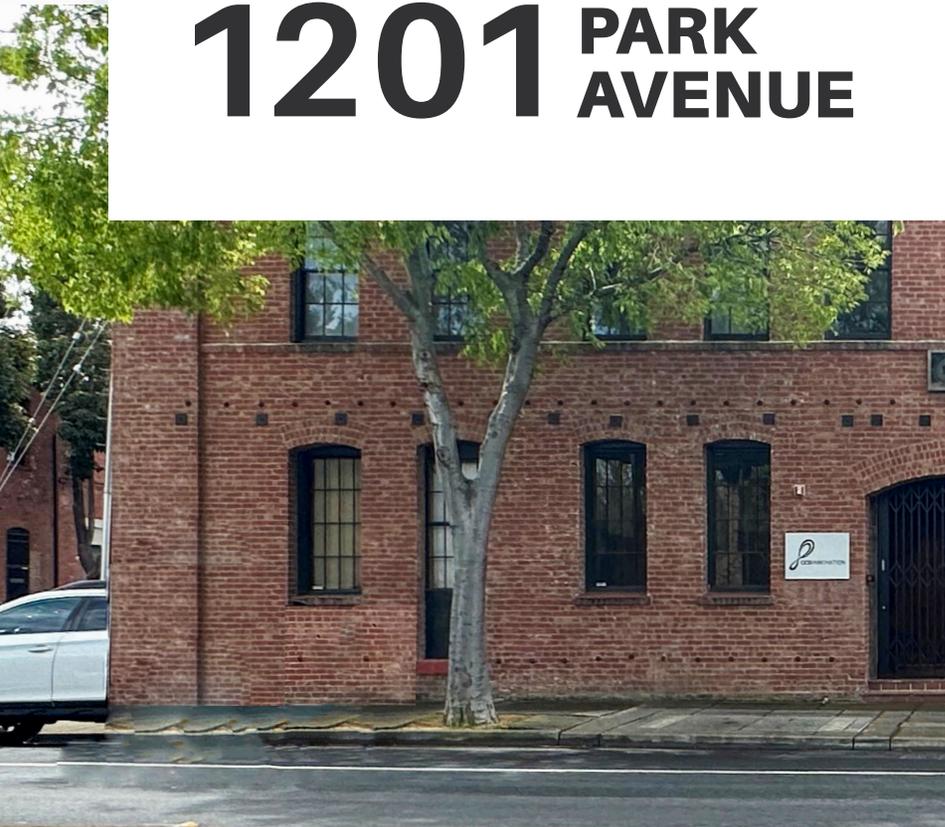


1201 PARK AVENUE



SUBLEASE

EMERYVILLE, CA

16,800SF

5/31/33

AVAILABLE

LED

DIVISIBLE



CBRE

PROPERTY LOCATION



← OAKLAND

SAN FRANCISCO

MARIN

BERKELEY →

THE BRIDGE @ EMERYVILLE SHOPPING CENTER

Home Depot
 Office Depot
 Game Stop
 Target
 Michaels
 Safeway

Pak & Save Foods
 Nordstrom Rack
 Best Buy
 Ashley Furniture
 Pet Club

BAY STREET RESTAURANTS

Authur Mac's Little Shack
 Barnes & Noble Cafe
 Flores
 It'Sugar

Mumu Hot Pot
 Pippal Regional Indian
 Saucy Asian
 Tippy Putt
 Uchiwa Ramen

BAY STREET RETAIL

Aris Aficans
 AT&T
 Bath & Body Works
 Levi's
 Bay Street Games
 Claire's
 Express

LoveSac
 Fashion Q
 Foot Locker
 Fresh N Fitted
 Lush
 Mac Sephora
 Vans

West Elm
 Victorias Secret
 Uniqio
 Zumiez
 Urban Outfitters

1201 PARK AVENUE

Wally's Cafe

Shangri la Vegan

PROPERTY FEATURES

1201 Park Avenue is a one-of-a-kind brick & timber building, a source of inspiration, offering a stunning original space for those looking to take their work to the next level. A perfect blend of rustic charm and modern elements in a truly unique setting located in the heart of Emeryville, CA.



