

An aerial photograph of San Francisco, California, showing the city's dense urban landscape, the Bay Bridge, and the surrounding bay. The image is split into two main sections: a top section with a dark red background and a bottom section with a dark teal background. The top section contains the logo and title, while the bottom section contains the address and the main offer text.

VENTURE

COMMERCE CENTER II

STUNNING BAY VIEWS OF SAN FRANCISCO

2223-2237 HARBOR BAY PKWY | ALAMEDA, CA

OFFICE CONDO **FOR SALE OR LEASE**

NEWMARK

Shawn Klein | Director | 925.899.8386 | shawn.klein@nrmk.com | CA RE LIC #01426551

PROPERTY INFORMATION



FEATURES

- 7,240 sf highly improved 2-story office condo for sale or lease
- **Can be configured into two or three units**
- 100% Turn-key opportunity
- Architectural improvements



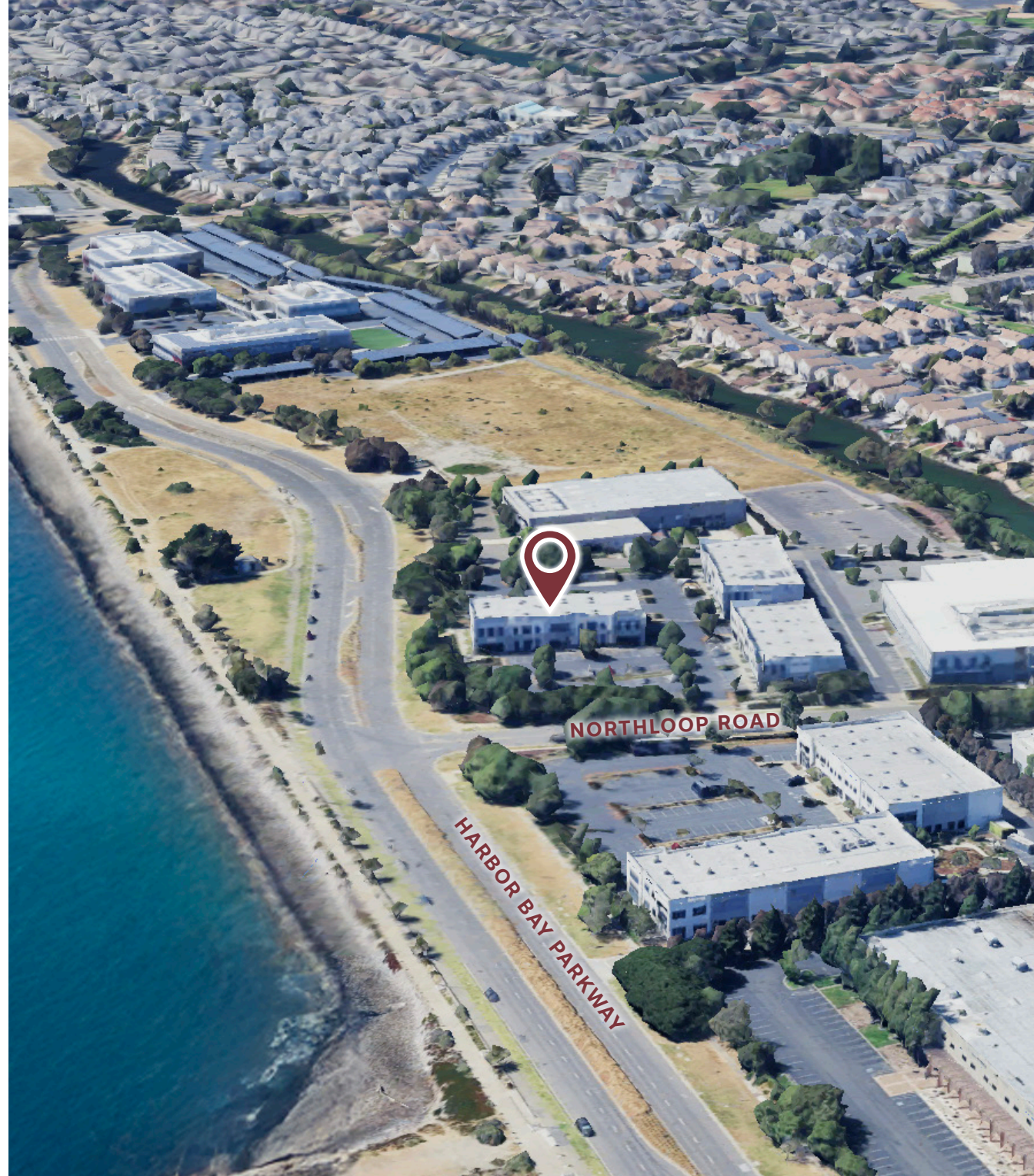
HIGHLIGHTS

- 2007 construction
- Abundant reserved and unreserved parking
- San Francisco water front views with safe walking/bike paths
- Walking distance to San Francisco Ferry Terminal
- Minutes to Oakland International Airport
- Flexible Zoning: (office, R&D, retail, distribution, light manufacturing, etc.)



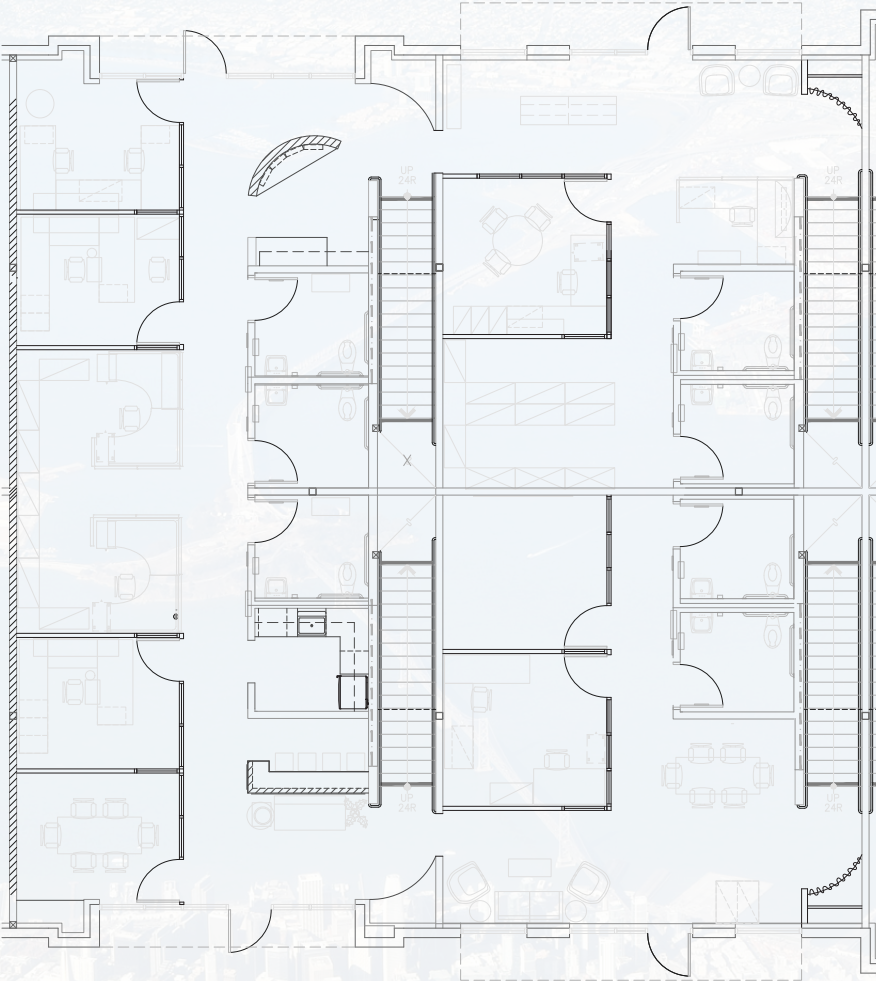
PRICING & AVAILABILITY

- Lease Rate: \$2.50/sf MG (includes water & trash)
- HOA Fees: \$0.41/sf/month
- Sale Price: \$2,245,000 (\$310/sf)
- Availability: To Be Determined
- Currently Occupied

