

FOR LEASE

# THE HOWDEN BUILDING

337 17th Street  
Oakland, CA 94612



*Exclusively Listed by*

**Brad Banker**

510.763.7090 x215

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

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337 17th Street Oakland, CA 94612



## OFFERING SUMMARY

Lease Rate:	\$3.00 SF/month MG
Building Size:	20,000 SF
Available SF:	
Year Built:	1925

## PROPERTY OVERVIEW

Retail and rare small offices spaces available. Natural light with operable windows. Car and bicycle parking available onsite. Two blocks from 19th Street Bart station. At&t fiber connection available. 1st year parking free for one year or longer leases.

## PROPERTY HIGHLIGHTS

- Hard Cap Ceilings
- Operable Windows
- Secure Entry System
- Small Professional offices



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## LEASE INFORMATION

Lease Type:	MG; Gross	Lease Term:	Negotiable
Total Space:	298 - 1,213 SF	Lease Rate:	\$3.00 SF/month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
337 17th Street Suite 201	Available	298 SF	Modified Gross	\$3.00 SF/month	-
337 17th Street Suite 207	Available	540 SF	Modified Gross	\$3.00 SF/month	-
337 17th Street Suite 204	Available	370 SF	Modified Gross	\$3.00 SF/month	-
337 17th Street Suite 208	Available	350 SF	Modified Gross	\$3.00 SF/month	-
337 17th Suite 203	Available	349 SF	Gross	\$3.00 SF/month	-
337 17th Street Suite 214	Available	1,213 SF	Gross	\$3.00 SF/month	-
337 17th Street #206	Available	330 SF	Gross	\$3.00 SF/month	-
337 17th Street Suite 102	Available	450 SF	Gross	\$3.00 SF/month	-



