Elevation 22 Emeryville: Luxury Townhomes & Lofts for Rent



Modern Living at Loop 22, Emeryville, CA 94608

Discover contemporary condo rentals at Elevation 22, Emeryville's premier townhome and loft community. Located steps from Bay Street shopping, Pixar Animation Studios, and major transit, these stylish residences offer the perfect blend of urban convenience and residential comfort.

Quick Facts: Elevation 22 Condos

- **Location:** Powell & Hollis Street, Emeryville CA 94608

- **Built:** 2003-2004 by Pulte Homes
- **Units:** 70-72 luxury condominiums
- **Property Type:** Townhomes, lofts, and multi-level residences
- **Parking:** Attached 2-car garages
- **Transit Access:** ½ mile to Emeryville Amtrak, Emery Go-Round shuttle

Available Floor Plans & Layouts

Elevation 22 offers flexible layouts perfect for any lifestyle:

1-Bedroom Townhomes



1 Bedroom townhome, floorplan D. For illustration only, actual layout and dimensions may vary.

- **Size:** Approximately 900 sq ft
- **Bathrooms:** 1.5 baths
- **Style:** Open-concept loft living with high ceilings

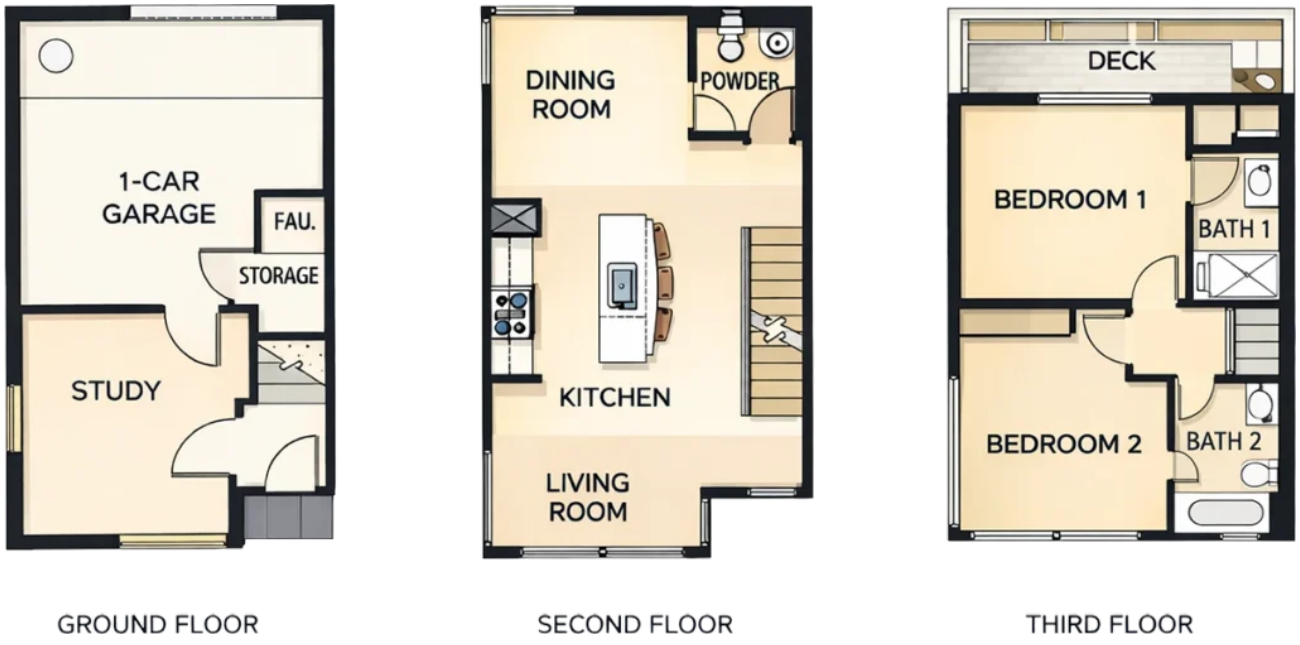
2-Bedroom Townhomes



2 Bedroom townhome, floorplan A. For illustration only, actual layout and dimensions may vary.

- **Size:** 980-1,000 sq ft
- **Bathrooms:** 2.5 baths
- **Features:** Tri-level design, attached garage

Large 2-Bedroom + Den / 3-Bedroom Layouts



2 Bedroom townhome, floorplan B. For illustration only, actual layout and dimensions may vary.

- **Size:** Up to 1,200+ sq ft
- **Bathrooms:** 2.5-3 baths
- **Features:** Corner or end units, premium views

Note: Many townhomes feature tri-level living with open main floors, private bedrooms on separate levels, and direct-access garages.

