

# 2100 POWELL STREET

## Floors 3, 15 & 16

EMERYVILLE, CA 94608



**PLUG & PLAY OFFICE SUBLEASE | MULTIPLE FULL-FLOOR OPPORTUNITIES**

# 16,622 to ± 64,736 RSF

**KAM SCHROEDER**

Senior Vice President

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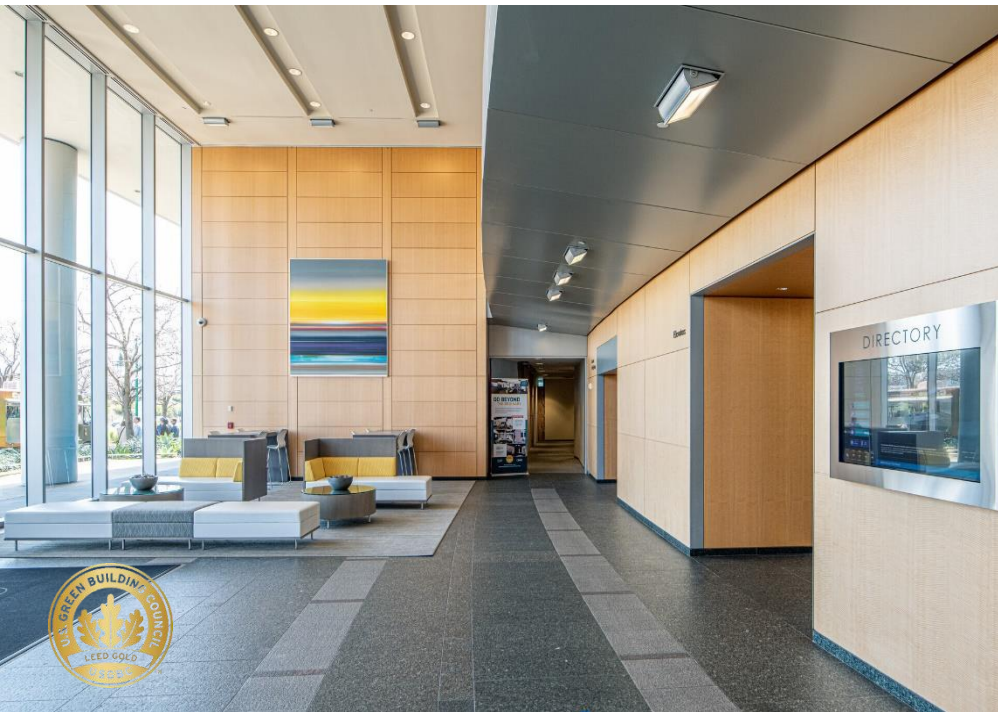
**JOHN JARVIS**

Senior Vice President

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# BUILDING INFORMATION



## ADDRESS

2100 Powell Street,  
Emeryville, CA 94608

## AVAILABLE

All Floors Available Now, Will Lease  
Together or Individually:

3<sup>rd</sup> Floor - 16,622 RSF

15<sup>th</sup> Floor - 24,057 RSF

16<sup>th</sup> Floor - 24,057 RSF

## ASKING RATE

\$4.25/SF per month (all floors)

## AVAILABLE THROUGH

November 30<sup>th</sup>, 2028

## DESCRIPTION

- Premium Class A office sublease with multiple full floors available
- Breathtaking San Francisco Bay views with abundant natural light throughout all suites
- Highly visible building top signage potentially available
- Secure access to each floor with open layout lends to safe occupancy for teams of various sizes
- Building amenities include:
  - Complimentary shuttle service to BART
  - Recently renovated lobby – New high end Indoor/outdoor business center and lounge under construction
  - On-site – security guard, bike storage, EV charging stations, dry cleaning, fitness center with showers & lockers
  - Abundant on-site parking with direct access to building lobby (3 stalls per 1,000 rentable square feet)

