

CLASSIC BRICK R&D SPACE WITH OFF-STREET PARKING

1368 Park Avenue, Emeryville

RENT REDUCTION FOR THE FIRST 12 MONTHS!



±6,550 SF Including ±1,800 SF Office

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

OFFICE

- ±1,800 SF
- 2 Large Private Offices
- ±350 SF Conference Room
- Reception Area

R&D

- ±4,750 SF
- ±18' Clearance, Grade Level Roll Up Door (10x9)
- Skylights and Gas Heater
- 3 Phase 200 Amp Power -Well Distributed

AMENITIES

- 6 Free On-Site Parking Spaces
- MUR Zoning-Office use Approved
- Free Emery-Go-Round
- Walk-To Restaurants

***SHORT TERM TENANT OK**

ASKING RENT \$1.95— NOW \$1.50 IG FOR THE FIRST YEAR AVAILABLE: IMMEDIATELY

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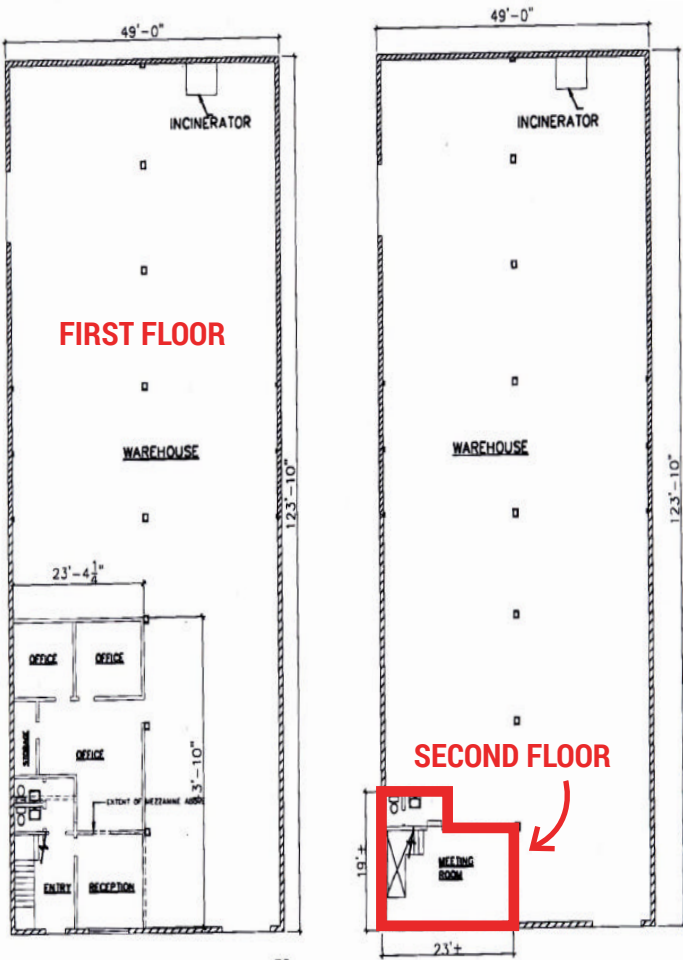
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