



Office/Flex Lease Comp

Address: 6460 Hollis St., Emeryville, CA	
Price: \$8,600 per month IG	Cost per sq.ft.: \$2.00/sq.ft. IG
Unit Size: 4,300 sq. ft.	Yard/Parking Area: 10 parking spaces
Start Date: December 1, 2017	On Market: 6 months
Terms, Conditions, Comments: 5 year lease –Base rent is adjusted annually by 3.0%. Tenant and Landlord split cost of replacing flooring – \$7,500 each. Landlord repainted interior, replaced kitchen appliances, added 2 walls – approx. \$20,000 tenant improvement costs paid by Landlord total. One, five (5) year option to renew lease at Fair Market Value.	
Landlord: Hollis Technology Square, LLC	Tenant: Ayar Labs, Inc.
Listing Broker: SG Real Estate, Ari King	Leasing Broker: Robinson Real Estate, Scott Robinson & Ben Enos

6460 Hollis Street, Emeryville, Suite A & B

Location: Emeryville
Use: Large Office Space
Size: Suite B= Approximately 7,260 rentable square feet
Price: \$2.00 IG

Location: Emeryville
Use: Large Office Space
Size: Suite A= Approximately 4,300 rentable square feet
Price: \$2.00 IG

These large office spaces have great natural light with high ceilings, several skylights, and large windows throughout. The building is networked to a very high capacity, fire-sprinklered, and has heating and air-conditioning. There is a very large parking lot with ample stalls for each tenant (included in rent). The property is located near multiple freeway access points and is ideal for the 'Emery-Go-Round' public transit service which operates up and down Hollis St. making it an easy commute from the nearby BART station.

