

512 WESTLINE DR

Alameda, CA

512

WEST ALAMEDA
LEASING OPPORTUNITY

**12 LUXURY
MEDICAL/
DENTAL OFFICES**

ParkOne
PROPERTIES

ED BASALDUA

925-899-9405

ed@parkoneprop.com

1717 N California Blvd Ste 2B

Walnut Creek, CA

DRE# 01178254

WWW.PARKONEPROP.COM

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512 WESTLINE DR
ALAMEDA, CA

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LEASING OVERVIEW

Completely renovated in 2025, 512 Westline Drive is a modern three-story building offering 12 luxury medical and professional office suites ranging from approximately 1,172 to 1,427 sq. ft., each designed for comfort, efficiency, and advanced functionality. Located in Alameda's desirable Westline district with easy access to Webster Street, the Posey Tube, and I-880, the property provides excellent visibility and convenience just minutes from Oakland and Downtown Alameda. Suites feature high-end finishes, solid maple doors, custom cabinetry, soundproofed interiors, individual HVAC units, and pre-plumbing for sinks in exam rooms or offices. The building is equipped with super-fast fiber optic internet, Aiphone intercoms, Honeywell alarm systems, IP card readers, 360° surveillance cameras, and secure key fob or smartphone access, along with ADA-compliant restrooms, ample on-site parking, and a professional, high-quality environment ideal for medical, dental, and office users.



EXTERIOR + PARKING



COMMON AREA PHOTOS



COMMON AREA PHOTOS CONTINUED



INTERIOR PHOTOS



INTERIOR PHOTOS CONTINUED



INTERIOR PHOTOS CONTINUED



INVESTMENT OVERVIEW

ADDRESS

512 Westline Dr, Alameda, CA 94501

COUNTY

Alameda

APN

74-1285-326

PROPERTY TYPE

Medical/Dental Office Building

SQ FOOTAGE

16,464

YEAR BUILT

1969 (Renovated in 2025)

FLOOR PLAN - 1st FLOOR

PREPARED FOR:

Westline Bayview LLC
7074 Commerce CR Suite D,
Pleasanton, CA 94588
Tel (925) 766-4938
www.westlineproperties.com



WESTLINE DRIVE

512 WESTLINE DRIVE
ALAMEDA, CA

FIRST FLOOR

(As Measured: January 2014)
(Last Updated: October 2025)