Premium Interior Features

Each Elevation 22 rental includes high-end finishes and modern amenities:

Kitchen & Appliances

- Gourmet kitchens with granite countertops
- Stainless steel appliances (refrigerator, oven, dishwasher)
- Custom maple cabinetry
- Gas range and cooking appliances



Elevation 22 Emeryville Townhome Kitchen with Stainless Steel Appliances

Living Spaces

- Hardwood or bamboo flooring throughout
- High ceilings with abundant natural light
- Open floor plans for modern living
- Private patios or balconies



Elevation 22 Emeryville Townhome Living Room

Bedrooms & Bathrooms

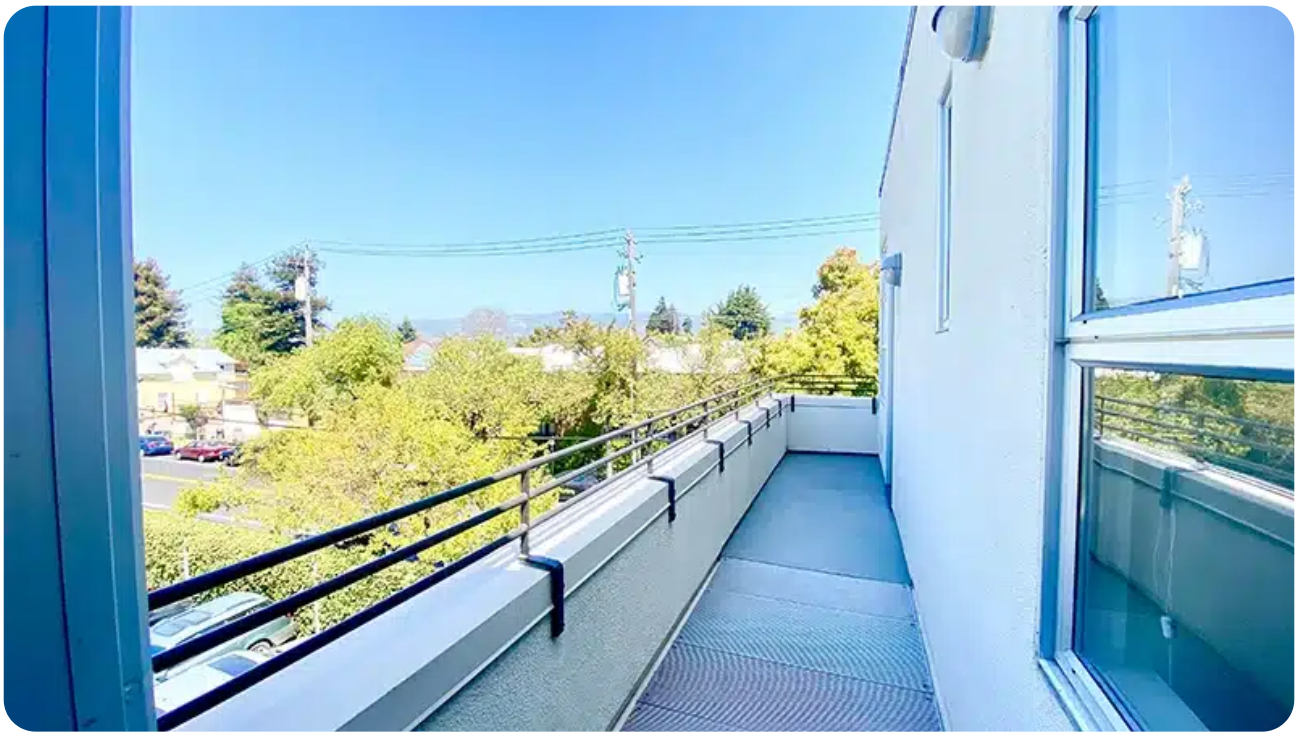
- Spacious primary suites
- Walk-in closets in select units
- Updated bathrooms with modern fixtures

In-Unit Convenience

- Washer and dryer included
- Pre-wired for high-speed internet, cable, phone
- Individual climate control
- Ample storage space

Views

Select upper-level units offer stunning views of the Bay Bridge and San Francisco skyline.



Elevation 22 Emeryville Townhome Balcony and View

Community Amenities at Elevation 22

- **Parking:** Attached 2-car garages for most townhomes
- **Outdoor Space:** Pedestrian-friendly internal promenade and courtyards
- **Maintenance:** Professionally managed with responsive service
- **HOA:** Financially strong association with well-maintained common areas
- **Greenway Access:** Direct connection to Emeryville Greenway bike and walking paths

Unbeatable Emeryville Location

Nearby Shopping & Dining

- **Bay Street Emeryville** (5-minute walk)
  - Restaurants, cafes, and bars
  - AMC movie theater
  - Retail shopping and fitness centers
- **Trader Joes** (walking distance)
- **IKEA Emeryville**
- Local grocery stores and everyday essentials

Major Employers & Business Parks

- **Pixar Animation Studios** (minutes away)
- **Novartis biotech campus**
- Numerous tech and biotech companies

- Oakland and Berkeley business districts

Parks & Recreation

- Emeryville Greenway
- Marina parks with waterfront access
- Oakland and Berkeley hiking trails nearby
- Easy access to Bay Area recreational activities

Transit & Commute Options

Elevation 22’s central location offers unmatched connectivity for Bay Area commuters:

