



# 414-420

## LESSER STREET OAKLAND, CA 94601

an **industrial** building **for lease**

**ALEX BARKER**

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# HIGHLIGHTS

**Green Zone location**

**63,406 SF industrial building**

**Onsite analytical lab, distributors & delivery**

**All industries welcome**

**Collaborative coworking areas & restrooms**

**2" water supply**

**Heavy power (3,000 amps @ 277/480 Volts)**

**18'-20' clear height**

**Onsite 24-hr security & surveillance cameras**

**Easy access to SF/Bay Bridge & Oakland International Airport**

**Instant access to I-880 Freeway & Port of Oakland**

**4 dock loading positions & 4 grade level doors**

**Free rent concessions for qualified tenants**

**Highly attractive lease rates – contact us for information**

## ZONING – GREEN ZONE APPROVED

**D-CE-6 Central Estuary District Industrial Zone – 6:** This zone allows industrial and manufacturing uses, transportation facilities, warehousing and distribution, and similar related supporting uses. Cannabis-related business include: Type 7 Volatile substances, Type 6 Non-Volatile substances, cultivation, manufacturing, commercial kitchen, laboratory, co-packing, and delivery-only dispensary.

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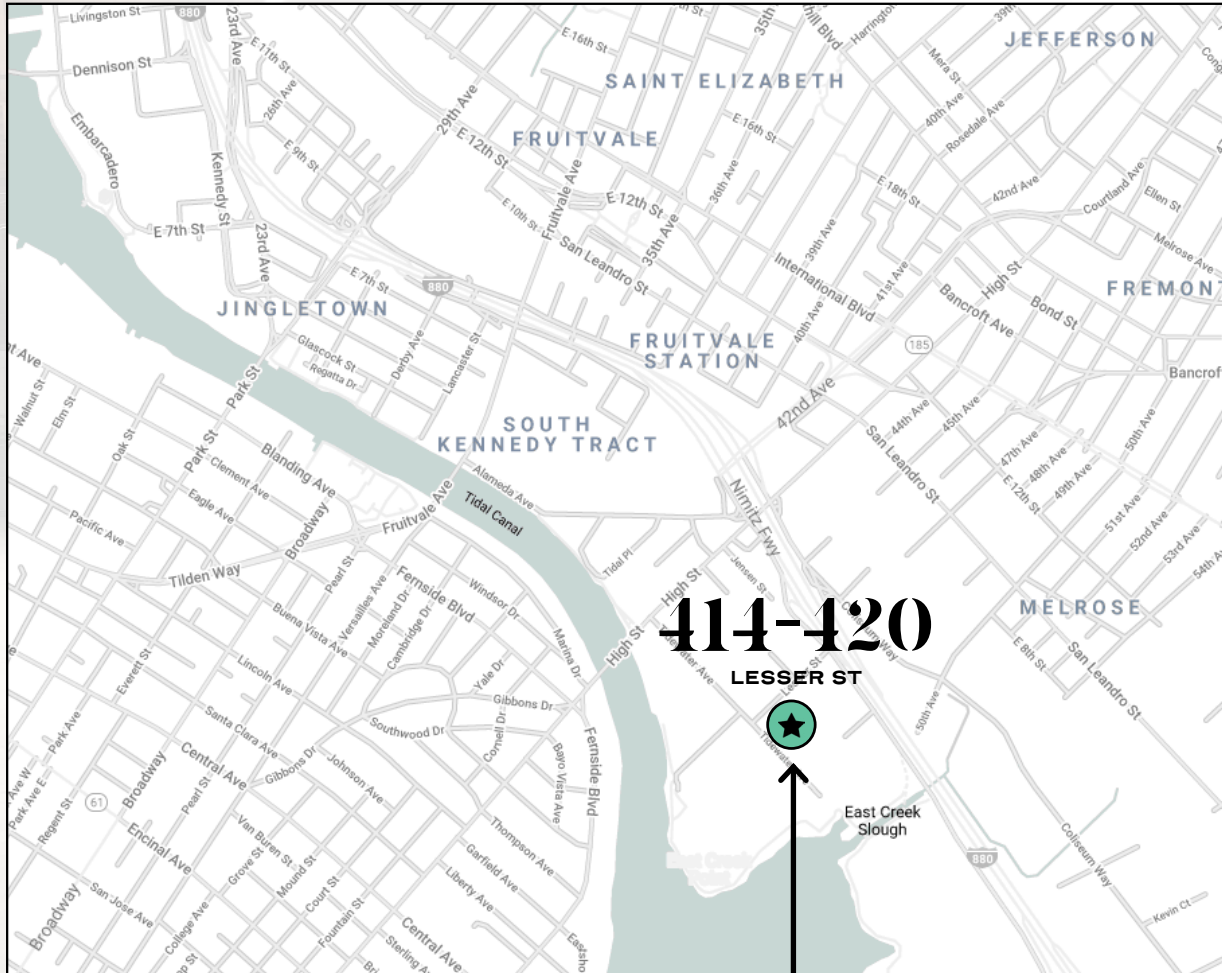
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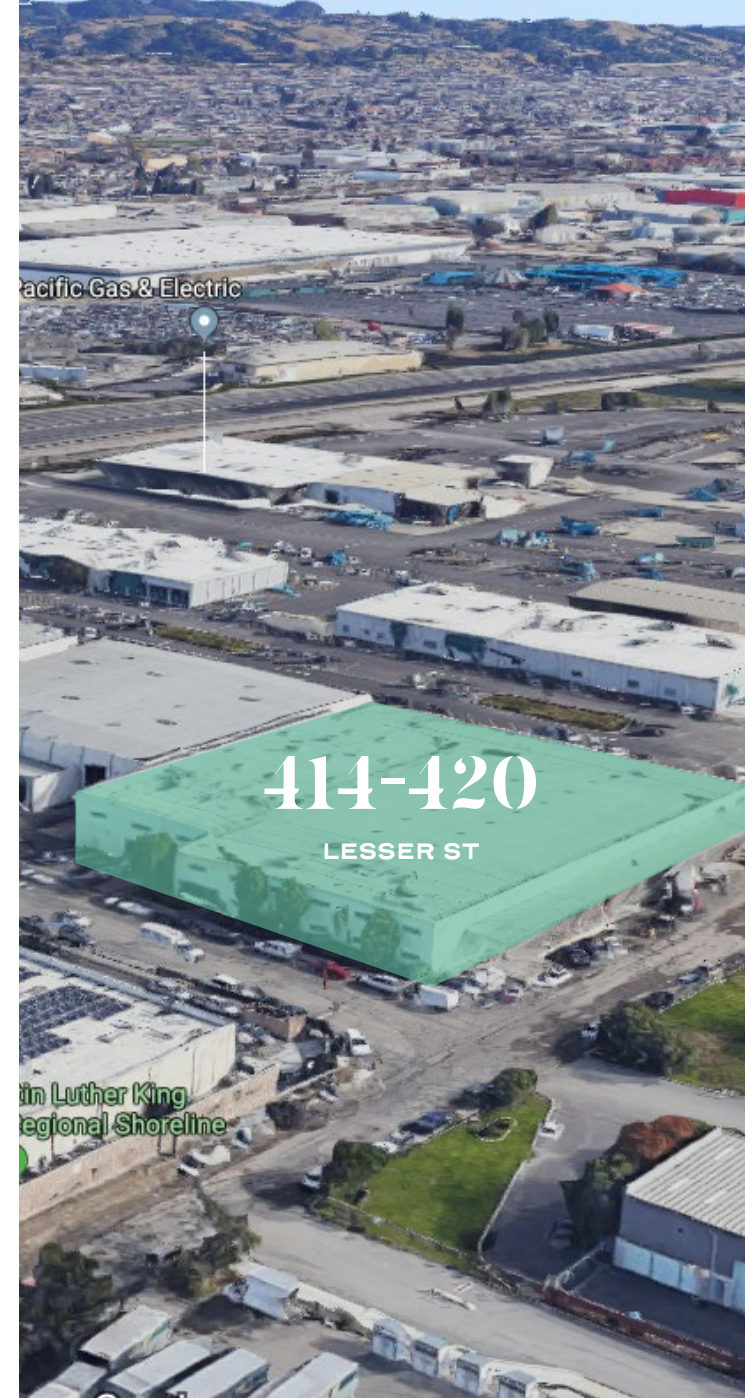


