

**GORDON**

COMMERCIAL REAL ESTATE BROKERAGE

**SUBLEASE:** Creative Office Space  
Single-Story Building • On-Site Parking

**1375 PARK AVENUE**  
• • • • •  
**EMERYVILLE, CALIFORNIA**



**CONTACT: KEVIN GORDON**

510 898-0513 • [kevin@gordoncommercial.com](mailto:kevin@gordoncommercial.com) • DRE# 01884390



**SIZE:**  
±6,500 RSF

**RENT:**  
Call Broker

**PARKING:**  
16 Spaces

**EXPIRATION:**  
August 31, 2028

### DEMOGRAPHICS (3-mile radius)

Median Household Income **\$157,977**

Median Age **34.8**

College Degree **84%**

(Source: CoStar)

### COMPANY HEADQUARTERS IN VICINITY

Pixar Animation Studios

Peet's Coffee Corporate Headquarters

Clif Bar & Company

Whole Foods Market (Regional)

Title Nine Sportswear

Bolt Threads

LeapFrog

TCHO Chocolate

F'real Foods

REBBL Drinks

Premier Nutrition Corporation

Double Rainbow Ice Cream, Inc.

Prime Roots

Bayer

XOMA Limited

Novartis (Chiron)

AC Transit

- Open beam design with ±14' ceilings
- Operable windows on all 4 sides provide excellent light and ventilation
- 22 workstations, plus additional work space, several meeting rooms, large conference room, phone booths, 2 kitchenettes, and break areas
- 2 sets of ADA restrooms
- 4 HVAC zones
- **Open to partial sublease**
- **Furniture, Fixtures and Equipment available**

- Across from City Hall, Peet's Coffee Headquarters, Mighty Leaf Tea Company, and popular Rudy's Can't Fail Cafe
- 1 block to Pixar Animation Studios
- Within 3 blocks to East Bay Bridge shopping center with IKEA, Target, Michaels, Home Depot, Office Depot, and Best Buy
- Near Powell Street Plaza Shops with Trader Joe's, Old Navy, Marshalls, J. Crew Factory, and Banana Republic
- Easy freeway accessibility to SF Bay Bridge, San Rafael Bridge, and MacArthur Maze corridor (80, 580, 980, 880, and 24)
- Emery Go-Round, a free shuttle from MacArthur BART to various Emeryville locations, has several stops in the vicinity

