

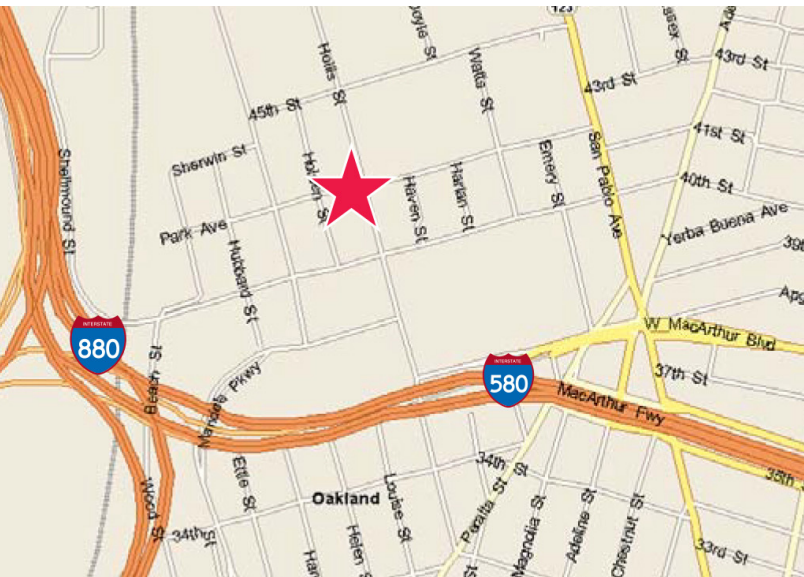
# Classic Brick R+D Space for Lease

## 1251 Park Avenue, Emeryville



### Property Size: ±5,222 SF

As exclusive agents, we are pleased to offer the following space:



- ◆ 2 Private Offices, Primarily Open Layout
- ◆ Two restrooms Inside Space with Shower, plus Laundry Hookups
- ◆ Large Conference Room
- ◆ Reception Area/Kitchenette with Dishwasher
- ◆ Electric Grade Level Roll Up Door (12x12)
- ◆ Natural Wood 18' Ceilings
- ◆ 3 On-Site Parking Spaces inside Garage
- ◆ Untimed Street Parking
- ◆ Several Operable Windows/ 2 Gas Space Heaters
- ◆ LED Lighting
- ◆ 3 Phase - 2 x 200 Amp Panels 120/240 Volts (Tenant Verify)
- ◆ Polished Concrete Floors
- ◆ Short Walk to Restaurants - Can't Fail Cafe
- ◆ Paxio High Speed Fiber
- ◆ **Asking Rent: \$2.40 Industrial Gross**
- ◆ **Available: Immediately**

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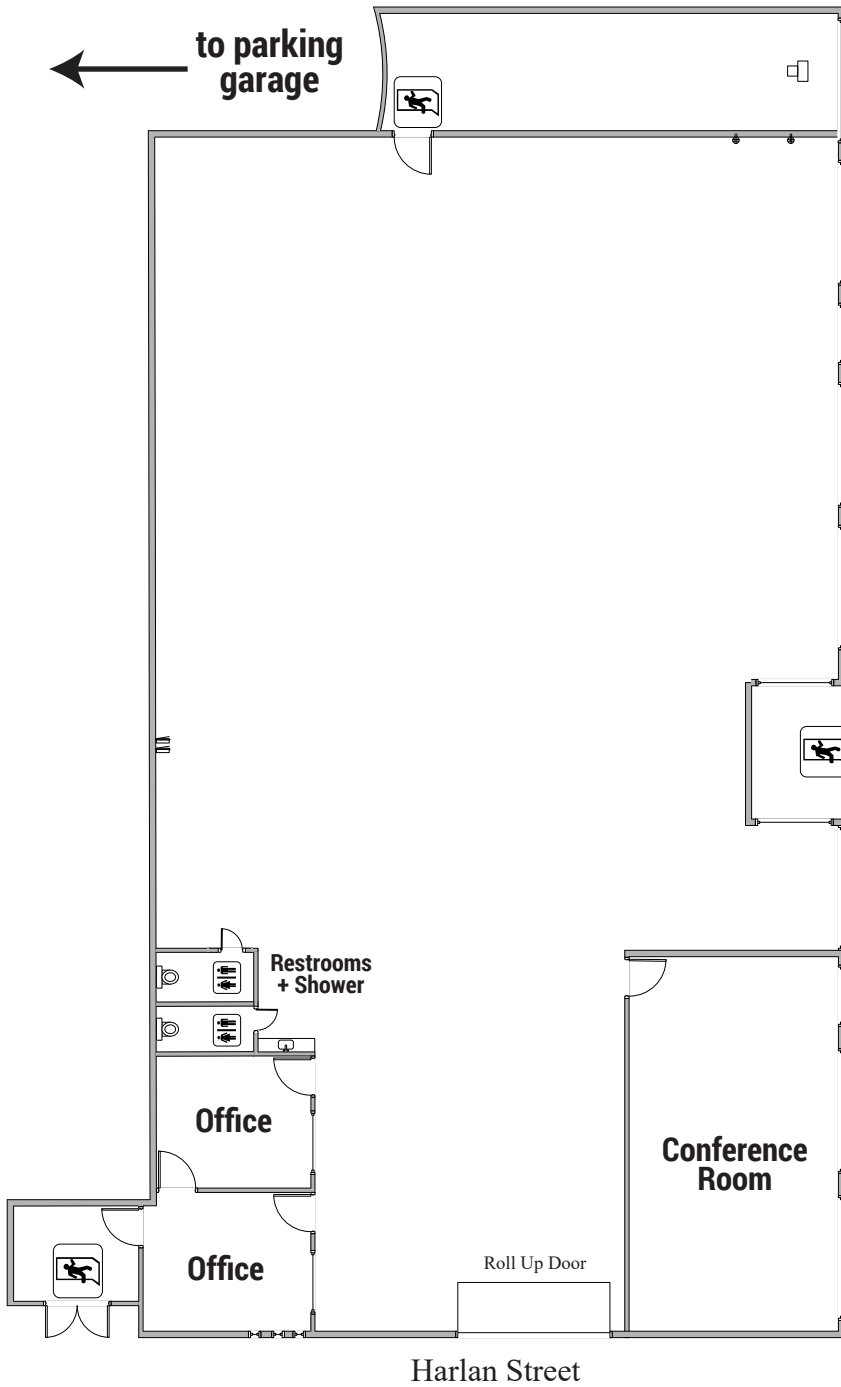


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