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# LOCATION



**GREEN ZONE  
APPROVED**



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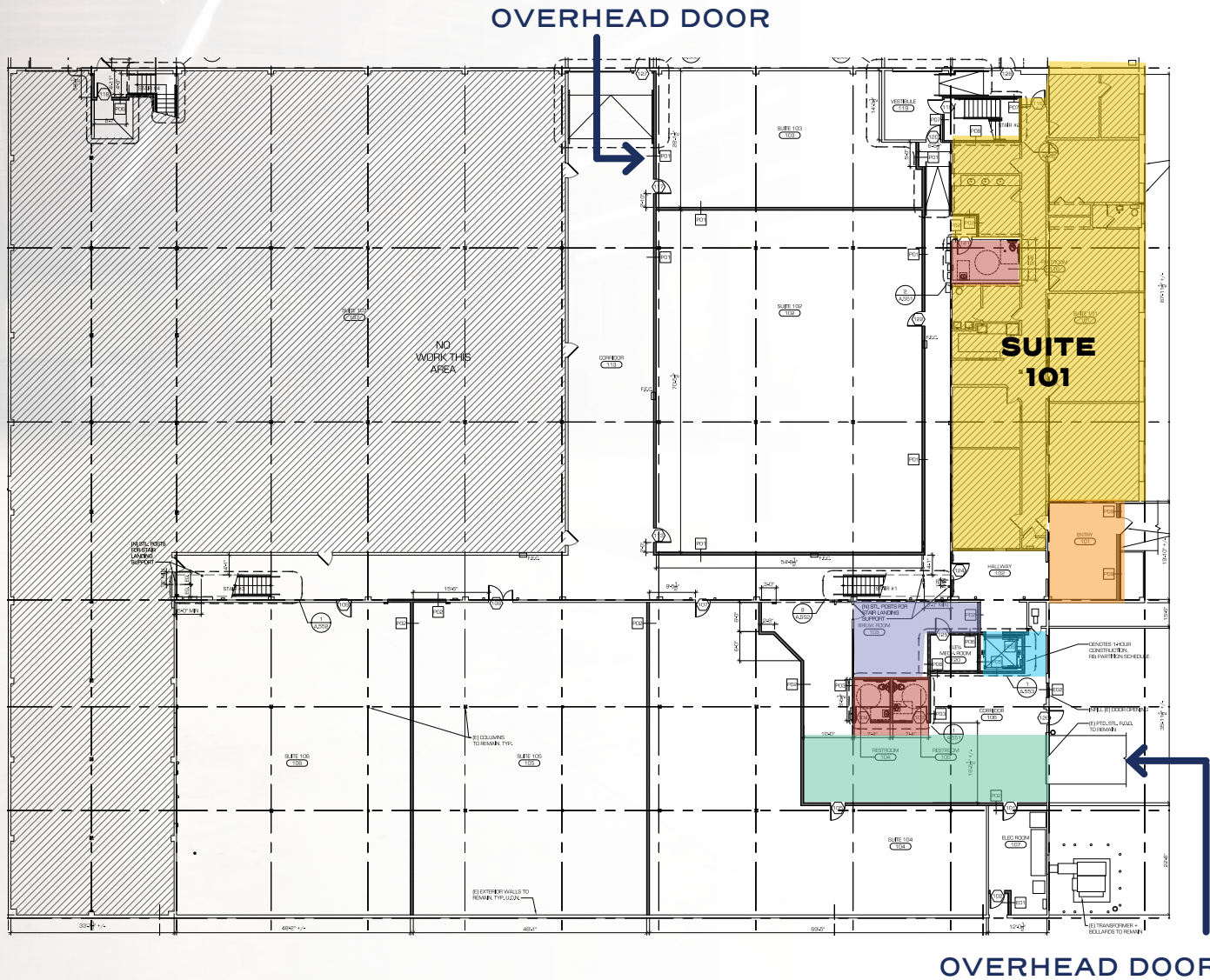
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# FLOOR PLAN

1<sup>ST</sup> FLOOR



## LEGEND

- SUITE 101**  
FOR LEASE  
4,778 (DIVISIBLE) SF  
\$2.50 PSF (NEGOTIABLE)
- COMMON AREA  
BREAK ROOM
- SECURED LOADING  
ZONE AREA
- ELEVATOR
- 24-HR  
SECURITY LOBBY
- RESTROOMS
- OVERHEAD DOORS

