Go Round, provides a dedicated shuttle service for The Towers to the MacArthur BART station. The shuttle takes approximately 10 minutes and runs from 7am to 7pm on weekdays. On weekends a modified route operates from 9am to 7:30pm. More information can be found at www.emerygoround.com



2

MACARTHUR BART STATION

The MacArthur BART can be accessed by Emery Go Round (10 minute commute) providing easy access to San Francisco and Oakland International Airports, Downtown San Francisco, Livermore, Pittsburg, Richmond and Fremont. More information can be found at www.bart.gov



3

AC TRANSIT BUS STOP

AC Transit, Route 26 stops just a few blocks from The Towers and offers bus services throughout Emeryville and Oakland, including stops at the West Oakland and 12th Street BART. More information can be found at www.actransit.org



4

EMERYVILLE AMTRAK

Amtrak, the Emeryville station is conveniently located less than 1 mile from The Towers and connects you easily to Oakland, San Jose, or Sacramento. More information can be found at www.amtrak.com



OAKLAND INTERNATIONAL AIRPORT

Oakland International Airport, is located 14 miles south and accessible by Emery Go Round, BART and car in under 30 minutes. Oakland airport is a hub for Southwest Airlines and provides service to cities across the US, Mexico and Europe. www.oaklandcitycenter.com/parking



PARKING

Parking, is available onsite at the Towers Garage at a 3:1000 ratio with rates of \$120 (unreserved) per month. More information can be obtained from The Towers on-site Management Office.



2000 & 2200 POWELL ST THE TOWERS EMERYVILLE

FOR LEASING INFORMATION, PLEASE CONTACT:

RYAN HATTERSLEY

Vice Chairman
510.891.5802
ryan.hattersley@cushwake.com
Lic. #01354553

RYAN DALTON

Director
510.891.5810
ryan.dalton@cushwake.com
Lic. #01809447

DAVID CULLEN

Director, Brokerage Marketing
510.267.6010
david.cullen@cushwake.com
Lic. #02102633

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

a **KBS** property

Proudly leased by
**CUSHMAN &
WAKEFIELD**