LEASE PLAN



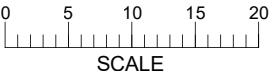
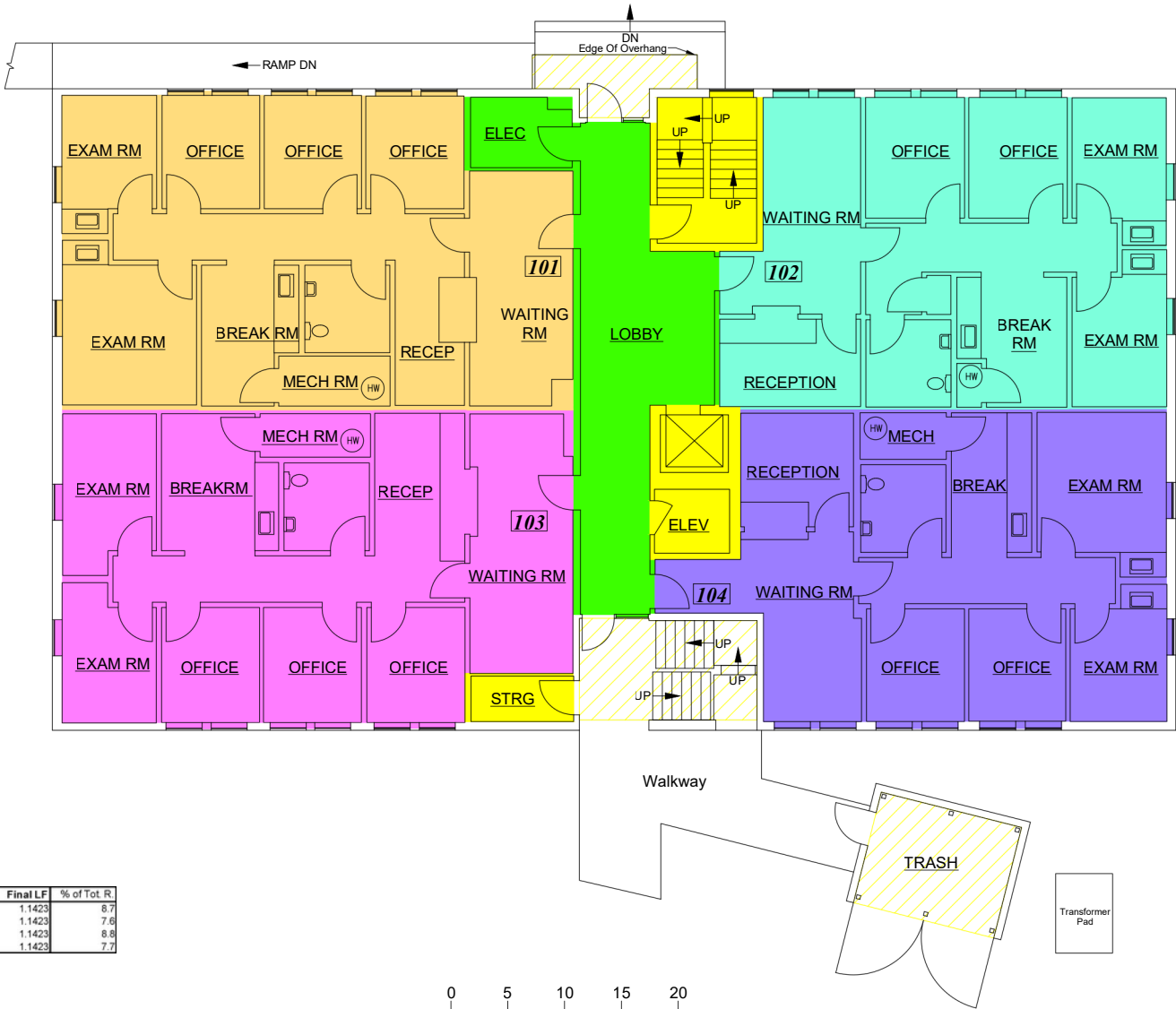
BUILDING SUMMARY	SQ.FT.
Total Rentable	15,672
Total Occupant	13,779
Total Usable	13,779
Total Tenant Ancillary	0
Total Non-Allocated Tenant	0
Floor Service	1,284
Building Service	609
Inter-Allocated Service	0
Building Amenity	0
Inter-Allocated Amenity	0
Total Vertical Penetration	472
Total Parking	0

FLOOR SUMMARY	SQ.FT.
Total Rentable	5,151
Total Occupant	4,509
Total Usable	4,509
Total Tenant Ancillary	0
Total Non-Allocated Tenant	0
Floor Service	442
Building Service	609
Inter-Allocated Service	0
Building Amenity	0
Inter-Allocated Amenity	0
Total Vertical Penetration	0
Total Parking	0

Suite #	Occup. Area	Non-Alloc.	Rentable	Final R.	Final LF	% of Tot. R.
101	1,191.1		1,360.6	1,360.6	1.1423	8.7%
102	1,045.3		1,194.1	1,194.1	1.1423	7.6%
103	1,211.9		1,384.4	1,384.4	1.1423	8.8%
104	1,060.9		1,211.9	1,211.9	1.1423	7.7%

AREAS COMPUTED IN ACCORDANCE WITH
ANSI/BOMA (Z65.1) 2024 OFFICE STANDARD,
METHOD A (Multiple Load Factors Method).

