

AVAILABLE

SUITE 1
±14,902 RSF

SUITE 2
±16,328 RSF

SUITE 3
±24,293 RSF

SUITE 4
±11,081 RSF

SUITE 5
±10,511 RSF



1250

53RD STREET, EMERYVILLE

77,115 RSF TOTAL
AVAILABLE NOW
CONTACT BROKER FOR PRICING

CBRE

**Hackman
Capital
Partners**

HIGHLIGHTS



Creative Office Buildout, Open Floor Plans, Exposed Brick, Natural Light, Overside Operable Windows



Ample Power and Fiber Data for High Speed Internet Connection



Powell Street Exit/Bay Bridge on Ramp less than Three Minutes away



Built 1927, change of use 1997



Highly Improved Creative Building



HVAC - Rooftop package units, gas heat, electric cool



High Ceilings



Emery Go-Round Shuttle in Front of Buildings with Direct Access to Bart & Amtrak



Private Onsite



Short Walk to Multiple Restaurants and Retail Amenities



Masonry perimeter walls, steel trusses, wood roof



Sprinklers and central station alarm



Slab foundation on grade



MU - Mixed Use
Non Residential Zoning

FLOOR PLAN

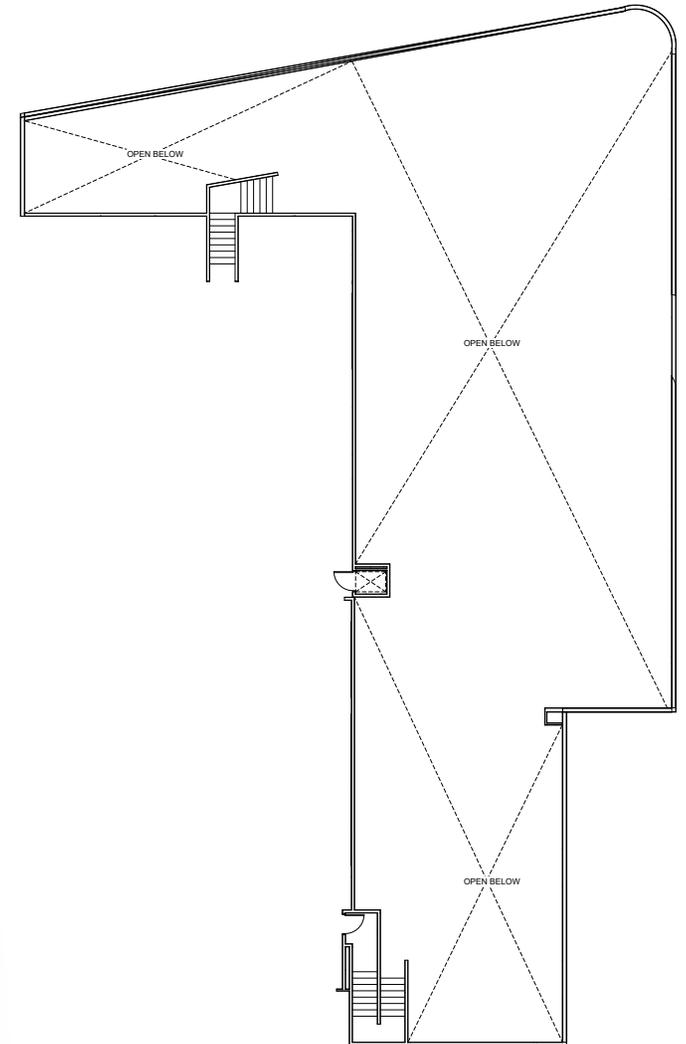
SUITE 1

AVAILABLE OFFICE SPACE: FLOOR PLAN

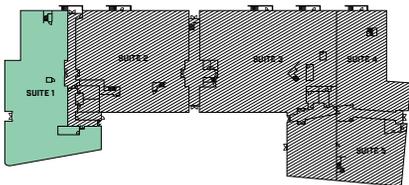
TOTAL RSF: 14,902 RSF



GROUND FLOOR



MEZZANINE



PHOTOS

SUITE 1

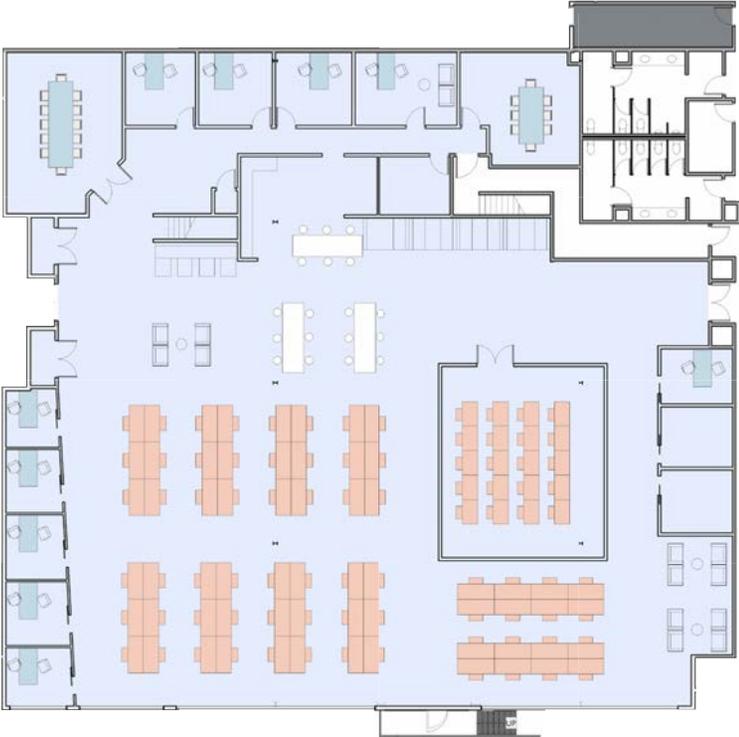


FLOOR PLAN

SUITE 2

AVAILABLE OFFICE SPACE: FLOOR PLAN

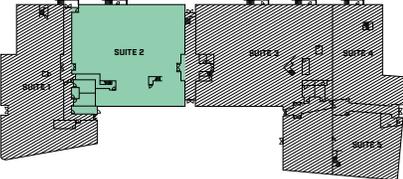
TOTAL RSF: 16,328 RSF



