

5855 Beaudry St.



FOR SUB-LEASE

EMERYVILLE BRICK AND TIMBER OFFICE SPACE

PROPERTY HIGHLIGHTS

- **MOTIVATED TO SUB-LEASE**
- **TWO MONTHS FREE RENT**
- **PROCURING BROKER INCENTIVIZED COMMISSION**
- 5 private parking spaces
- 3 private glass enclosed offices or conference rooms
- Complete kitchen and dinette
- Open floor plan, ample skylights
- Exposed brick interior, and timber trusses
- Separately metered
- HV/AC zoned system, insulated ceiling
- Fiber optic available
- Including 730± sq. ft. open mezzanine
- **Available immediately**

LOCATION

5855 Beaudry St
Emeryville 94608
Just off Powell St.

OFFERED AT

~~\$4.00 /sq. ft. I.G.~~
\$2.50/ sq. Ft. Year 1

SIZE

±5,395 sq. ft.



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