



# 1250 45<sup>th</sup> St. Ste. 510

## FOR LEASE

### EMERYVILLE BUSINESS CENTER PLUG & PLAY OFFICE

#### LOCATION

1250 45th Street  
Suite 510

#### OFFERED AT

\$2.50 sq. ft.  
NNN .75

#### PROPERTY HIGHLIGHTS

##### First floor ±6,400 sq. ft.

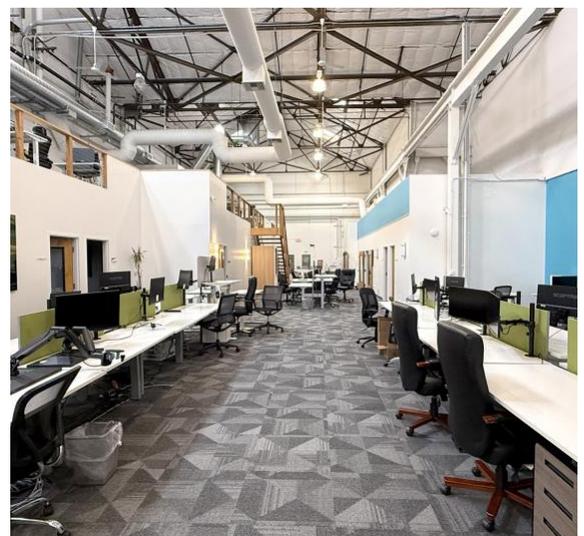
- Four large conference rooms, six meeting rooms
- Large format kitchen, lunchroom including furniture

##### Second floor ±1,800 sq. ft.

- Two meeting rooms
- Two phone booths
- Insulated high-bay ceiling
- FF&E included, over 50 desks & chairs (monitors available)
- Common area/restrooms/shower
- Fourteen parking spaces no charge
- Car charging stations
- Free Emery-Go-Round shuttle to BART
- Near Arizmendi Bakery / Can't Fail Cafe
- Available immediately

#### SIZE

±8,200 sq. ft.



**NORHEIM  
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