GROUND FLOOR

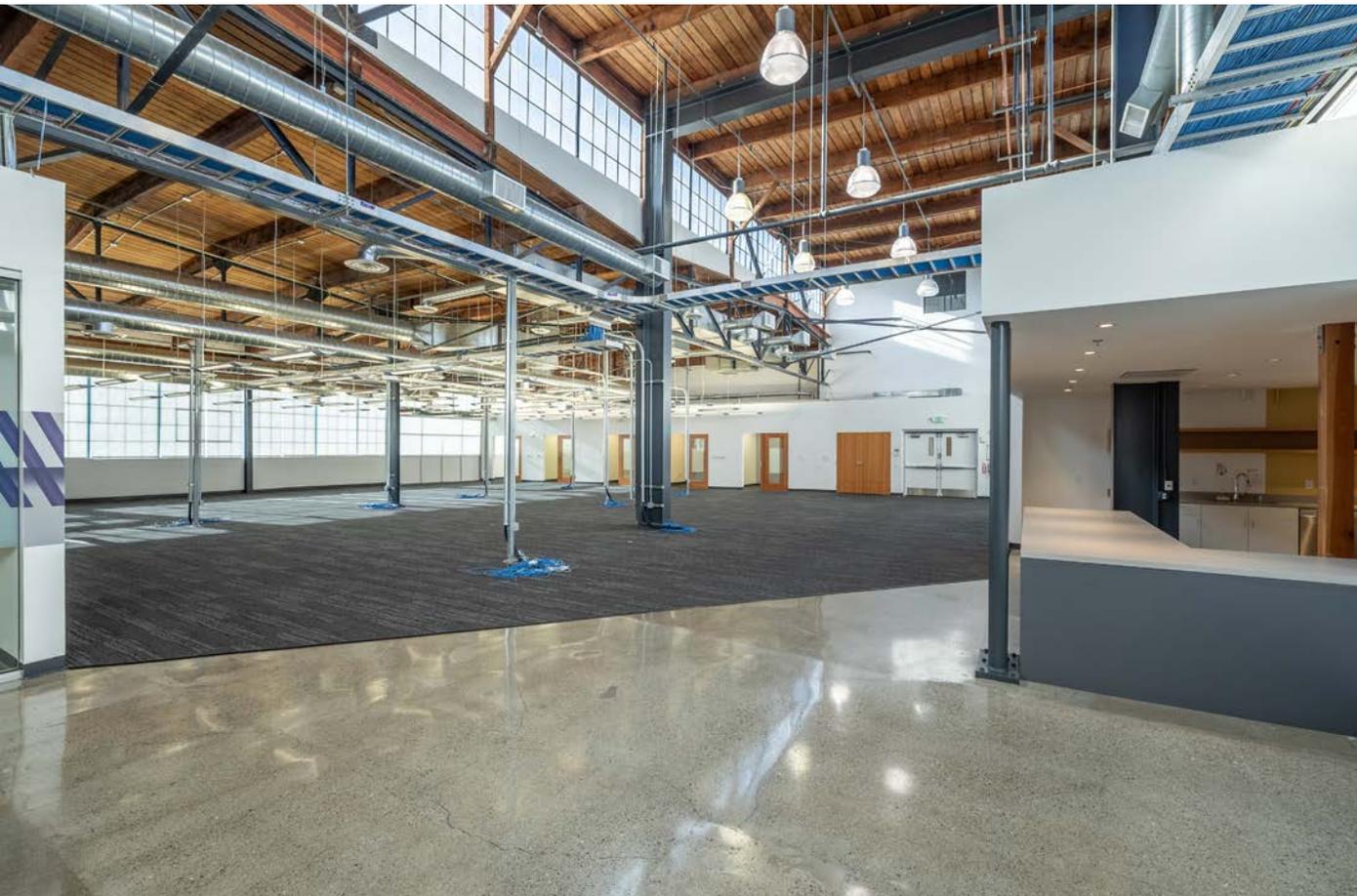


MEZZANINE



PHOTOS

SUITE 2



FLOOR PLAN

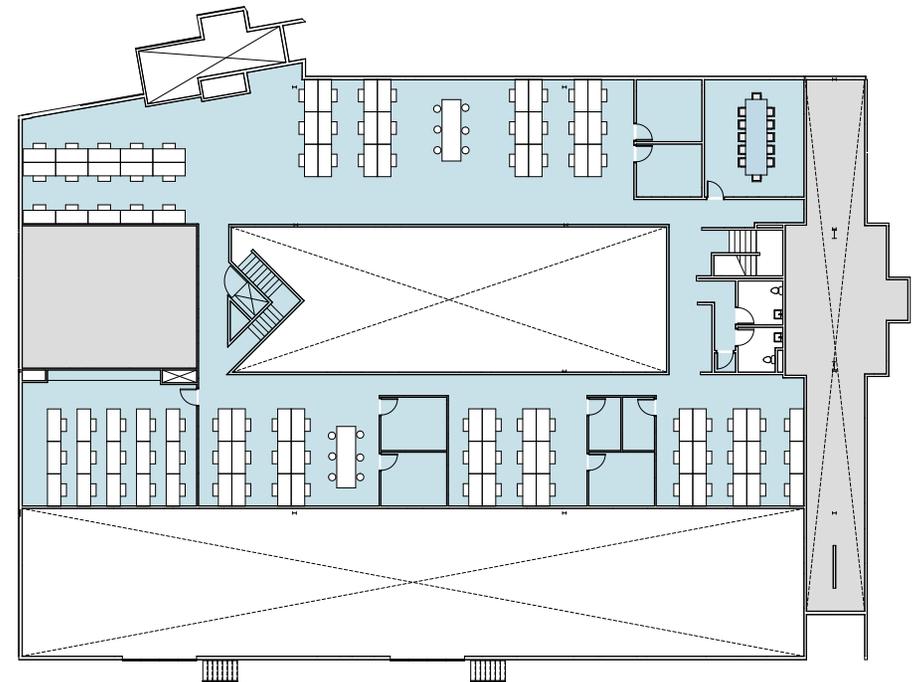
SUITE 3

AVAILABLE OFFICE SPACE: FLOOR PLAN

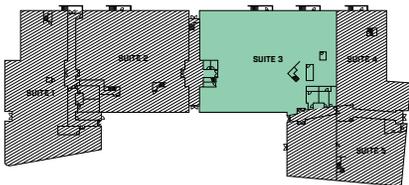
TOTAL RSF: 24,293 RSF



GROUND FLOOR

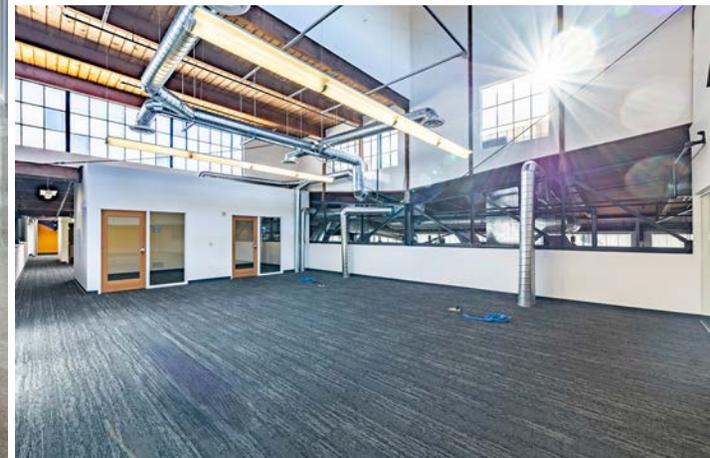
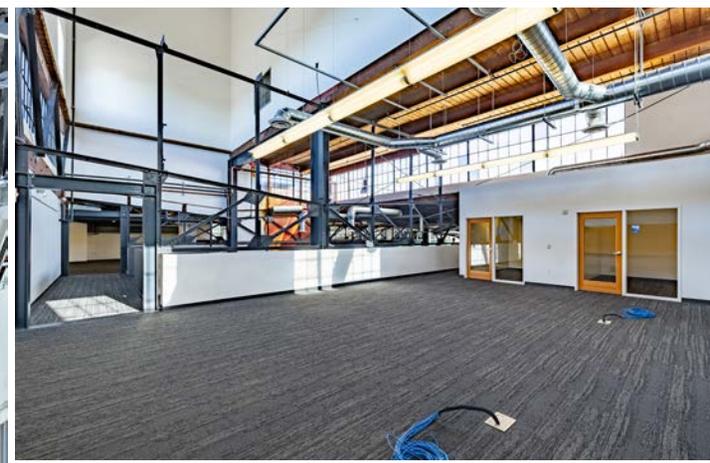
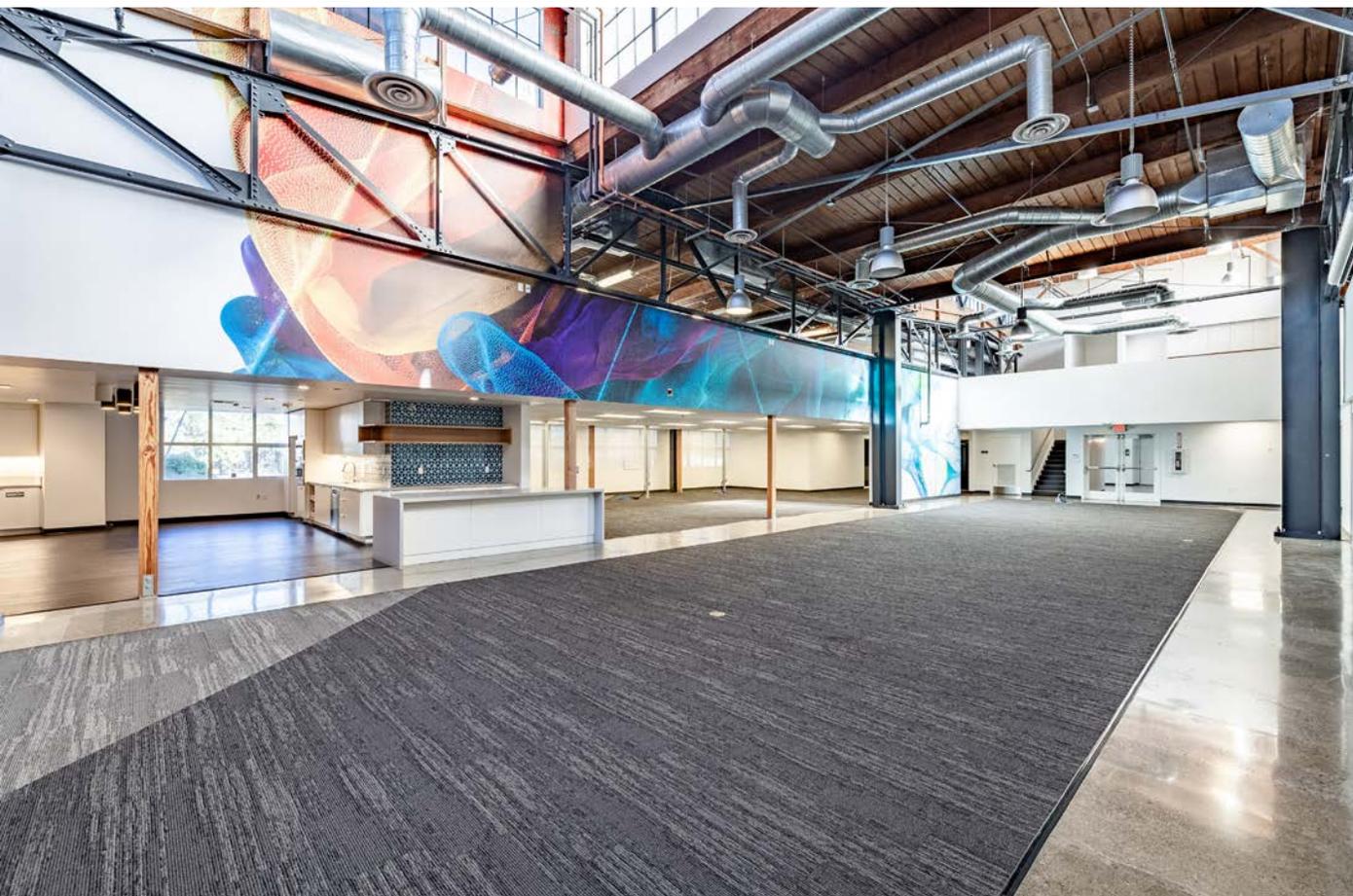
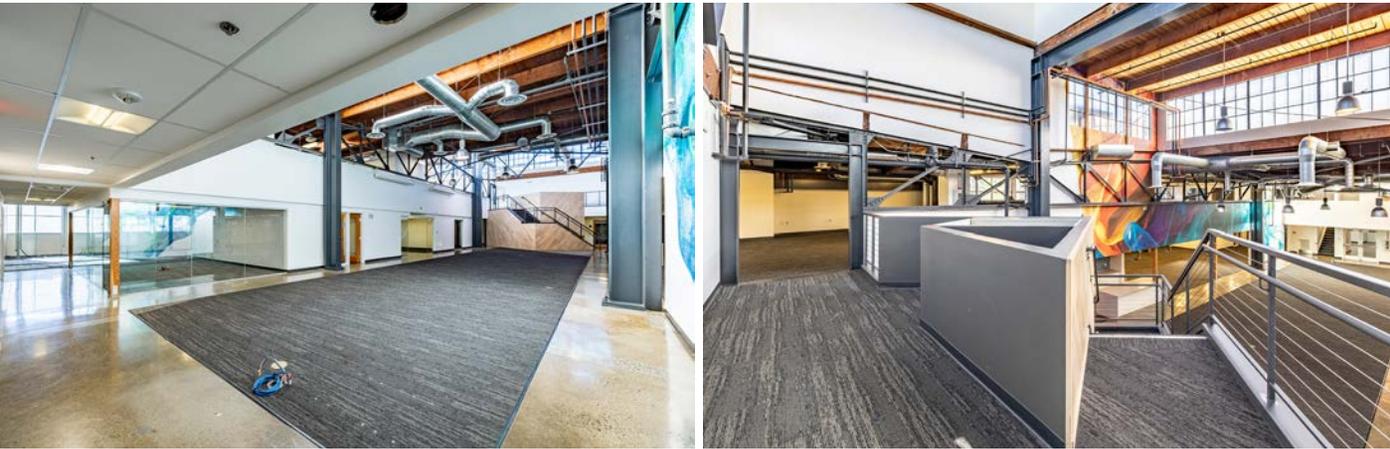