Survey Accuracy: +/- 0.10%



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FLOOR PLAN - 2nd FLOOR

PREPARED FOR:
Westline Bayview LLC
7074 Commerce CR Suite D,
Pleasanton, CA 94588
Tel (925) 766-4938
www.westlineproperties.com

512 WESTLINE DRIVE
ALAMEDA, CA
SECOND FLOOR

(As Measured: January 2014) (Last Updated: October 2025)



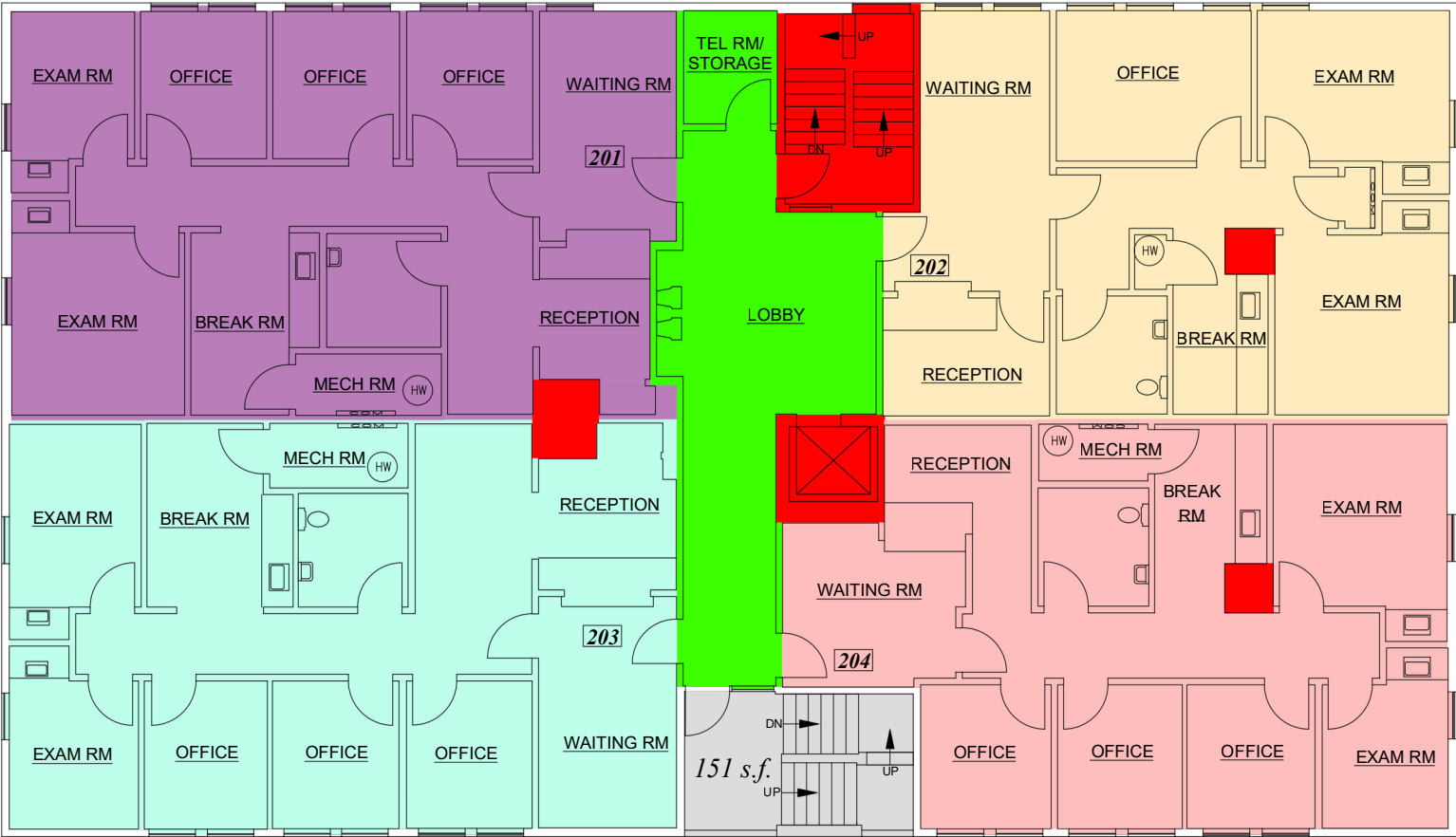
LEASE PLAN

FLOOR SUMMARY	SQ.FT.
Total Rentable	5,263
Total Occupant	4,627
Total Usable	4,627
Total Tenant Ancillary	0
Total Non-Allocated Tenant	0
Floor Service	432
Building Service	0
Inter-Allocated Service	0
Building Amenity	0
Inter-Allocated Amenity	0
Total Vertical Penetration	234
Total Parking	0

