

FOR SALE OR LEASE

283  
4TH  
STREET  
201

Oakland, CA 94607



Exclusively Listed by

Steve Banker

President

510.763.7090 x206

[sbanker@lcbassociates.com](mailto:sbanker@lcbassociates.com)

Brad Banker

510.763.7090 x215

[bbanker@lcbassociates.com](mailto:bbanker@lcbassociates.com)

283 4th Street 201 Oakland, CA 94607



## OFFERING SUMMARY

Sale Price:	\$828,250
Lease Rate:	\$2.00 SF/month (Gross)
Available SF:	3,313 SF
Price/SF Sale	\$250.00 PSF

## PROPERTY OVERVIEW

Creative Office Condo available for lease or Sale. Suite features high ceilings, incredible natural light, conference room, private office, operable windows, and substantial open work area. HOA fees are currently \$1,316.53 per month. 4 unit HOA with secure entry, freight elevator and professional management. Abundant monthly parking options in close proximity.

**PROPERTY HIGHLIGHTS**  
**HEART OF JACK LONDON SQUARE LOCATION**  
**HIGH CEILINGS WITH OPERABLE WINDOWS AND INCREDIBLE NATURAL LIGHT**  
**PROFESSIONALLY MANAGED COMPLEX WITH ONLY FOUR UNITS**  
**FREIGHT ELEVATOR AND SECURE ENTRY**  
**SALE OR LEASE OPTION**



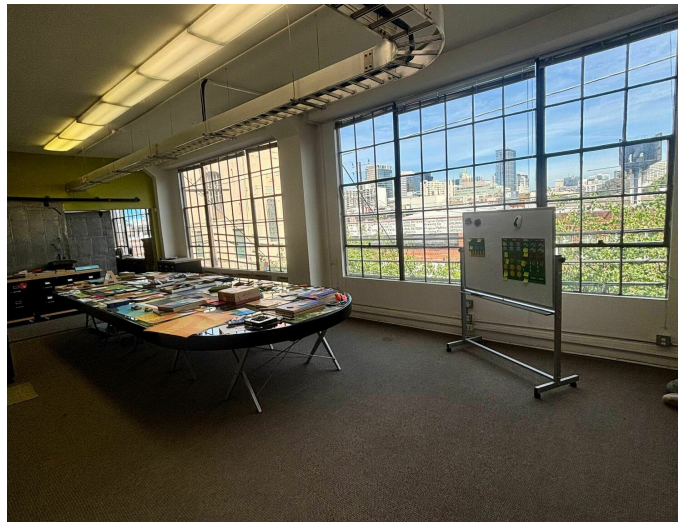
283 4th Street 201 Oakland, CA 94607



Steve Banker  
510.763.7090 x206  
sbanker@lcbassociates.com

Brad Banker  
510.763.7090 x215  
bbanker@lcbassociates.com

283 4th Street 201 Oakland, CA 94607

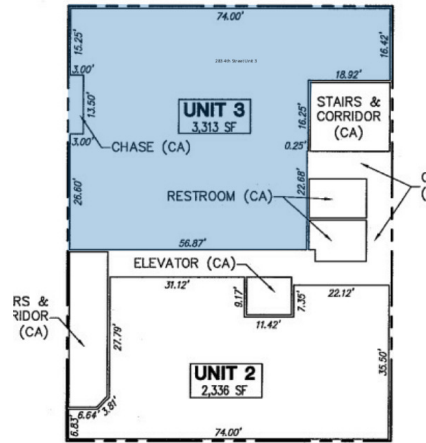


**LCB**  
ASSOCIATES

Steve Banker  
510.763.7090 x206  
sbanker@lcbassociates.com

Brad Banker  
510.763.7090 x215  
bbanker@lcbassociates.com

283 4th Street 201 Oakland, CA 94607



**LEGEND**

Available

**LEASE INFORMATION**

Lease Type:	Gross	Sale Price	\$828,250.00
Total Space:	3,313 SF	Lease Rate:	\$2.00 SF/month

**AVAILABLE SPACES**

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
283 4th Street Unit 3	Available	3,313 SF	Gross	\$2.00 SF/month	-