Move-in ready



Freshly painted interior



New cabinets, appliances, counter tops, fixtures & hardware throughout.



Refreshed entry with polished concrete and new lighting



Refinished staircases with new carpeting & refinished handrails



Refreshed & updated bathrooms



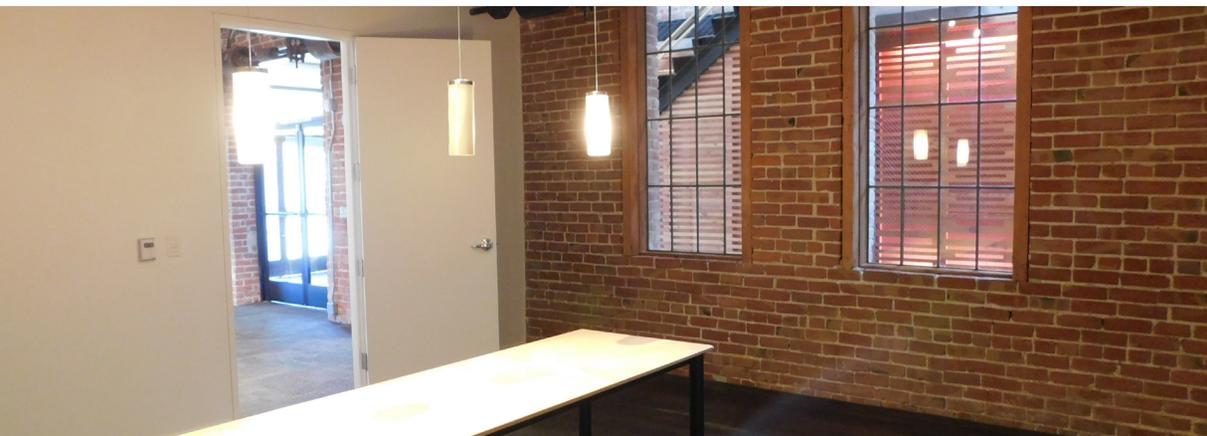
33 gated parking stalls with additional street parking & freshly striped stalls



Open air entrance with high ceilings provides a warm inviting welcome



PROPERTY PHOTOS



FLOOR PLANS

10 Private Offices

01 Large Conference Room

01 Small Conference Room



Freshly painted walls, refinished flooring and carpet throughout



Lobby entrance off Park Avenue



Enclosed petite atrium, patio area with newly polished concrete floors and high ceilings



Open collaborative plan area with exposed brick and hardwood floors with high ceilings



Newly updated kitchenette with brand new appliances, fixtures, counter tops, flooring and shelving

