

THE TOWERS

EMERYVILLE

2000 & 2200 POWELL STREET • EMERYVILLE

CLASS A • WATERFRONT • EAST BAY

600K+

SQUARE FEET

2

HIGH-RISE TOWERS

360°

BAY VIEWS

a **KBS** property

Proudly leased by



**CUSHMAN &
WAKEFIELD**

Emeryville's *Most Iconic* Address.

Positioned on Emeryville's prestigious waterfront, The Towers delivers what no other East Bay campus can, unobstructed panoramic views of the San Francisco skyline, Bay Bridge, and Golden Gate, paired with a tenant experience built around amenities and wellbeing.

600K+

TOTAL SF

2

CLASS A TOWERS

3:1,000

PARKING RATIO

10 min

TO BART

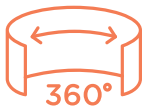
PROPERTY HIGHLIGHTS

- **WATERFRONT LOCATION**

Dramatic unobstructed views of the SF skyline, Bay Bridge, and Golden Gate from every tower

- **TENANT LOUNGE & EVENTS**

State-of-the-art lounge with concierge staff and a full annual events calendar



- **FITNESS & RECREATION**

Full gym, indoor basketball, pickleball court, bocce ball, and Bay Trail access



- **TRANSIT-FORWARD CAMPUS**

Free Emery Go Round shuttle to MacArthur BART, Amtrak less than 1 mile away

- **FLEXIBLE AVAILABILITY**

Suites from 1,200 SF to 23,000+ SF available across three towers

Built for *People.*

THE TOWERS EMERYVILLE



TENANT LOUNGE

Full concierge staff, events year-round



FITNESS CENTER

Cardio Room, Weight Room, TRX Equipment, Fitness Classes, Basketball/Pickleball Court



CONFERENCE CENTER

Six (6) Fully equipped, AV-ready rooms ranging in size from 8 people to 100+ people



OUTDOOR LOUNGES

Patio event space, bocce ball court



FREE BART SHUTTLE

Express Emery Go Round, approximately 10 min door-to-door



SECURE PARKING

3:1,000 ratio, 24/7 access, EV charging, on-site car detailing available.



