

401 Roland Way

Oakland, CA



SPACES FOR LEASE NEAR OAKLAND AIRPORT

**AVAILABLE**

**±1,309 SF – 2,775 SF**

**RATE: \$1.85/SF/MO**



**CALIFORNIA**  
**CAPITAL & INVESTMENT**  
**GROUP**

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied, as to its accuracy. Owners and Prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information.

FOR MORE INFORMATION PLEASE CONTACT:

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LEASE SUMMARY

California Capital & Investment Group is pleased to present the opportunity to lease 401 Roland Way. Located in the Oakland Airport market and in a qualified opportunity zone, the building is directly across from a beautiful waterfront and walking trail. Office space on a quiet street in the Oakland Airport Business Park. Card key access. Close to I-880, exits at Hegenberger Road or 66th Avenue. BART access at Coliseum Station via AC Transit (Line 98). Hotels, restaurants, and Oakland International Airport nearby.



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SPACES AVAILABLE

SUITE 220: ± 2,775 SF

SUITE 130: ± 2,200 SF

SUITE 215: ± 1,703 SF

SUITE 260: ± 1,309 SF

**RATE: \$1.85/SF/MO**

TYPE: OFFICE

TOTAL AVAILABLE:

+/- 1,309 SF – 2,775 SF

PROPERTY HIGHLIGHTS

- Adjacent to Beautiful Waterfront & Walking Trail
- HVAC System
- One Elevator
- Quiet Environment
- ± 120 Parking Spaces - more than enough space for clients and/or visitors
- Located Near 880 Freeway
- Near AC Transit Lines



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## LOCATION SUMMARY

The Oakland Airport Submarket has become a popular landing spot for many companies looking to relocate out of the increasingly expensive Oakland Downtown and San Francisco markets. Located in a quiet area, 401 Roland is conveniently close to Alameda, San Leandro, Downtown Oakland, and San Francisco. It is less than a mile from I-880, Oakland International Airport, and the Oakland Coliseum. Downtown Oakland is only 8 miles north and Downtown San Francisco is approximately 25 minutes from the property. The property is within walking distance to Hegenberger Road, which has many retail amenities for Tenants to enjoy, including In-N-Out, Starbucks, and Black Bear Diner.

## LOCATION HIGHLIGHTS

- Located in the Heart of the Oakland Airport Market
- Quiet & Great Work Environment
- Great Location Near I-880 Freeway & Hegenberger
- Exit BART Shuttle in Neighborhood
- Huge Parking Lot with 120 Parking Spaces
- Near Oakland International Airport
- Beautiful Waterfront & Walking Trail



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OAKLAND AIRPORT

LOCATION OVERVIEW

Transportation

- 1. Edgewater & Roland: Bus Stop
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- 3. Coliseum BART Station
- 4. Coliseum/Airport Amtrak Station
- 5. Oakland International Airport

Landmarks

- 6. Oracle Arena
- 7. Oakland-Alameda County Coliseum
- 8. Martin Luther King Jr. Regional Shoreline
- 9. Metropolitan Golf Links

Amenities

- 10. In-N-Out
- 11. Starbucks
- 12. Jolly Rogers Diner
- 14. No Worries Filipino Vegan Cuisine
- 15. Diamonds Sports Bar & Grill
- 16. Royal Kitchen Indian Restaurant
- 17. Panda Express
- 18. Wingstop
- 19. Chipotle
- 20. Ahi Mahi Fish Grill
- 21. Taco Bell
- 22. Jack in the Box
- 23. Burger King
- 24. Denny's
- 25. Black Bear Diner

