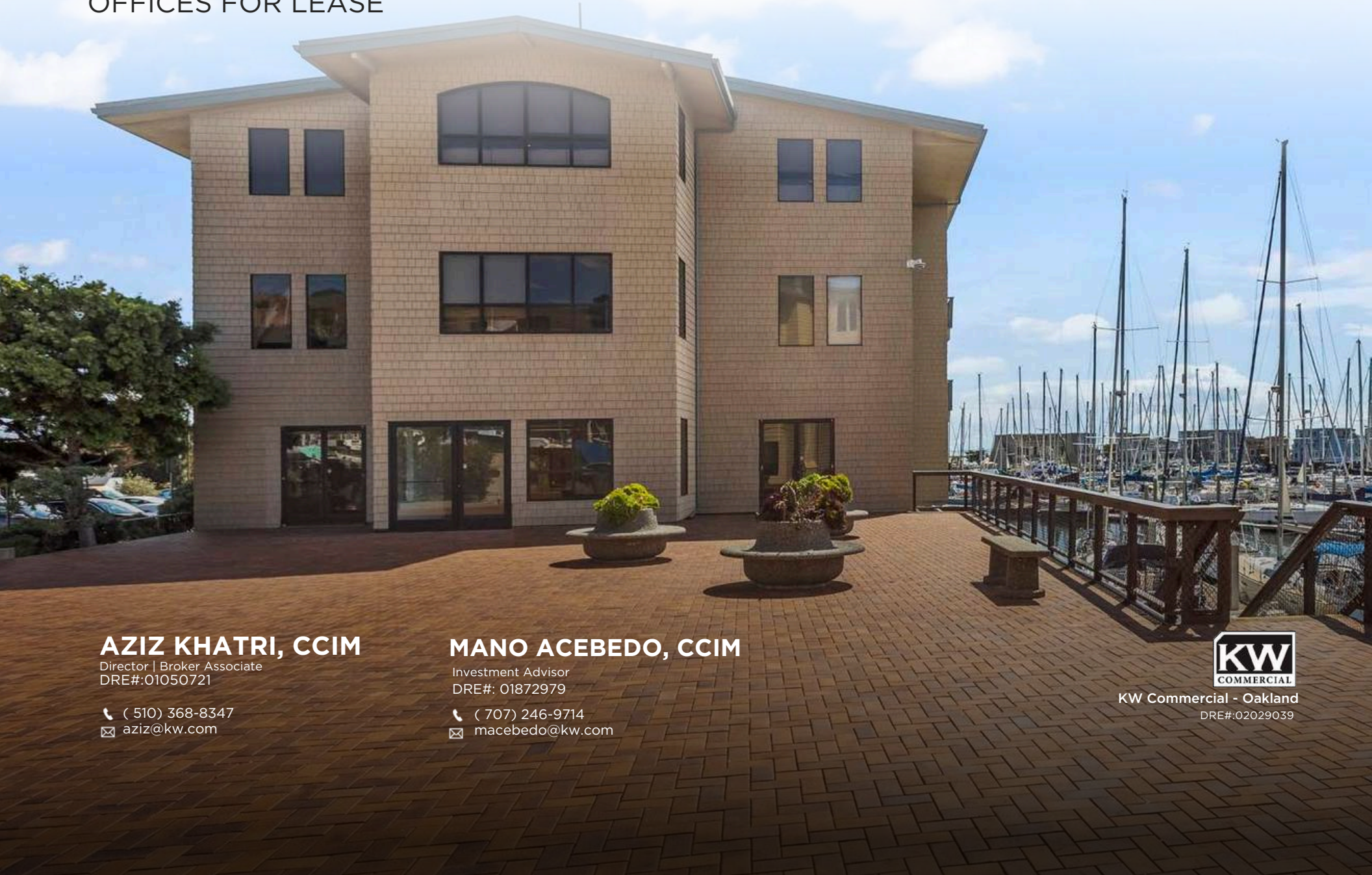


The Brickyard Marina

1120-1160 BRICKYARD COVE ROAD, RICHMOND, CA 94801

OFFICES FOR LEASE



AZIZ KHATRI, CCIM

Director | Broker Associate
DRE#: 01050721

☎ (510) 368-8347
✉ aziz@kw.com

MANO ACEBEDO, CCIM

Investment Advisor
DRE#: 01872979

☎ (707) 246-9714
✉ macedo@kw.com



KW Commercial - Oakland
DRE#: 02029039

The Brickyard Marina



Executive Waterfront Space

OFFICES FOR LEASE

The Brickyard Marina offers premium waterfront office space designed to inspire high-performance teams across a wide spectrum of modern industries. Positioned within an exclusive professional office zone that ensures a pristine, distraction-free environment, the property is perfectly suited for established corporate headquarters, professional services, and creative agencies, while being uniquely optimized for fast-growing technology companies, computer-related fields, and cutting-edge artificial intelligence (AI) or software engineering firms. Tenants benefit from an uncompromised work-life balance, with select suites offering private balconies and sweeping views of the marina and San Francisco Bay, alongside property amenities like a large open-air plaza, on-site EV charging, and secure after-hours access. Boasting a highly strategic location just minutes from UC Berkeley's elite talent pool and providing immediate vehicle access to the I-580/I-80 corridors, the property also sits near the Richmond Ferry Terminal for a direct, commuter-friendly connection to downtown San Francisco—making The Brickyard Marina an ideal destination to attract and retain top-tier talent across the entire Bay Area ecosystem. Easy Access to I-80 and I-580 provides a smooth commute, offering well-situated travel throughout the San Francisco Bay Area.



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial Oakland in compliance with all applicable fair housing and equal opportunity laws.

Available Suites

Building	Suite**	Usable SF	Rentable SF *	Office / Retail	Description
1220	101	676	857	Office/ Retail	Two private rooms with boardwalk access. Reception Area.
1220	102	616	781	Office	2nd floor Hill facing views
1230	100	999	1019	Office	Corner unit with street access and visibility. Private office. Available soon!
1230	101	1978	2017	Office/ Retail	Corner, street-facing retail unit with signage options. Outside of property gate.
1150	100	4952	6102	Office/ Retail	Ground floor opens to plaza, 2 entries, 2 private rooms, kitchen, deck, views. Ideal for gym, market or other retail. Can be subdivided.
1150	120	4958	6109	Office/ Retail	Open floor plan with waterfront views and deck.