Suite #	Occup. Area	Non-Alloc.	Rentable	Final R.	Final LF	% of Tot. R.
201	1,229.6		1,398.9	1,398.9	1.1377	8.9
202	1,031.2		1,173.2	1,173.2	1.1377	7.5
203	1,254.0		1,426.6	1,426.6	1.1377	9.1
204	1,111.7		1,264.7	1,264.7	1.1377	8.1

AREAS COMPUTED IN ACCORDANCE WITH
ANSI/BOMA (Z65.1) 2024 OFFICE STANDARD,
METHOD A (Multiple Load Factors Method).

Survey Accuracy: +/- 0.08%



SCALE: 1/8" = 1' - 0"

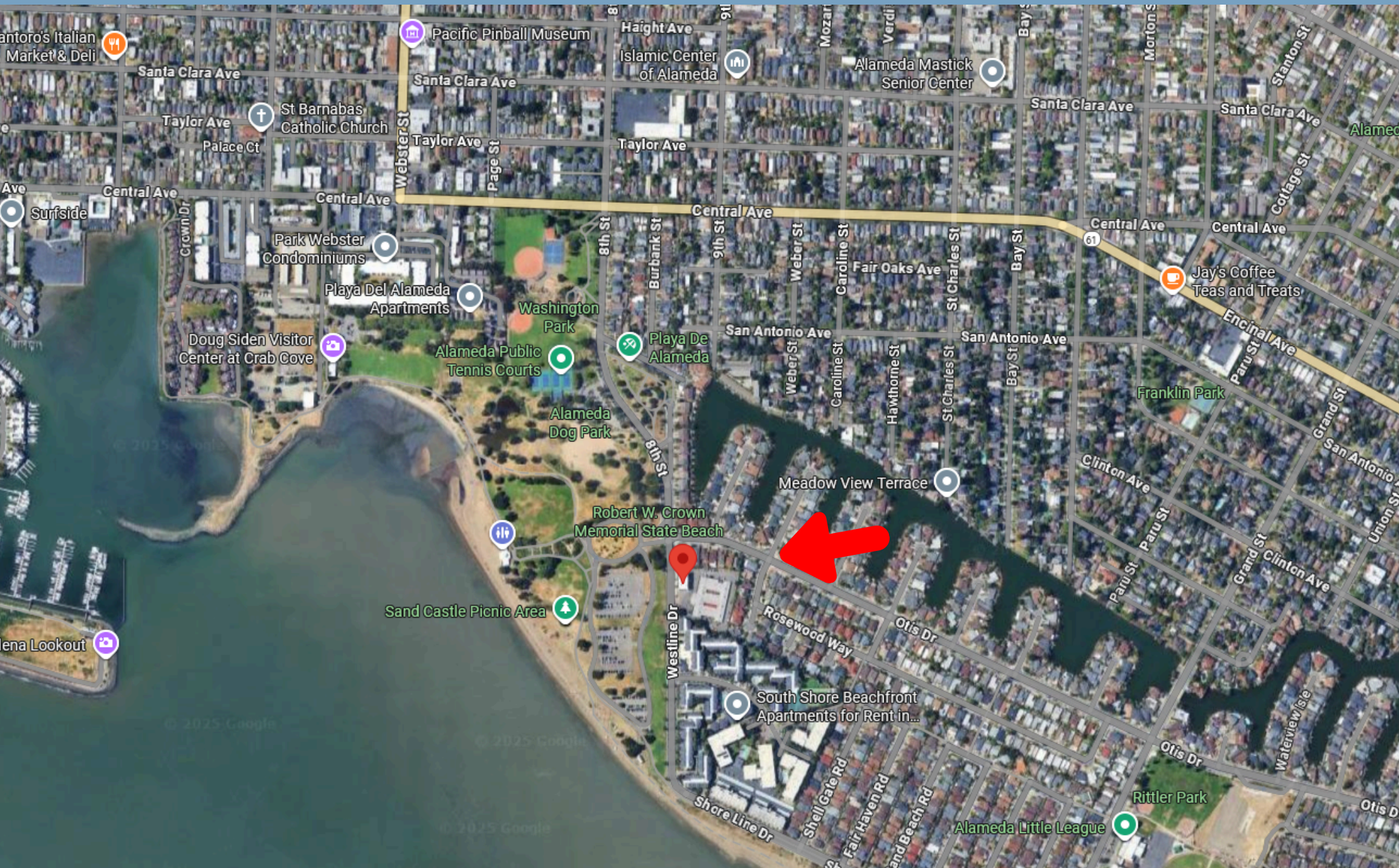
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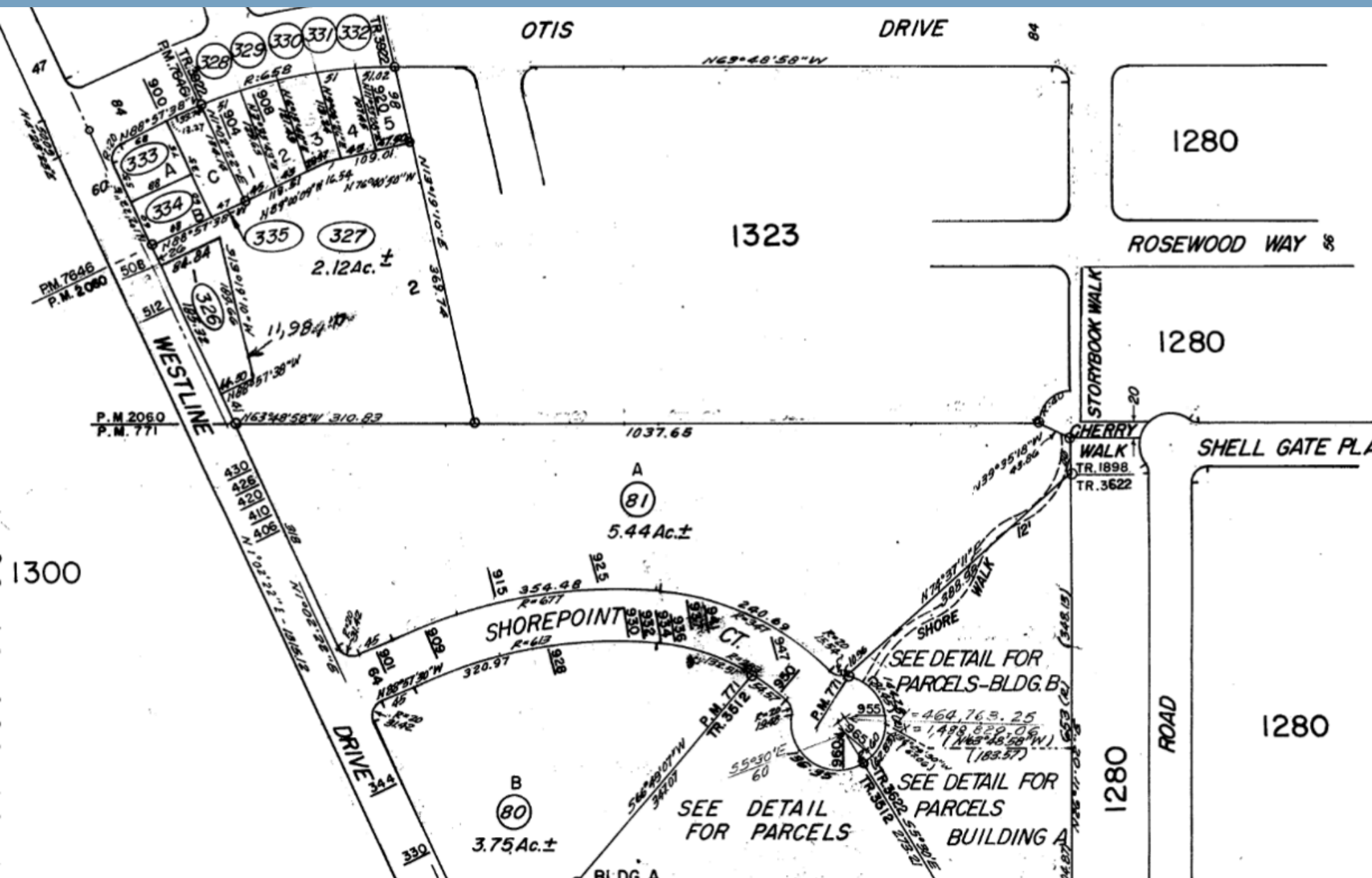
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AERIAL MAP



