



### Flex/R&D Office Comp

<b>Address:</b> 1175 Park Ave., Emeryville CA	
<b>Price:</b> \$14,332 per month gross	<b>Cost per sq.ft.:</b> \$2.90/sq.ft.
<b>Building Size:</b> 4,942 sq.ft.	<b>Parking:</b> No off-street parking
<b>Terms, Conditions, Comments:</b> 5 year lease w/3% annual increases, 2 months of free rent amortized into first year's rent. Landlord gave \$3.00/sq.ft. TI allowance.	
<b>Landlord:</b> 2004 Craig F. Swayne Trust	<b>Tenant:</b> Feasible, Inc.
<b>Listing Broker:</b> Robinson Real Estate, Scott Robinson and Ben Enos	

OFFICE SPACE

FOR LEASE



### ***Well-Located, High-End Emeryville Office/Tech Space*** ***1175 Park Ave., Emeryville, CA***

*An approximate ±4,942 sq.ft. of office/flex space, directly across from Pixar, featuring:*

- ◆ *Glass Roll-Up Door*
- ◆ *Indoor Hanging Bike Racks*
- ◆ *4 Private Offices/Conference Rooms*
- ◆ *2 ADA Restrooms*
- ◆ *Large Media Room w/Projector*
- ◆ *Full HVAC*
- ◆ *Kitchenette Area with Dishwasher*
- ◆ *Open Plan Ideal for Office/R&D*
- ◆ *Lots of Untimed Street Parking*
- ◆ *Gigabit Fiber Internet Available*

**LEASE PRICE: \$3.00/sq.ft./month gross**