**ZONED:** MUR (Mixed Use Residential)

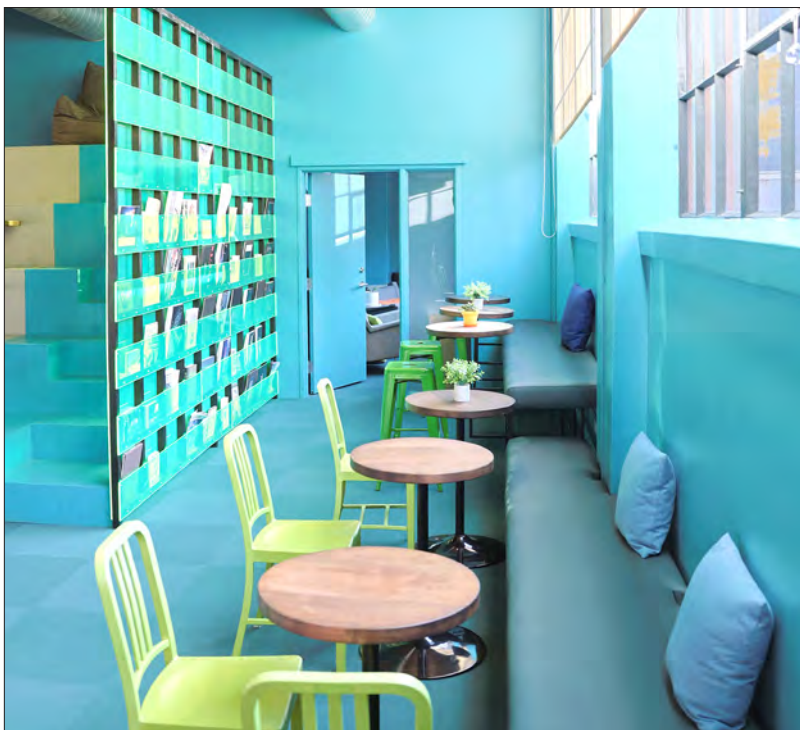




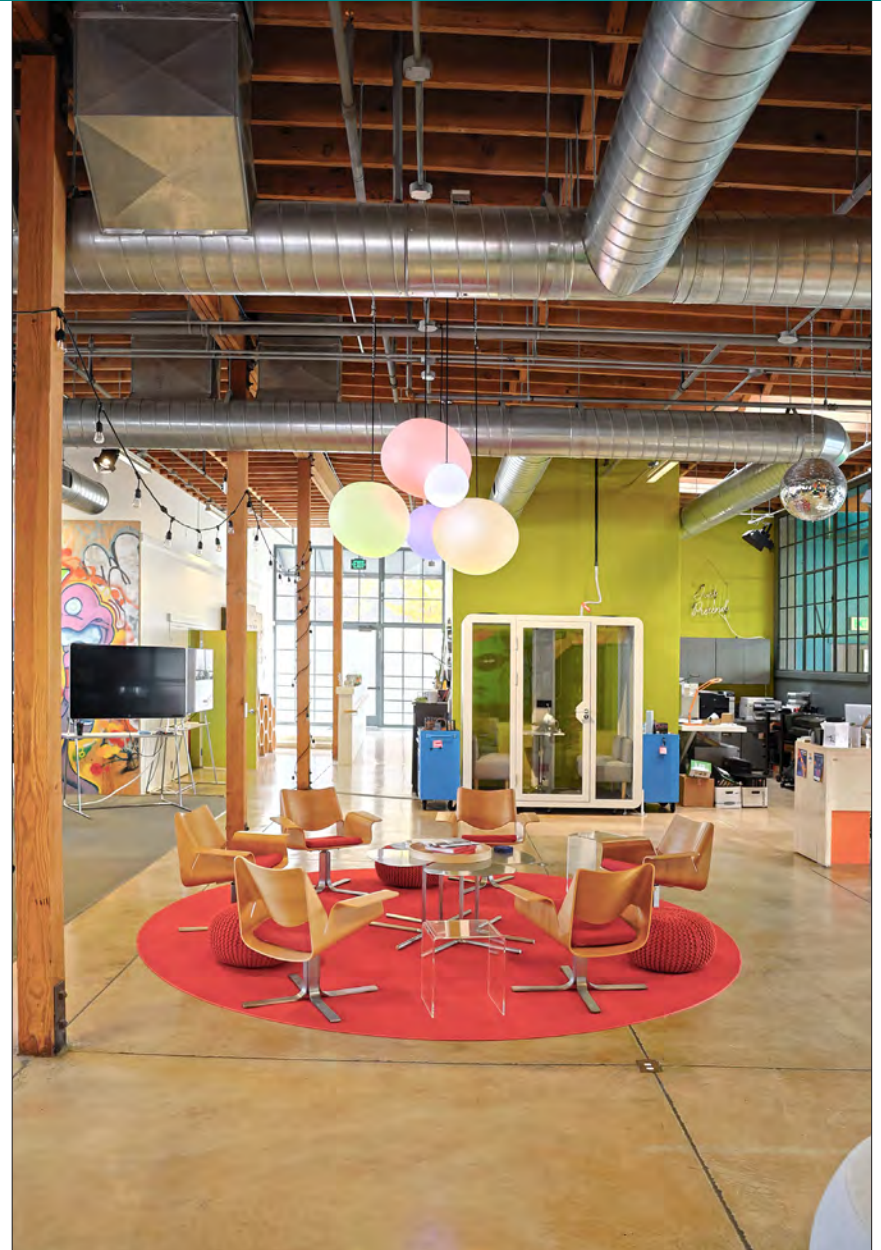
