



## For Lease: High-Visibility Commercial & Mixed-Use Potential

6410 Telegraph Ave • Oakland • CA

### Lease Rate

\$42/SF/YR

### Zoning

CN-2, S-13

### Available SF

2,238 Sq Ft

### Notable Property Details

- **APN: 16-1415-22**
  - Unit 1: 1,119 SqFt
  - Unit 2: 1,119 SqFt
  - To be delivered to Tenant turn-key ready
- **98 walk score, 89 bike score, 86 transit score**
- **Per city of Oakland Zoning code**, permitted uses include but not limited to; Medical Service, General Retail Sales, etc. (Buyer to verify allowed uses)
- **Location Highlights:**
  - 0.4 mi Alta Bates Summit Medical Hospital
  - 0.4 mi Whole Foods
  - 0.6 mi Hwy 24 Access
  - 0.9 mi Ashby Bart Station
  - 1.1 mi Rockridge Bart Station
  - 1.8 mi Downtown Berkeley



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