

Project Portfolio - Commercial Interiors



Who we are



We are a general contractor based in the East Bay specializing in commercial office and warehouse interiors. Our streamlined approach and trusted network of subcontractors allow us to deliver projects quickly and with competitive pricing.

We focus on clear communication, efficient execution, and minimizing disruption. We pride ourselves on being a reliable partner who gets the job done with minimal oversight.



Office / Warehouse Refresh

Hayward, CA

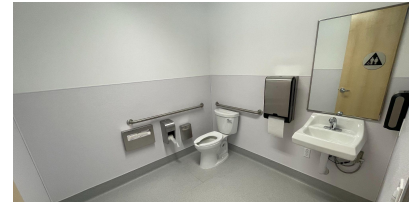


Renovation of office space including three restrooms and the addition of a new break area. Scope included upgraded lighting, paint, carpet, LVT flooring, grind and seal concrete, and restoration of dock equipment.

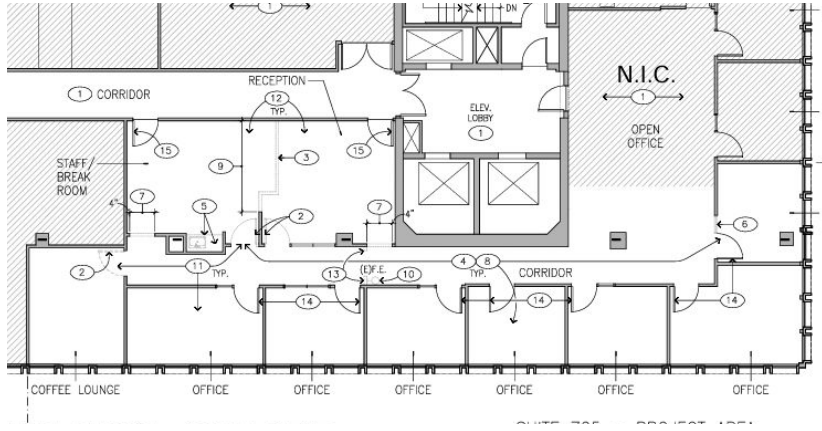


Market Ready - Pleasanton

Combined two outdated spaces into a single turn-key large office with warehouse.



Renovation of office and warehouse space including new finishes throughout, a new break room, and reconfiguration of three restrooms into two single-user restrooms to accommodate the updated layout. Warehouse improvements included a new roll-up door, grind and polished concrete, paint, and lighting.



Mindpath Health Tenant Improvement

Berkeley, CA

Office renovation including demolition of existing space and reconfiguration of wall layout. Scope included new carpet, paint, lighting, and ceiling tiles, along with the addition of a new break room and reception area.



Industrial / Office Market Ready

San Leandro, CA



Office renovation to create an open workspace, including demolition of existing walls, removal of carpet, and grind and polished concrete. Scope also included two restrooms, new break room millwork, lighting and ceiling tiles throughout, painting of T-bar and walls, and replacing two HVAC units.



EP Wealth Tenant Improvement

Berkeley, CA



Office renovation including the combination of three offices into one large exterior conference room. Scope included new carpet and paint throughout.

Ask our customers

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Mindpath Health: *“I’ve built 50+ clinical offices in over 5 states. Brody and the ProBuilt team were one of the most efficient and communicative teams we have worked with on a tenant build out. They raised issues quickly, came up with effective solutions, and kept the project running smoothly and on-time.”* - **Stephanie Weir** stephanie.weir@mindpath.com

Link Logistics: *“The ProBuilt team yet again exceeded expectations with a remarkably fast turnaround”* - **Ryan Wheeler** rwheeler@linklogistics.com

First Place for Youth: *“ProBuilt was so professional and quick. They problem solved efficiently for unforeseen issues and were very understanding and personable.”* - **Ally Araujo** AAraujo@firstplaceforyouth.org

SRM: Beka Ciaramitaro *“Brody at ProBuilt is professional, courteous, and has knocked each of our projects out of the park, often ahead of schedule. Highly recommend him and his team!”* - **Beka Ciaramitaro** bciaramitaro@srmassociates.com

Why choose us?



We know there are plenty of contractors to choose from. We set ourselves apart by being responsive, delivering fast and reliable pricing, and completing projects with minimal oversight. Our clients count on us to make their job easier, and we take that seriously.

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General Pricing Guide - 2026

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Demo: \$3-6/sf (depending on density)

Millwork: \$750/lf (solid surface add \$5k)

Doors: \$2,000-3,000 ea (paint or stain grade)

2ft Sidelite: \$1,500 ea

Framing and Drywall: \$120/lf (9ft ceiling ht)

Ceiling Tiles: \$3/sf Cortega, \$4/sf Dune, \$6/sf T-bar

Carpet: Carpet tile \$6/sf, Broadloom carpet \$5/sf

Other Flooring: LVT \$8/sf, VCT \$5/sf

Paint: \$1/sf walls

HVAC: Grilles \$250 ea, T-stat \$1,200 ea

Lighting: Flat Panel \$3.75/sf, High end \$5.5/sf

Other costs to consider: protection, cleaning, plumbing, accessories, HVAC duct layout, electrical circuitry, fire life-safety, supervision (4-7%), overhead/profit (5-8%), insurance(1-2%)

Typical TI Cost Per SF (East Bay) 2026



Light office refresh (paint, carpet, lighting):

\$40 – \$80 per SF

Moderate office TI (layout changes, breakroom, restrooms):

\$80 – \$150 per SF

Full office buildout (new MEPs, heavy reconfiguration):

\$150 – \$250+ per SF

Warehouse / industrial (office + warehouse improvements):

\$30 – \$100 per SF