

Bright and Versatile
Flex Space
For Lease

865 Marina Bay Parkway, Suite 39, Richmond, CA

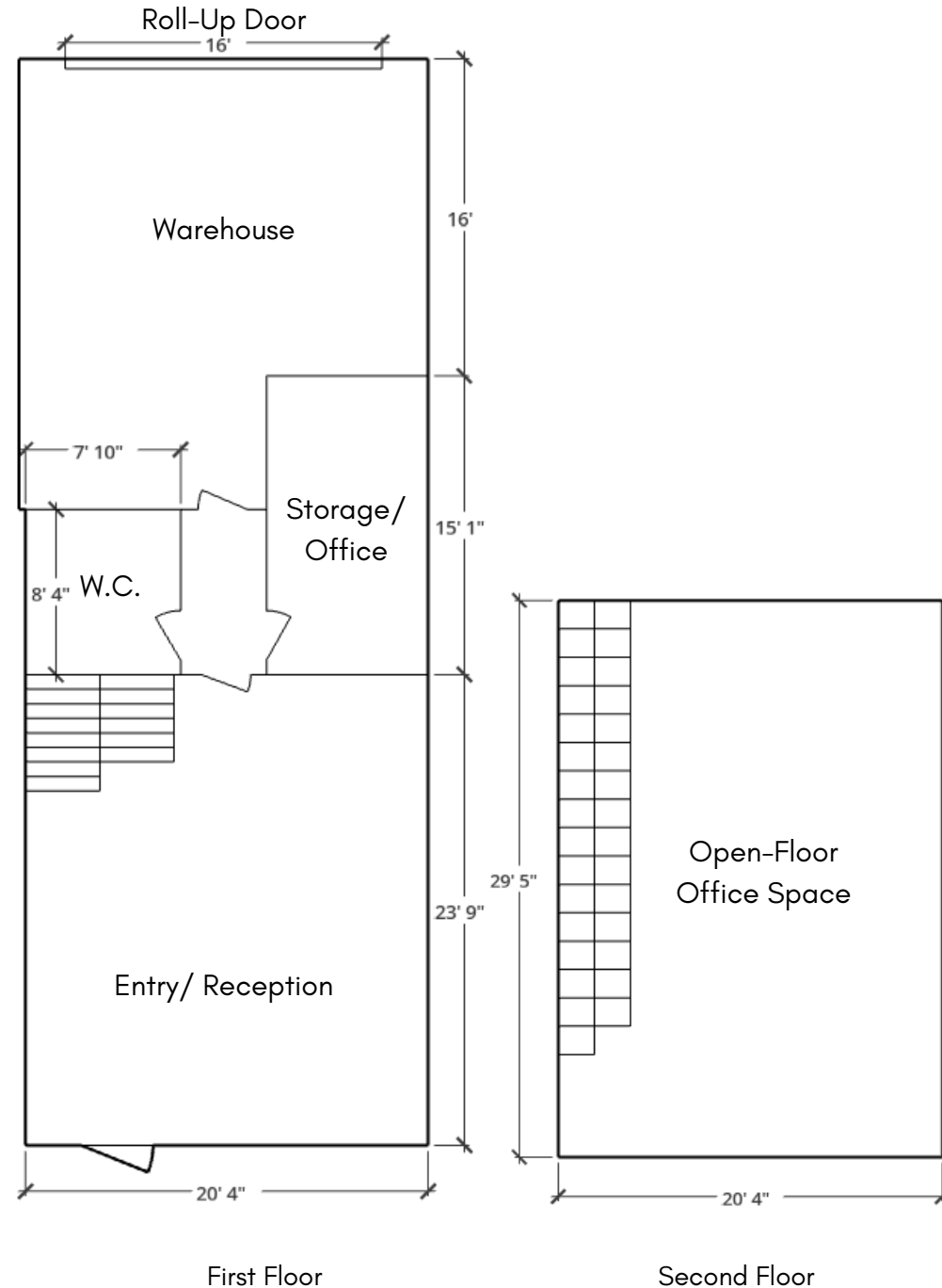
The Crossing at Marina Bay | Suite 39

Street Address	865 Marina Bay Parkway, Richmond, CA 94804
Unit Size	1,756 ±sf
Lease Rate	\$3,160 NNN (Estimated CAMs \$930/mo)
Zoning	IL/T5N-O
Available	Now

Property Features

- Storefront Reception area with Large Windows
- 1 Private storage downstairs and 1 Large Open Floor Plan Office Space upstairs
- Warehouse with 1 grade level roll up door and Palette Racks
- 20 Ft Clear height in Warehouse
- Private ADA restroom
- Floor to ceiling windows - Tons of natural light
- HVAC throughout offices, plus operable windows on 2nd floor for fresh air and ventilation
- Separately metered for PG&E
- 24/7 access
- LED lighting throughout
- Central heating & air conditioning
- Comcast and AT&T fiber readily available but not included in service
- Fully Sprinklered and Seismically Upgraded
- High-image, well-landscaped business park
- Contemporary architecture (developed in 2006)
- Ample parking (2.5 spaces per 1000 SF)
- Easy access to 580 and 80 freeways, San Rafael and Richmond bridges, and Richmond ferry
- On-site café, brewery, and food trucks
- Tesla charging stations and other conveniences across the street
- Few Short blocks to Marina Bay Park, Harbor and Bay Trail

Floor Plan





The Crossing at Marina Bay, Richmond

Marina Bay is a charming coastal region offering suburban tranquility paired with urban accessibility. Marina Bay, also known as the Richmond Riviera, sits in Richmond's protected Inner Harbor, where residents enjoy boating, fishing, and walking along the scenic Marina Bay Trail. Marina Bay is within minutes of the shops, artisan eateries and cafes, live theater, and farmers market in the quaint downtown area of neighboring Point Richmond. Area attractions such as Rosie the Riveter/WWII Home Front National Historical Park, Point Isabel Regional Shoreline, and Golden Gate Fields are all just a short drive away from Marina Bay as well.

The business and industrial community in Richmond is a vibrant hub known for its strategic location and accessibility. Situated in the East Bay region of the San Francisco Bay Area, Richmond is approximately 16 miles northeast of San Francisco and 10 miles northwest of Oakland, making it ideally positioned for businesses requiring proximity to major metropolitan areas. The city benefits from excellent transportation infrastructure, including easy access to major freeways such as Interstate 80 and Interstate 580, bridges, and ferry services.

