





THE TOWERS – THE EAST BAY’S MOST ICONIC OFFICE DEVELOPMENT.

Featuring more than 800,000 square feet of office and retail space in three Class A high rises, The Towers is located on Emeryville’s prestigious waterfront. Rising above the water’s edge, The Towers provide tenants dramatic, unobstructed views of the San Francisco skyline, Bay Bridge, Golden Gate Bridge, Treasure Island, Mount Tamalpais and the Berkeley and Oakland Hills.

on-site amenities



-  State of the Art Tenant Lounge & Training Facility
-  Fitness Center/Gym ([Click for Virtual Tour](#))
-  Fully Equipped Conference Center
-  Outdoor Employee Lounge Areas
-  Bocce Ball Court
-  Free Express BART Shuttle
-  3:1,000 Secure Parking
-  24/7 Security
-  Excellent Food and Retail Amenities
-  Immediate Access to the Bay Trail
-  Bike Storage, Locker Rooms and Showers
-  Car Wash Service
-  Electric Vehicle Charging Stations



IMPROVED INDOOR AIR QUALITY

- Installed a Bipolar Ionization system. This proven technology fights pathogens and reduce airborne viruses to provide better indoor air without producing ozone or other harmful byproducts



IMPLEMENTED A SOCIAL DISTANCE PLAN

- Social distance protocol signage are clearly displayed throughout the buildings
- Clear germ shields are on security, concierge and property management office desks
- Security desks are stocked with extra face masks
- Lobby doors and elevators are restricted to card access only to limit traffic in the building



COMMUNICATE FOR CONFIDENCE

- Signage is clearly displayed to ensure occupants feel educated about the program
- Property Management Team provides regular email updates to keep tenants informed



INCREASED CLEANING & DISENFECTING

- Protexus Cordless Electrostatic Disinfectant equipment is being used in common areas
- Cleaning frequency of high-touch surfaces are being done at a higher frequency schedule
- 31 additional hand sanitizer stations were added to high traffic areas
- Conference rooms are sanitized in between each meeting use and meetings are limited to two per day
- Cleaning practices and chemicals that are used align with recommendations provided by the CDC and WHO



BUILDING PREPARATION

- Upgraded existing MERV-8 filters to MERV-13 to block 98% of pollutants
- Maximized outdoor air coming into the building and we monitor humidity levels
- All plumbing drains are flushed regularly
- Building staff and service partners have proper PPE & training to be safe while working
- Modified building fan schedules to allow for a purge sequence during non-business hours
- Upgraded building rules and regulations for contractors and vendors

bipolar ionization system



HOW IT WORKS

This patented technology produces a high concentration of positive and negative ions, delivering them to the building via the ventilation system. Within the air stream, ions attach to particles, where they combine, become larger and are more easily filtered from the air. When ions come in contact with pathogens, they disrupt the pathogens' surface proteins, rendering them inactive to deliver cleaner indoor air.



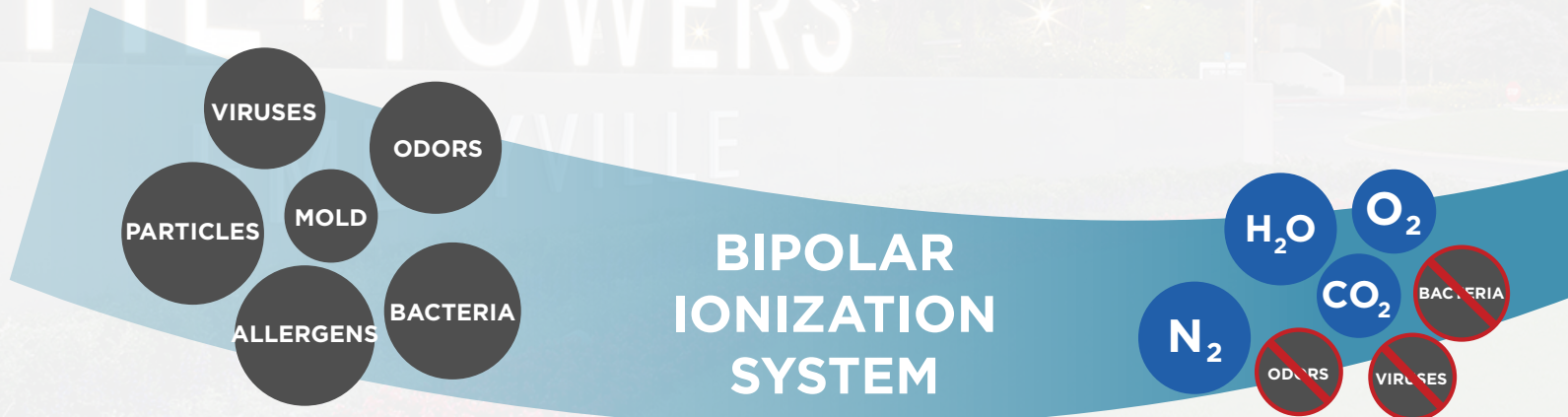
WHAT IS ANION?

