

6440 Shellmound St.

Emeryville, CA 94608



STARBOARD CRE
LOCAL • INDEPENDENT • ENTREPRENEURIAL



For Sale | \$6,500,000

LUMEN[®]

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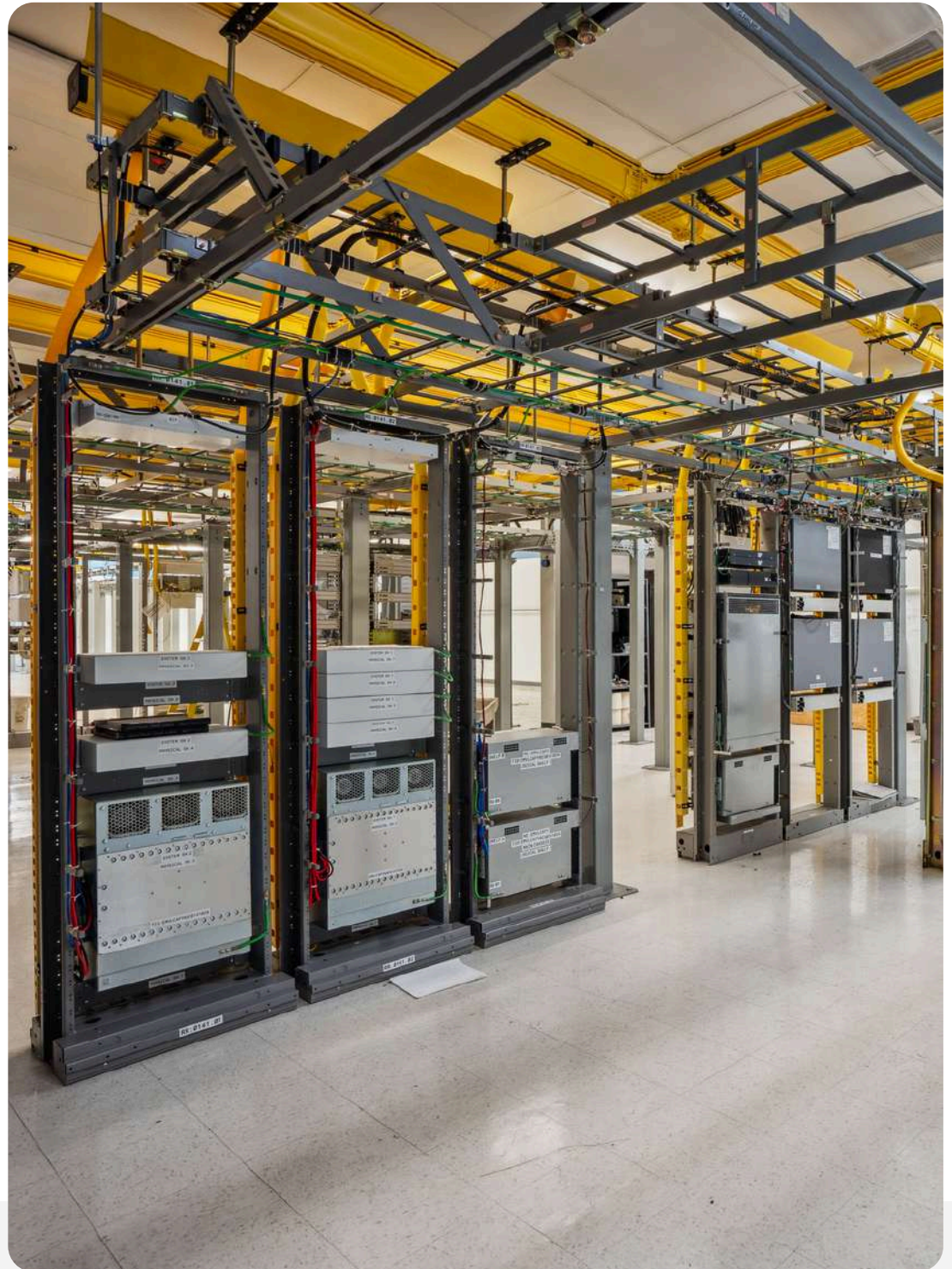
6440 Shellmound Street

Executive Summary

Starboard as an Exclusive Advisor, is pleased to present 6440 Shellmound Street, a high Infrastructure fully wired Data Center facility.

