



# FOR LEASE

OFFICE/FLEX SPACE WITH PARKING



**4512 Hollis Street,**  
Emeryville, CA 94608

Virtual Tour  
Click here



SCAN OR CLICK TO VIEW  
VIRTUAL TOUR



**Size: ± 6,000 SF**

**PRICE**

**\$1.70 PSF/month NNN**  
(NNNs est. at \$0.45 PSF/month)





# PROPERTY HIGHLIGHTS:

- ✓ Office/flex space within classic Emeryville brick warehouse.
- ✓ Frontage and entrance on Hollis Street.
- ✓ Layout features office area in front with open warehouse space in the rear.
- ✓ Two (2) in-suite restrooms.
- ✓ Kitchenette
- ✓ Full HVAC servicing the office area.
- ✓ Large parking lot with plenty of off-street spaces.
- ✓ Building is sprinklered.

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4512 HOLLIS STREET, EMERYVILLE, CA 94608

## FRONTAGE AND PARKING



## A kitchenette area featuring a white countertop with a sink, a white refrigerator, and white cabinets. The walls are covered in light-colored wood paneling, and a wooden ladder is visible on the left.



## VIRTUAL TOUR

## LOCATION HIGHLIGHTS

- Located on major Emeryville thoroughfare.
- Minutes to I-80/I-580 and Bay Bridge.
- Two blocks from newly planned \$1B Sutter Health Medical Campus.

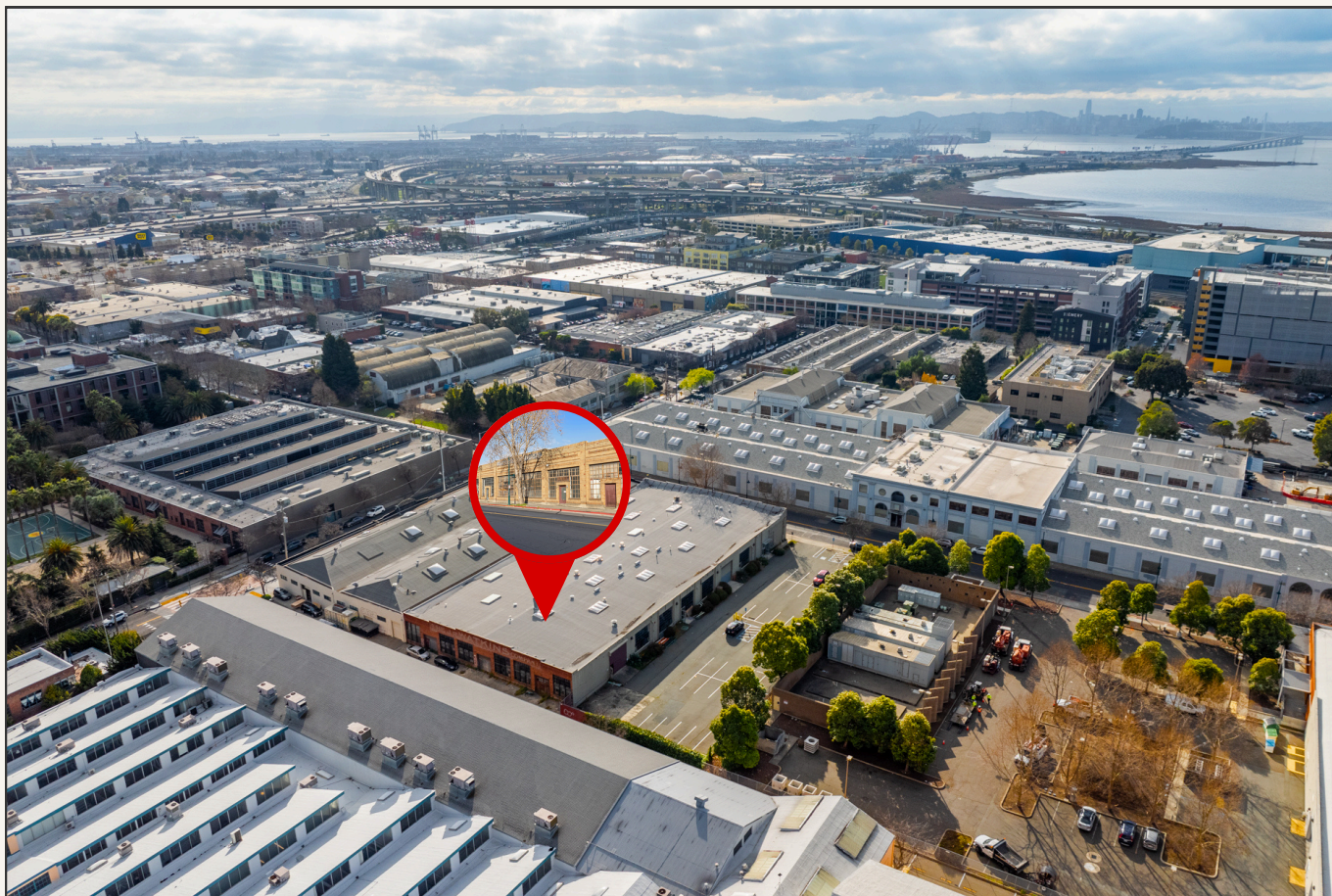
## FLOOR PLAN



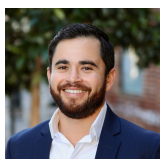


## MAPS & LOCATION

 4512 Hollis Street, Emeryville, CA 94608



## CONTACT US



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