

# AVAILABLE FOR SALE OR LEASE

4072 WATTS STREET | EMERYVILLE, CA



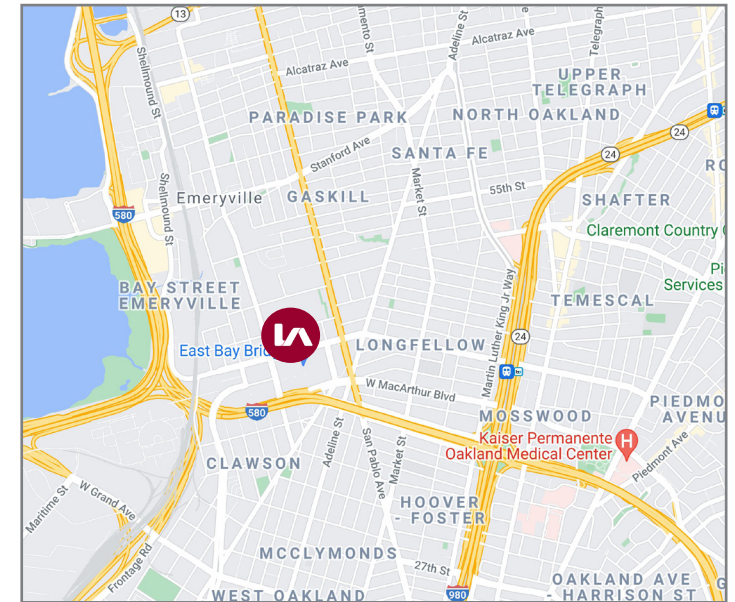
## LISTING DATA:

- 14,000± SF Commercial Condo
- 7,300± SF Ground Floor Office/Flex Space - Ground Floor Plan
- 6,700± SF Second Floor Office - Second Floor Plan
- Heavy Office Buildout on Second Floor
- 2 Drive-In Doors
- 2 Breakrooms
- Exposed Brick and Timber
- Call Agent for Pricing
- Located Across the Street from Pixar Campus
- Emery-Go-Round Stop on the Corner of Watts Street & Park Avenue
- Easily Accessible from I-80 and I-580

## EXCLUSIVE AGENTS:

Neil Cowperthwaite, Associate  
E || [ncowperthwaite@lee-associates.com](mailto:ncowperthwaite@lee-associates.com)  
P || 510.903.7603 | LIC# 01912683

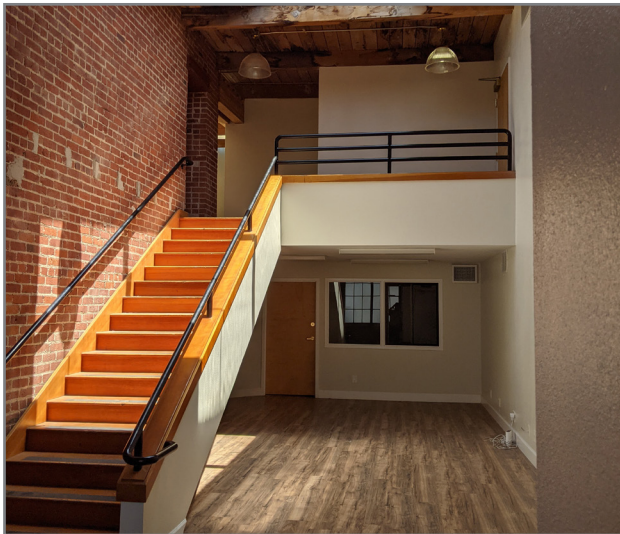
Simon Vogt, Principal  
E || [svogt@lee-associates.com](mailto:svogt@lee-associates.com)  
P || 925.737.4157 | LIC# 01879314



Lee & Associates Oakland Commercial Real Estate | 520 3rd Street, Suite 105, Oakland, CA 94607 | [www.lee-associates.com](http://www.lee-associates.com)

# AVAILABLE FOR SALE OR LEASE

4072 WATTS STREET | EMERYVILLE, CA



## EXCLUSIVE AGENTS:

Neil Cowperthwaite, Associate  
E || [ncowperthwaite@lee-associates.com](mailto:ncowperthwaite@lee-associates.com)  
P || 510.903.7603 | LIC# 01912683

Simon Vogt, Principal  
E || [svogt@lee-associates.com](mailto:svogt@lee-associates.com)  
P || 925.737.4157 | LIC# 01879314

Lee & Associates Oakland Commercial Real Estate | 520 3rd Street, Suite 105, Oakland, CA 94607 | [www.lee-associates.com](http://www.lee-associates.com)

*All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.*

# AVAILABLE FOR SALE OR LEASE

4072 WATTS STREET | EMERYVILLE, CA









## EXCLUSIVE AGENTS:

Neil Cowperthwaite, Associate  
E || [ncowperthwaite@lee-associates.com](mailto:ncowperthwaite@lee-associates.com)  
P || 510.903.7603 | LIC# 01912683

Simon Vogt, Principal  
E || [svogt@lee-associates.com](mailto:svogt@lee-associates.com)  
P || 925.737.4157 | LIC# 01879314

Lee & Associates Oakland Commercial Real Estate | 520 3rd Street, Suite 105, Oakland, CA 94607 | [www.lee-associates.com](http://www.lee-associates.com)

-  East Bay Ridge Shopping Center
-  Emeryville Marketplace
-  Powell Street Plaza
-  Bay Street
-  Pixar Campus
-  4072 Watts "Site"