



THREE-LEVEL MEDICAL BUILDING FOR LEASE AND/OR SALE

## 2221 Martin Luther King Jr Way | Oakland, CA

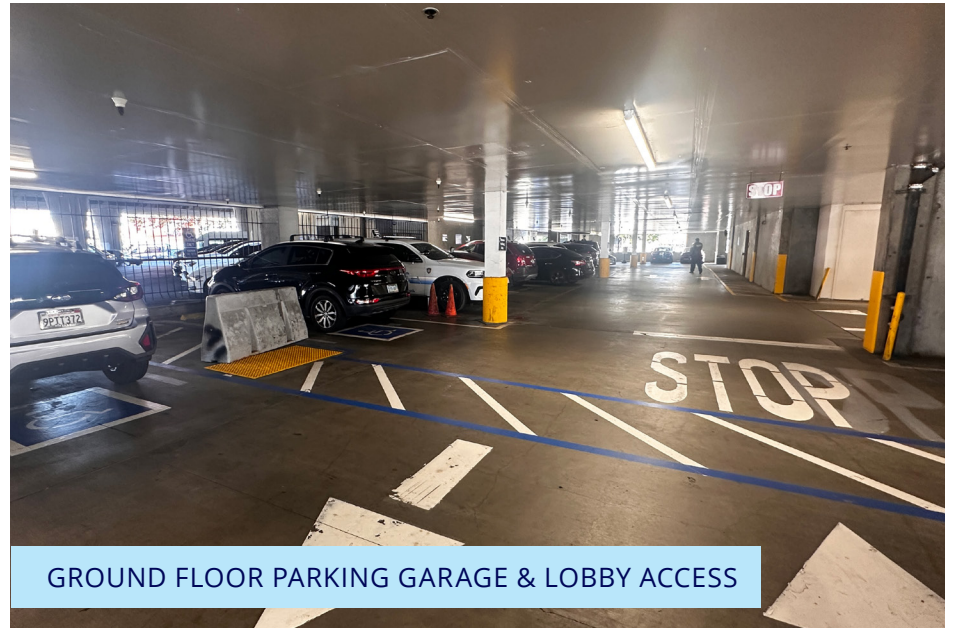
*The Oakland Outpatient Clinic, located in downtown Oakland, offers a wide array of medical, surgical, and ancillary health care services, including laboratory, radiology, and pharmacy. Medicine services are available in cardiology, dietary, endocrinology, gastroenterology, infectious diseases, neurology, pulmonary, rehabilitative medicine, social work services, and women's health. Surgical subspecialties are available in ear, nose, and throat (ENT), gynecology, optometry and ophthalmology, orthopedic surgery, plastic surgery, podiatry, general surgery, and urology.*

- **±47,677 gross square feet** over three levels
- Fully operational medical clinic with surgery operations building for lease and/or sale
- Potential for full building user/clinic - currently fully single-tenant occupied
- Potential for multi-tenant occupancy
- Building signage available on exterior
- ±99 current parking stalls under the building serving the building/clinic
- Additional ±80-100 parking stalls available in adjacent lot
- Long-term availability of property subject to land lease; LED 7/31/42
- A few blocks away from MacArthur Maze (I-80/I-580/I-880/I-980/H-24)
- **Available for occupancy in 2028**
- **For Sale Price: TBD**