The property at 6440-6490 Shellmound in Emeryville, CA, is fully leased under an absolute NNN lease to Lumen Communications, LLC until 2026. Serving as CenturyLink's location since 2000, this key telecommunications facility benefits from its windowless design, enhancing temperature regulation for critical systems. The Bay Area's mild climate further reduces cooling costs. CenturyLink, a major global communications provider, has proven the strategic importance of this site over its 19-year tenure.

Short Term Nature of the Lease Provides the Opportunity for an Owner User to take advantage of all of the current infrastructure.



Highlights:

Fiber & Telecommunications Hub

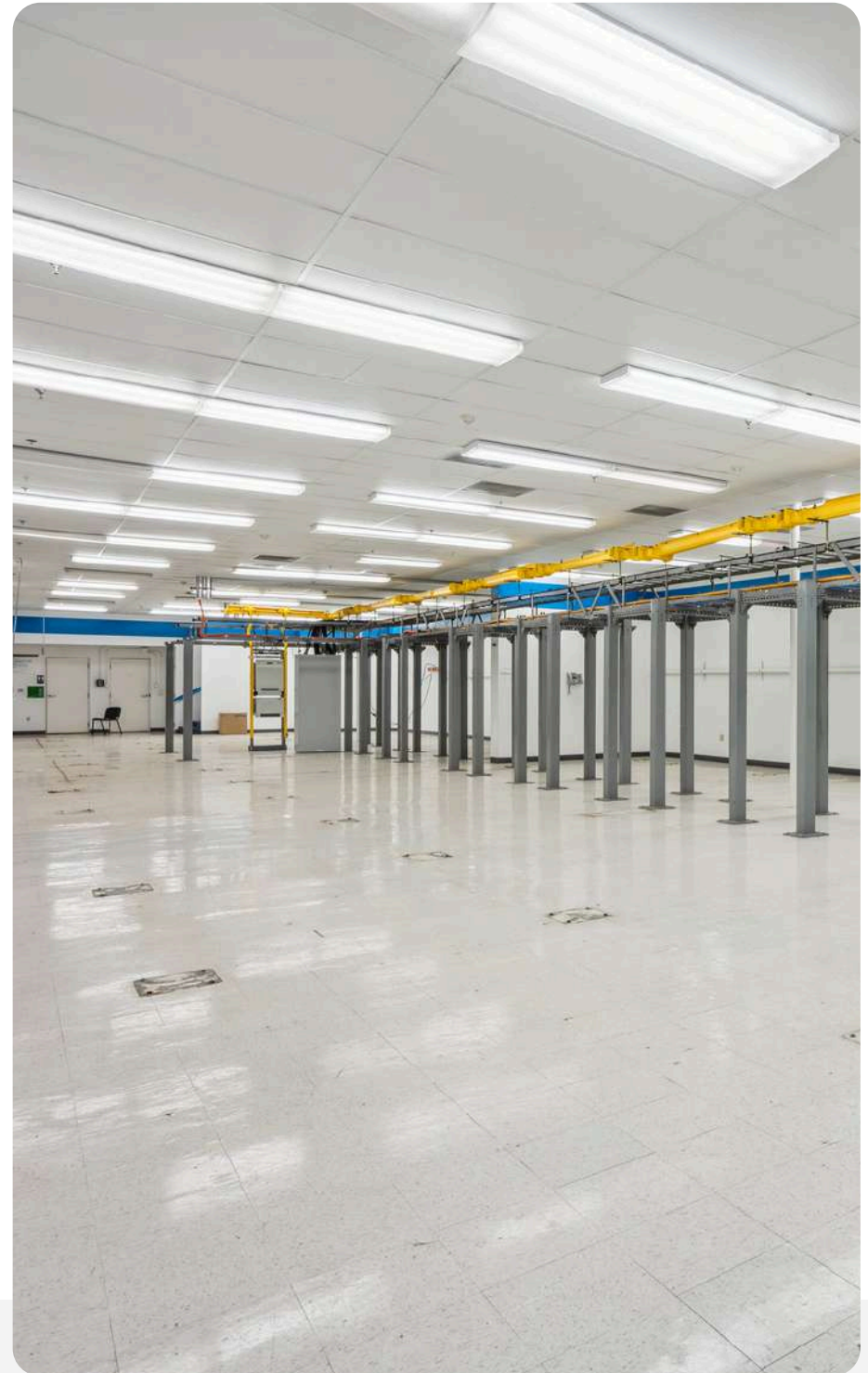
- **Fiber Connectivity:** The central station supplies fiber to local companies, ensuring high-speed and reliable internet access.
- **Telecommunications Facility:** Positioned along the Bay Area's main fiber route, it serves as one of the region's key repeating nodes, ensuring seamless data transmission.