An ion is particle, atom or molecule with a net electrical charge. The charge of the electron is considered negative by convention. The negative charge of an ion is equal and opposite to charged proton(s) considered positive by convention. The net charge of an ion is non-zero due to its total number of electrons being unequal to its total number of protons.



NATURALLY CLEANER AIR

Naturally occurring ions are everywhere outdoors, and they are constantly working to clean the air. Ions are created with energy from rushing water, crashing waves and even sunlight. Bipolar Ionization System technology generates ions without producing ozone or other harmful byproducts, so you can bring outdoor freshness indoors.



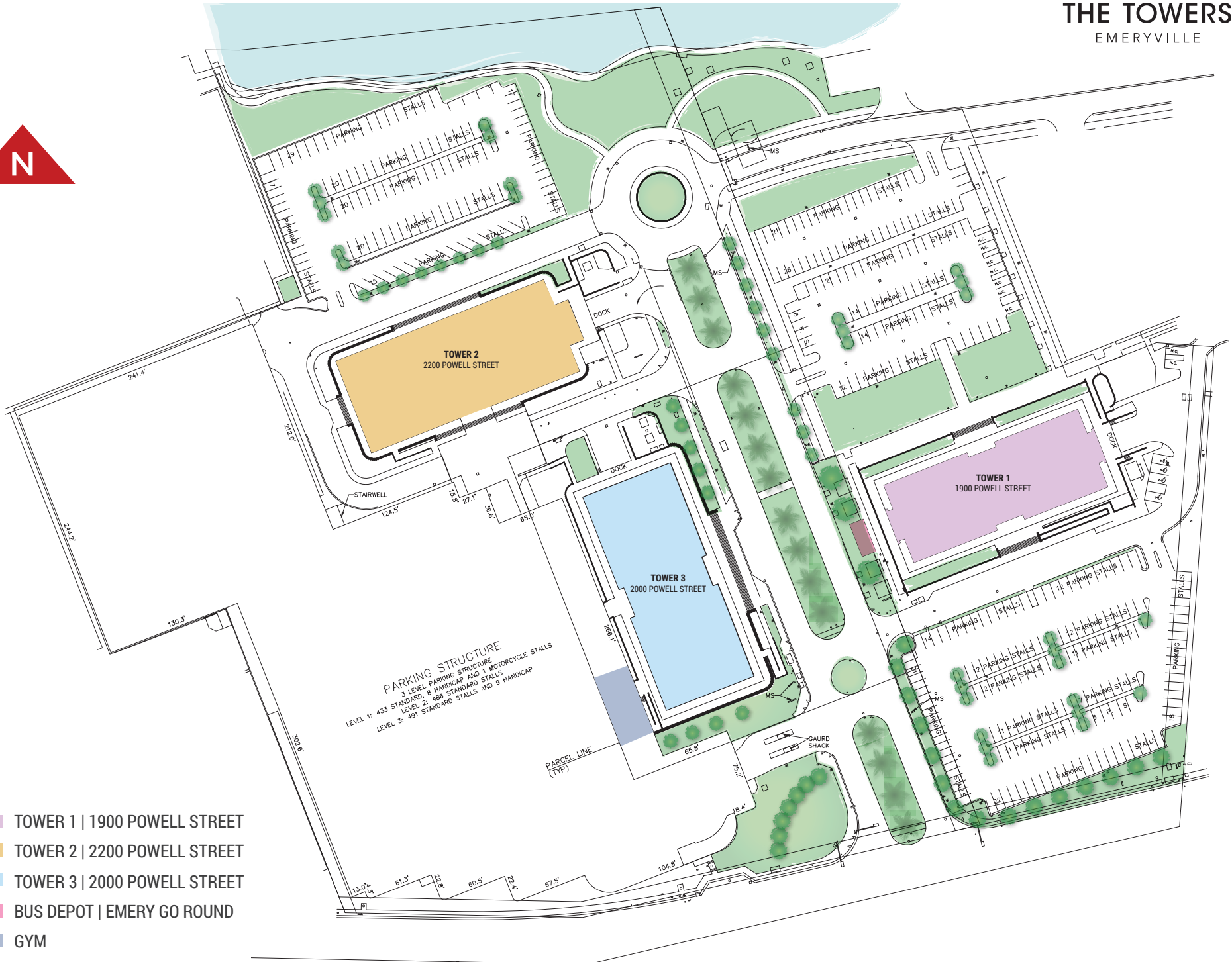
STATE OF THE ART TENANT LOUNGE

The project boasts a modern tenant lounge with high-end finishes and a full time concierge staff. The lounge, in addition to the adjacent outdoor patio/ event space, hosts several tenant appreciation events throughout the year fostering a unique Towers tenant community. Prior tenant events include Cinco de Mayo banquet, Spring into Summer BBQ, Novemberfest party, Presidential Debate Watch Parties, Easter Egg Hunt and Valentine's Day Candy Bar, to name a few.