EXTERIOR ALONG MLK WAY



GROUND FLOOR PARKING GARAGE & LOBBY ACCESS



AMPLE RESTROOMS ON ALL FLOORS



2 ADA & GURNEY-SIZED PASSENGER ELEVATORS



VARIOUS LABS & EXAM ROOMS THROUGHOUT

FOR LEASE OR SALE

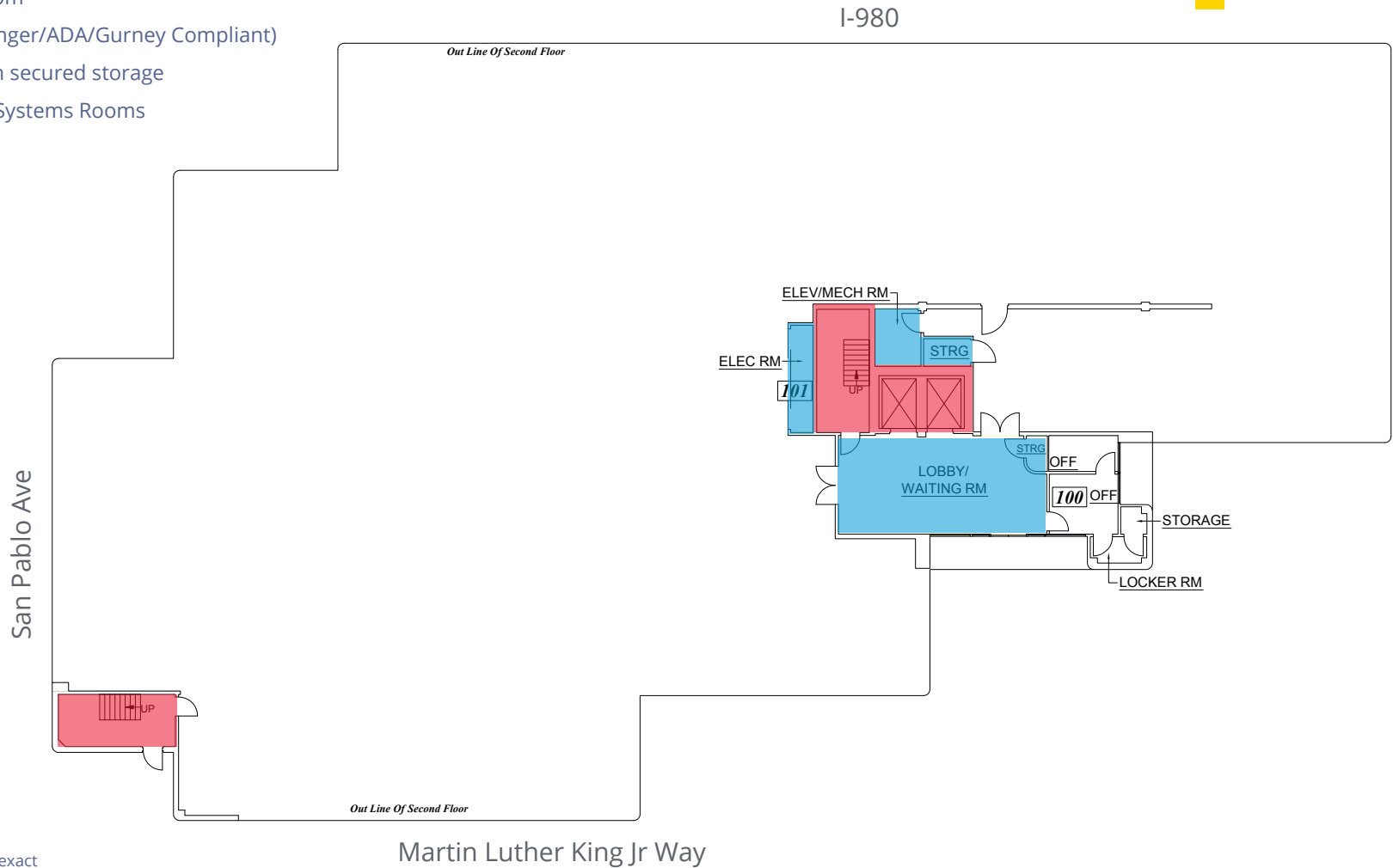
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FIRST LEVEL | 238 RSF

- 105 parking stalls
- Access to building through garage and building lobby
- Lobby/Waiting Room
- Elevators (2 passenger/ADA/Gurney Compliant)
- Security office with secured storage
- Various Buildings Systems Rooms