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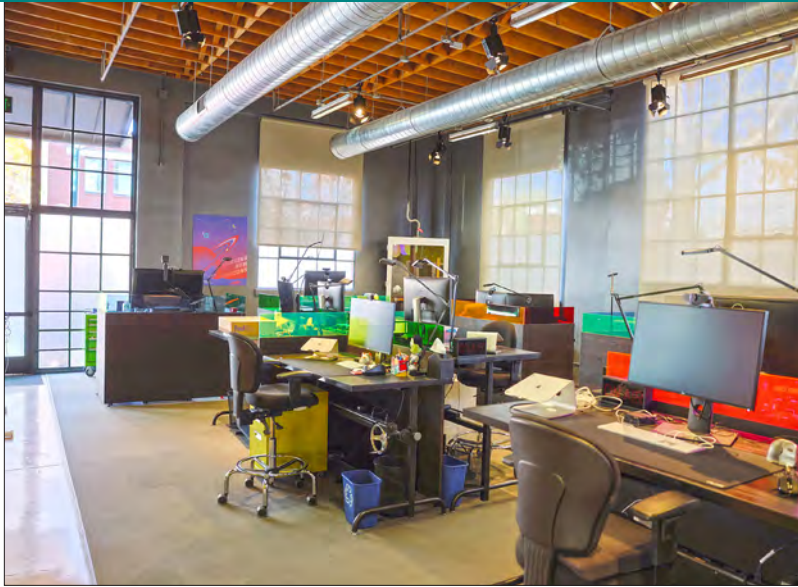
1375 PARK AVENUE, EMERYVILLE, CA  
PHOTO TOUR