THE TOWERS

EMERYVILLE



- TOWER 1 | 1900 POWELL STREET
- TOWER 2 | 2200 POWELL STREET
- TOWER 3 | 2000 POWELL STREET
- BUS DEPOT | EMERY GO ROUND
- GYM

CURRENT AVAILABILITIES

CLICK ON SUITE # TO ACCESS FLOOR PLAN

TOWER	FLOOR	SUITE	SF	AVAILABLE	360 TOUR
3	12	1286	1,095	Now	360°
3	5	530	1,204	Now	360°
2	3	350	1,422	Now	360°
3	8	825	1,457	90 Day Notice	
2	3	370	1,620	Now	360°
3	9	970	1,813	Now	360°
2	10	1010	1,836	Now	360°
1	8	890	2,019	Now	360°
2	2	200	2,036	9/1/22	
2	10	1085	2,369	Now	360°
3	8	820	2,545	Now	360°
1	8	800	2,760	Now	360°
2	9	950	3,095	Now	360°
3	5	520	3,355	Now	360°
2	4	440	3,477	Now	360°
3	12	1260	3,830	Now	360°
1	2	225	4,194	Now	360°
2	3	300	5,585	Now	360°
3	3	305	5,766	Now	360°
2	4	450+460	6,079 (Divisible to 1,515 & 4,564)	Now	360° 360°
3	3	310	6,252	Now	360°
1	1	150	6,691	Now	360°
2	1	100+120	9,213 (Divisible to 2,469 & 6,744)	Now	
2	2	210	10,273	Now	360°
3	9	900	10,357	Now	360°
3	3	300	11,374	11/1/22	
3	2	200	14,062	Now	360°
1	7	700	18,814	Now	360°
1	9	900	18,836	Now	360°
1	6	600	19,016	Now	360°
1	3	300	19,032	Now	360°
2	11	1100+1125	20,220 (Divisible to 14,056 & 6,164)	Now	360° 360°
3	7	700	23,410	10/1/22	360°
3	4	400	23,443	Now	360°

