



Sublease

**Best Lab Space
on the Market!**

Brand New State-of-the-Art Lab with Private Roof Deck

1545 Park Avenue
Emeryville, CA

Space Profile:

Premises	1st & 2nd Floors
RSF	25,200 RSF
Rental Rate	Call for details
Availability	10/1/2020
Term	Thru 12/15/2030

Features:

- Never occupied
- Brand new lab/office build-out
- Private roof deck
- Employee shower room and lockers
- Incredible natural light
- Extravagant brick and glass throughout
- Free parking
- Walking distance to free Emery-Go-Round shuttle to MacArthur BART

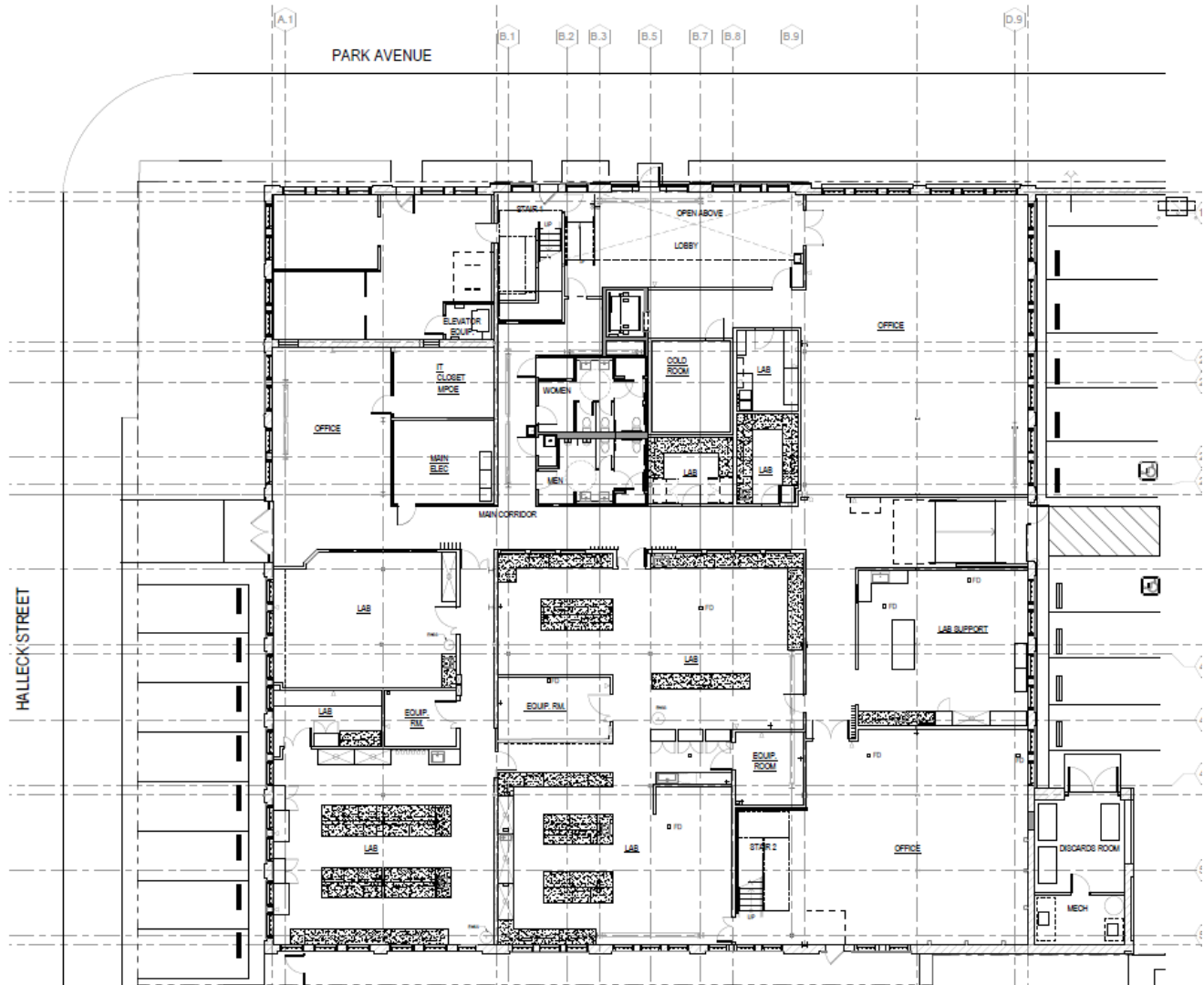
Contact:

