



**RED
OAK**
REALTY



5500 DOYLE STREET, EMERYVILLE

932 SF OFFICE/WORKSHOP SPACE FOR LEASE IN THE HEART OF EMERYVILLE · \$2,625/MONTH FULL SERVICE

FEATURES INCLUDE:

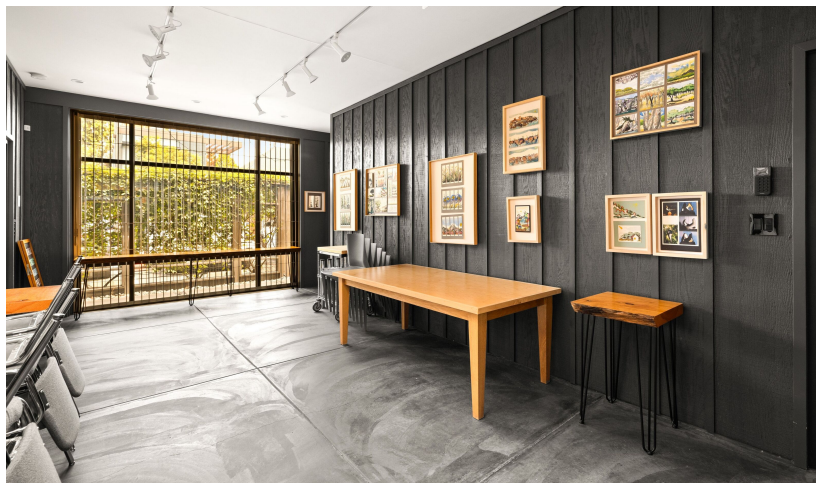
- Two (2) roll-up doors. One with direct frontage on Doyle St and the other with access to a small backyard
- High-end NanaWall folding glass doors
- Kitchenette with sink, ample countertop space, and two mini refrigerators
- Minisplit providing heating and cooling
- Non-structural dividing walls that can be kept or removed
- 3-phase electrical service available in the unit
- Half bathroom
- Option to combine with adjacent 369sf (per public record) gallery space.
- Unit is located in an RM zone, which allows uses such as office, instructional services, art studio, etc. Tenant to independently verify uses with the City of Emeryville.



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Information deemed reliable but cannot be guaranteed.





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