

THE TOWERS

EMERYVILLE

ELEVATE

above the competition



KBS

**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.



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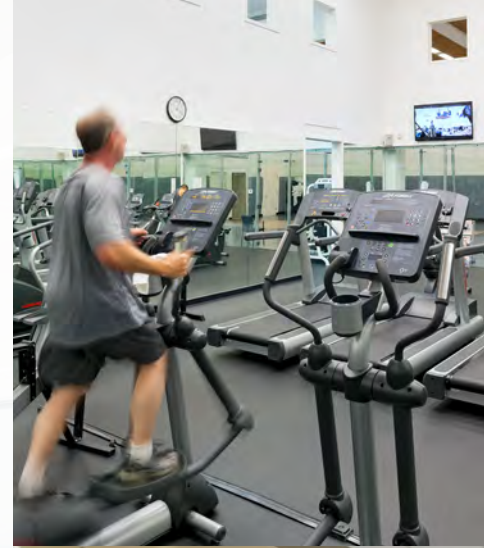




On-Site Amenities

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- State of the Art Tenant Lounge
- Fitness Center/Gym
- Recently Renovated 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
- Car Wash Service
- Electric Vehicle Charging Stations



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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.



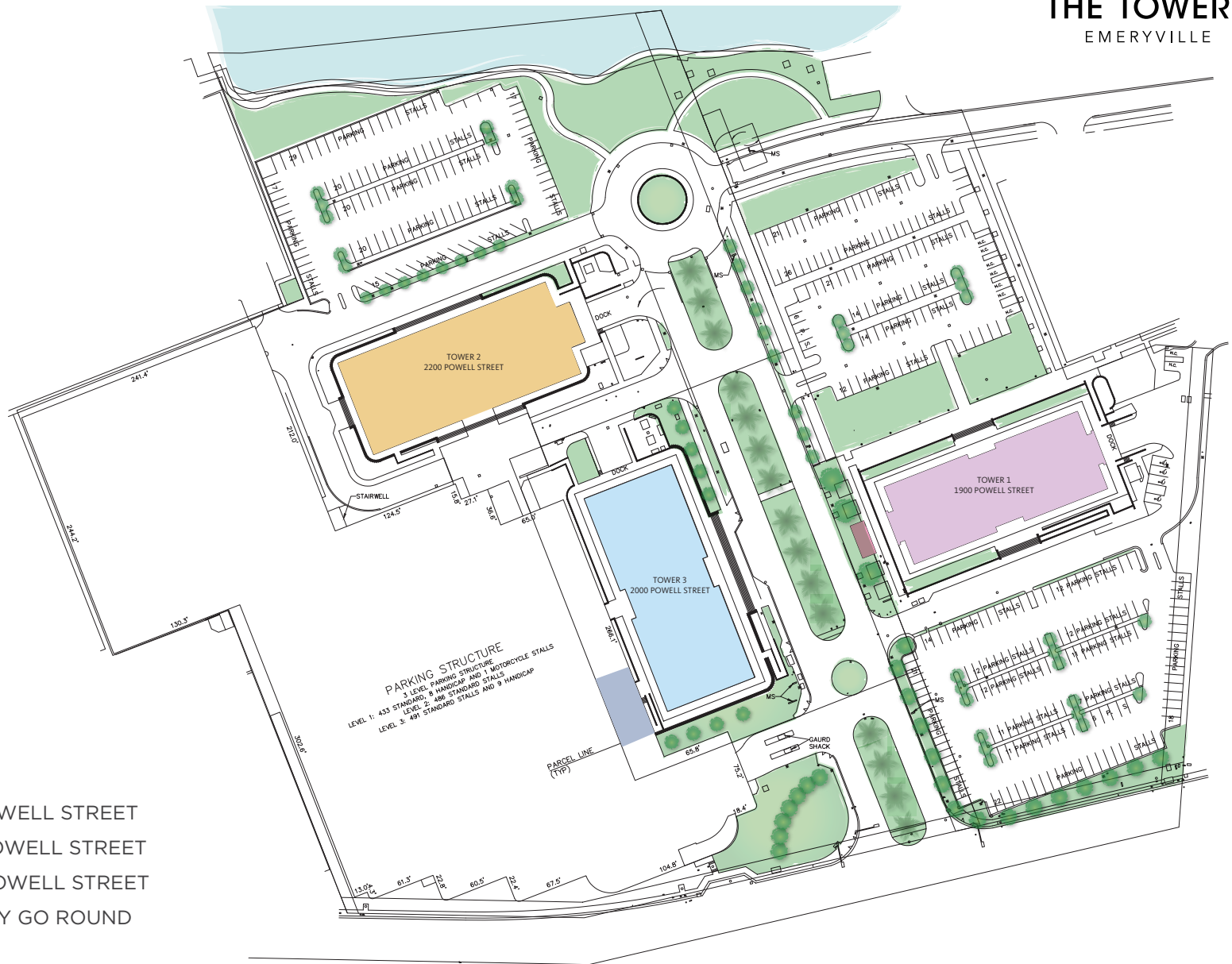
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- TOWER 1 | 1900 POWELL STREET
- TOWER 2 | 2200 POWELL STREET
- TOWER 3 | 2000 POWELL STREET
- BUS DEPOT | EMERY GO ROUND
- GYM