MEZZANINE



PHOTOS

SUITE 3



FLOOR PLAN

SUITE 4

TOTAL RSF: 11,081 RSF

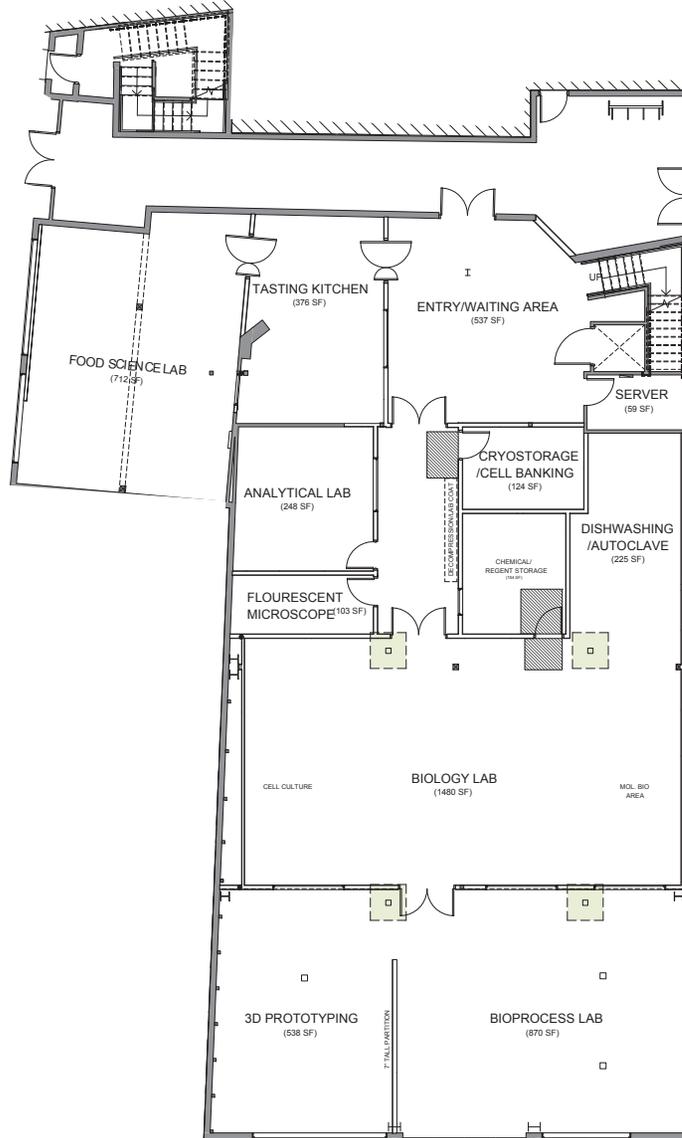
- GROUND FLOOR
1ST FLOOR: 6,700 RSF

MEZZANINE
2ND FLOOR: 4,400 RSF

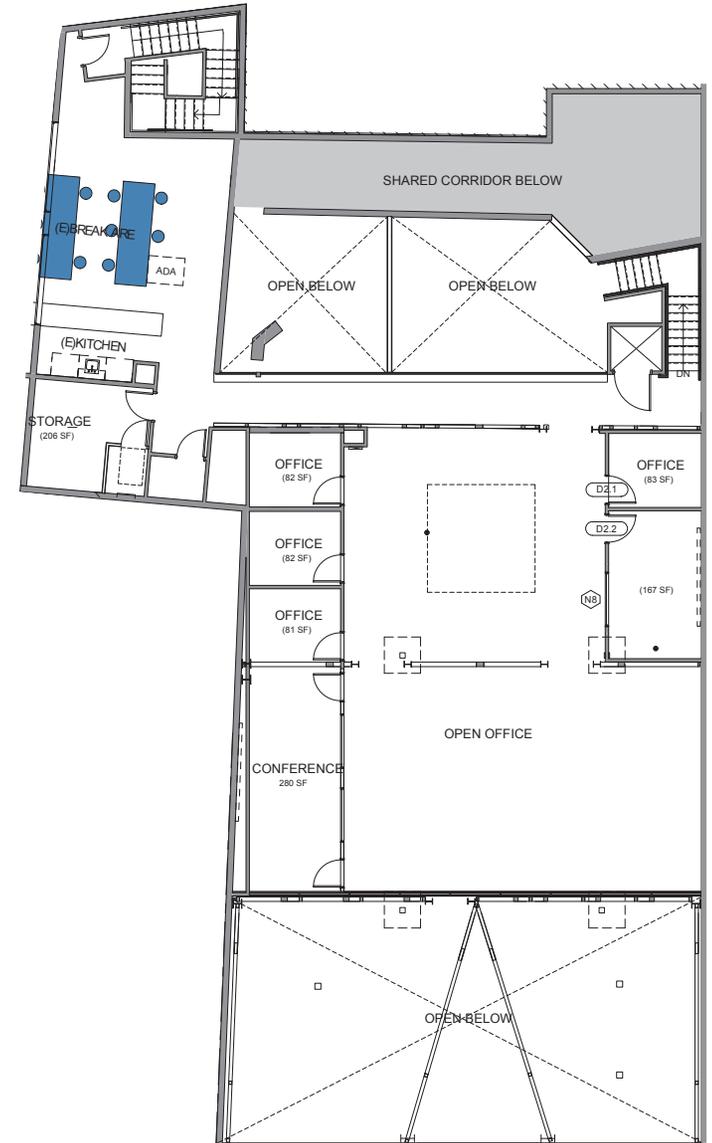
LAB SPACES ARE
HEPA FILTERED WITH

- 110 SF/TON
- 1.7 CFM
- 6 ACH

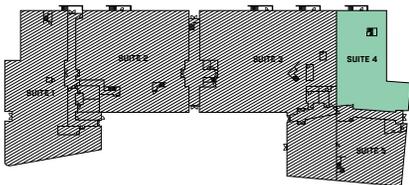
50/50 LAB TO OFFICE