24/7 SECURITY

On-site management and security team



FOOD & RETAIL

On-site café plus 28 nearby restaurants



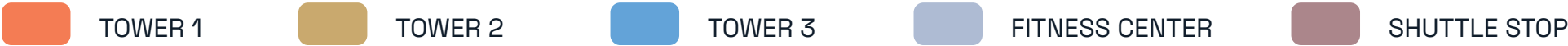
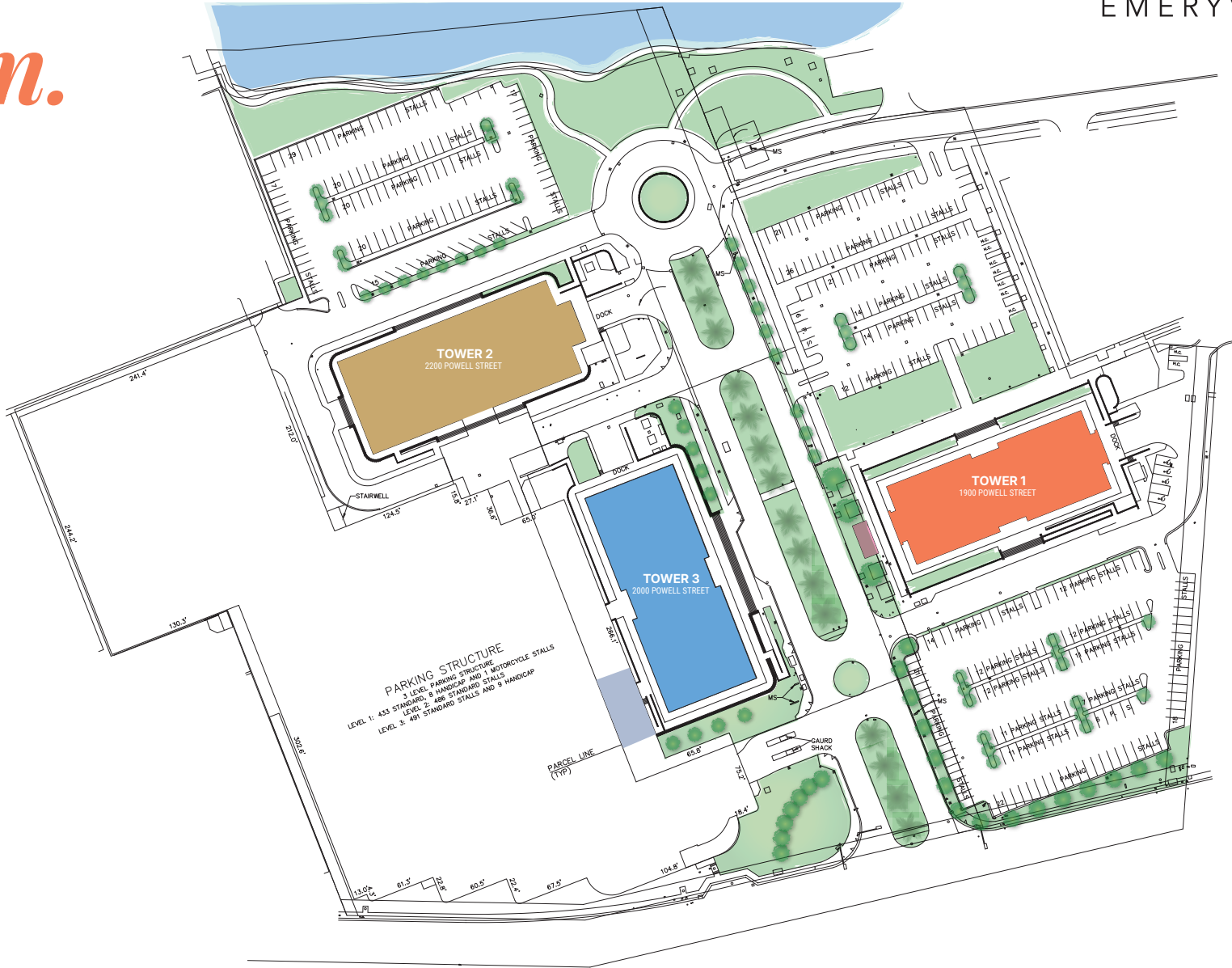
BIKE + BAY TRAIL

Bike storage, showers, locker rooms, trail access

Site *Plan.*

THE TOWERS

EMERYVILLE





CURRENT AVAILABILITIES

The Towers.

2000 & 2200 Powell St, Emeryville
Class A Waterfront - KBS Property

SUITES UNDER 6,000 SF - CLICK 360° TO VIEW VIRTUAL TOUR.

TOWER	FLOOR	SUITE	SQUARE FEET	AVAIL	VIRTUAL TOUR
UNDER 3,000 SF - 10 SUITES - CLICK SUITE # TO VIEW FLOOR PLAN					
T3	5	530	1,204	Now	VIEW 360 °
T2	4	420	1,275	Now	VIEW 360 °
T3	8	825	1,457	Now	VIEW 360 °
T2	4	460	1,515	Now	VIEW 360 °
T3	1	125	1,604	Now	
T2	10	1010	1,836	Now	VIEW 360 °
T2	7	740	2,143	Now	VIEW 360 °
T2	2	205	2,193	Now	
T2	1	100	2,469	Now	VIEW 360 °
T3	8	830	2,871	Now	
3,000 - 5,999 SF - 10 SUITES - CLICK SUITE # TO VIEW FLOOR PLAN					
T3	5	540	3,051	Now	VIEW 360 °
T2	4	440	3,477	Now	VIEW 360 °
T2	3	330	3,617	Now	VIEW 360 °
T2	3	370	3,639	Now	VIEW 360 °
T3	12	1260	3,830	Now	VIEW 360 °
T3	5	510	3,872	Now	VIEW 360 °
T2	3	340	4,321	Now	VIEW 360 °
T3	14	1425	4,637	Now	
T2	4	430	5,120	Now	VIEW 360 °
T2	3	300	5,585	Now	VIEW 360 °

See next page for 6,000+ SF



CURRENT AVAILABILITIES

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Class A Waterfront - KBS Property

6,000+ SF - LARGE BLOCK - CLICK 360° TO VIEW VIRTUAL TOUR.