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Current Availabilities

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EMERYVILLE

CLICK ON SUITE # TO ACCESS FLOOR PLAN

TOWER	FLOOR	SUITE	SF	AVAILABLE
2	1	105	1,400	Now
2	3	350	1,421	Now
2	3	370	1,619	7/1/2018
1	4	460	1,878	Now
2	2	205	2,191	9/1/2018
2	10	1085	2,367	Now
2	4	460	1,514-2,427	Now
1	1	120	2,501	Now
1	8	820	2,612	Now
3	3	305	5,793	Now
2	11	1125	6,159	7/1/2018
3	3	310	6,244	Now
1	1	150	6,683	Now
2	9	925	10,144	8/1/2018
1	2	250	11,732	8/1/2018
1	7	700	18,980	Q2 2018
1	3	300	19,004	Now
3	4	400	23,410	12/1/2018
2	5-6	500+600	40,476	Q3 2018

(Divisible to 20,238)



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EMERYVILLE

Foodie Map

	RESTAURANT NAME	ADDRESS	YELP RATING
1	WALLY'S CAFÉ	3900 SAN PABLO AVE	4.5
2	HONOR KITCHEN	1411 POWELL STREET	4
3	TOWNHOUSE BAR & GRILL	5862 DOYLE STREET	4
4	900 GRAYSON	900 GRAYSON STREET	4
5	HOT ITALIAN	5959 SHELLMOUND ST.	4
6	JASMINE BLOSSOM	6520 HOLLIS STREET	4
7	SPOON KOREN	933 ASHBY AVENUE	4
8	TRADER VIC'S	9 ANCHOR DRIVE	3.5
9	ROBA'S PIZZA	2320 POWELL STREET	4
10	PUBLIC MARKET	5959 SHELLMOUND ST.	3.5
11	THE BUREAU 510	5800 HOLLIS STREET	3.5
12	DOYLE STREET CAFÉ	5515 DOYLE STREET	4
13	ROYA'S GARLIC GARDEN	6363 CHRISTIE AVENUE	4
14	CAFFE DUETTO	5646 BAY STREET	4
15	RUDY'S CAN'T FAIL CAFÉ	4081 HOLLIS STREET	4
16	SPECIALTY'S	1900 POWELL	3
17	CHEVYS	1890 POWELL	3
18	EMILIA'S PIZZERIA	2995 SHATTUCK AVE	4.5
19	ARIZMENDI BAKERY	4301 SAN PABLO AVE	4.5
20	SHANGRI-LA VEGAN	4001 LINDEN STREET	4
21	HODO SOY BEANERY	2923 ADELINE STREET	4
22	ROTTEN CITY PIZZA	6613 HOLLIS STREET	4
23	NINA'S CAFÉ	2703 7TH STREET	4
24	PAMIR AFGHAN	5959 SHELLMOUND ST.	4
25	ACTUAL CAFÉ	6334 SAN PABLO AVE	4
26	BROWN SUGAR KITCHEN	2534 MANDELA PKWY	4
27	LOS CANTAROS TAQUERIA	4115 SAN PABLO AVE	4
28	FARLEY'S ON 65TH	1195 65TH STREET	4
29	BUCKHORN GRILL	5614 BAY STREET	3.5
30	MEDITERRANEO PIZZA	5959 SHELLMOUND ST.	3.5
31	CASSAVE RESTAURANT	5412 SAN PABLO AVE	3.5
32	SCARLEY CITY ESPRESSO	3960 ADELINE ST.	3.5
33	PEPPLES DONUT FARM	6037 SAN PABLO AVE	4
34	TRIBU CAFÉ	6501 SAN PABLO AVE	4
35	RIVA CUCINA	800 HEINZ AVE	4