Erik Carlson
425.736.9662
ecarlson@cresa.com
BRE#01927138

Stephen Carlson
510.381.9901
scarlson@cresa.com
BRE#01839414

1545 Park Avenue - 1st Floor

Emeryville, CA



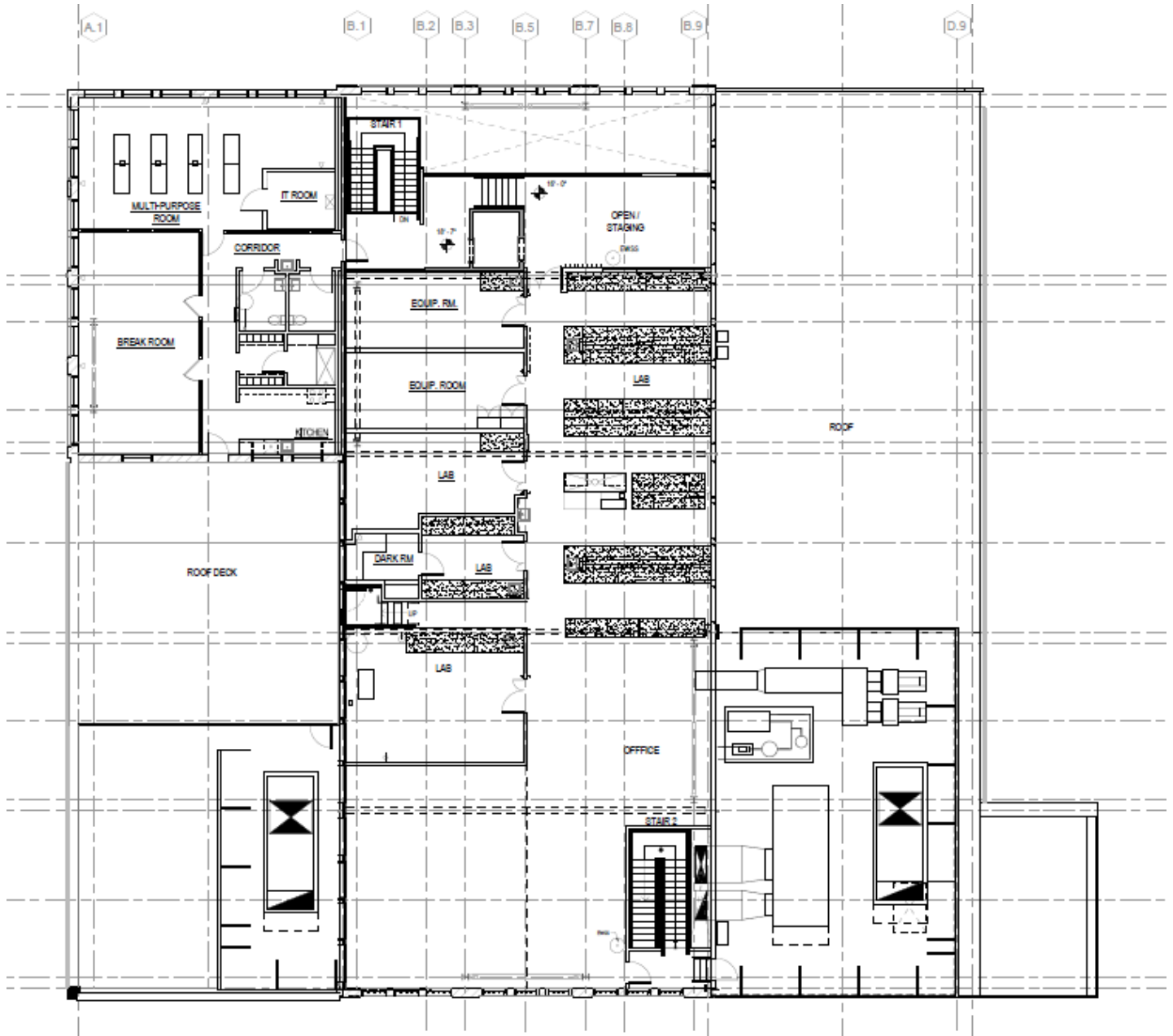
Features:

- Distributed Clean Dry Compressed Air and Vacuum (via new Atlas Copco systems)
- New Diesel Emergency Generator (permitted and ready for use) 125KVA
- Dedicated loading dock and warehouse
- 13 x 15 Walk in Coldroom (2-8c) from Cold Room Solutions
- Secured employee parking with automated, secured gate
- Includes specialized labs such as lab services, analytical labs, fermentation labs and dark room
- 8 new Hanson Fume Hoods
- Upgraded power to 1200A @480/277



1545 Park Avenue – 2nd Floor

Emeryville, CA



Cresa © 2020. All rights reserved. The information contained in this document has been obtained from sources believed reliable. While Cresa does not doubt its accuracy, Cresa has not verified it and makes no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.