

4070 Hubbard St.



FOR SALE

FLEX OFFICE BUILDING WITH WAREHOUSE NEAR THE BAY BRIDGE

SIZE

8,202 Sq. Ft.

OFFERED AT

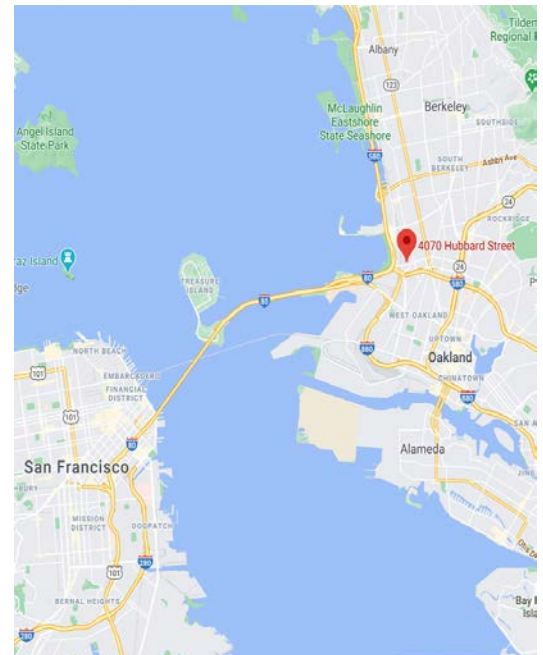
Inquire with agent

PROPERTY HIGHLIGHTS

- Currently permitted for general office use
- Owners performed extensive work including a full new entry, ADA bathrooms, private offices, full kitchen, fire-safety corridor, epoxy floors, structural/concrete work, and more.
- 10x12' glass roll-up door, 20-26' clear-height with barrel roof
- Concrete block construction with clear span warehouse
- Open plan administrative office with two privates and conference area
- Full kitchen with island seating as well a separate kitchenette upstairs
- Three bathrooms with one ADA bathroom downstairs
- Building is fully sprinklered with early fire alarm smoke detector system and is Bay Alarm equipped
- Excellently located low-traffic location with easy access to 80 and 580
- Free Emeryville go around to MacArthur BART station every 5 minutes; Transbay bus stop takes only 20 minutes from SF
- Great option for owner-users and SBA financing

LOCATION

4070 Hubbard St., Emeryville
(Hubbard between 40th and Park)



**NORHEIM
& YOST**

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4070 HUBBARD STREET PROPERTY HIGHLIGHTS