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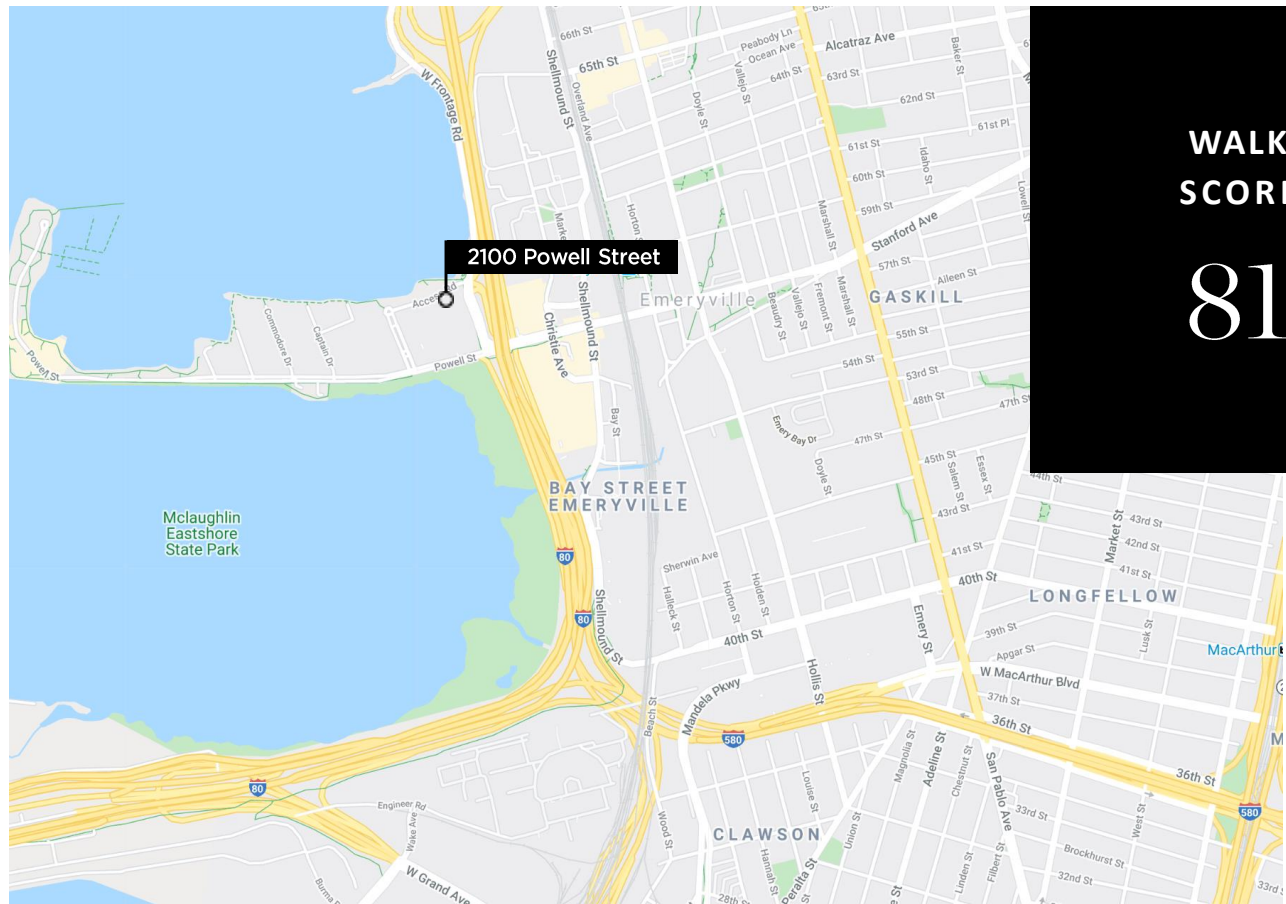
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# LOCATION HIGHLIGHTS



## KEY HIGHLIGHTS

- Immediate access to I-80
- Walk Score – 81 (70 to 89 = very walkable)
- Free shuttle to BART
- Proximity to hotels, restaurants, and coffee shops
- Adjacent to Emeryville Marina Park and walking trails