TOWER	FLOOR	SUITE	SQUARE FEET	AVAIL	VIRTUAL TOUR
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6,000 - 15,000 SF - 11 SUITES - CLICK SUITE # TO VIEW FLOOR PLAN

T3	1	140	6,038	Now	VIEW 360 °
T2	11	1125	6,164	Now	VIEW 360 °
T3	3	310	6,252	Now	VIEW 360 °
T2	1	120	6,744	Now	
T2	9	925	7,056	Now	VIEW 360 °
T3	5	555	7,669	Now	VIEW 360 °
T3	11	1150	7,675	Now	
T3	14	1450	7,696	Now	VIEW 360 °
T2	2	210	10,273	Now	VIEW 360 °
T2	2	1100	11,272	Now	VIEW 360 °
T3	3	300	11,424	Now	VIEW 360 °

15,000 - 23,643 SF - 6 SUITES - CLICK SUITE # TO VIEW FLOOR PLAN

T3	11	1100	15,059	Now	
T2	7	700	18,144	Now	VIEW 360 °
T3	7	700	23,410	Now	VIEW 360 °
T3	4	400	23,443	Now	VIEW 360 °
T3	13	1300	23,643	Now	VIEW 360 °
T3	15	1500	23,643	Now	VIEW 360 °

THE TOWERS
EMERYVILLE

TRANSPORTATION

Getting *Around.*

Multiple transit options connect The Towers Emeryville to the broader Bay Area.