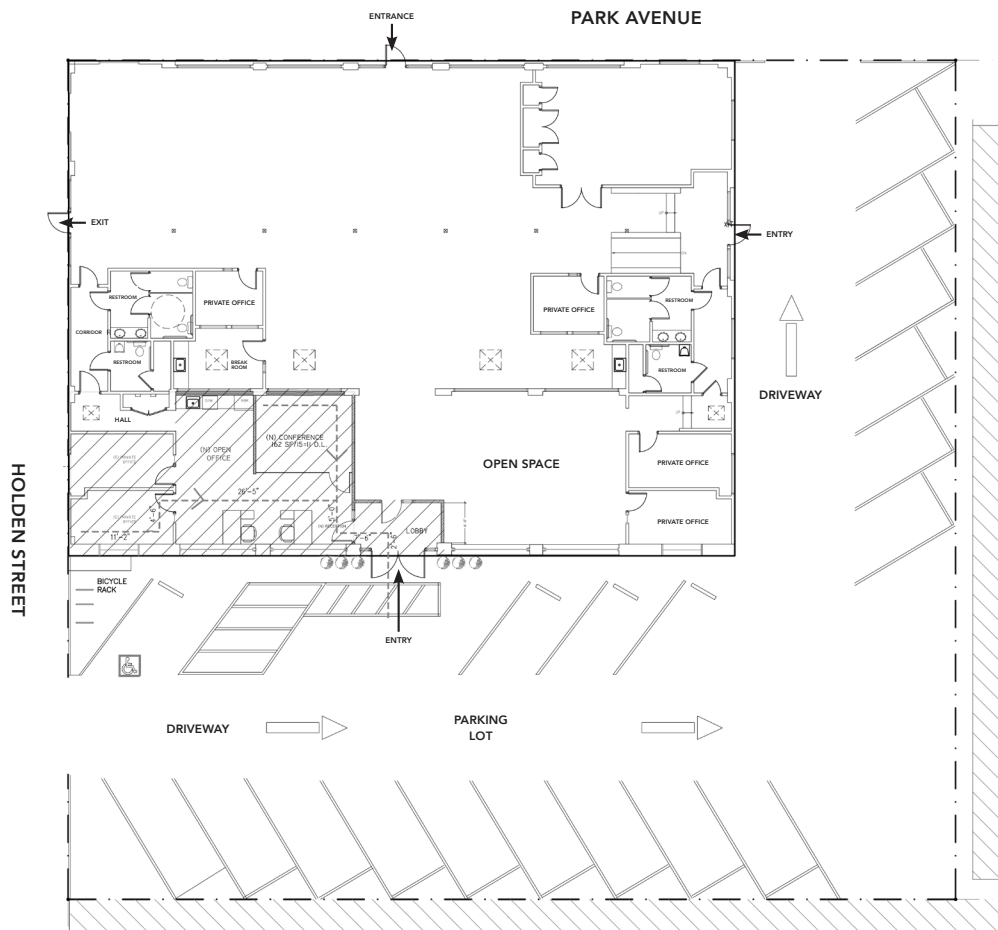




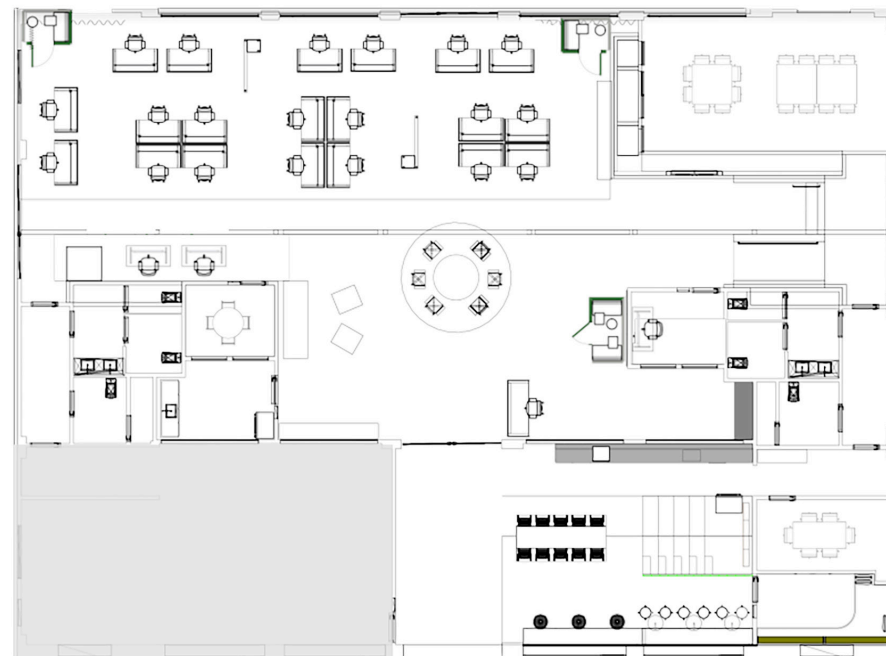




## BUILDING FLOOR PLAN



## FURNITURE FLOOR PLAN



**PARK AVENUE, EMERYVILLE, CA • OFFICE SPACE**



# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

1375 PARK AVENUE, EMERYVILLE, CA  
NEARBY AMENITIES

- Excellent access to entire SF Bay Area
- Easy freeway access to 24, 80, 580, 980, 880
- Less than 10 minutes to BART via free shuttle "Emery Go Round" with shuttle stops nearby
- Near a variety of popular eateries including Rudy's Can't Fail Cafe, Black Diamond Cafe, Honor Kitchen & Cocktails, Peet's Coffee, Arizmendi Bakery & Pizzeria, Wally's Cafe, Touch of Soul, Lanesplitter Pub & Pizza, Hidden Spot Emeryville, and Los Cantaros
- Close to IKEA, Nordstrom Rack, Target, Home Depot, Michael's, Office Depot, Red Wing Shoes, Best Buy, Pak N Save, Starbucks, Petco, GameStop, Guitar Center, Bay Street, Powell Street shopping and Emeryville Public Market



