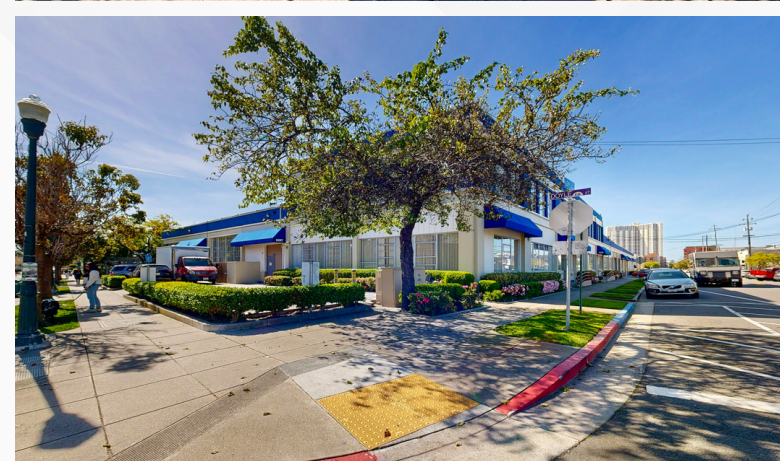




PRIME OFFICE / WAREHOUSE SPACE IN THE HEART OF EMERYVILLE

6287 Doyle Street & 1311 63rd Street, Suites A & B, Emeryville, CA



MULTIPLE UNITS FOR LEASE

Available Space (3)

6287 DOYLE STREET	3,562± SF Warehouse Space
1311 63RD STREET	
SUITE A (Ground Floor)	3,377± SF Office/Flex Space
SUITE B (2 nd Floor)	2,567± SF Office Space

Opportunity to combine **6287 Doyle St** and **1311 63rd St** for up to **±6,939 SF of contiguous space.***

\$1.65 psf IG (with \$.17 CAMs)

Scan Below to Explore All Virtual Tours



6287 Doyle St



1311 63rd St Suite A



1311 63rd St Suite B

6287 DOYLE STREET | EMERYVILLE, CA

► FEATURES

- 3,562± SF Warehouse Space
- Fully HVAC
- 1 Private Restroom
- Great Natural Light
- 1 Grade Level Roll-Up Door
- Can be Combined w/ the 3,377± SF Adjacent Office Space for a Total of 6,939± SF
- 100% Sprinklered
- Lighting in Warehouse



6287 DOYLE STREET | EMERYVILLE, CA

► FLOOR PLAN

6287 Doyle Street

1311 63rd Street Suite A
"Adjacent Unit (also available)"



1311 63RD STREET | EMERYVILLE, CA

SUITE A (GROUND FLOOR)



► SUITE A FEATURES:

- 3,377± SF Newly Renovated Office/Flex Space
- Open Floor Plan
- 4 Private Offices
- Newly Renovated Kitchen
- Storage Room
- Exclusive Restrooms
- High Ceilings
- Skylights and Fantastic Natural Light
- Off-Street Parking Space
- Street Parking Available
- Adjacent to The Emeryville Greenway and Bike Boulevard
- Available for Occupancy Now
- Potential to Combine with Adjacent 3,562± SF Warehouse