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# FLOOR PLAN

## 2<sup>ND</sup> FLOOR



## LEGEND

**SUITE 301**  
 FOR LEASE  
 1,138 SF AVAILABLE  
 \$2.50 PSF (NEGOTIABLE)

**SUITE 304**  
 FOR LEASE  
 877 SF AVAILABLE  
 \$2.50 PSF (NEGOTIABLE)

**SUITE 306**  
 FOR LEASE  
 1,253 SF AVAILABLE  
 \$2.50 PSF (NEGOTIABLE)

**SUITE 307**  
 FOR LEASE  
 1,253 SF AVAILABLE  
 \$2.50 PSF (NEGOTIABLE)

**SUITE 308**  
 FOR LEASE  
 1,253 SF AVAILABLE  
 \$2.50 PSF (NEGOTIABLE)

**SUITE 310**  
 FOR LEASE  
 1,992 SF AVAILABLE  
 \$2.50 PSF (NEGOTIABLE)

**SUITE 312**  
 FOR LEASE  
 3,916 SF AVAILABLE  
 \$2.50 PSF (NEGOTIABLE)

 COMMON AREA  
 CONFERENCE ROOM

 ELEVATOR

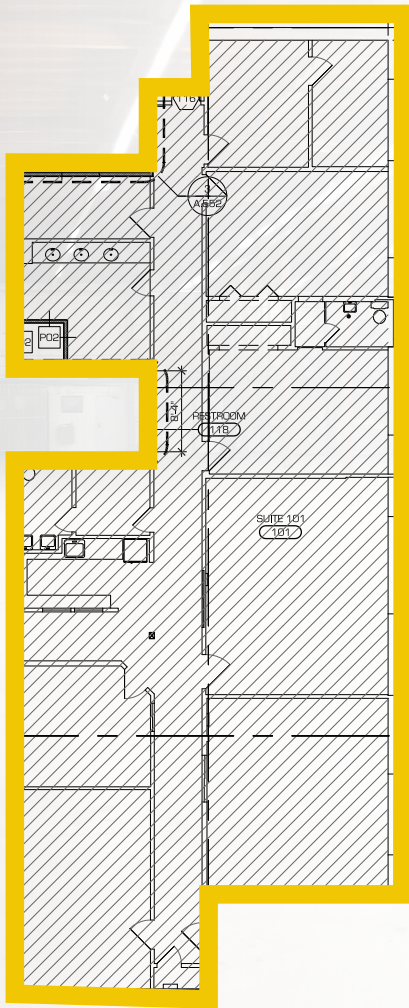
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# AVAILABLE SUITE



## FOR LEASE | SUITE 101

- » 4,778 SF
- » Separate private offices for lease
- » Shared kitchen area
- » Bathroom within Suite
- » Great for collaboration
- » Private entrance upon building entrance and side entrance
- » Floor Area: Offices, open breakroom, and bathroom
- » Base Rent: \$2.50/SF (negotiable)
- » CAMs: \$0.86 + prorata share of security + electricity (based on usage)
- » Permitted Use: Cannabis Delivery, Type 6, Distribution (license required) & General Office

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# AVAILABLE SUITES

## FOR LEASE | SUITE 301

- » 1,138 SF
- » Floor Area: Open floor plan
- » Base Rent: \$2.50/SF (negotiable)
- » CAMs: \$0.86 + prorata share of security + electricity (based on usage)
- » Permitted Use: Cannabis Delivery, Type 6, Distribution (license required) & General Office

## FOR LEASE | SUITE 304

- » 877 SF
- » Floor Area: Open floor plan
- » Base Rent: \$2.50/SF (negotiable)
- » CAMs: \$0.86 + prorata share of security + electricity (based on usage)
- » Permitted Use: Cannabis Delivery, Type 6, Distribution (license required) & General Office

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# AVAILABLE SUITE



## FOR LEASE | SUITE 306

- » 1,253 SF
- » Floor Area: Open floor plan
- » Base Rent: \$2.50/SF (negotiable)
- » CAMs: \$0.86 + prorata share of security + electricity (based on usage)
- » Permitted Use: Cannabis Delivery, Type 6, Distribution (license required) & General Office

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# AVAILABLE SUITE



## FOR LEASE | SUITE 307

- » 1,253 SF
- » Floor Area: Open floor plan
- » Base Rent: \$2.50/SF (negotiable)
- » CAMs: \$0.86 + prorata share of security + electricity (based on usage)
- » Permitted Use: Cannabis Delivery, Type, Distribution (license required) & General Office

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# AVAILABLE SUITE



## FOR LEASE | SUITE 308

- » 1,253 SF
- » Floor Area: Open floor plan
- » Base Rent: \$2.50/SF (negotiable)
- » CAMs: \$0.86 + prorata share of security + electricity (based on usage)
- » Permitted Use: Cannabis Delivery, Type 6, Distribution (license required) & General Office

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# AVAILABLE SUITE



## FOR LEASE | SUITE 310

- » 1,992 SF
- » Floor Area: Open floor plan
- » Base Rent: \$2.50/SF (negotiable)
- » CAMs: \$0.86 + prorata share of security + electricity (based on usage)
- » Permitted Use: Cannabis Delivery, Type 6, Distribution (license required) & General Office

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# AVAILABLE SUITE



## FOR LEASE | SUITE 312

- » 3,916 SF
- » Floor Area: Open floor plan + locked caged area for storage
- » Base Rent: \$2.50/SF (negotiable)
- » CAMs: \$0.86 + prorata share of security + electricity (based on usage)
- » Permitted Use: Cannabis Delivery, Type 6, Distribution (license required) & General Office

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# PHOTO GALLERY



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414-420

LESSER ST

Lesser is **more.**

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