

651

Thomas L Berkley Way

Oakland, CA 96412



520 Alder Drive,
Milpitas, CA 95035
GDCommercial.com

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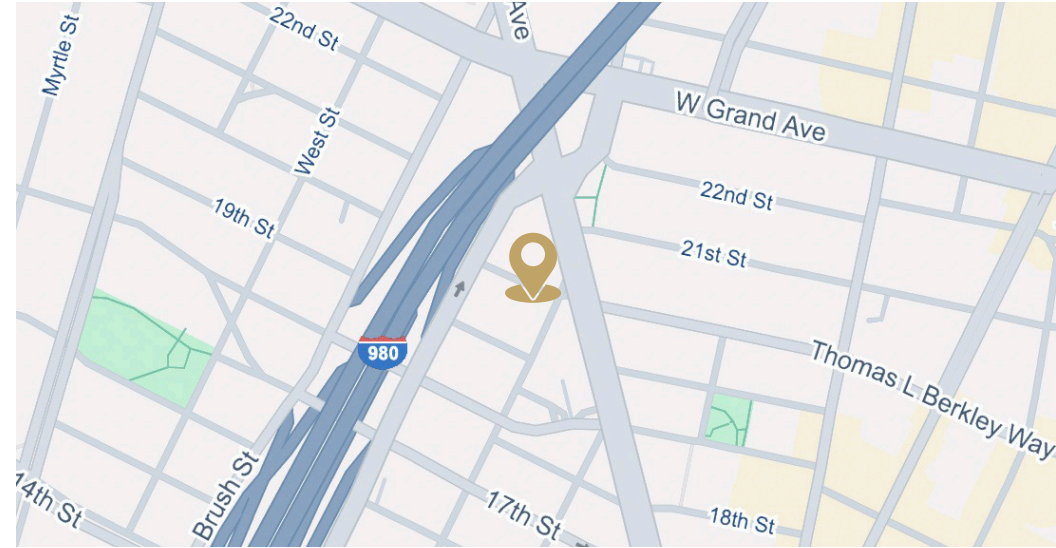
TRINH WONG
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408.610.8800

651 Thomas L Berkley, Oakland, CA 96412

± 9,895 SF

COMMERCIAL BUILDING

FOR SALE



OFFERING SUMMARY

Sale Price:	\$2,399,000
Building Size:	±9,895 SF
Lot Size:	0.11 Acres
Building Stories	2
Year Built:	1918
Renovated:	2018
Zoning:	C51 - Oakland

Versatile Creative Office & Flex Space in Uptown/Downtown Oakland

- ± 9,895 square feet commercial building on 0.11AC
- Roll up door with small loading area
- Mix of private meeting rooms, training room, offices, and open workspace

Prime, Transit-Friendly Oakland Location

- Excellent access to Highway 980, just minutes from the 19th Street BART Station, and surrounded by diverse dining, shopping, and cultural amenities of Downtown and Uptown Oakland

Flexible Zoning Allowing for Variety of Uses

- Office and Creative/Flex use
- Educational Institutions
- Medical and Healthcare
- Urgent Care Facility
- Daycare Center

Well Maintained and Ready for Immediate Use

- Bright interior featuring exposed brick and abundant natural light
- Prominent corner site with dual street frontage totaling ±150'

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Property Highlights

- ±10,000 SF efficient floorplate, divisible for patient/office workflow.
- Walkable to 19th St. BART + Uptown amenities.
- Surrounded by dense residential and underserved patient communities.
- Owner-user financing eligible (SBA 504/7a with 10% down payment)
- Ability to brand/signage in Oakland's Uptown corridor.
- Consider Lease-to-Own option for non-profits with budget constraints.
- Consider Seller's Financing option for easy financing structure

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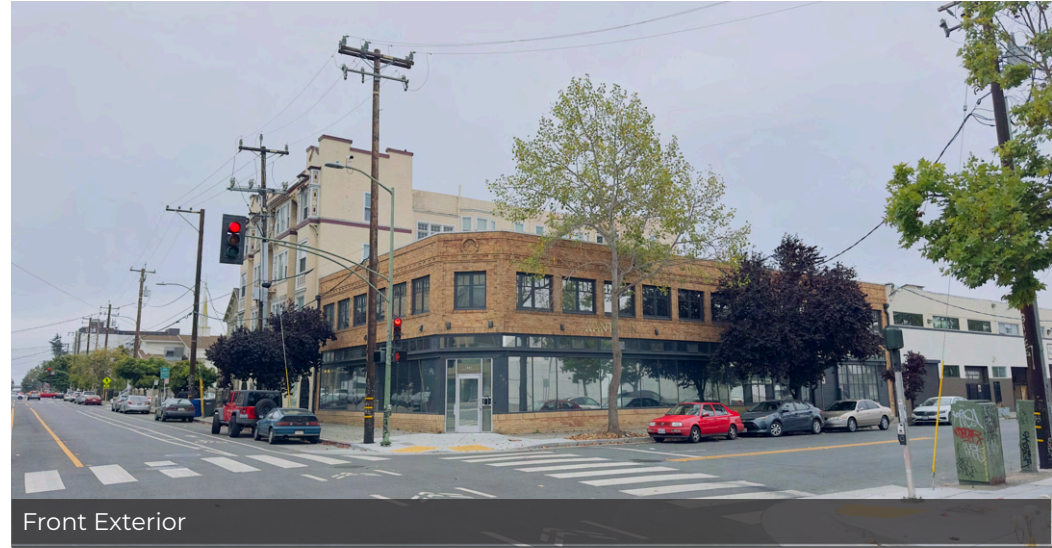