- Common Areas
- Exits
- Restrooms



floor plan not to scale/not exact

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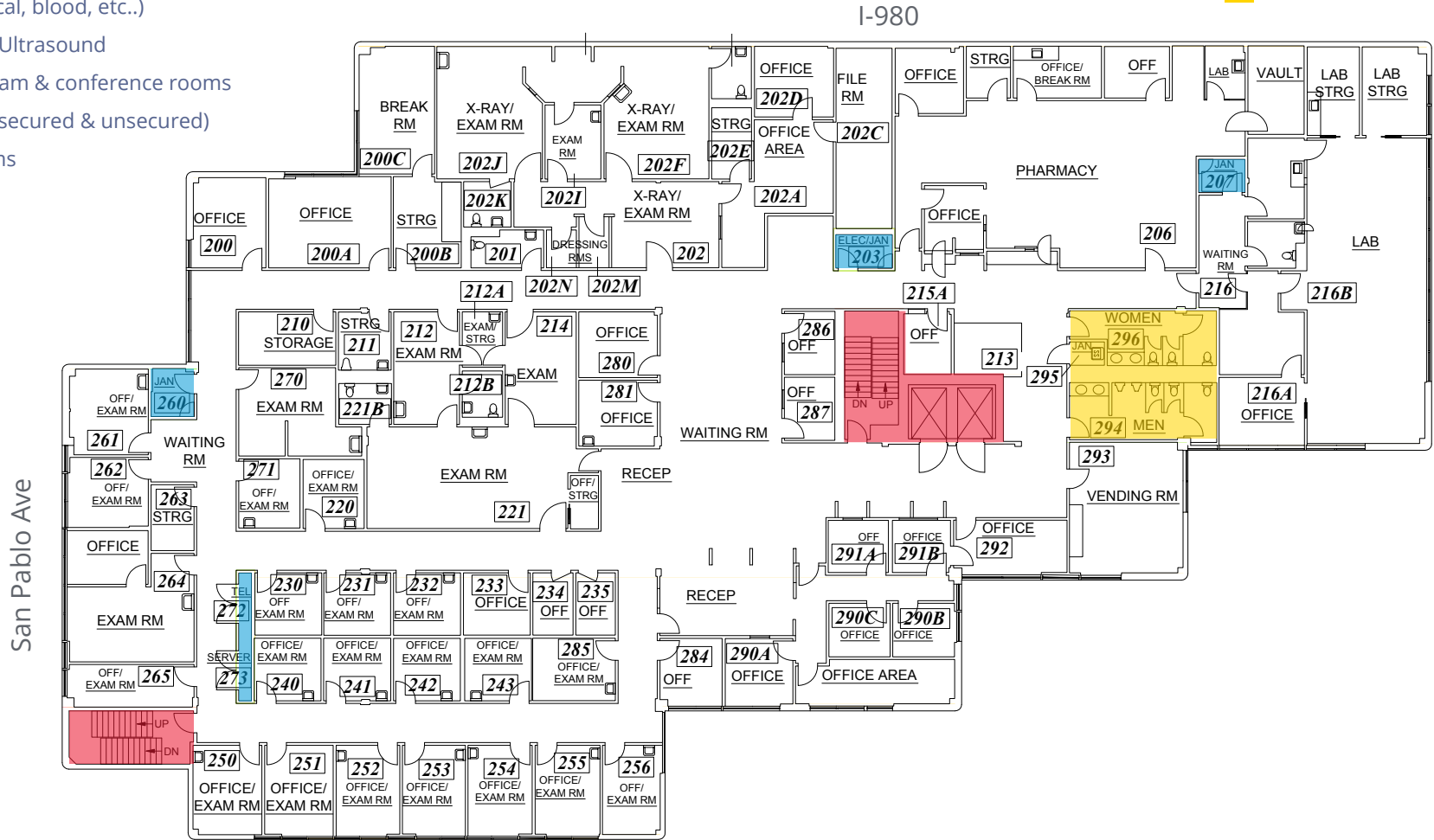
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SECOND FLOOR | 19,041 RSF