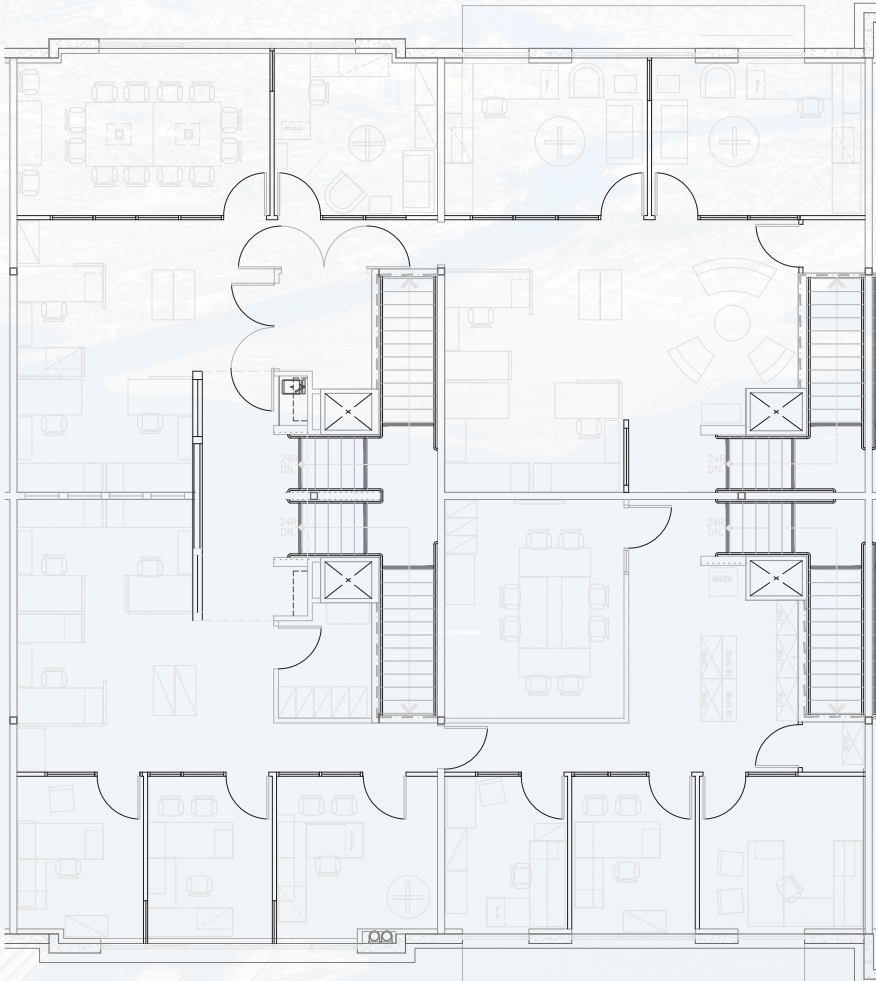


FLOOR PLANS

1ST FLOOR



2ND FLOOR



AMENITIES MAP

RESTAURANTS

1. Jim's On the Course
2. Maitland Market Cafe & Deli
3. China Villa Restaurant
4. La Penca Azul
5. Why Cook? Cafe & Catering
6. Oscar's Grill
7. Freckles Deli & Cafe

HOTELS

1. Hampton Inn & Suites Oakland Airport-Alameda
2. Home2 Suites by Hilton Alameda Oakland Airport
3. Extended Stay America - Oakland Alameda Airport
4. New 229-Room Hotel Under Construction

RETAIL & SERVICES

1. Safeway
2. The UPS Store
3. Harbor Bay Landing
4. Starbucks

REGIONAL SHOPPING CENTERS

- South Shore Shopping Center
- Alameda Landing

COMMUNITY SHOPPING CENTERS

- Bridgeside Shopping Center
- Marina Village Shopping Center
- Harbor Bay Landing