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Front Reception



Front Exterior



Front Reception



Loading Area with Roll Up Door



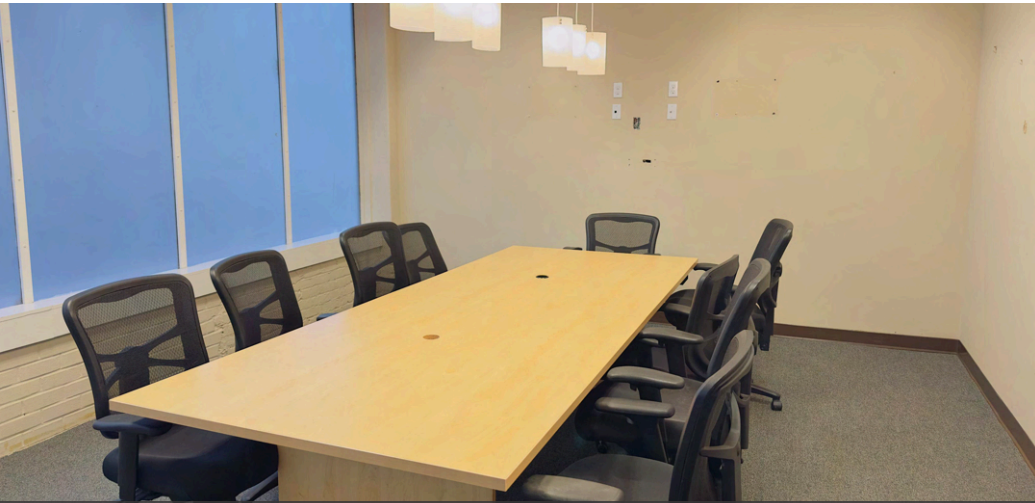
Break Area

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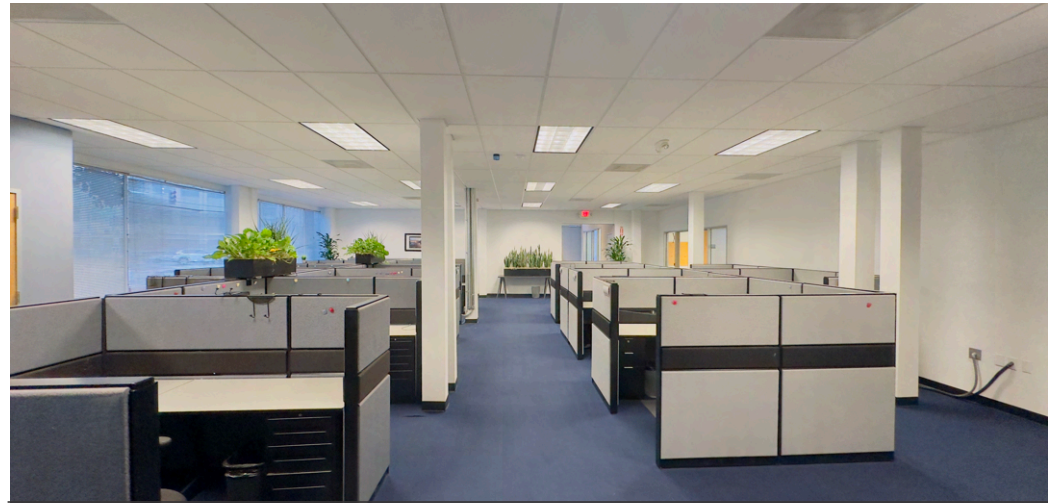
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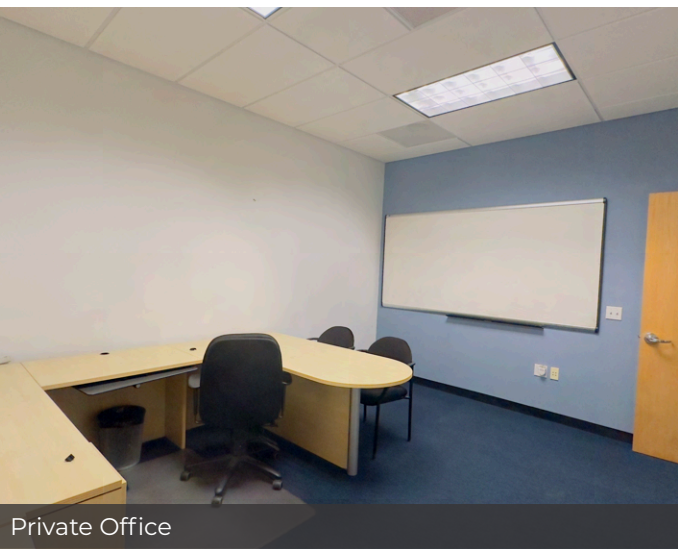
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Meeting Room