- Main Reception
- Pharmacy – secured with vault
- Various labs (optical, blood, etc..)
- Imaging – X-Ray / Ultrasound
- Multiple office, exam & conference rooms
- Multiple Storage (secured & unsecured)
- Multiple Restrooms

- Common Areas
- Exits
- Restrooms



floor plan not to scale/not exact

Martin Luther King Jr Way

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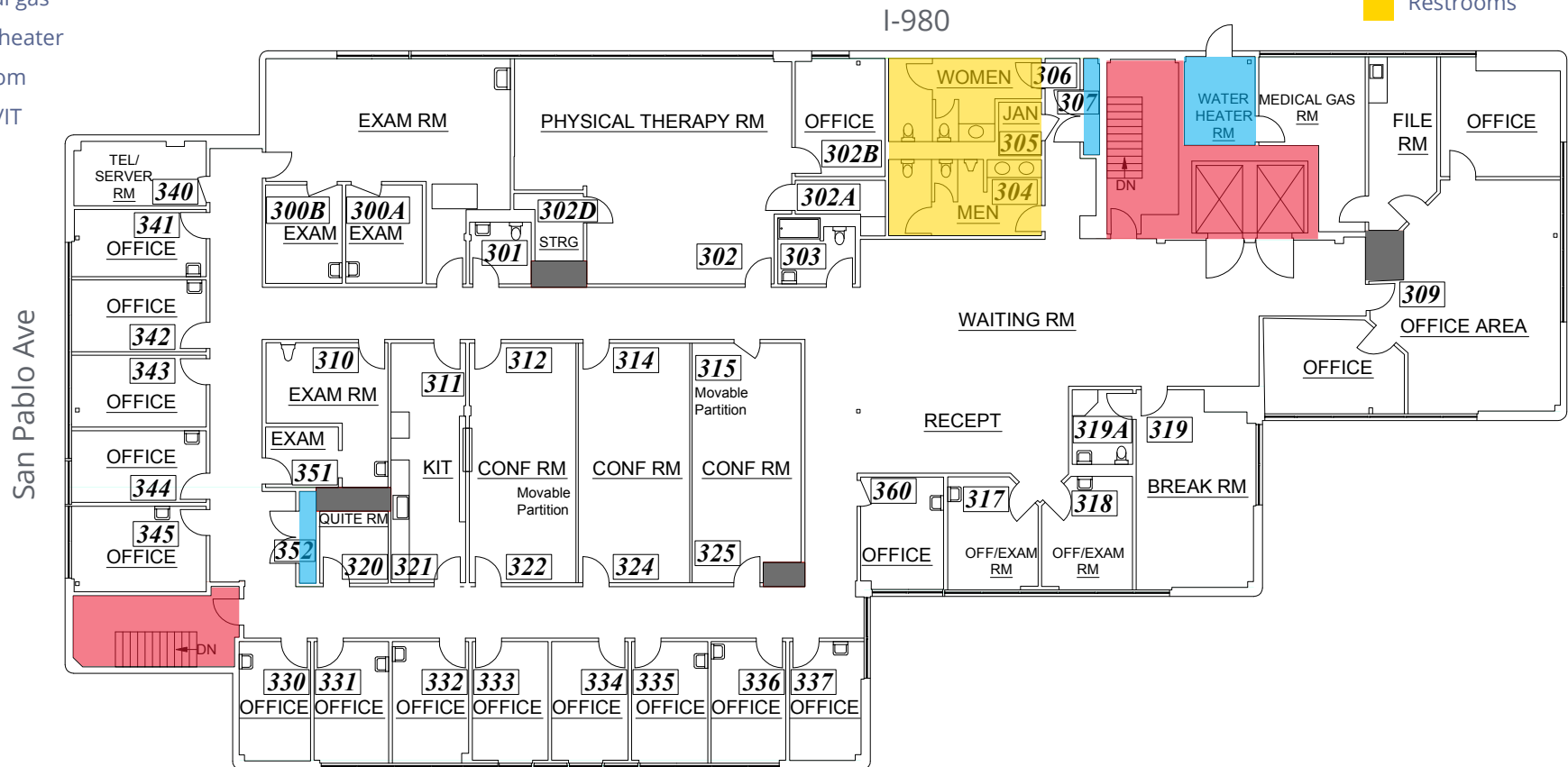
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THIRD FLOOR | 10,727 RSF