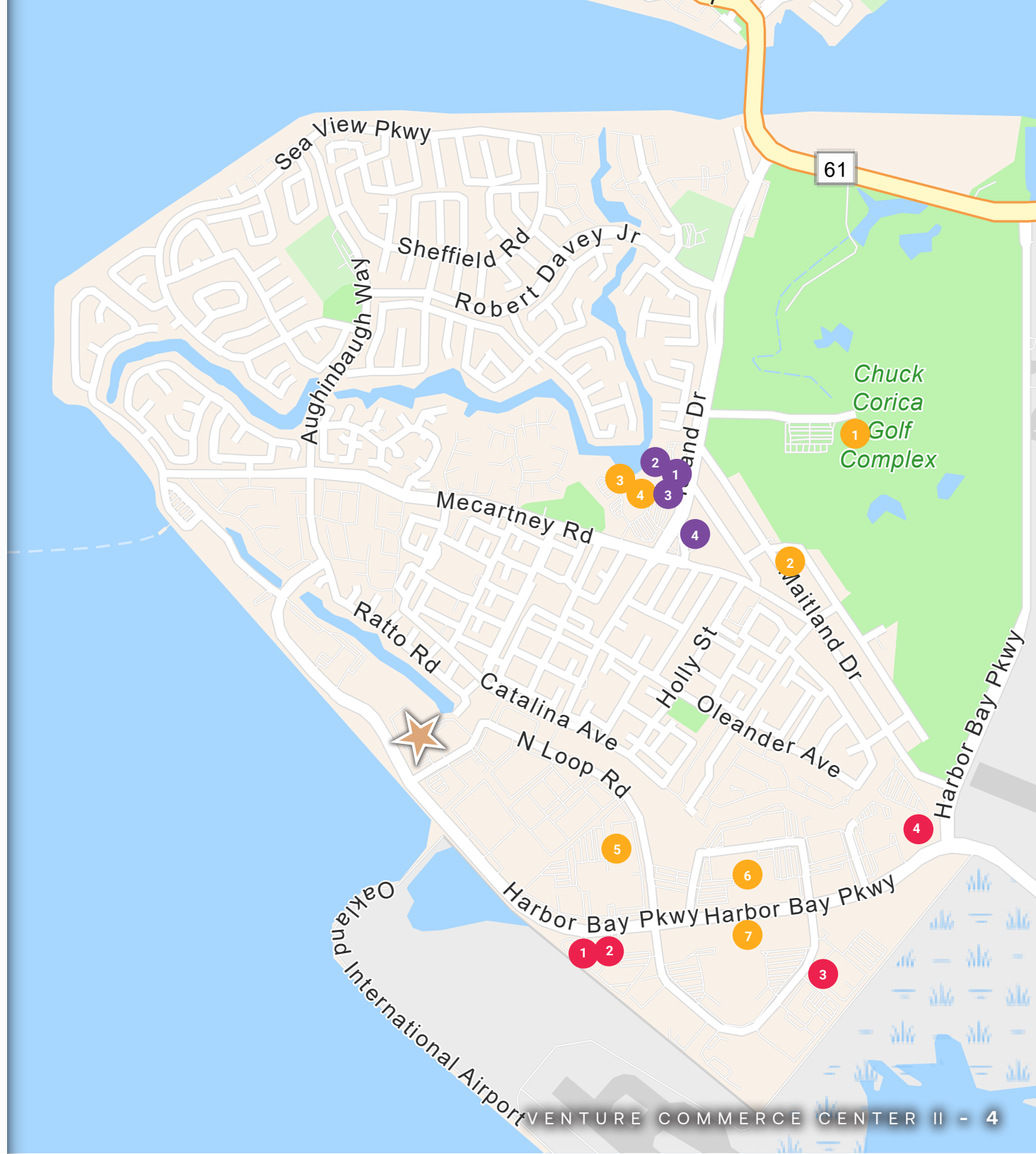


PHOTO GALLERY







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