

**FORECLOSURE
SALE**

For Sale

Single Tenant-Office Building

60 Hegenberger Place
Oakland, California

Confidential offering memorandum

**AVISON
YOUNG**



David Maling

Principal
Lic. 01139115
+1 213 618 3825
david.maling@avisonyoung.co

Chris Maling

Principal
Lic. 01025809
+1 213 618 3824
chris.maling@avisonyoung.com

Ben Damon

Vice President
Lic. 02089280
+1 408 913 6940
ben.damon@avisonyoung.com



Investment summary

Avison Young is pleased to present the opportunity to acquire a lender owned REO single tenant office building located at 60 Hengenberger Place, Oakland, CA. This ±3,720 SF office building sits on a 0.2 AC lot and has a fully improved interior office space in good condition. This property features 11 surface parking spaces on the exterior which is gated and secured. Located in the immediate area of Oakland Airport, this space is a great fit for an owner-user looking to immediately begin operations without extensive setup.

This is a lender foreclosure. Seller/Lender has very little information. Buyer will need to conduct their own investigation since the Seller/Lender is selling in “as-in” condition.

Highlights

- Single tenant office building for owner-user
- Property features 11 surface parking spaces
- Property is gated and secured
- Close proximity to Oakland Airport and Highway 880
- Interior improvements are in good condition





Offering summary

\$1,230,000

Offering price



Property Type:
Office



Year Built/Renovated:
1970/2015



Address:
60 Hegenberger Place



City:
Oakland, CA



Building Area:
±3,720 SF



Land Area:
±8,860 SF



Building Price/SF:
\$330.64



Land Price/SF:
\$138.82



APN:
044-5020-005-16



Zoning:
CIX-2

*Photos taken while occupied, space is now fully vacant.



*Photos taken while occupied, space is now fully vacant.

AVISON YOUNG

David Maling
Principal
Lic. 01139115
+1 213 618 3825
david.maling@avisonyoung.com

Chris Maling
Principal
Lic. 01025809
+1 213 618 3824
chris.maling@avisonyoung.com

Ben Damon
Vice President
Lic. 02089280
+1 408 913 6940
ben.damon@avisonyoung.com

Visit us online
avisonyoung.com

©2025 Avison Young Commercial Real Estate Services, LP,
Commercial Real Estate Agency. All rights reserved.

E. & O.E.: The information contained herein was obtained
from sources which we deem reliable and, while thought to be
correct, is not guaranteed by Avison Young.

Avison Young



Confidential information and disclaimer

Contacts and confidentiality

Avison Young ("Agent") has been engaged by Ownership ("Seller") as the exclusive agent for the sale of (the Property").

The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Avison Young as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence, for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability

whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

By taking possession of an reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in a strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied

or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Avison Young. Seller will be responsible for any commission due to Agent in Connection with the sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent's authority to act on its behalf.

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

Avison Young Commercial Real Estate Services,
LP Commercial Real Estate Agency

601 South Figueroa Street, Suite 4450
Los Angeles, California
www.avisonyoung.com