1150	202	4000	5799	Office	Conference room and private offices. Large open floor area for cubicles. F&E included as an option. Ste size is approximate and subject to verification.
1150	211	1225	1510	Office	Open floor plan with great natural light. Hill and water views with deck!
1150	300	7795	9604	Office	Updated office space with privates, conference room, kitchen, and views of the bay area
1150	302	2117	2609	Office	Open floor plan with high ceilings. Hill side view with private deck

* Rents are calculated using Rentable SF, which includes CAM and certain utilities. SF calculations provided by Stevenson Systems.

**Click Suite Title to open floor plans and photos

Available Suites

Building	Suite**	Usable SF	Rentable SF *	Office / Retail	Description
1160	110	1854	2190	Office	4 Private Offices, Sink, Private Balcony, Water Views.
1160	103	720	851	Office	3 private offices, Hill facing
1160	201	1706	2016	Office	3 offices plus sink room with cabinets, large open area, hill facing
1160	202& 204	3985	4708	Office	5 offices and one sink room, private deck water facing with views of SF Bay
1160	302	352	416	Office	Large windows hill facing, open space
1160	200	160	160	Office	Multiple / Shared offices available
1160	111 & 112	2079	2456	Office	Private Offices, courtyard access
1160	108	1438	1699	Office	4 Private Offices. Water Views

* Rents are calculated using Rentable SF, which includes CAM and certain utilities. SF calculations provided by Stevenson Systems.

**Click Suite Title to open floor plans and photos

Boardwalk Suites

Suite**	Usable SF	Rentable SF*
B6/B7	1718	2117
B9	667	822
B11	224	276
B12/13	506	624
B17	2523	2948
B20	395	467
B21	968	1143
B23	446	528
B24	535	632

Boardwalk Level Marina Suites offer water-facing office/retail spaces ranging between 300 to 3,000 SF. Positioned along the marina promenade, for prime visibility and direct waterfront access.

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**Click Suite Title to open floor plans and photos











Property Features

- Large and small Waterfront Spaces
- Office Suites with Balconies - Marina/Hill Views
- Gorgeous view of San Francisco Bay
- On Site Parking - Gated Access after-hours
- On Site EV Charger
- Large, open-air plaza

Location Highlights

- 500+ Hillside Neighbors
- Ferry access via Richmond Ferry Terminal
- Easy highway access via 580, I-80, Richmond Bridge
- Minutes to Point Richmond Village and Marina Bay
- Boat owners - keep your boats onsite!



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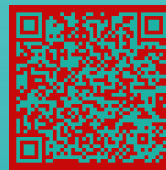
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MANO ACEBEDO, CCIM

Investment Advisor
DRE#: 01872979

☎ (707) 246-9714
✉ macebedo@kw.com



GET IN TOUCH
[ArtizanAdvisors.com](https://www.ArtizanAdvisors.com)