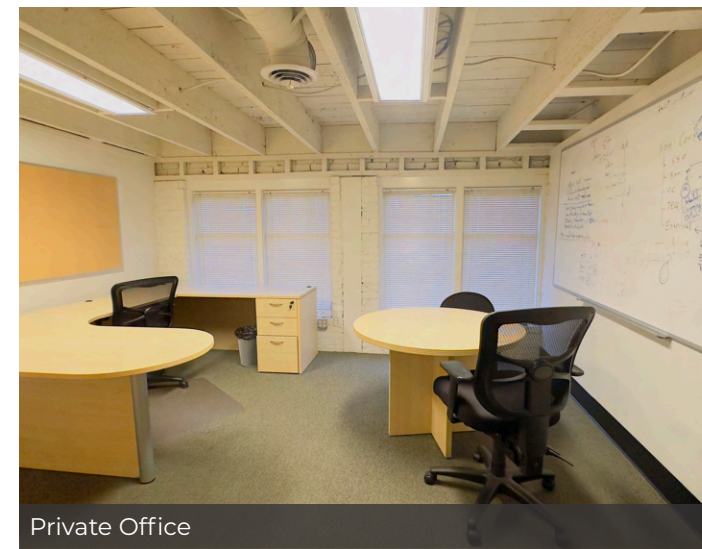
Open Work Space



Private Office



Private Office



Private Office

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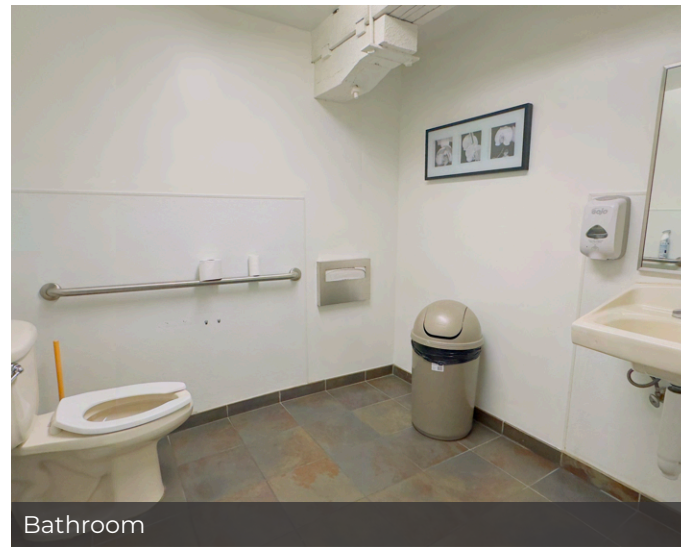
Open Work Space



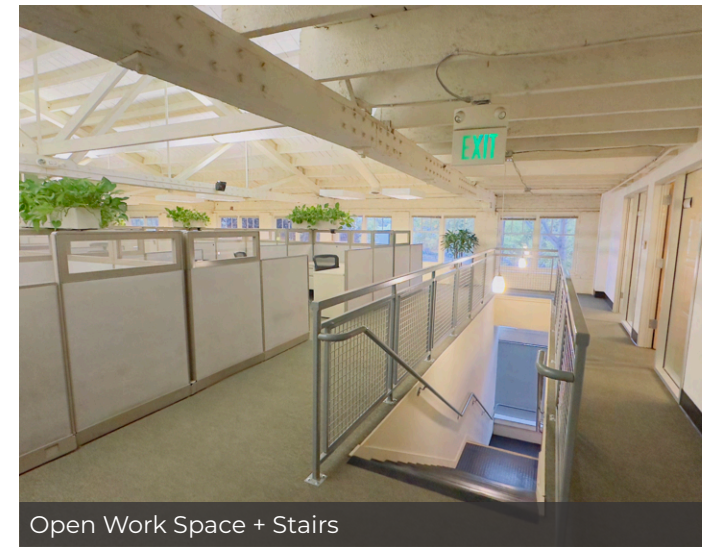
Training Room



Locker Room



Bathroom



Open Work Space + Stairs

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