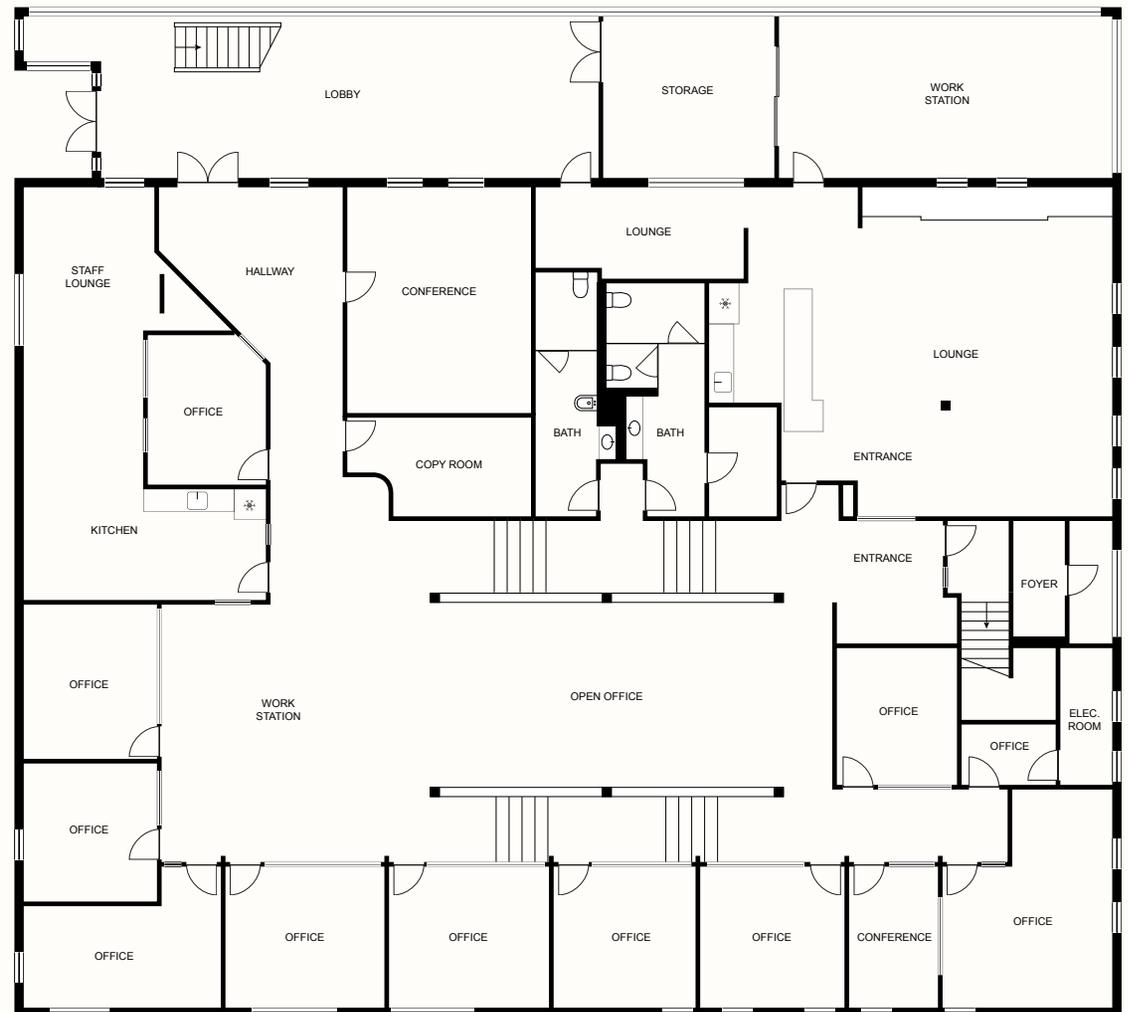


Open lounge area with custom sliding doors & fully equipped built-in beverage bar

FIRST FLOOR

8,900 SF

Available



FLOOR PLANS

8 Private Offices

2 Conference Rooms

3 Huddle Rooms

 Freshly painted walls throughout second floor with refinished flooring & carpeting throughout

