



# 1255 Park Ave. Suites A&B

## FOR LEASE

### EMERYVILLE FLEX SPACE

#### PROPERTY HIGHLIGHTS

##### Suite A Flex Space

- Two reserved indoor parking spaces
- Grade-level roll-up truck door
- 200 amps 3 phase power (tenant to verify)
- Sprinklers, gas, space heater, air conditioner
- Private office
- Conference room
- Large kitchen/common area, restrooms

##### Suite B second floor office

- Open area office with wood new flooring
- Available on 30 day notice
- MUR zoning
- Emery-Go-Round shuttle to BART
- Near eateries such as Arizmendi's bakery/pizza, Rudy's cafe, and Los Cantaros

#### LOCATION

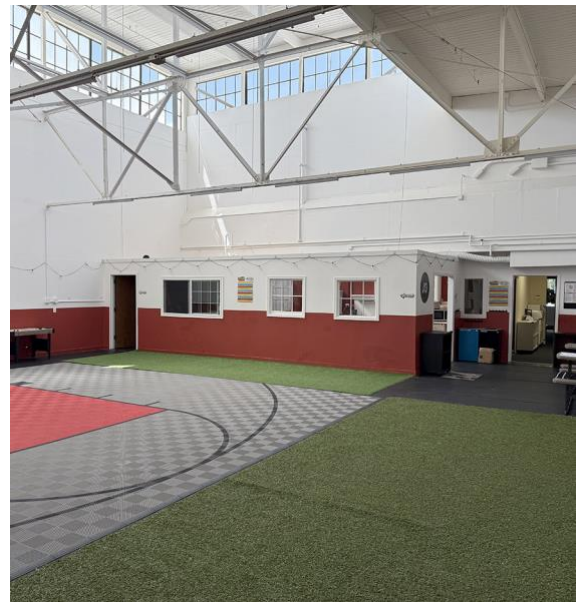
1255 Park Ave  
suites A & B

#### OFFERED AT

\$3.00 IG/ sq. ft.

#### SIZE

Suite A ±2,628 sq. ft.  
Suite B ±1,300 sq. ft.



**NORHEIM  
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