RATIO WITH AREA FOR
PILOT MFG



GROUND FLOOR



MEZZANINE



PHOTOS

SUITE 4

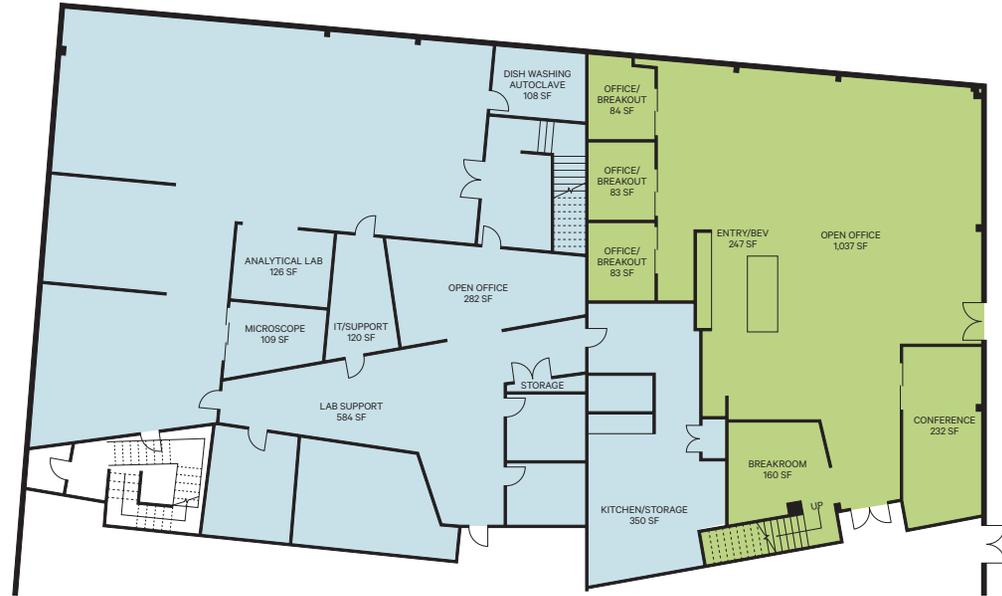


FLOOR PLAN

SUITE 5

TOTAL RSF: 10,511 RSF

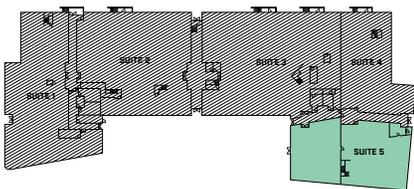
- MEZZANINE
- CREATIVE SPACE WITH OPEN PLAN
- BRICK AND TIMBER FINISHES
- HIGH CEILINGS
- EXPANSIVE GLASS WINDOW WALLS
- ABUNDANT NATURAL LIGHT



