

1250 45th St. Ste. 520

FOR LEASE

EMERYVILLE BUSINESS CENTER LAB & OFFICE

LOCATION

1250 45th Street
Suite 520

OFFERED AT

\$2.75 sq. ft.
NNN .75

PROPERTY HIGHLIGHTS

- Four large rooms, two small rooms, and large open area
- Conference room, two phone rooms, and one phone booth
- Stainless steel sinks available
- Fume hood could be added
- Insulated high-bay ceiling
- FF&E included, several desks & chairs
- Common area/restrooms/shower
- Off-street parking spaces no charge
- Car charging stations
- Free Emery-Go-Round shuttle to BART
- Near Arizmendi Bakery, Can't Fail Café, Honor Bar, and Emeryville Public market
- Available immediately

SIZE

±4,628 sq. ft.

**NORHEIM
& YOST**

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