- Physical Therapy
- Surgery
- Various office/exam & conference rooms
- Various – service rooms related to systems:
  - Medical gas
  - Water heater
  - File room
  - Server/IT

- Common Areas
- Exits
- Restrooms

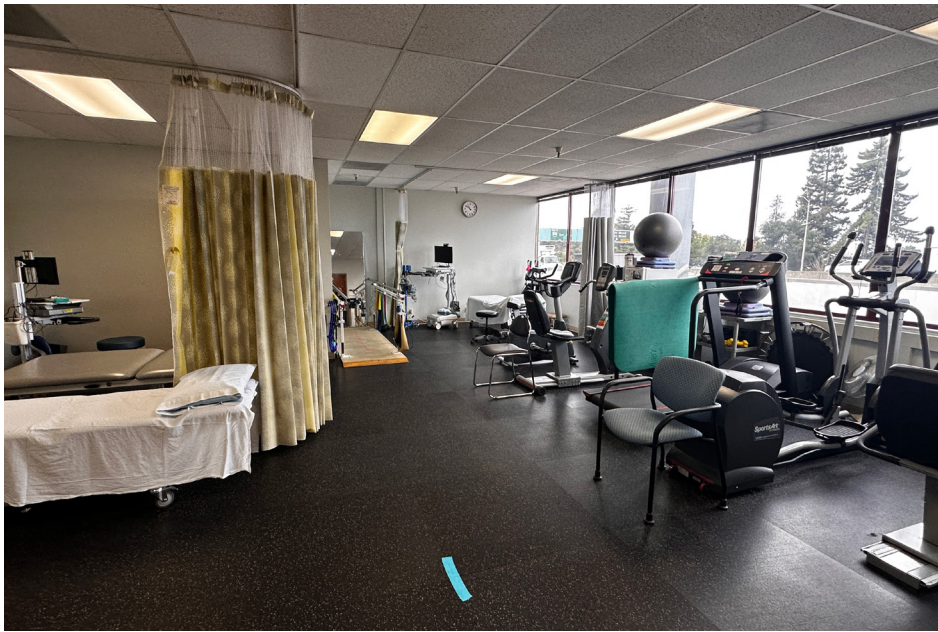


Martin Luther King Jr Way

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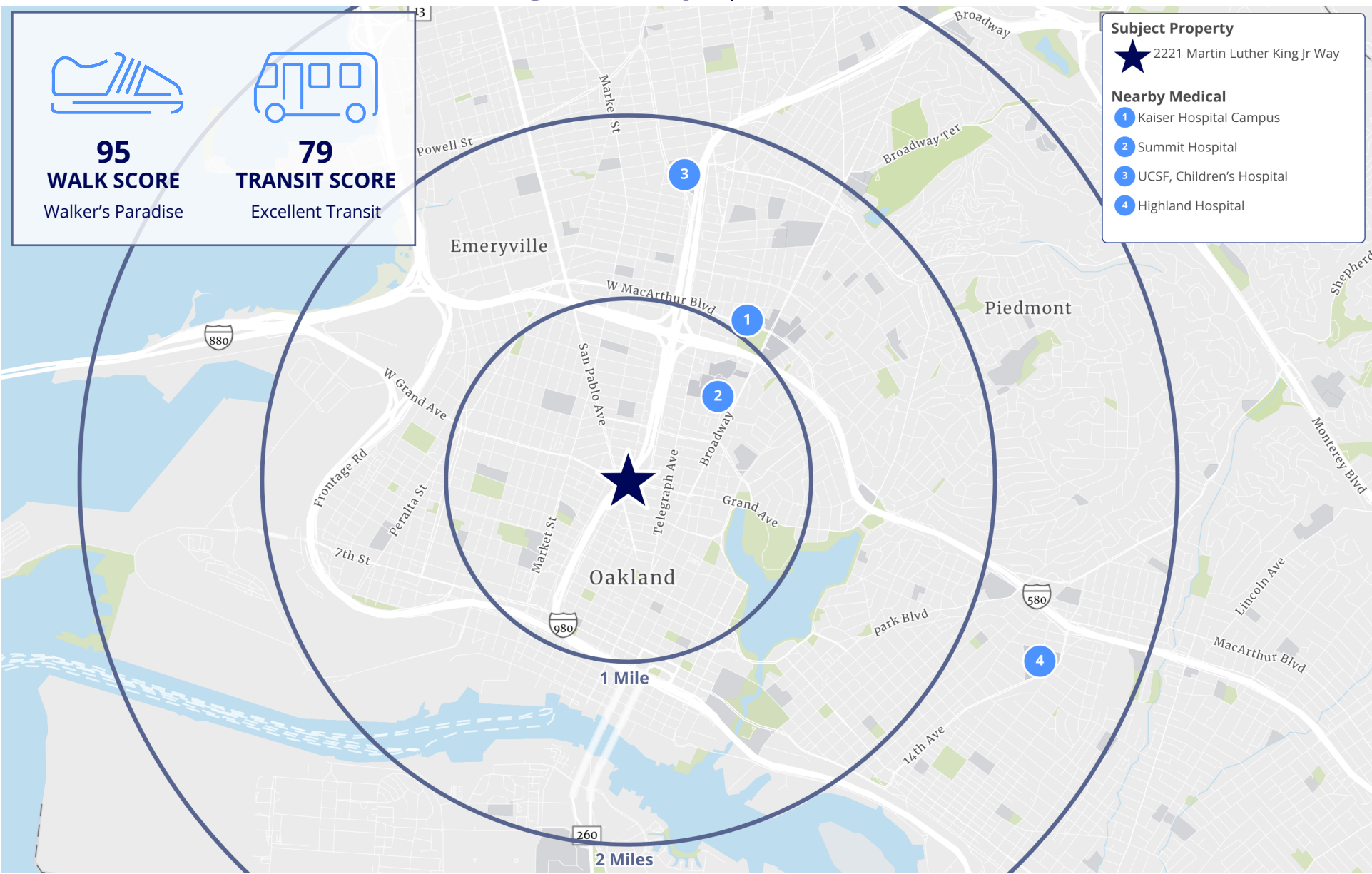
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## 5-MILE RADIUS DEMOGRAPHIC SUMMARY