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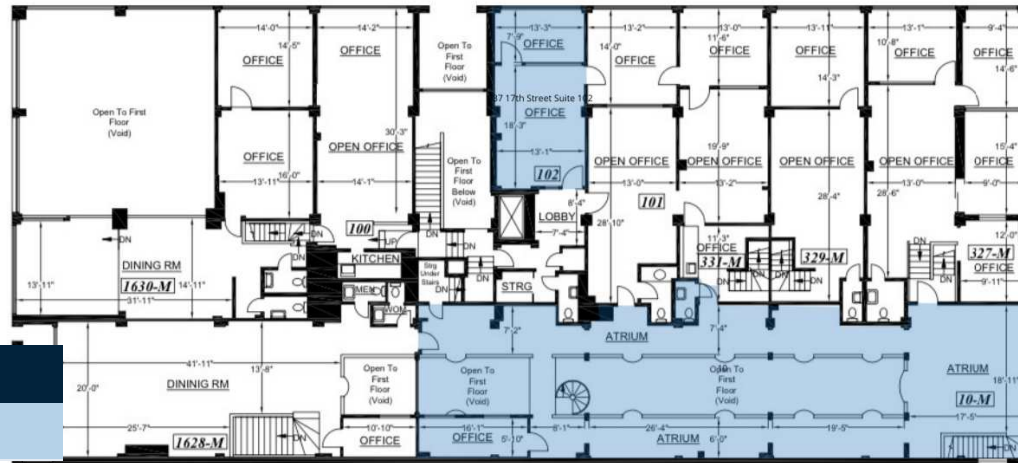
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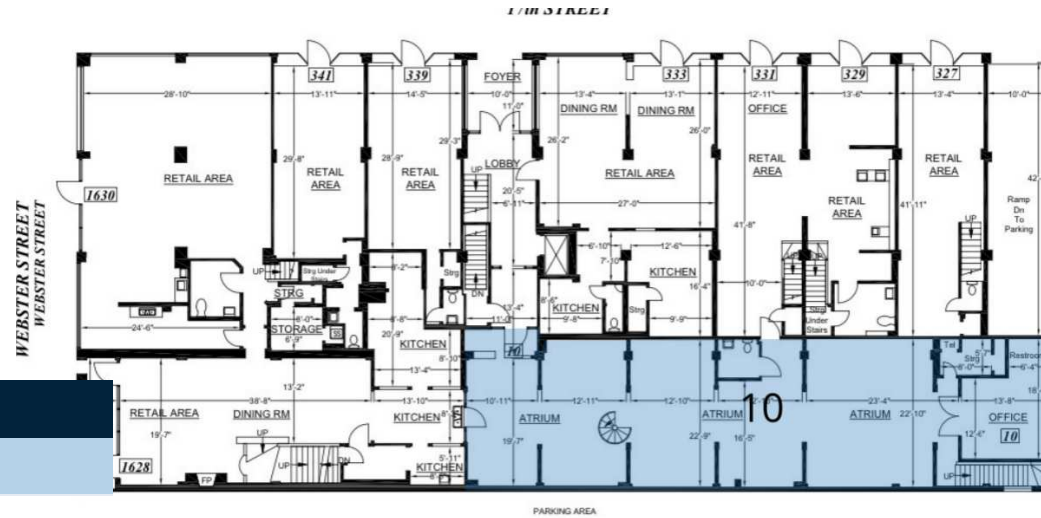
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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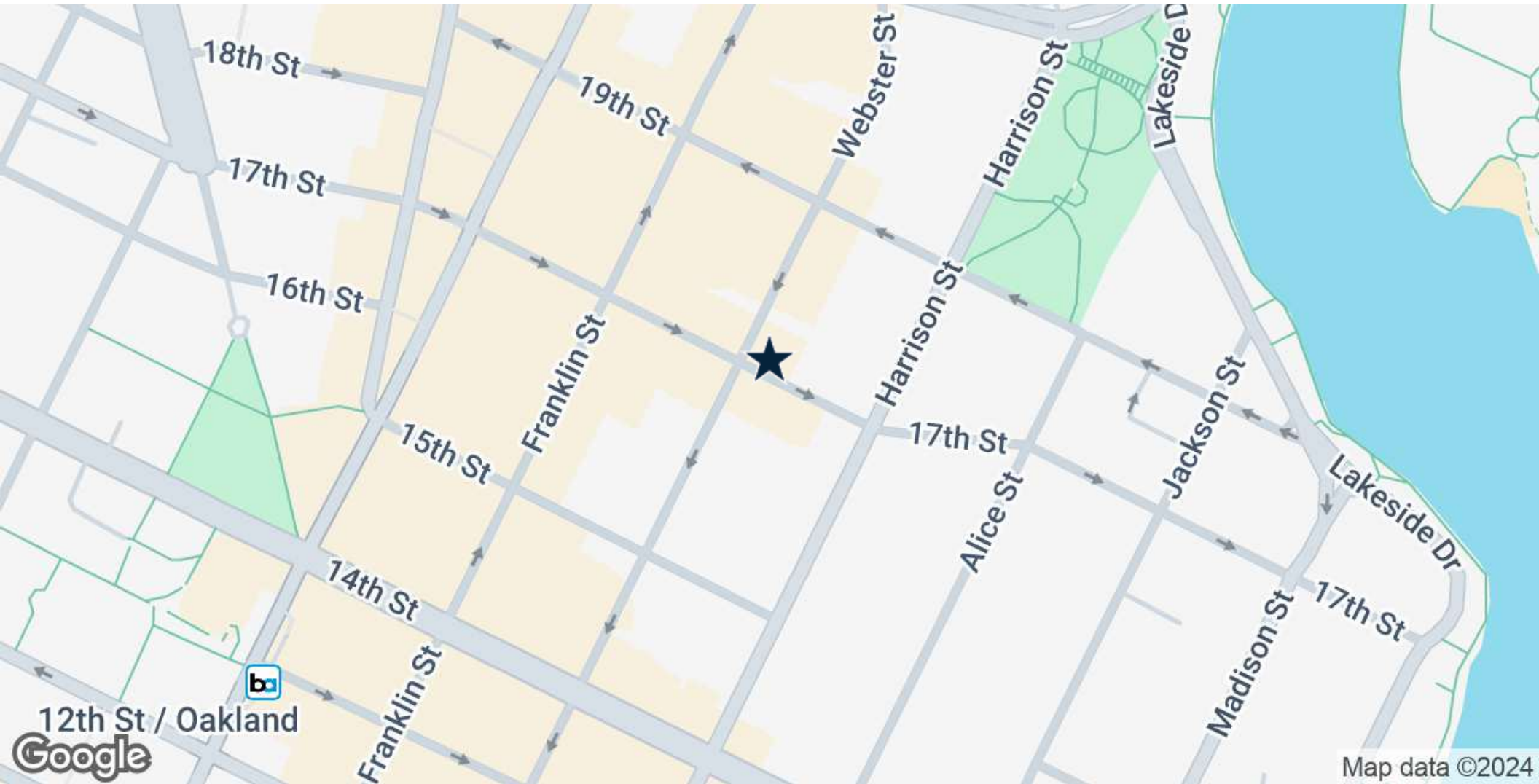
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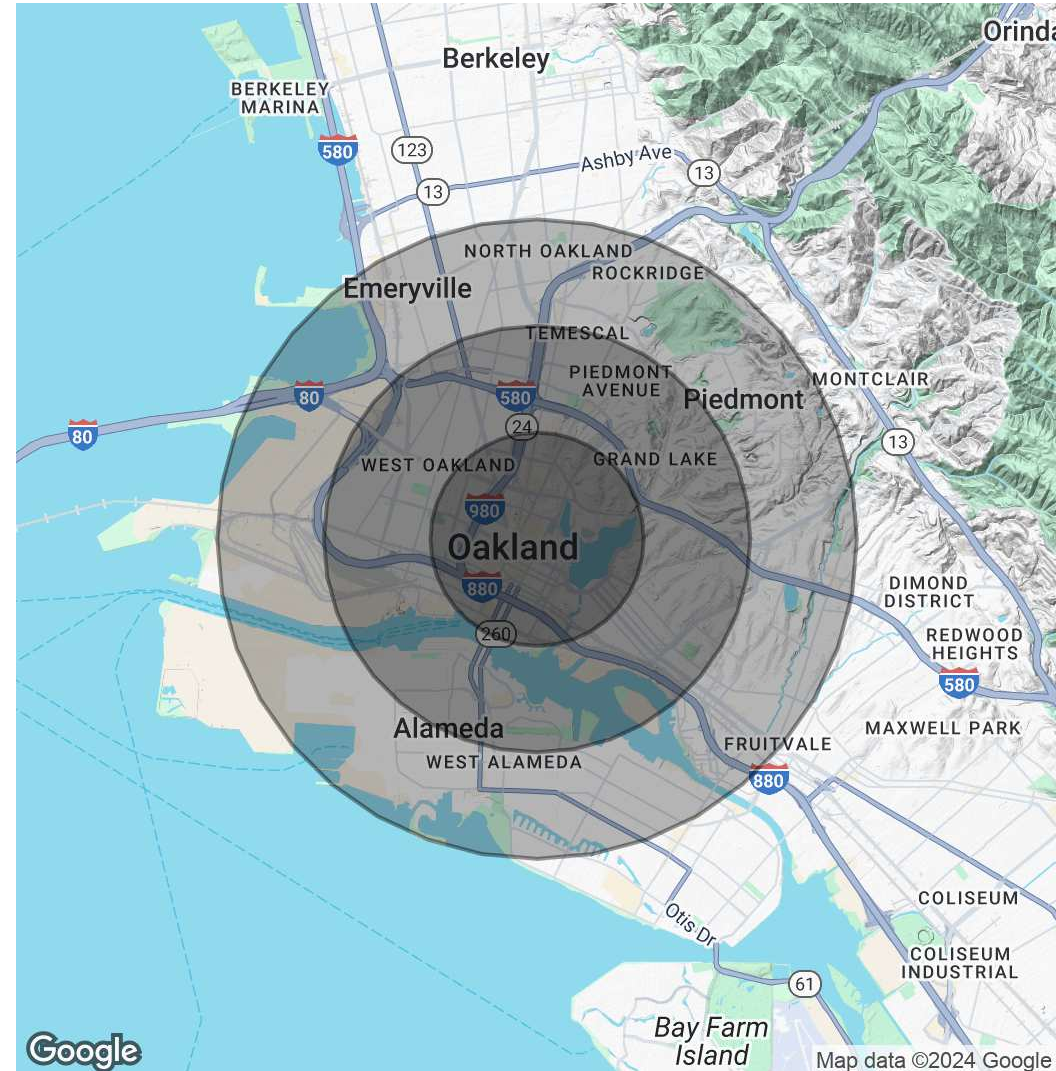
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	36,618	131,336	250,877
Average age	40.2	37.9	37.3
Average age (Male)	39.2	37.0	36.6
Average age (Female)	40.5	38.5	37.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	20,562	66,598	116,077
# of persons per HH	1.8	2.0	2.2
Average HH income	\$51,849	\$59,698	\$70,743
Average house value	\$456,121	\$521,198	\$615,620

\* Demographic data derived from 2020 ACS - US Census



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