 2 Large open collaborative plan areas

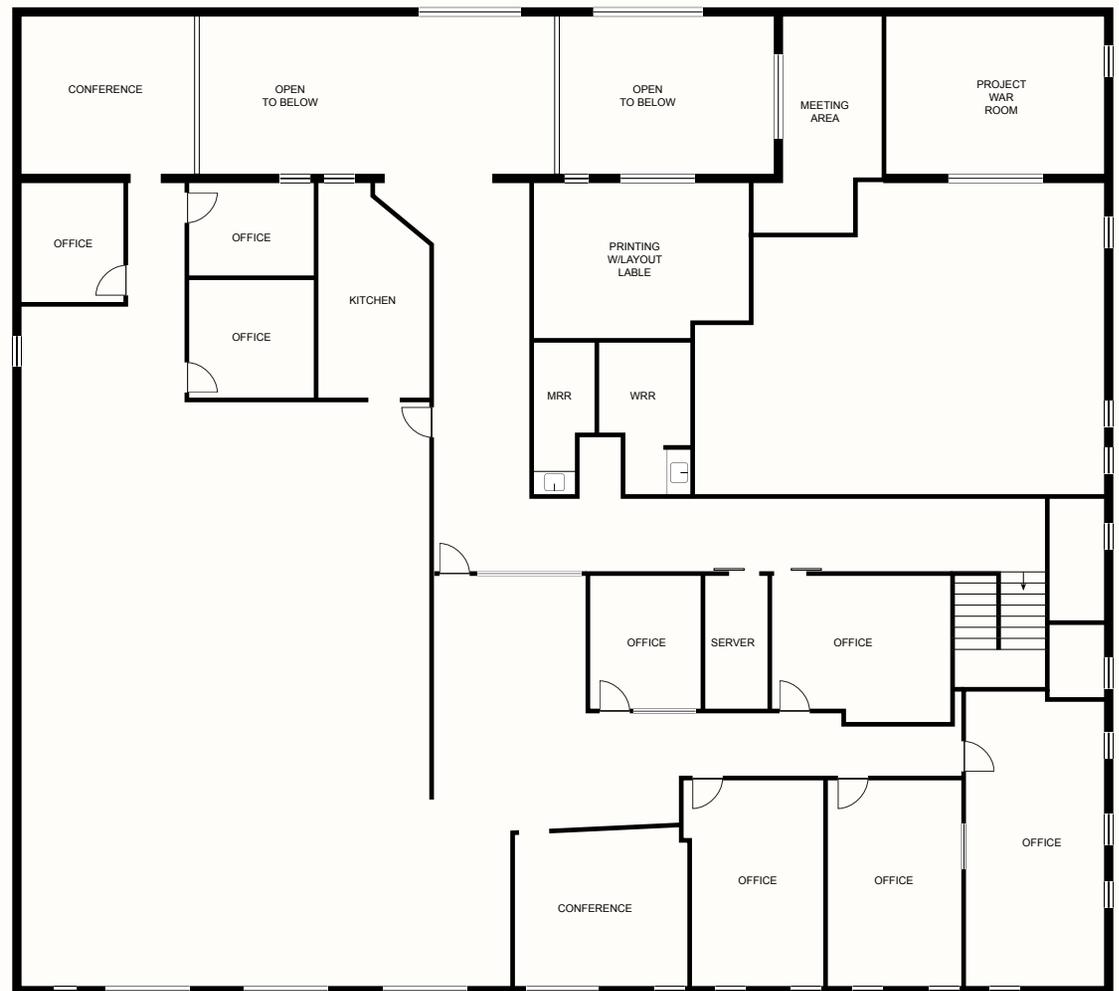
 Server room

 Newly updated kitchenette with brand new appliances, fixtures, counter tops, flooring and shelving