PARCEL MAP



ZONING

Uses Permitted:

1. Offices of an administrative and professional nature including, but not limited to the following:
 - a. Accountants,
 - b. Architects,
 - c. Artists,
 - d. Attorneys,
 - e. Authors,
 - f. Doctors and dentists,
 - g. Engineers,
 - h. Insurance agencies,
 - i. Real estate offices,
 - j. Hypnotherapists and hypnotists,
 - k. Optometrists,
 - l. Psychic services (subject to permit requirements of sections 6-46.4 and 6-46.5 of the Alameda Municipal Code.
2. Medical facilities, including, but not limited to the following:
 - a. Dental clinics,
 - b. Hospitals,
 - c. Medical clinics,
 - d. Medical laboratories,
 - e. Nursing and convalescent homes,
 - f. Radiologist laboratories,
 - g. Rest homes,
 - h. Sanitariums.

30-4.7

Administrative

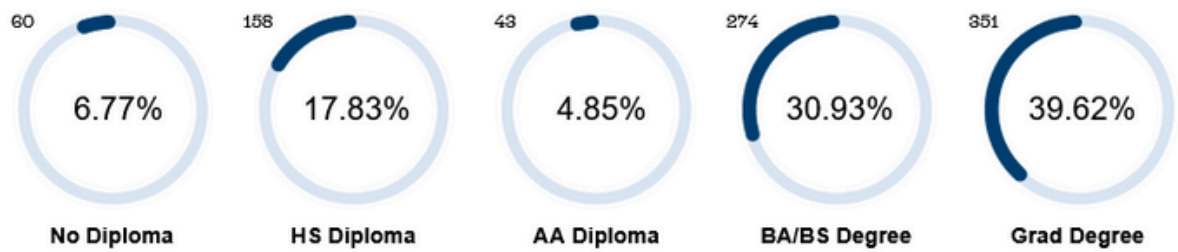
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Professional District

Unit Breakdown

UNIT #	Offices	Rentable Area	Rate	Condition	Status
101	5 Private Offices/Exam Rooms	1,361 SF	Negotiable	Full Build-Out	AVAILABLE
102	4 Private Offices/Exam Rooms	1,194 SF	Negotiable	Full Build-Out	Under Discussion
103	5 Private Offices/Exam Rooms	1,384 SF	Negotiable	Full Build-Out	AVAILABLE
104	4 Private Offices/Exam Rooms	1,212 SF	Negotiable	Full Build-Out	AVAILABLE
201	5 Private Offices/Exam Rooms	1,399 SF	Negotiable	Full Build-Out	Under Discussion
202	3 Private Offices/Exam Rooms	1,173 SF	Negotiable	Full Build-Out	AVAILABLE
203	5 Private Offices/Exam Rooms	1,427 SF	Negotiable	Full Build-Out	AVAILABLE
204	5 Private Offices/Exam Rooms	1,265 SF	Negotiable	Full Build-Out	AVAILABLE
301	4 Private Offices/Exam Rooms	1,417 SF	Negotiable	Full Build-Out	AVAILABLE
302	3 Private Offices/Exam Rooms	1,172 SF	Negotiable	Full Build-Out	AVAILABLE
303	5 Private Offices/Exam Rooms	1,413 SF	Negotiable	Full Build-Out	AVAILABLE
304	5 Private Offices/Exam Rooms	1,256 SF	Negotiable	Full Build-Out	AVAILABLE

DEMOGRAPHIC OVERVIEW



Profession

Cars



Housing Profile

Occupancy