OAKLAND THE TOWERS EMERYVILLE

Amenities Map

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

Transportation Map

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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

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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



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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



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EMERYVILLE AM TRAK

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



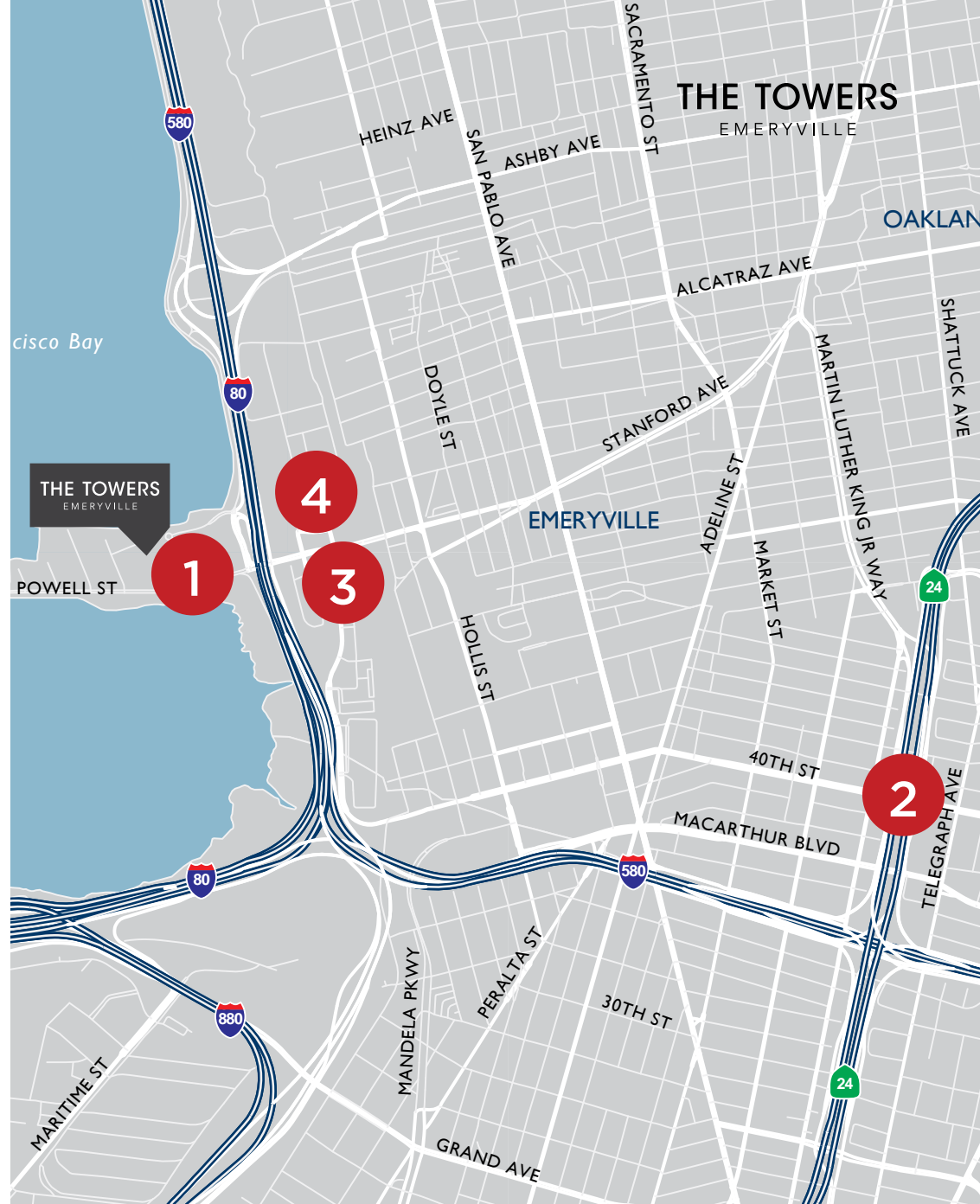
OAKLAND INTERNATIONAL AIRPORT

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 \$105 (unreserved) to \$150 (reserved) per month. More information can be obtained from The Towers on-site Management Office.



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