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TOWER I
1900 POWELL ST

TOWER III
2000 POWELL ST

TOWER II
2200 POWELL ST



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THE TOWERS
EMERYVILLE

FOODIE MAP

	RESTAURANT NAME	ADDRESS
1	WALLY'S CAFÉ	3900 SAN PABLO AVE
2	HONOR KITCHEN	1411 POWELL STREET
3	TOWNHOUSE	5862 DOYLE STREET
4	900 GRAYSON	900 GRAYSON STREET
5	JASMINE BLOSSOM	6520 HOLLIS STREET
6	SPOON KOREAN	933 ASHBY AVENUE
7	TRADER VIC'S	9 ANCHOR DRIVE
8	ROBA'S PIZZA & PASTA	2320 POWELL STREET
9	PUBLIC MARKET	5959 SHELLMOUND ST.
10	THE BUREAU 510	5800 HOLLIS STREET
11	DOYLE STREET CAFÉ	5515 DOYLE STREET
12	RUDY'S CAN'T FAIL CAFÉ	4081 HOLLIS STREET
13	WHY COOK CAFE	2000 POWELL STREET
14	CHEVYS	1890 POWELL STREET
15	EMILIA'S PIZZERIA	2995 SHATTUCK AVE
16	SHANGRI-LA VEGAN	4001 LINDEN STREET
17	ROTTEN CITY PIZZA	6613 HOLLIS STREET
18	NINA'S CAFÉ	2703 7TH STREET
19	PARADISE PARK CAFÉ	6334 SAN PABLO AVE
20	LOS CANTAROS TAQUERIA	4115 SAN PABLO AVE
21	CASSAVE RESTAURANT	5412 SAN PABLO AVE
22	DONUT FARM	6037 SAN PABLO AVE
23	RIVA CUCINA	800 HEINZ AVE
24	SIDESHOW KITCHEN	942 STANFORD AVE
25	LOS MOLES	1320 65TH ST
26	BRANCH LINE BAR	5885 HOLLIS ST
27	PARADITA EATERY	5959 SHELLMOUND ST
28	BEST COAST BURRITOS	1400 POWELL ST

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POWELL ST

EMERYVILLE

AMENITIES MAP

BANK		ADDRESS
1	SUMMIT BANK	2000 POWELL ST
2	WELLS FARGO BANK	5801 CHRISTIE AVE
3	CHASE	5747 CHRISTIE AVE
4	BANK OF AMERICA	5632 BAY ST
HOTEL		ADDRESS
5	HILTON GARDEN INN	1800 POWELL ST
6	FOUR POINTS	1603 POWELL ST
7	COURTYARD	5555 SHELLMOUND ST
8	HYATT HOUSE	5800 SHELLMOUND ST
GYM		ADDRESS
9	TOWERS FITNESS	2000 POWELL ST
10	IN SHAPE	6005 SHELLMOUND ST
11	CITY SPORTS	3100 SAN PABLO AVE
RETAIL		ADDRESS
12	UPS STORE	2340 POWELL ST
13	FEDEX	5895 CHRISTIE AVE
14	APPLE STORE	5656 BAY ST
15	BARNES & NOBLE	5604 BAY ST
16	J. CREW	5667 BAY ST
17	WEST ELM	5602 BAY ST
18	BEST BUY	3700 MANDELA PKWY
19	TARGET	1555 40TH ST
20	HOME DEPOT	3838 HOLLIS ST
21	OFFICE DEPOT	3535 HOLLIS ST
22	MICHAELS	3991 HOLLIS ST
23	IKEA	4400 SHELLMOUND ST
24	PUBLIC MARKET	5959 SHELLMOUND ST
25	NORDSTROM RACK	3839 EMERY ST

580

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880

880

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TRANSPORTATION MAP

THE TOWERS EMERYVILLE

1

EMERY GO ROUND

Free Emery Go Round, provides a dedicated shuttle service for The Towers to the MacArthur BART station. The shuttle takes approximately 10 minutes and runs from 7am to 7pm on weekdays. On weekends a modified route operates from 9am to 7:30pm. More information can be found at www.emerygoround.com



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MACARTHUR BART STATION

The MacArthur BART can be accessed by Emery Go Round (10 minute commute) providing easy access to San Francisco and Oakland International Airports, Downtown San Francisco, Livermore, Pittsburg, Richmond and Fremont. More information can be found at www.bart.gov



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AC TRANSIT BUS STOP

AC Transit, Route 26 stops just a few blocks from The Towers and offers bus services throughout Emeryville and Oakland, including stops at the West Oakland and 12th Street BART. More information can be found at www.actransit.org



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EMERYVILLE AMTRAK

Amtrak, the Emeryville station is conveniently located less than 1 mile from The Towers and connects you easily to Oakland, San Jose, or Sacramento. More information can be found at www.amtrak.com



OAKLAND INTERNATIONAL AIRPORT

Oakland International Airport, is located 14 miles south and accessible by Emery Go Round, BART and car in under 30 minutes. Oakland airport is a hub for Southwest Airlines and provides service to cities across the US, Mexico and Europe. www.oaklandcitycenter.com/parking



PARKING

Parking, is available onsite at the Towers Garage at a 3:1000 ratio with rates of \$120 (unreserved) per month. More information can be obtained from The Towers on-site Management Office.