10 min

EMERY GO ROUND

Free express shuttle to MacArthur BART. Runs 7am - 7pm weekdays

Nearby

AC TRANSIT ROUTE 26

Bus service throughout Emeryville & Oakland - W. Oakland BART stop

< 1 mi

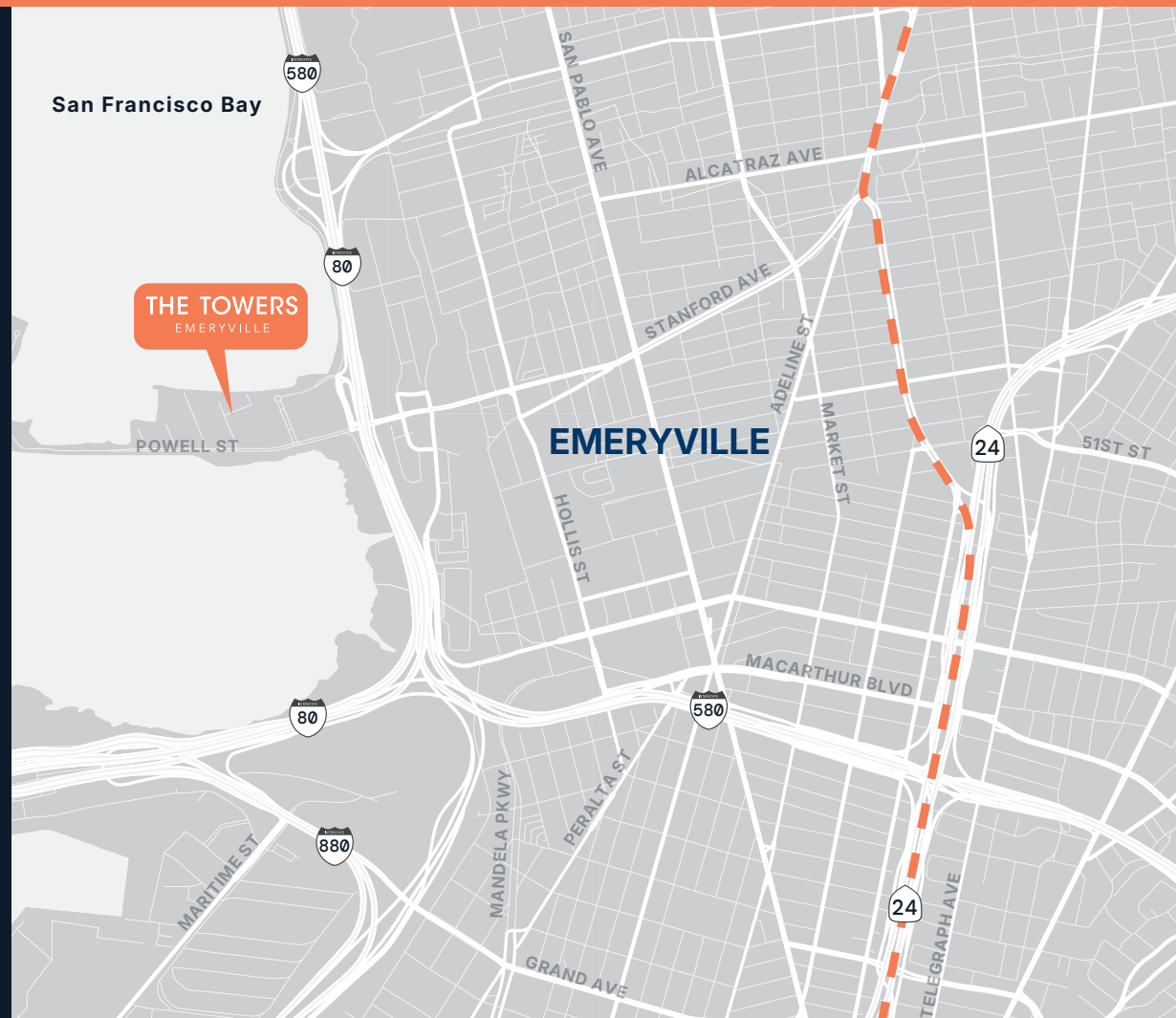
AMTRAK EMERYVILLE

Oakland - San Jose - Sacramento

30 min

OAKLAND AIRPORT

Southwest hub - US, Mexico & Europe - Via BART or car



PARKING RATIO

3:1,000

MONTHLY PARKING RATE

\$125 unreserved

EV CHARGING

On-site

Eat *Well.*

THE TOWERS EMERYVILLE

From on-campus café to Emeryville Public market - The Towers sits at the center of one of the East Bay's most walkable dining districts.

28

NEARBY RESTAURANTS

5 min

WALK TO PUBLIC MARKET

On-site

WHY COOK CAFÉ

WALKING DISTANCE

Roba's Pizza & Pasta

2320 Powell St

Why Cook Café

2000 Powell St (On-Site)

Benihana (coming soon)

1890 Powell St

Best Coast Burritos

1400 Powell St

Honor Kitchen

1411 Powell St

Trader Vic's

9 Anchor Dr

Black Bear Diner

5750 Christie Ave

HOLLIS + DOYLE

Public Market

5959 Shellmound St

Townhouse Bar

5862 Doyle St

The Bureau 510

5800 Hollis St

Branch Line Bar

5885 Hollis St

Paradita Eatery

5959 Shellmound

Café Colucci

5849 San Pablo Ave

Summer Summer Thai Eatery

5885 Hollis St

SAN PABLO CORRIDOR

Wally's Cafe

3900 San Pablo Ave

Donut Farm

6037 San Pablo Ave

Los Cantaros

4115 San Pablo Ave

Shangri-La Vegan

4001 Linden St

Rudy's Can't Fail

4081 Hollis St

Pippal

5614 Bay St

Flores Emeryville

5614 Bay St

Nearby *Amenities.*

THE TOWERS EMERYVILLE

Everything your team needs, from on-site fitness to after-work retail, within walking distance of The Towers campus.

3

BANKS

4

HOTELS

3

FITNESS OPTIONS

1

CINEMA

BANKING

Summit Bank
2000 Powell St (On-Site)

Wells Fargo
5765 Christie Ave

Chase
5747 Christie Ave

Bank of America
5632 Bay St

HOTEL

Hilton Garden Inn
1800 Powell St

Four Points by Sheraton
1603 Powell St

Courtyard by Marriott
5555 Shellmound St

Hyatt House
5800 Shellmound St

RETAIL

UPS Store
2340 Powell St

FedEx
5895 Christie Ave

Apple Store
5656 Bay St

Barnes & Noble
5604 Bay St

West Elm
5602 Bay St

UNIQLO
5614 Bay St

H&M
5614 Bay St

Best Buy
3700 Mandela Pkwy

RETAIL

Target
1555 40th St

Home Depot
3838 Hollis St

Office Depot
3535 Hollis St

Michaels
3991 Hollis St

IKEA
4400 Shellmound St

Public Market
5959 Shellmound St

Nordstrom
3839 Emery St

AMC Theatres
5725 Bay St

FITNESS

Towers Fitness
2000 Powell St (On-Site)

Planet Fitness
4349 San Pablo Ave

City Sports Club
3100 San Pablo Ave

2000 & 2200 POWELL STREET • EMERYVILLE

THE TOWERS

EMERYVILLE

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