

<b>Industrial Lease Comp</b>	
<b>Address:</b> 1308 63 <sup>rd</sup> St, Emeryville CA	
<b>Price:</b> \$6,930 per month gross	<b>Cost per sq.ft.:</b> \$0.70/sq.ft. gross
<b>Building Size:</b> 9,900 sq.ft.	<b>Parking:</b> no parking
<b>Start Date:</b> May 1, 2014	<b>On Market:</b> 2 months
<b>Terms, Conditions, Comments:</b> 5 year lease with 3% annual increases, took the space "as is" and Tenant received 1.5 months free rent for clean up	
<b>Landlord:</b> Klinkner Court LLC	<b>Tenant:</b> Promo Dog, Inc.
<b>Listing Broker:</b> Robinson Real Estate, Scott Robinson	<b>Leasing Broker:</b> Same



**AVAILABLE FOR LEASE**

***Emeryville Warehouse – Prime Area  
Last Unit Available for Lease – as follows:***

***1308 63<sup>rd</sup> St ±9,900 sq. ft.***

- |                                                                                                                                                                     |                                                                                                                              |
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| <ul style="list-style-type: none"> <li>i Loft style offices – ± 550 sq. ft.</li> <li>i Great natural lighting</li> <li>i 400 amps 3 phase power in place</li> </ul> | <ul style="list-style-type: none"> <li>i 200 amps can be added</li> <li>i Drive-in loading</li> <li>i Kitchenette</li> </ul> |
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**General Amenities of Complex: Fully Sprinklered, Fully Remodeled Exterior**

***For Lease - \$0.79/sq. ft. - per month gross***

*FOR FURTHER INFORMATION PLEASE CONTACT: Scott Robinson 510/914-8785*

*Or email: [scott@robinsonreal.com](mailto:scott@robinsonreal.com)*

Information Herein Deemed Reliable but not Guaranteed.