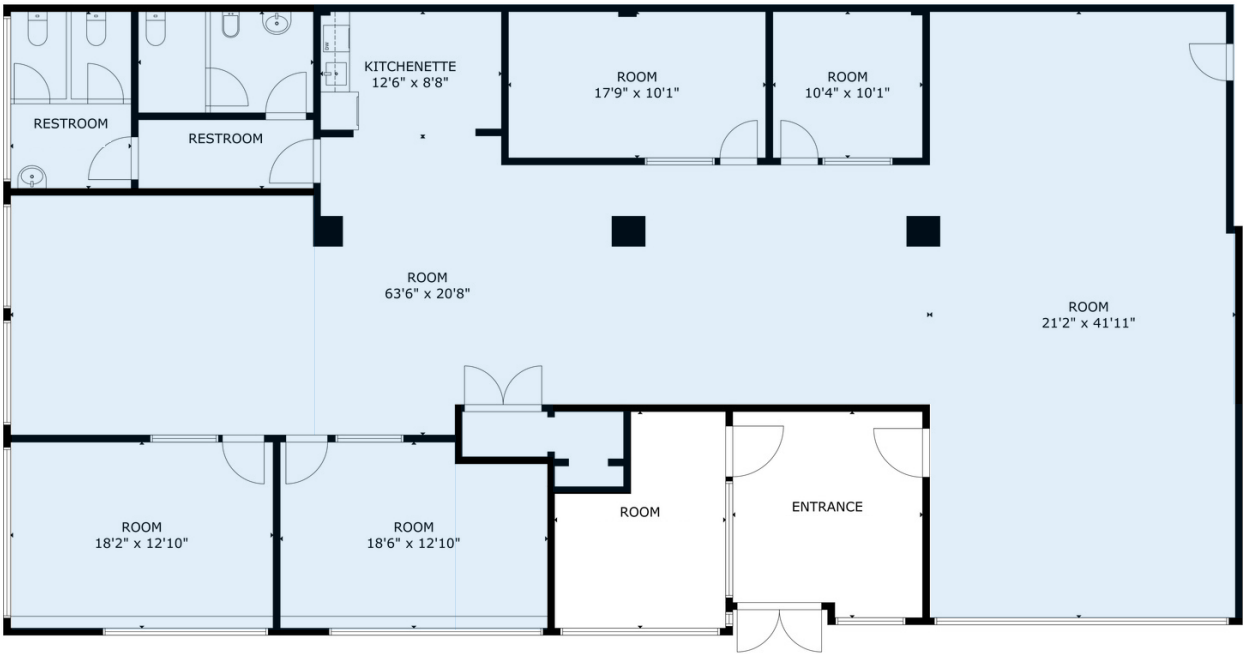
1311 63RD STREET | EMERYVILLE, CA

SUITE A (GROUND FLOOR)



► FLOOR PLAN

SUITE A (GROUND FLOOR)



FLOOR 1

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

1311 63RD STREET | EMERYVILLE, CA

SUITE B (2ND FLOOR)



► SUITE B FEATURES:

- 2,567± SF 2nd Floor Office
- 7 Private Offices
- Conference Room
- Bullpen Area
- Kitchenette
- Server Room
- HVAC, LED Lighting, Sprinklers
- Unit Adjacent to Restrooms
- Off-Street Parking Space
- Large Natural Light Windows Throughout
- Secure Entrance with Digital Security Entry
- Adjacent to The Emeryville Greenway and Bike Boulevard