GROUND FLOOR

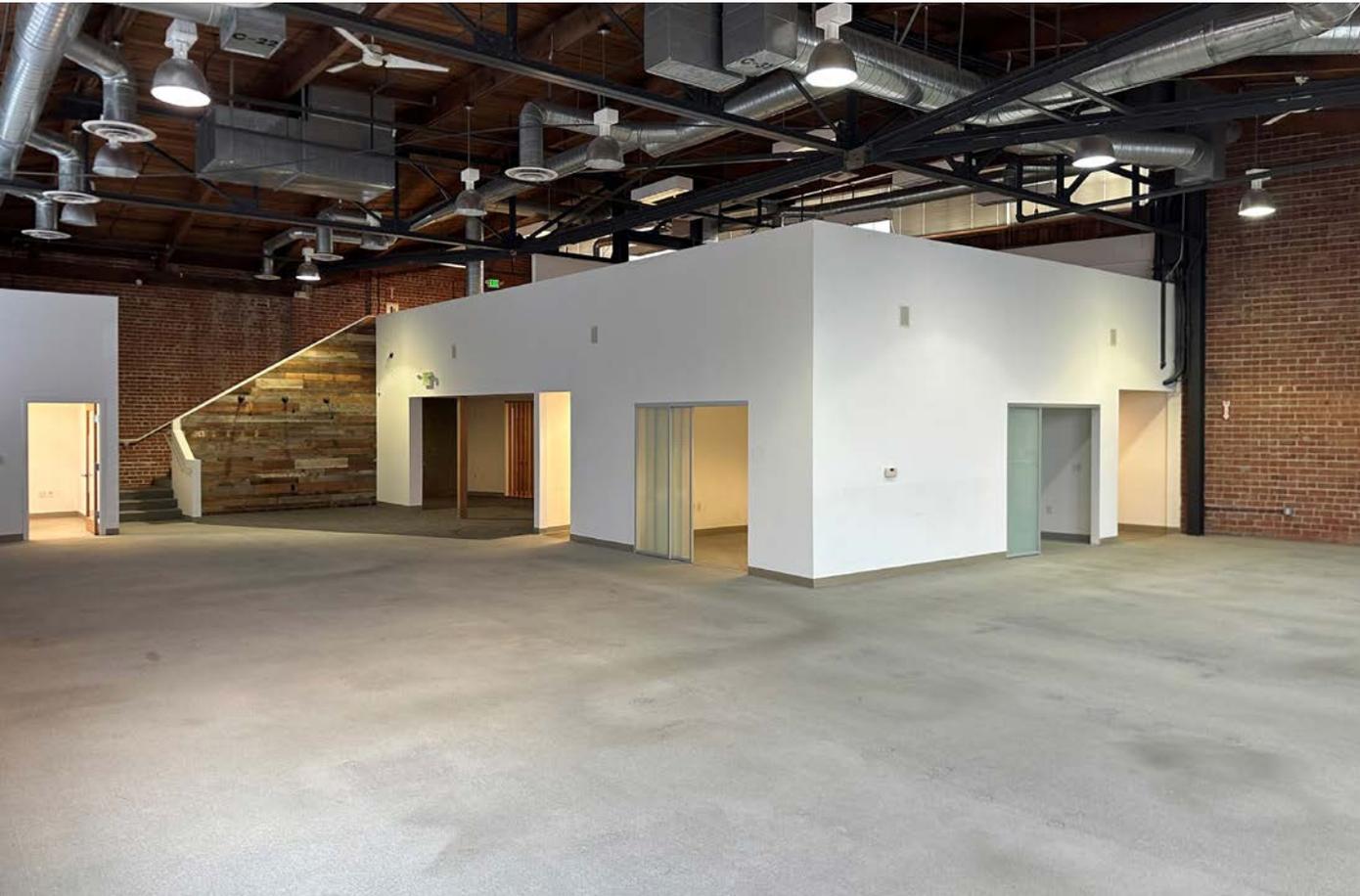


MEZZANINE



PHOTOS

SUITE 5



LOCAL AMENITIES

RESTAURANTS

RESTAURANTS

SAN PABLO STREET RESTAURANTS

PUBLIC MARKET

FOOD COURT: 15+ EATERIES

1250
5390 STREET, EMERYVILLE

BAY STREET

POWELL STREET PLAZA

EAST BAY BRIDGE CENTER



TRANSIT MAP

STRATEGICALLY LOCATED TO

- WEST BERKELEY SHUTTLE
- AC TRANSIT
- EMERY GO-ROUND
- ASHBY BART
- MACARTHUR BART
- FREEWAY ENTRANCE

DRIVE TIMES

SAN FRANCISCO INTERNATIONAL AIRPORT
36 MINUTES | 22.3 MILES

OAKLAND INTERNATIONAL AIRPORT