Power & Infrastructure

- **High-Capacity Power:** Equipped with over 2,000 AMPS and DC power, supporting mission-critical operations.
- **Scalable Opportunity:** The short-term lease structure allows a potential owner-user to move in and customize the space as needed.

Strategic Location

- **Technology Hub Access:** Centrally positioned to serve the heart of the U.S. technology sector.
- **Prime Data Center Location:** Its central position between San Francisco and the East Bay enables data centers to reach hundreds of thousands of people efficiently.



6440 Shellmound Street

Property Summary

- **Property Type:** Data Center
- **Price:** \$6,500,000
- **CAP:** 5.1%
- **PRICE/SF:** \$577.05
- **NOI:** \$294,983
- **Leasable Area:** 11,264 SF
- **Lease Type:** Absolute NNN
- **Year Built:** 1960
- **Upgrade:** 2000 & 2016
- **Zoning:** MUN - Mixed-Use with | Non-Residential
- **Clear Height:** 18 feet
- **AMPS** 2,000 AMPS 277/ 480 Volt 3 Phase 4 Wire
- **Backup Generator:** 1250 KVA Standby Generator 277/ 480 Volt

APNS: 049-1503-002, 049-1491-014



Rent Roll

| TENANT | SQ. FT. | % OF GLA | TERM | | MONTHLY RENT | ANNUAL RENT | RENT/FT |
|----------------|---------|----------|----------|----------|--------------|--------------|---------|
| CenturyLink | 11,264 | 100.00% | | 02/28/26 | \$23,397.44 | \$280,769.28 | \$24.93 |
| | | Increase | 02/01/25 | 02/28/26 | \$27,474.68 | \$329,696.16 | \$29.27 |
| | | Option 1 | 03/01/26 | 02/28/31 | \$28,298.92 | \$339,587.04 | \$30.15 |
| | | Option 2 | 03/01/31 | 02/28/36 | \$29,147.89 | \$349,774.66 | \$31.05 |
| OCCUPIED | 11,264 | 100.00% | | | \$24,581.94 | \$294,983.28 | \$26.19 |
| VACANT | 0 | 0.00% | | | | | |
| CURRENT TOTALS | 11,264 | 100.00% | | | | | |