Colliers

2025 Dom Tapestry Segment Name



Laptops and  
Lattes

### KEY FACTS



**526,340**

Total population



**\$1,353,210**

Median home value



**25,985**

Businesses



**570,195**

Daytime population



**37.7**

Median age



**13.7%**

Population Change Since  
2010



**\$109,528**

Median household  
income



**\$66,675**

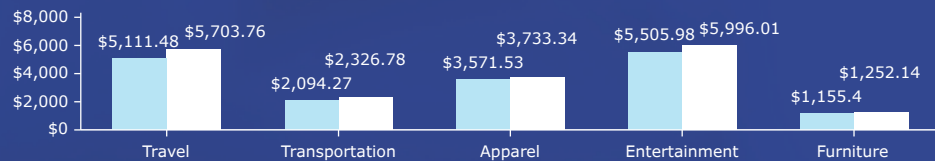
Per capita income



**2.3**

Avg household size

### KEY SPENDING FACTS

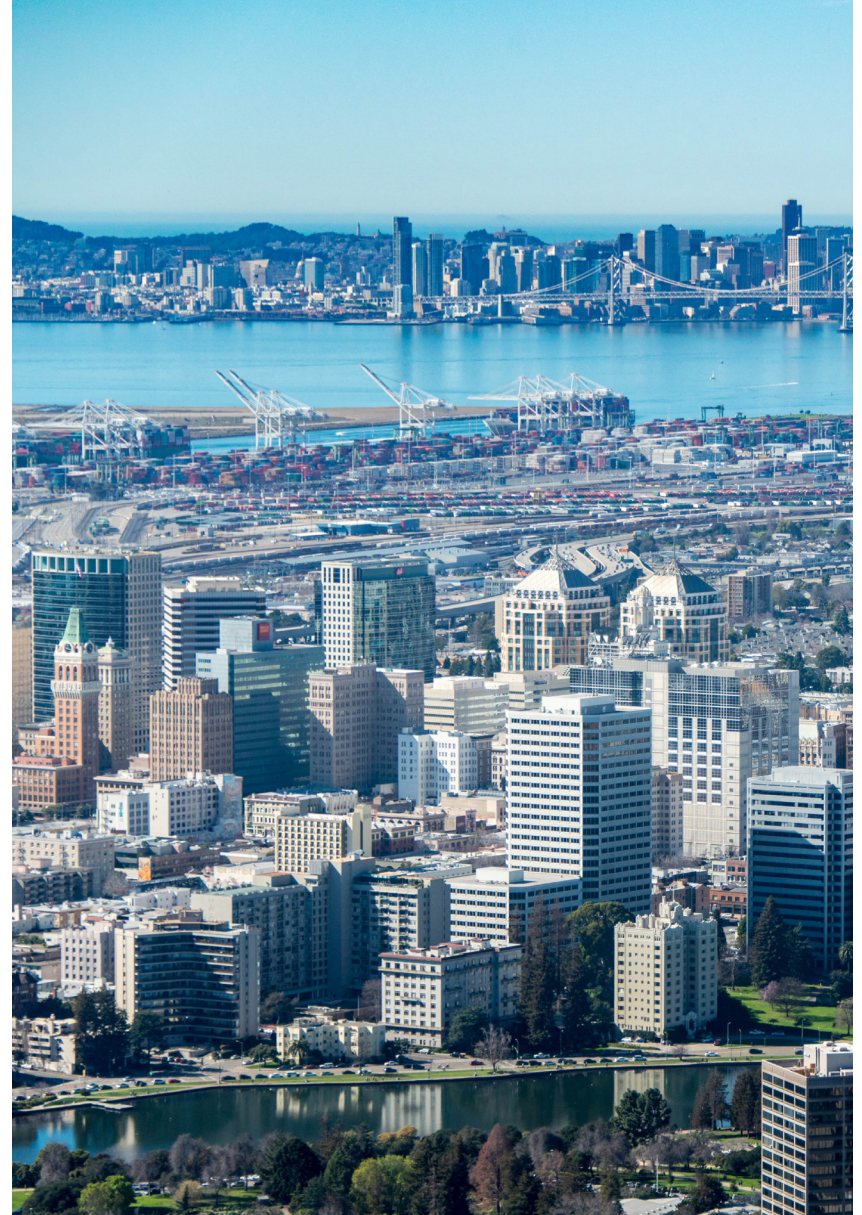


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Spending facts are average annual dollars per  
household