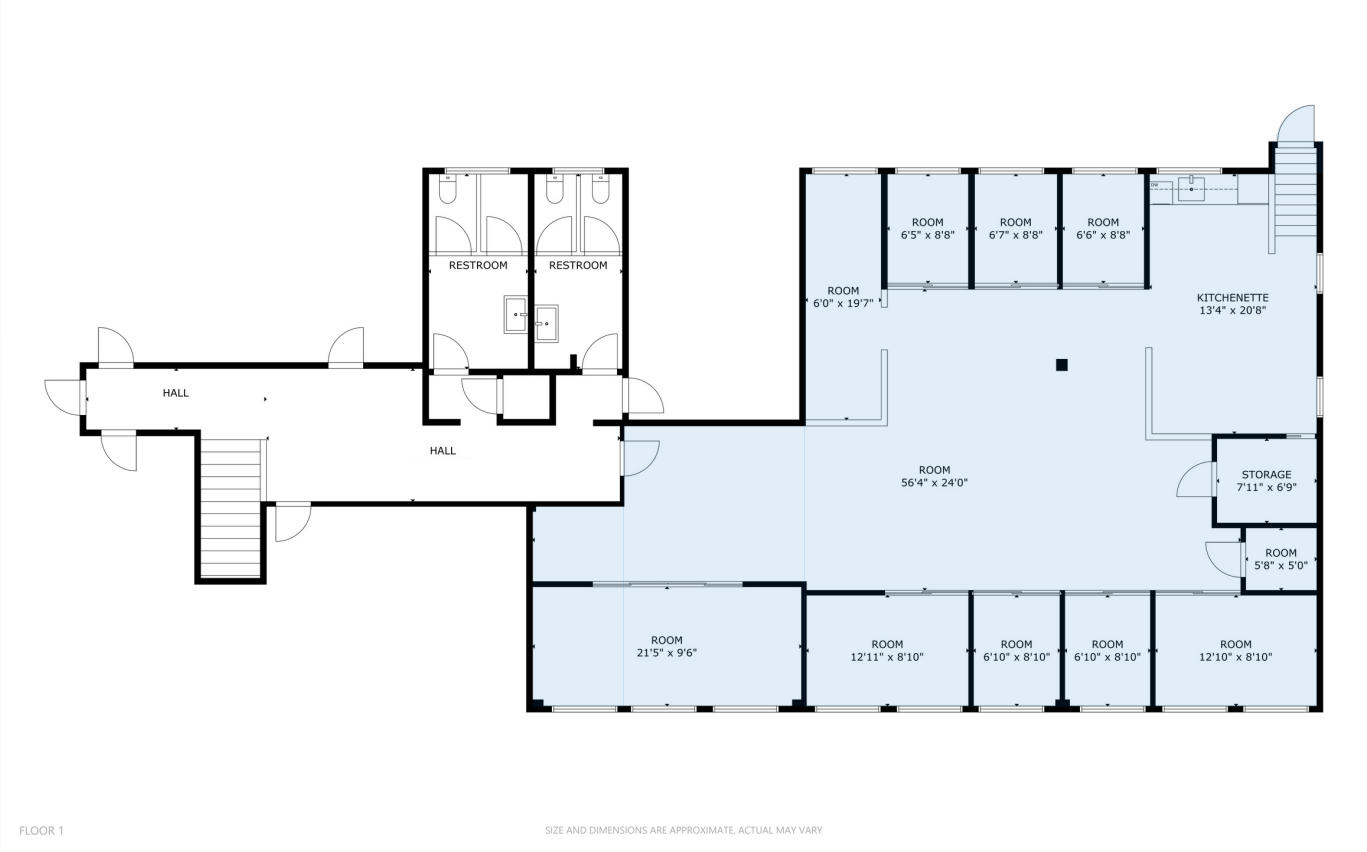
1311 63RD STREET | EMERYVILLE, CA

SUITE B (2ND FLOOR)



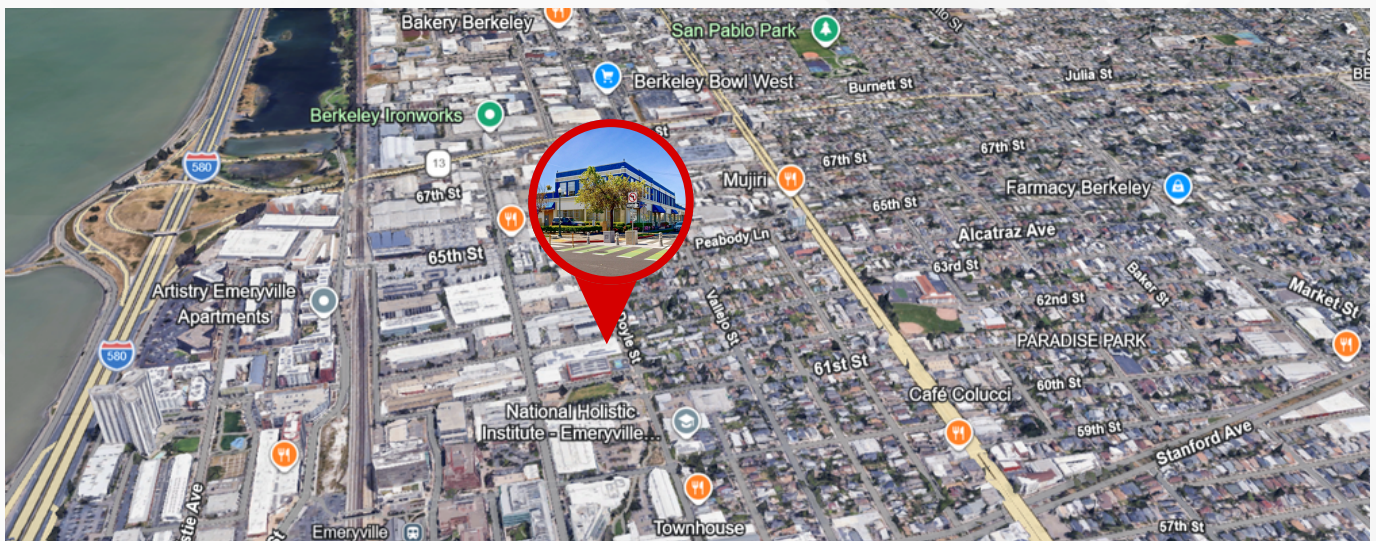
► FLOOR PLAN

SUITE B (2ND FLOOR)



► MAPS & LOCATION

📍 6287 Doyle Street & 1311 63rd Street, Suites A & B
EMERYVILLE, CA



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