



# 1250 45<sup>th</sup> St. Ste. 300

## FOR LEASE

### EMERYVILLE BUSINESS CENTER OFFICE SUITE

#### LOCATION

1250 45th Street  
Suite 300

#### OFFERED AT

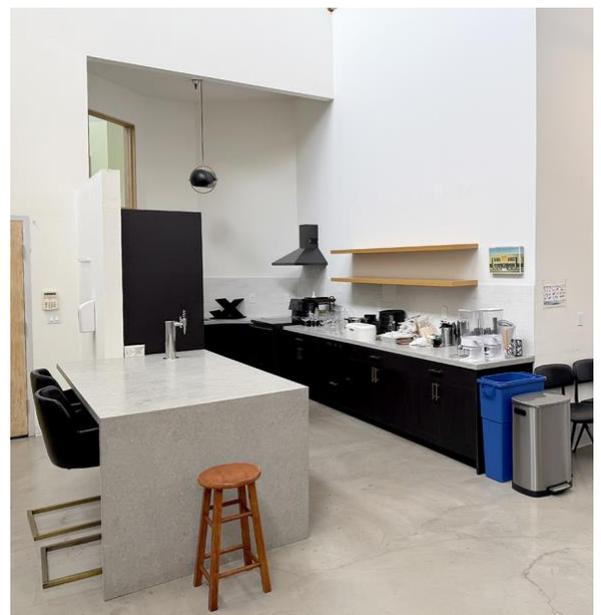
\$2.75 sq. ft.  
NNN .75

#### PROPERTY HIGHLIGHTS

- Four large meeting rooms
- Large format kitchen, with bar and chairs
- Polished concrete floors
- Desks, chairs, and conference table included
- Insulated high-bay ceiling
- Common area/restrooms/shower
- Parking spaces no charge
- Car charging stations
- Free Emery-Go-Round shuttle to BART
- Near Arizmendi Bakery, Can't Fail Café, Honor Bar, Trader Joes, and Emeryville Public Market
- Available immediately

#### SIZE

±2,600 sq. ft.



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