20 MINUTES | 11.8 MILES

OAKLAND
11 MINUTES | 3.7 MILES

PORT OF OAKLAND
12 MINUTES | 4.2 MILES

SAN FRANCISCO
34 MINUTES | 10.8 MILES

PORT OF SAN FRANCISCO
29 MINUTES | 9.6 MILES

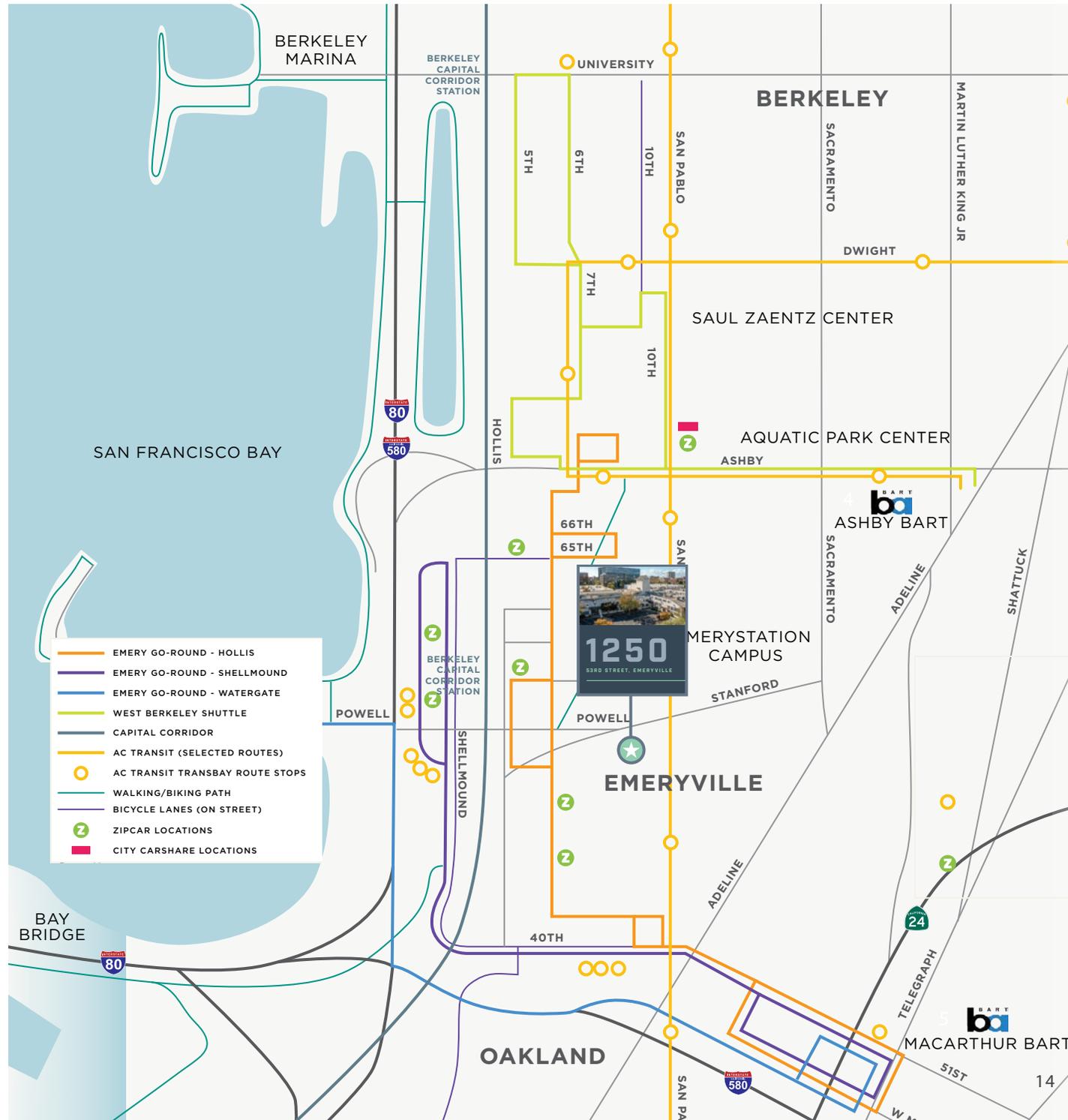
ALAMEDA
17 MINUTES | 6.0 MILES

HAYWARD
30 MINUTES | 18.8 MILES

WALNUT CREEK
31 MINUTES | 14.5 MILES

SAN JOSE
1 HOUR 13 MINUTES | 44 MILES

UNIVERSITY OF CALIFORNIA BERKELEY
14 MINUTES | 3.4 MILES



AERIAL MAP



SAN FRANCISCO

MARIN

← OAKLAND

BERKELEY →

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