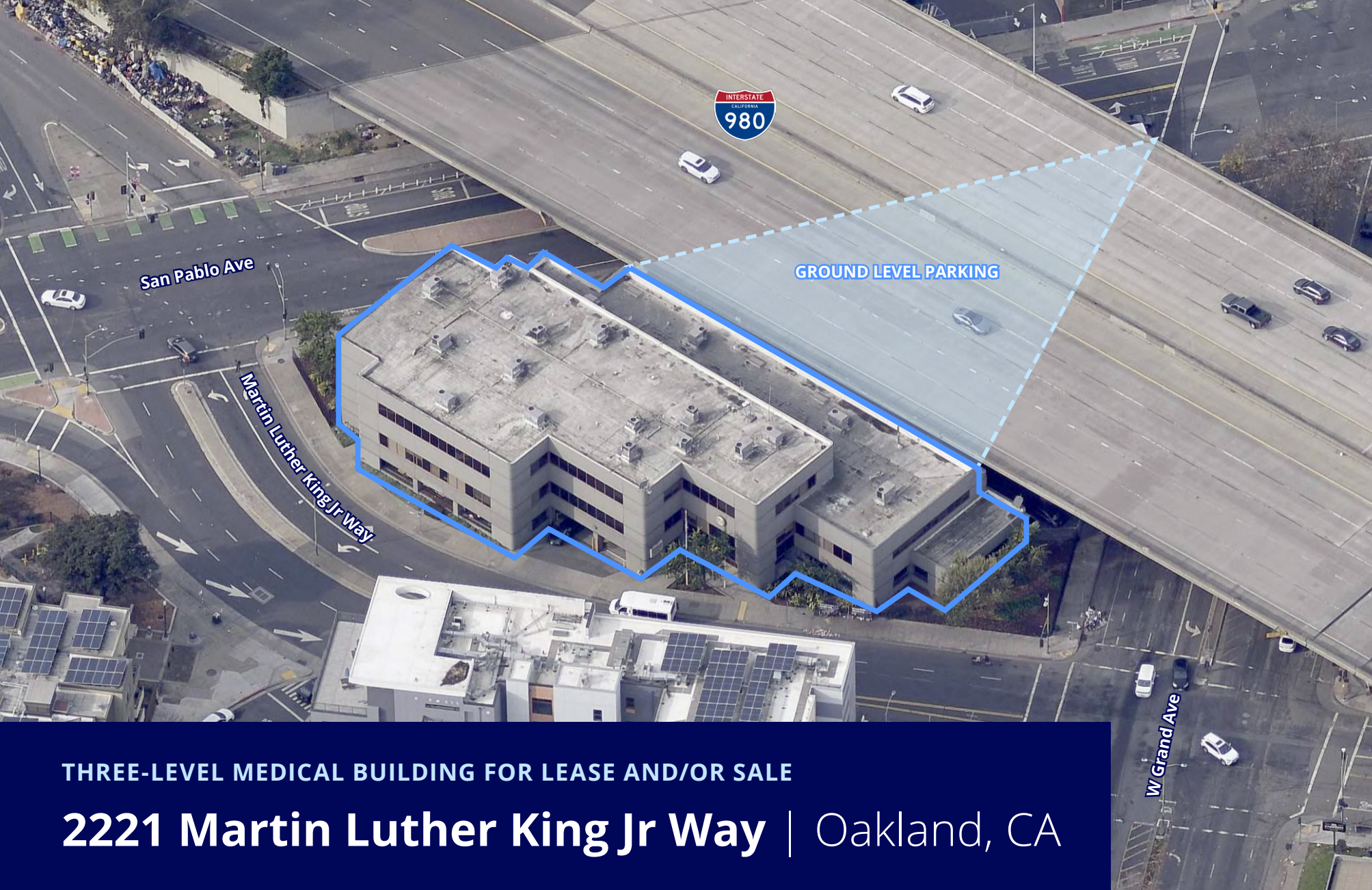
● Series 1 ● 06001 (Alameda County)

Bars show comparison to 06001 (Alameda County)



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