Public Transportation

- **Emeryville Amtrak Station:** Less than ½ mile away
  - Capitol Corridor service to San Jose, Sacramento
  - San Joaquin service to Central Valley
- **Emery Go-Round Shuttle:** Free local transit to BART connections
- **AC Transit:** Multiple bus lines serving Oakland, Berkeley, San Francisco

Highway Access

- **I-80:** Direct access to San Francisco (Bay Bridge), Sacramento
- **I-580:** Connection to Richmond, Marin County
- **I-880:** Route to San Jose, Peninsula

Bike-Friendly

- Protected bike lanes throughout Emeryville
- Emeryville Greenway dedicated bike path

- San Francisco Bay Trail access

Average Commute Times:

- Downtown Oakland: 10 minutes
- Downtown Berkeley: 12 minutes
- San Francisco Financial District: 20-30 minutes
- Silicon Valley: 45-60 minutes

Current Rental Rates & Availability

Elevation 22 is an owner-occupied condominium community where individual units are leased by their owners. Availability fluctuates based on owner decisions to rent.

Typical Rental Pricing (Subject to Market Conditions)

- **2-Bedroom Townhomes:** $3,100 – $3,700+ per month
- **Larger Units & Premium Locations:** Contact for current pricing

Rates vary based on:

- Unit size and floor plan
- Upgrades and finishes
- Views and location within the community
- Current market conditions

Important: Due to the condo nature of Elevation 22, rental availability is limited. The strong demand for these well-appointed townhomes means qualified tenants often secure units quickly—making professional property management essential for maximizing your investment returns while minimizing vacancy periods.

Own at Elevation 22? We help owners achieve consistent rental income with full-service property management, tenant screening, and lease administration. Learn more about our

owner services.

Why Rent Elevation 22 Townhomes with All East Bay Properties?

Local Expertise

- **20+ years** managing rentals in Emeryville, Berkeley, Oakland and the East Bay
- Deep knowledge of Emeryville neighborhoods
- Understanding of Bay Area rental market

Professional Property Management

- Responsive 24/7 emergency maintenance
- Clear lease terms and transparent communication
- Online rent payment and service requests
- Regular property inspections

Tenant Support

- Streamlined application process
- Move-in coordination assistance
- Ongoing support throughout your tenancy

Frequently Asked Questions

Q: Are pets allowed at Elevation 22?

A: Pet policies vary by individual unit owner. Contact us for specific pet-friendly availability.

Q: What utilities are included in rent?

A: Typically, HOA covers water, garbage, and common area maintenance. Tenants pay PG&E (gas/electric) and internet/cable. Confirm specifics with your rental agreement.

Q: Is parking included?

A: Most townhomes include an attached 2-car garage. Loft units may have assigned parking spaces.

Q: What is the lease term?

A: Most rentals require a 12-month lease, though shorter terms may be available on select units.

Q: How close is BART?

A: The nearest BART station is MacArthur (approximately 2 miles). Free Emery Go-Round shuttle provides convenient BART connections.

For Elevation 22 Owners:

Q: How does property management work for condo owners?

We provide comprehensive property management services specifically designed for Elevation 22 owners, handling everything from marketing and tenant placement to rent collection and maintenance coordination—all while ensuring HOA compliance and maximizing your rental returns. Our local expertise means your property stays competitively priced and consistently occupied with quality tenants.

Nearby Emeryville Neighborhoods & Alternatives

If Elevation 22 isn't available, consider these nearby Emeryville properties:

- **The Terraces at Emery Station** – Industrial-style lofts near AmTrak
- **Bridgewater** – Bay Area convenience with a ton of amenities

- **Watergate** – Resort style living at the Emeryville marina
- **Pacific Park Plaza** – Luxury high-rise living

All East Bay Properties manages a diverse portfolio of Emeryville, Oakland, and Berkeley rentals.



$2,250/mo

- Studio / 1 ba
- 432 sq ft
- Available NOW

REMODELED TOP FLOOR, WATER VIEW STUDIO

4 Captain Dr, #410, Emeryville, CA 94608

YOU'LL LOVE THE WATER VIEW from this REMODELED TOP FLOOR WATERGATE STUDIO You'll also love the remodeled interior as well with beautiful LVP FLOORING a built-in MICROWAVE and DISHWASHER, upgraded cabinets and counters,..the list goes on. All this in a TRUE RESORT SETTING with HEATED SWIMMING POOLS,...

Utilities

Water, Hot Water, Trash, Expanded Cable TV as supplied by HOA

Pets

Cats not allowed, Dogs not allowed

Apply Now View Details Schedule a Showing

Availability at Elevation 22 is subject to change. Photos may vary by unit. All information is deemed reliable but not guaranteed. Contact All East Bay Properties for current listings and accurate details.

Last Updated: February 2026



We are an Equal Opportunity Housing Provider and follow all fair housing laws. For more information, visit the California Civil Rights Department, Housing Discrimination page.

Source: https://dev.alleastbayproperties.com/homes-for-rent/elevation-22-townhomes-lofts/