KW Commercial - Oakland
DRE#:02029039



2nd Floor, 1150 Brickyard Cove

Richmond CA 94801



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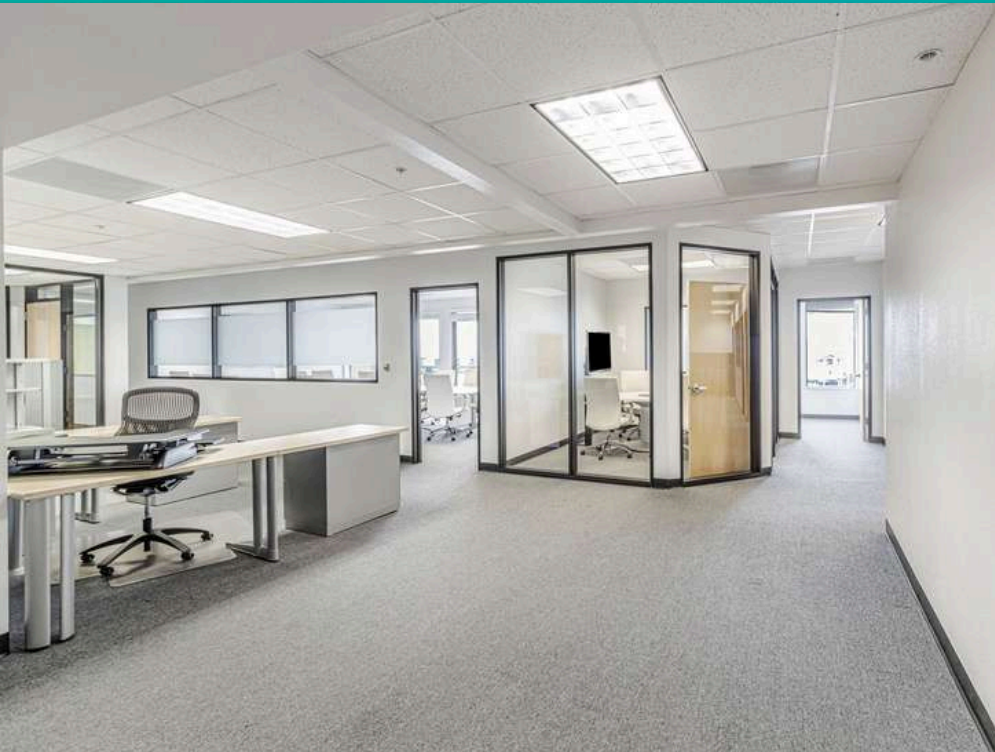
Click or Scan QR code to take
a full 3D Virtual Tour of the space!



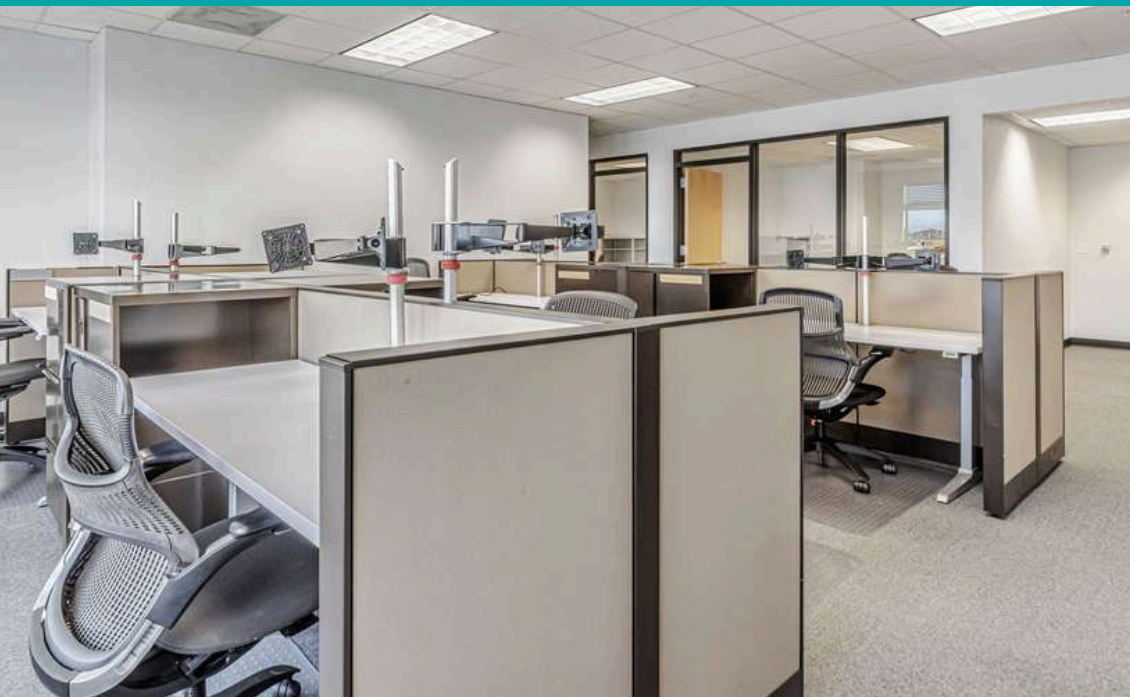
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1150, Suite 202



1150, Suite 202



3rd Floor, 1150 Brickyard Cove

Richmond CA 94801

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