Steve Banker  
510.763.7090 x206  
sbanker@lcbassociates.com

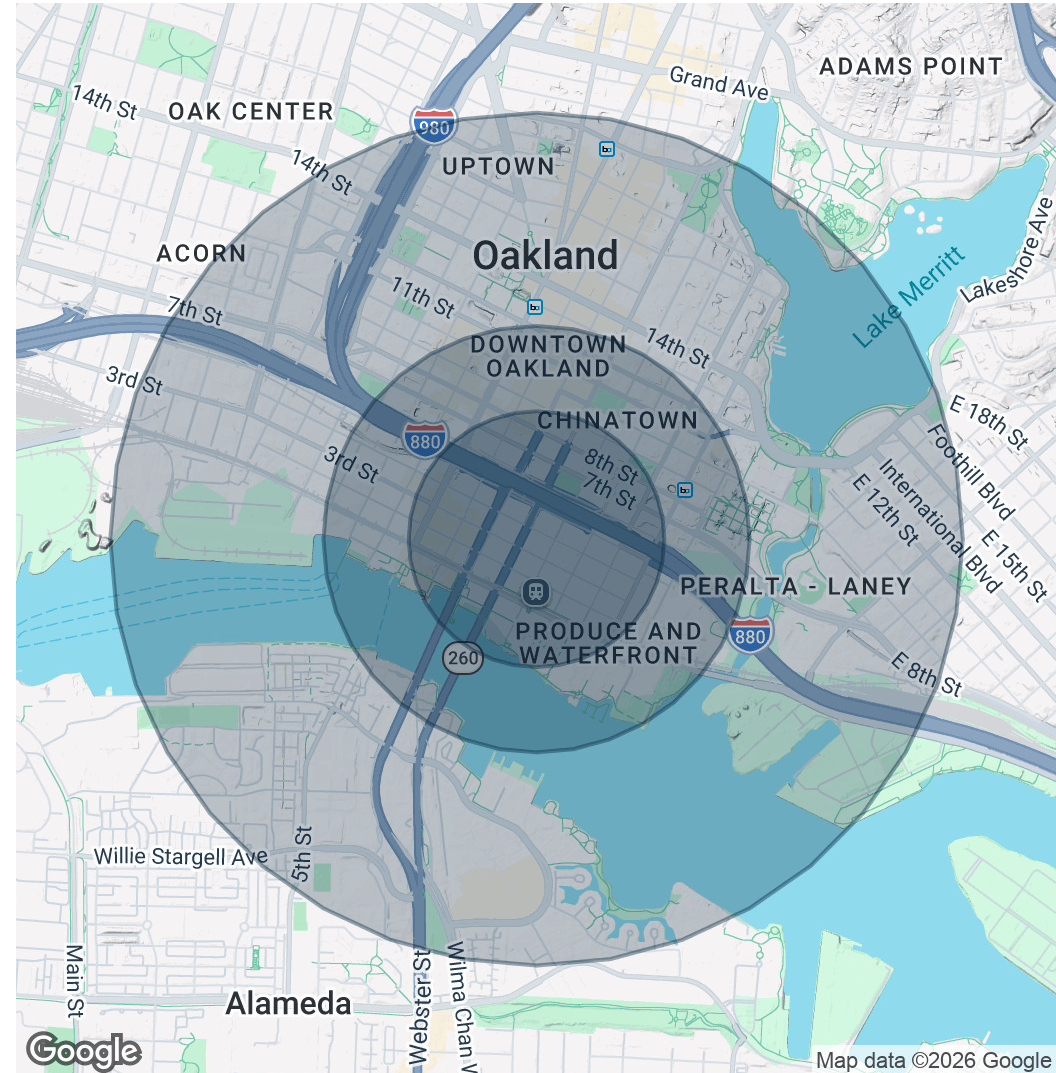
Brad Banker  
510.763.7090 x215  
bbanker@lcbassociates.com

## 283 4th Street 201 Oakland, CA 94607

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,346	9,088	28,286
Average Age	39.3	42.8	41.9
Average Age (Male)	37.0	40.1	41.5
Average Age (Female)	42.1	45.5	41.8

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,422	4,891	15,168
# of Persons per HH	1.8	1.9	1.9
Average HH Income	\$160,212	\$142,970	\$123,971
Average House Value	\$791,310	\$754,131	\$834,943

2023 American Community Survey (ACS)



Steve Banker  
510.763.7090 x206  
sbanker@lcbassociates.com

Brad Banker  
510.763.7090 x215  
bbanker@lcbassociates.com