



PROPERTY DESCRIPTION

6460 Hollis is a one of a kind office building, which can host a variety of different users. The building is networked to a very high capacity, fire-sprinklered, and has heating and air-conditioning. There is a very large parking lot with ample stalls for each tenant. The property is located near multiple freeway access points and is ideal for the 'Emery-Go-Round' public transit service that operates up and down Hollis St. which makes it an easy commute from the nearby BART station.

Unit C is a large space with 4,611 Rentable SF space, and has great natural light with high ceilings, several skylights, and one big open area. This is a one of a kind building, which can host a variety of different users. It consists of 3 private offices, 2 conference rooms, a big open area.

FOR 3D TOUR PLEASE CLICK HERE:

<https://my.matterport.com/show/?m=unS6WLtBK5D>

OFFERING SUMMARY

Property Type:	Office / Gym / Industrial
Lease Rate:	Upon request
Lease Term:	Negotiable
Space Size:	+/- 4,611 Rentable SF
Building Size:	+/- 17,923 SF

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BUILDING HIGHLIGHTS

- **Transit Access:** Positioned directly on the route for the free Emery-Go-Round Bus Service, providing easy, direct commutes to and from the nearby BART station.
- **Highway Proximity:** Strategically located near multiple major Bay Area freeway access points, including Interstate 80.
- **Local Amenities:** Situated just minutes from major retail destinations like the Bay Street Shopping Center, Ikea, and Powell Street Plaza.
- **Ample Dedicated Parking:** Tenants receive access to a large on-site parking lot with generous dedicated spaces included in the lease.

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UNIT HIGHLIGHTS

- Open Floor Plan: Designed for collaborative workstations and maximum flexibility.
- Private Offices: Three dedicated, enclosed executive or quiet workspaces.
- Large Multi-Use Rooms: Two spacious rooms for training, conferences, or group activities.
- Abundant Natural Light: Large perimeter windows and skylights open up the entire layout.
- Move-In Ready: Delivered as a fully furnished, "plug-and-play" workspace.
- Climate Control: Fully equipped with reliable central air conditioning and heating.
- Advanced Connectivity: Pre-wired and networked for very high-capacity tech needs.
- Safety First: Outfitted with a complete, modern fire-sprinkler system.

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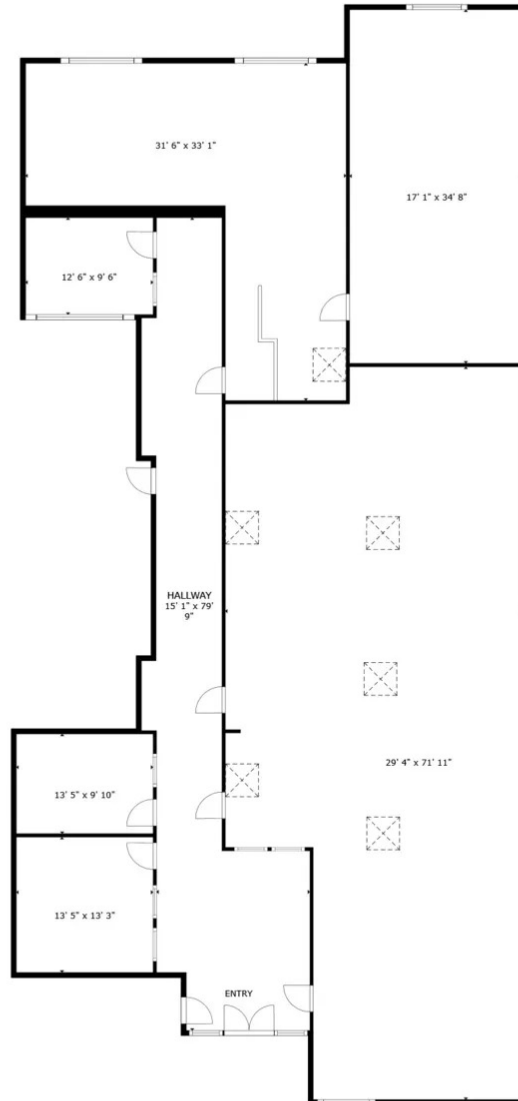




REAL
ESTATE

Floor Plan

6460 Hollis St, Ste C, Emeryville, CA 94608



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 4,307 sq.ft.
TOTAL : 4,307 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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REAL
ESTATE

Neighborhood

6460 Hollis St, Ste C, Emeryville, CA



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POPULATION

Total Population	12,870
Higher Education	72.0%
Total Retail sales, 2017	422,281
Household with computer	96.4%

** Demographic data derived from 2020 ACS - US Census*

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