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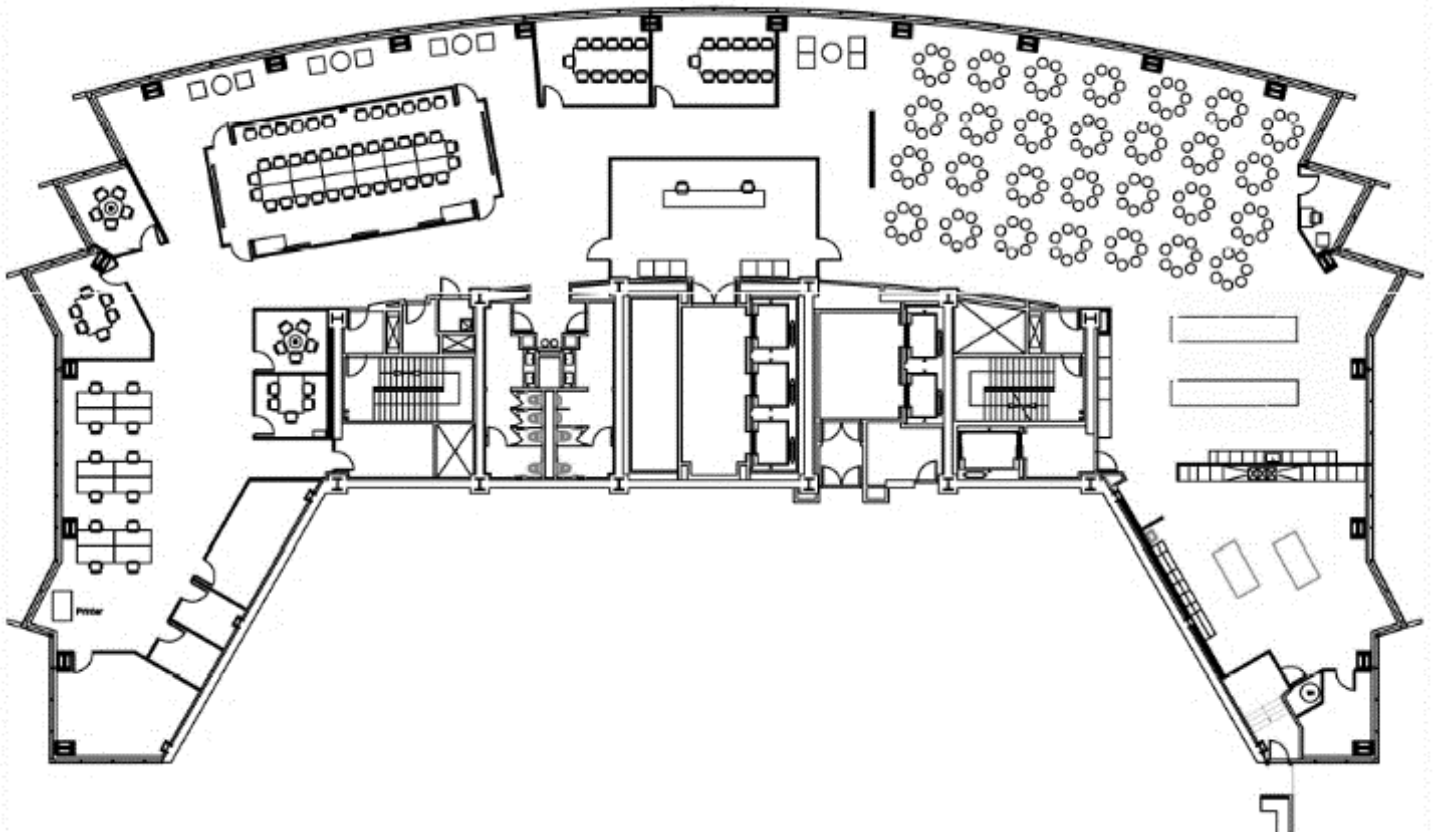
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# FLOOR PLAN

3<sup>rd</sup> Floor | 16,622 RSF



## SPACE HIGHLIGHTS

- 2 Large Conference Rooms
- 2 Meeting Rooms
- Large Training/Team Room
- High-end Open Kitchen
- Cafeteria Style Seating
- Impressive Reception
- Polished Concrete Floors & Exposed Ceilings
- All FF&E can be made available

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2100 POWELL STREET, SUITE 300



