

# INTRODUCING BROADWAY MEDICAL PLAZA

For Lease: ±34,673 RSF Medical



3901-3903

BROADWAY

**MERIDIAN**  
Buildings for Life  
MPCCA.com



#### Contact

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## PROPERTY HIGHLIGHTS

- **Building & Garage complies with University of California's Seismic Performance Rating (SPR) IV**
- Extensive capital improvements for medical conversion
- Secured, reserved parking (3.8/1,000 sf ratio)
- EV stations being installed
- Fully fenced in with 24/7 live monitored camera security
- Largest block of contiguous medical space in the Oakland/I-880 submarket ( $\pm 34,673$  SF) - divisible to 3,000–5,000 SF
- Unique signage opportunity
- Experienced and respected healthcare focused ownership
- Convenient drop-off, pickup and discharge areas

## LOCATION ACCESS

 67  
Good Transit

 87  
Very Bikeable

 97  
Walker's Paradise



**SECURED PARKING GARAGE**



# 3901-3903 BROADWAY

## SECOND FLOOR / ±19,465 RSF

- Occupant Area
- Floor Service
- Vertical Penetrations
- Balcony | Terrace
- Building Service
- Enclosed Non-RSF



# 3901-3903 BROADWAY

## THIRD FLOOR / ±18,540 RSF

- Occupant Area
- Floor Service
- Vertical Penetrations
- Balcony | Terrace
- Building Service
- Enclosed Non-RSF



Mechanical Mezzanine



# MASS TRANSIT OPTIONS NEAR 3901 BROADWAY

## KEY

AC Transit Stops



BART Stations



Caltrain Stations



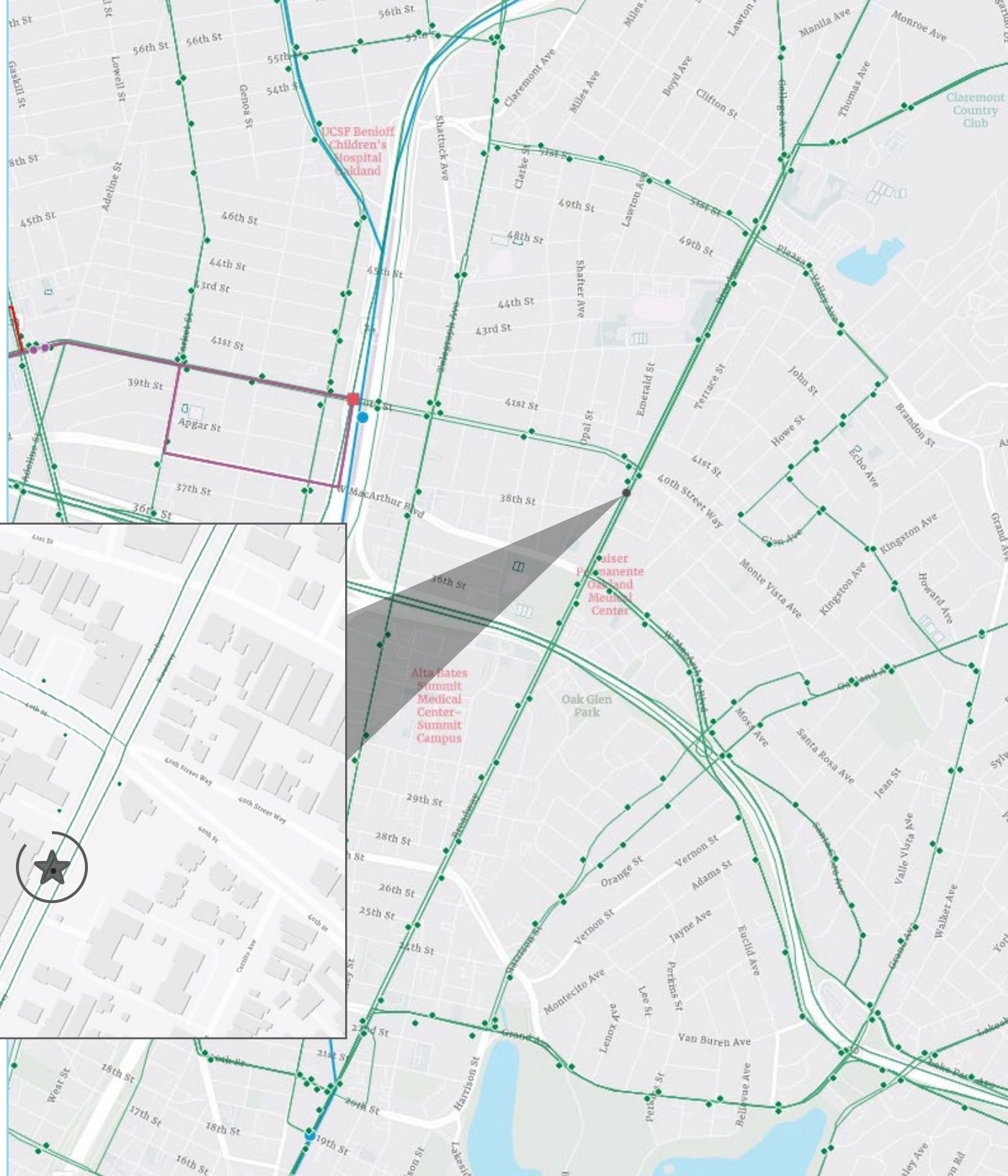
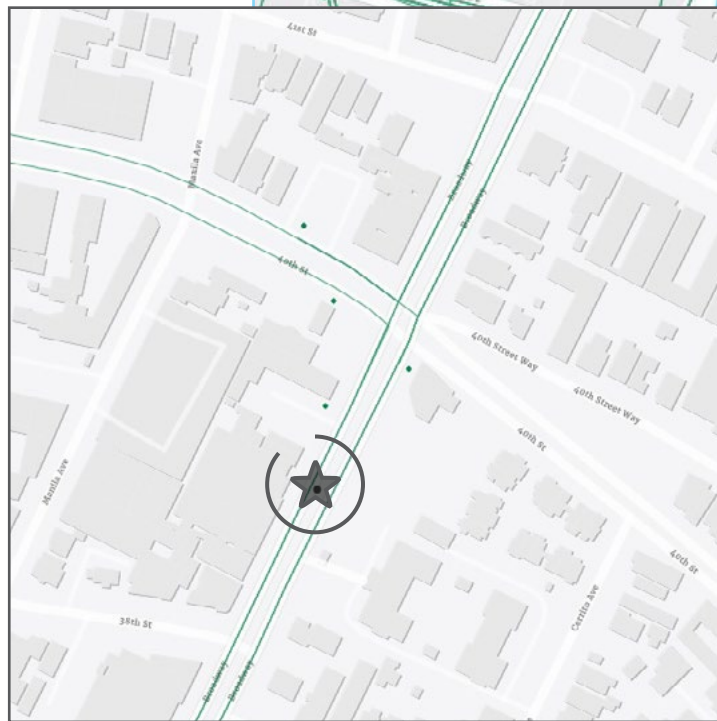
Ace Stations



AC Transit Routes



VTA Light Rail Stations





## LEASING

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**BROADWAY MEDICAL PLAZA | 3901-3903 BROADWAY | OAKLAND, CA 94611**