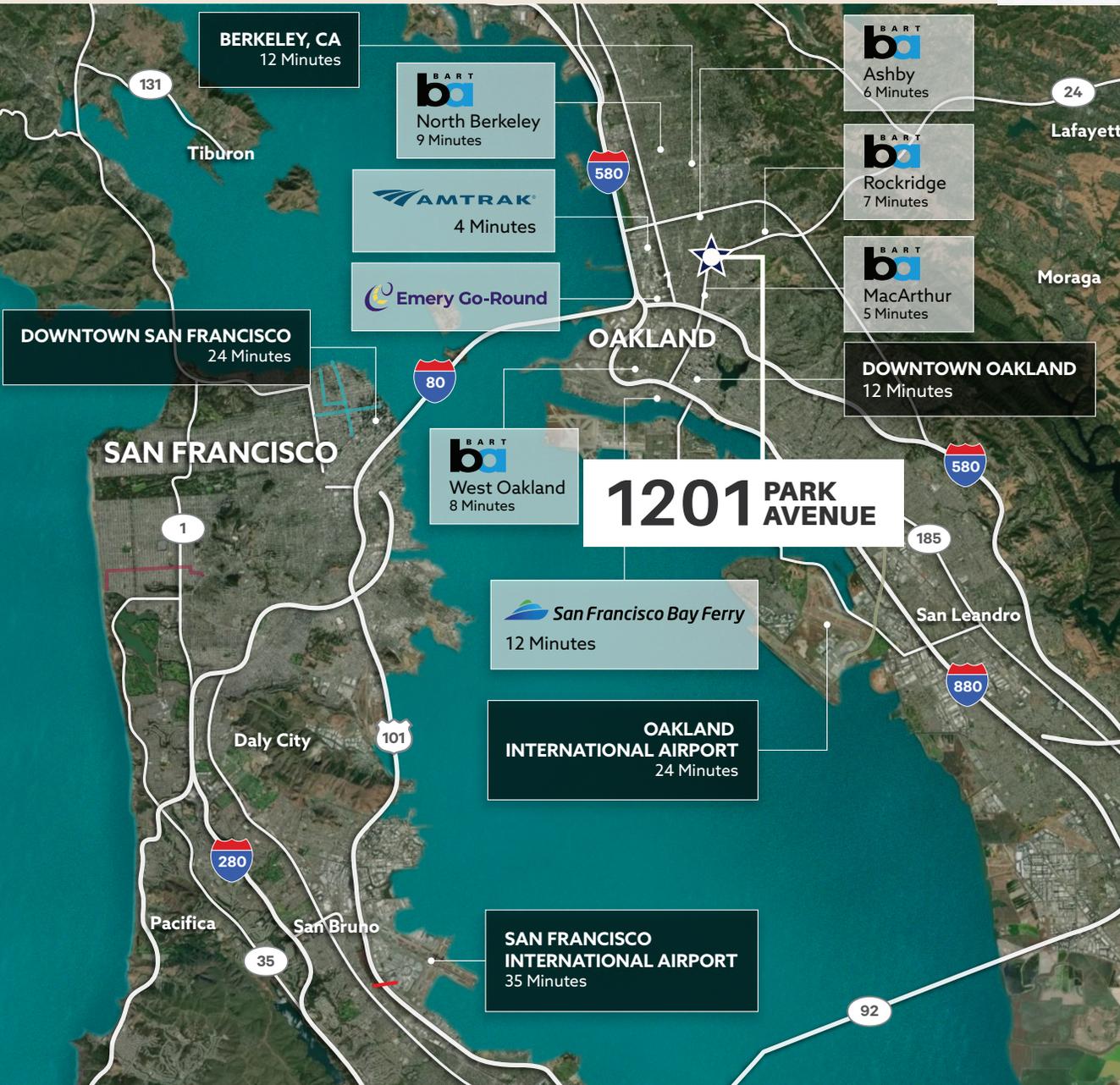
 Refreshed open walkway overlooking petite atrium, patio area

SECOND FLOOR

7,900 SF
Available



MAP & DRIVING TIMES



DISTANCE

Berkeley

12 Minutes

Downtown Oakland

12 Minutes

Downtown San Francisco

24 Minutes



AIRPORTS

Oakland International Airport

24 Minutes

San Francisco International Airport

35 Minutes



PUBLIC TRANSPORTATIONS

BART

24 Minutes

San Francisco Bay Ferry

12 Minutes

Amtrak

4 Minutes

1201 PARK AVENUE

SUBLEASE

EMERYVILLE, CA

MARK J. KOL

Executive Vice President
+1 510 874 1992
mark.kol@cbre.com
Lic. 01251158

MONICA CLARKE

Sales Assistant
+1 510 874 1906
monica.clarke@cbre.com
Lic. 01221955

CBRE

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