IMAGE



IMAGES



IMAGE Aerial



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IMAGE Aerial

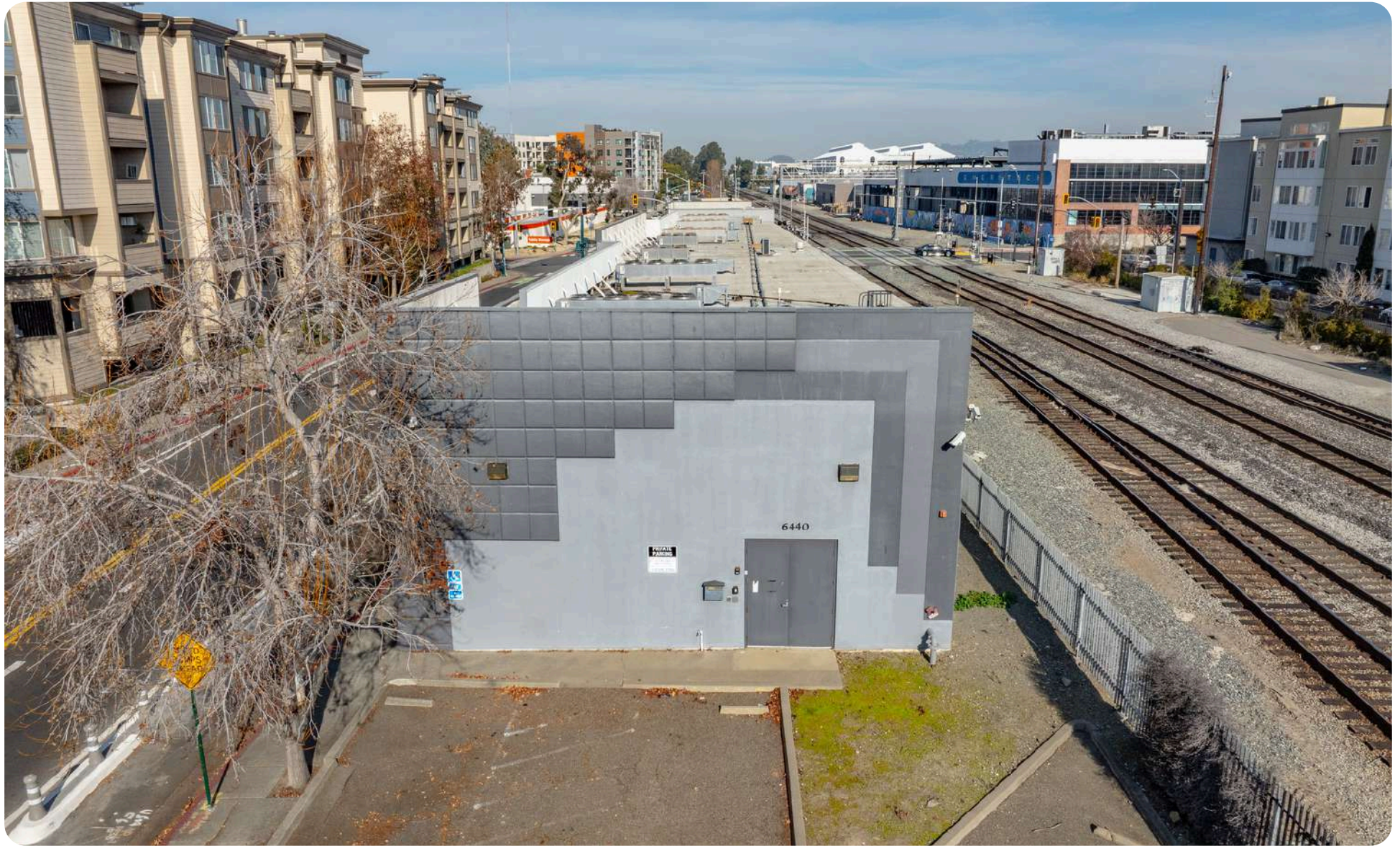


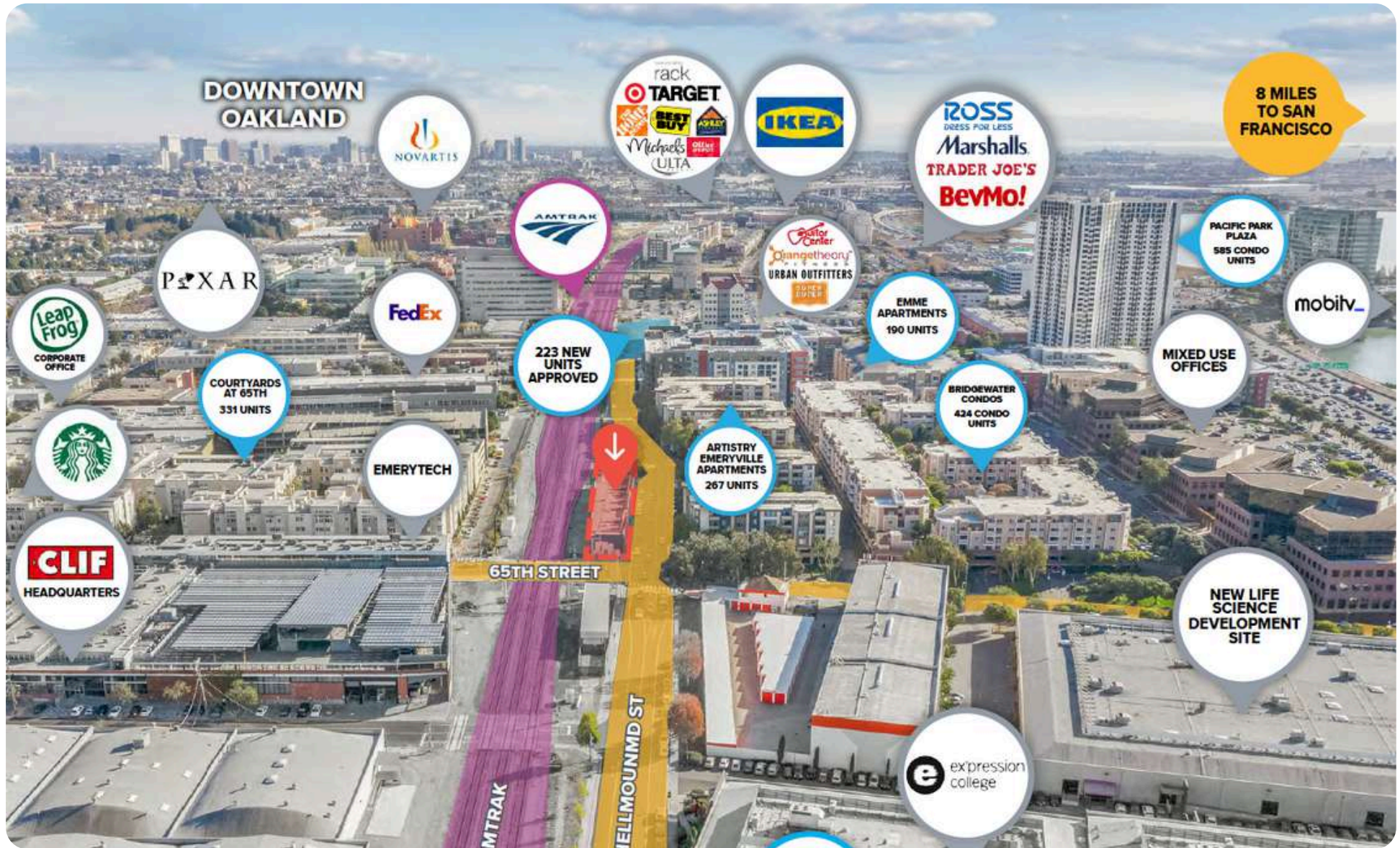
IMAGE Aerial



Amenities



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AGENT



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Unique Vision

We see what others miss

Local Market Leader

No one knows Northern
California like we do

Full-Service Firm

We do it all

Locally based, and technology-forward, our brokers are highly qualified experts backed by a full-service, in-house support team who understand the intricacies of San Francisco real estate. Starboard CRE brings decades of brokerage experience representing over 600 million square feet of space with an aggregate lease value of over 10 billion and investments sold over 3 billion.

CA DRE# 01103056

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