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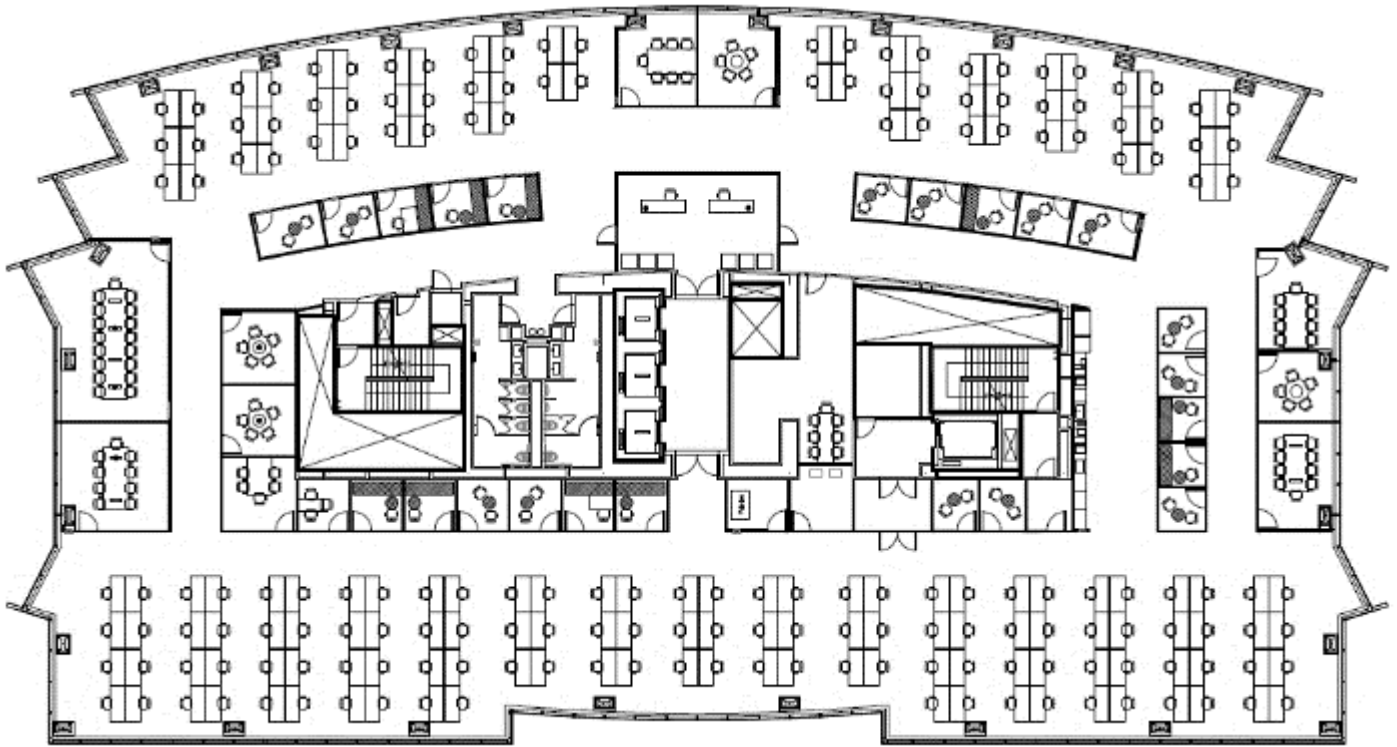
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# FLOOR PLAN

15<sup>th</sup> Floor | 24,057 RSF



## SPACE HIGHLIGHTS

- Large Conference Room
- 3 Medium Conference Rooms
- Multiple Meeting Rooms & Private Offices
- Open Floorplan with ability to accommodate “Distanced” Layout
- Open Kitchen with High-end Appliances
- Polished Concrete Flooring and Exposed Ceilings
- All FF&E can be made available