**TRADER JOE'S**

**BARNES & NOBLE**  
BOOKSELLERS

**Michael's**  
Where Creativity Happens™

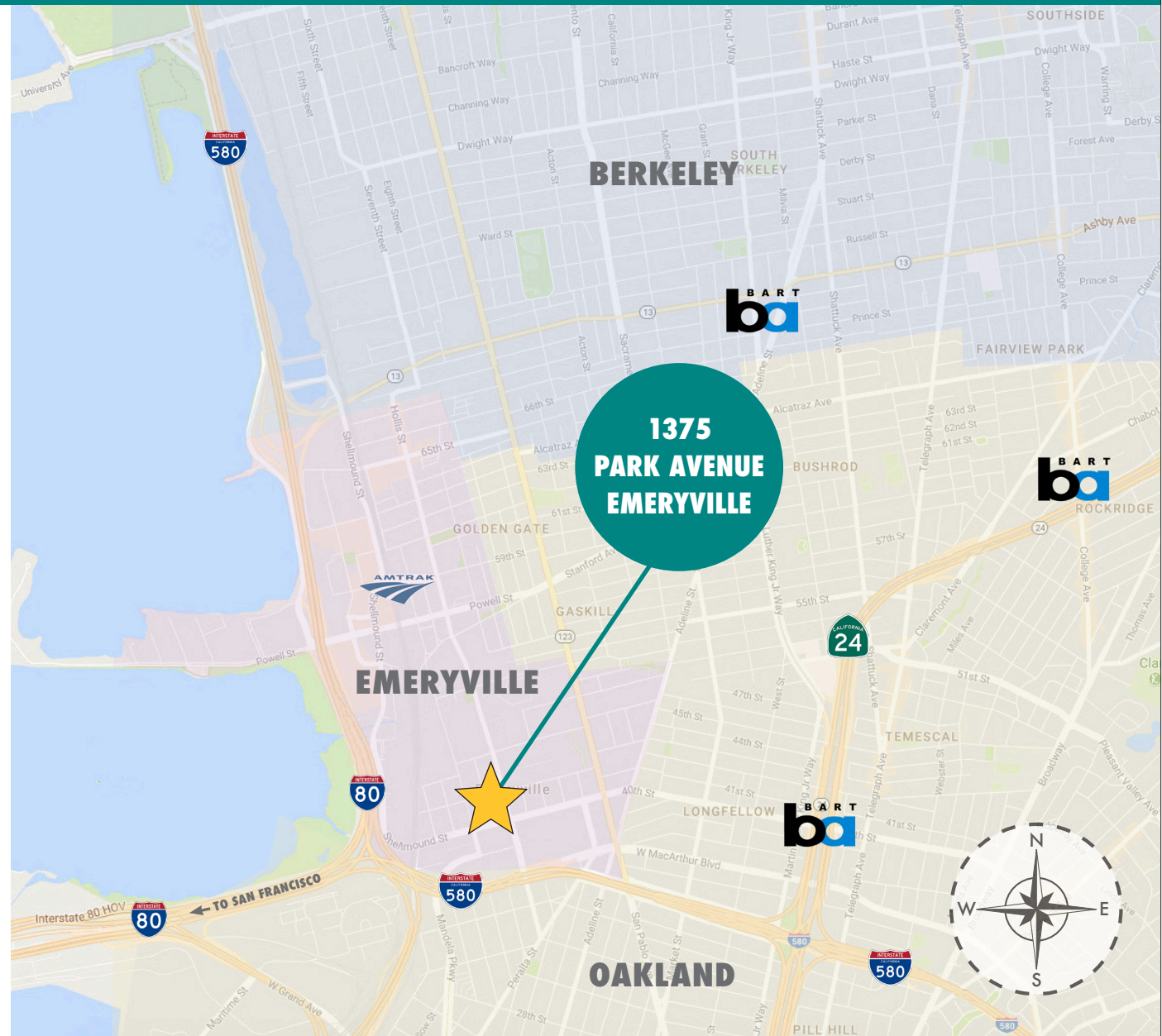


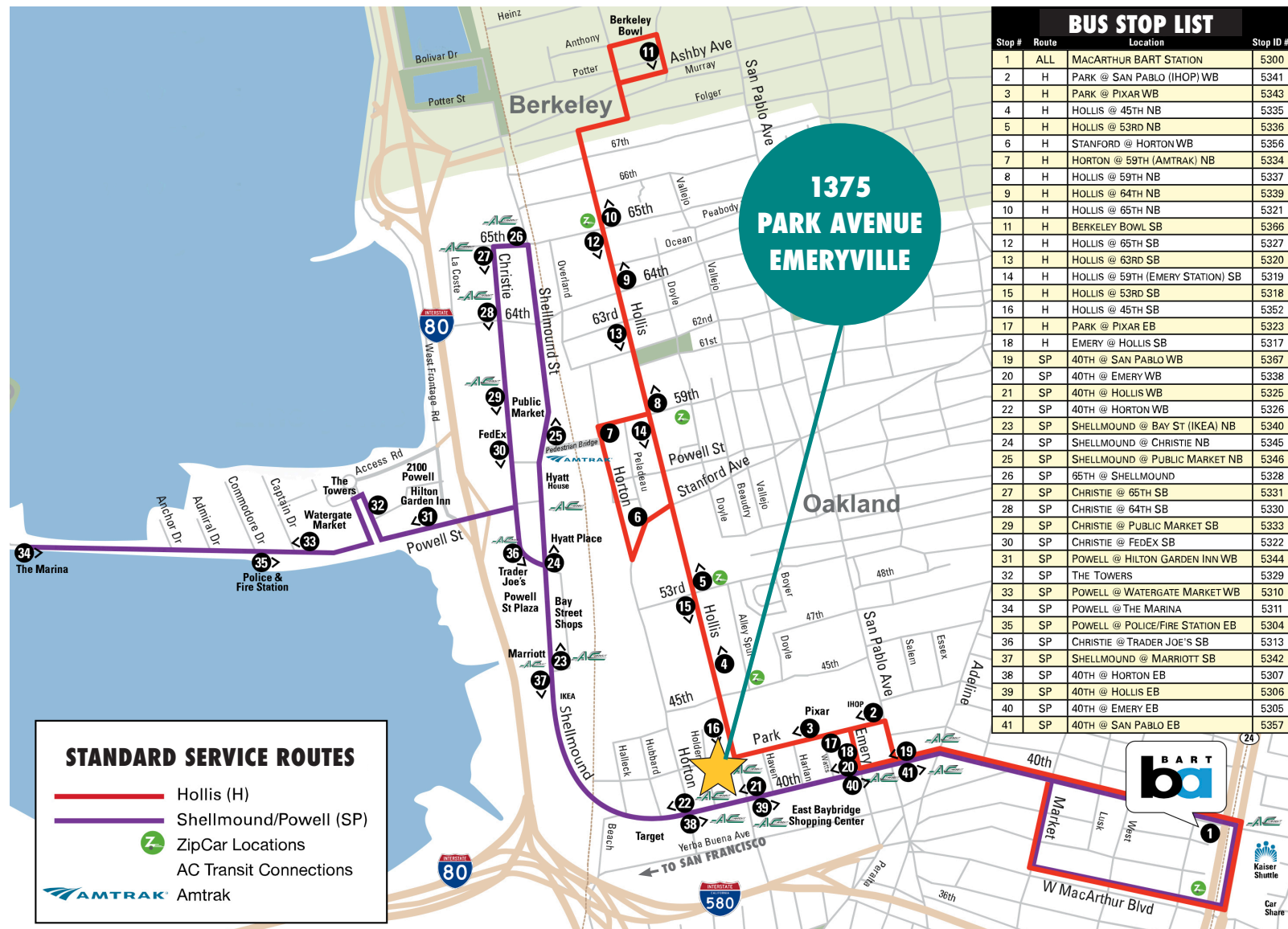
**PET CLUB**  
FOOD AND SUPPLIES

**Office DEPOT**  
**OfficeMax**



**GameStop**  
POWER TO THE PLAYERS™





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