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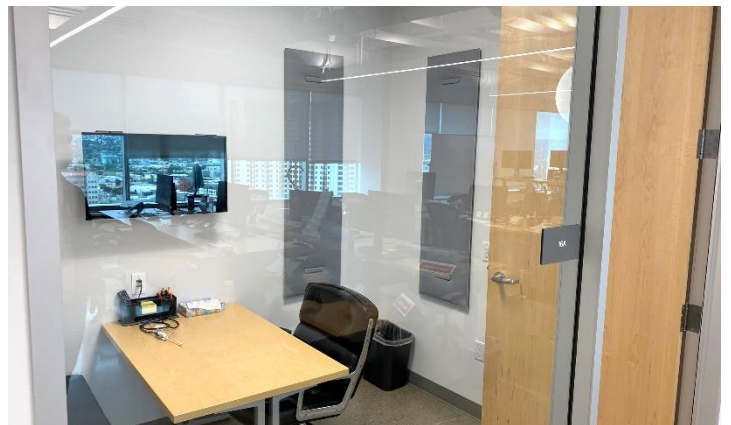
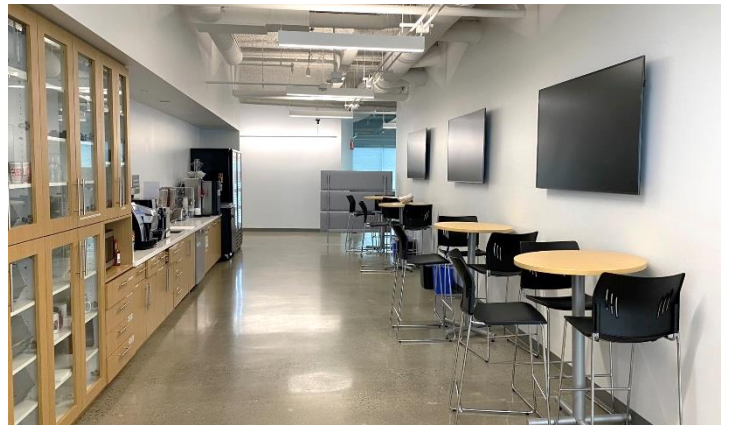
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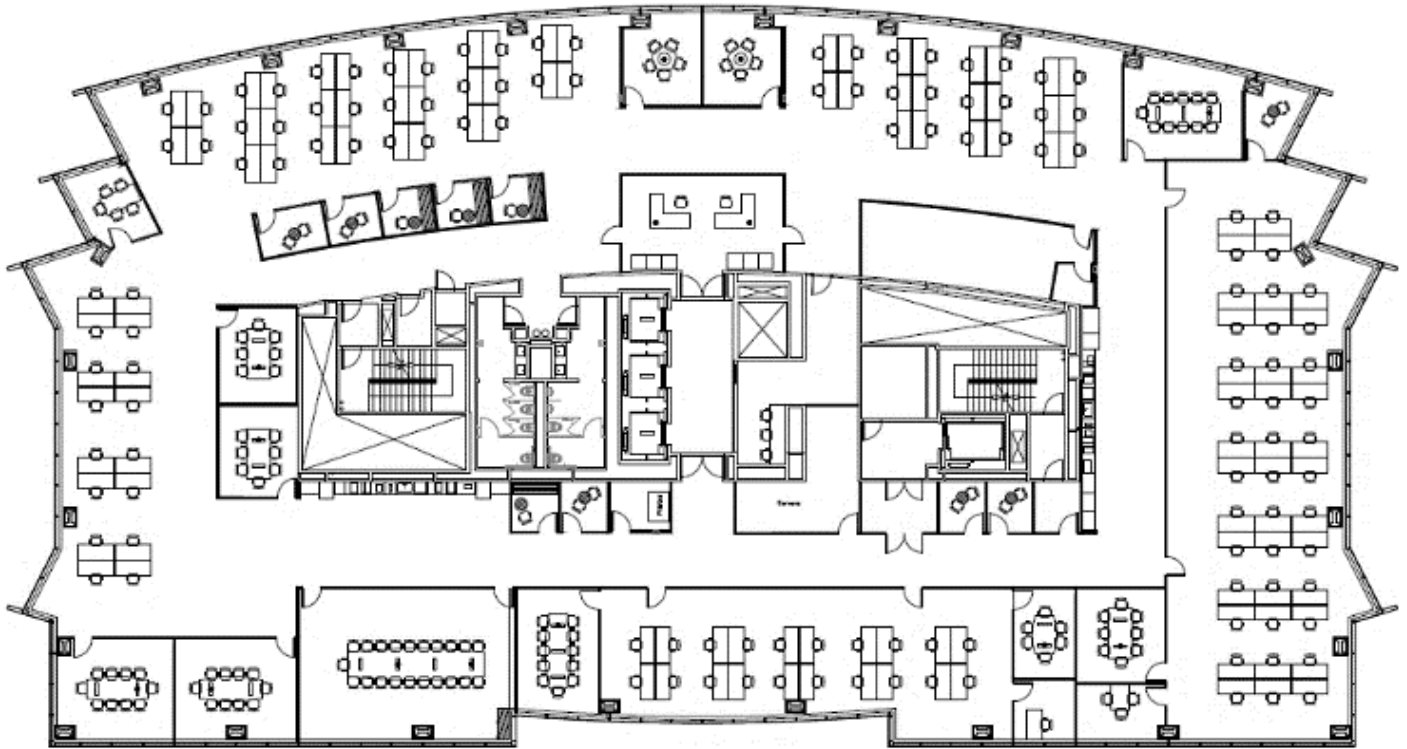
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# FLOOR PLAN

16<sup>th</sup> Floor | 24,057 RSF



## SPACE HIGHLIGHTS

- Top Floor/Executive space
- Boardroom
- 6 Large To Medium Conference Rooms
- Multiple meeting/huddle rooms
- Open Floorplan with ability to accommodate “Distanced” layout
- Open Kitchen With High-end Appliances
- Polished Concrete Flooring And Exposed Ceilings
- All FF&E can be made available

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# CONTACT INFORMATION



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