

FOR LEASE

# UPTOWN OFFICE SPACE

1720 Broadway  
Oakland, CA 94612



*Exclusively Listed by*

**Steve Banker**

*President*

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**Brad Banker**

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# 1720 Broadway Oakland, CA 94612



## OFFERING SUMMARY

Lease Rate:	\$2.50 SF/month (Gross)
Building Size:	26,400 SF
Available SF:	5,629 SF
Lot Size:	
Zoning:	CBD-P
Market:	Uptown

## PROPERTY OVERVIEW

Reasonably priced space (direct lease not a sublease). Located directly in front of 19th Street BART, and there is direct building access to the City of Oakland 19th and Franklin Parking Lot.

## PROPERTY HIGHLIGHTS

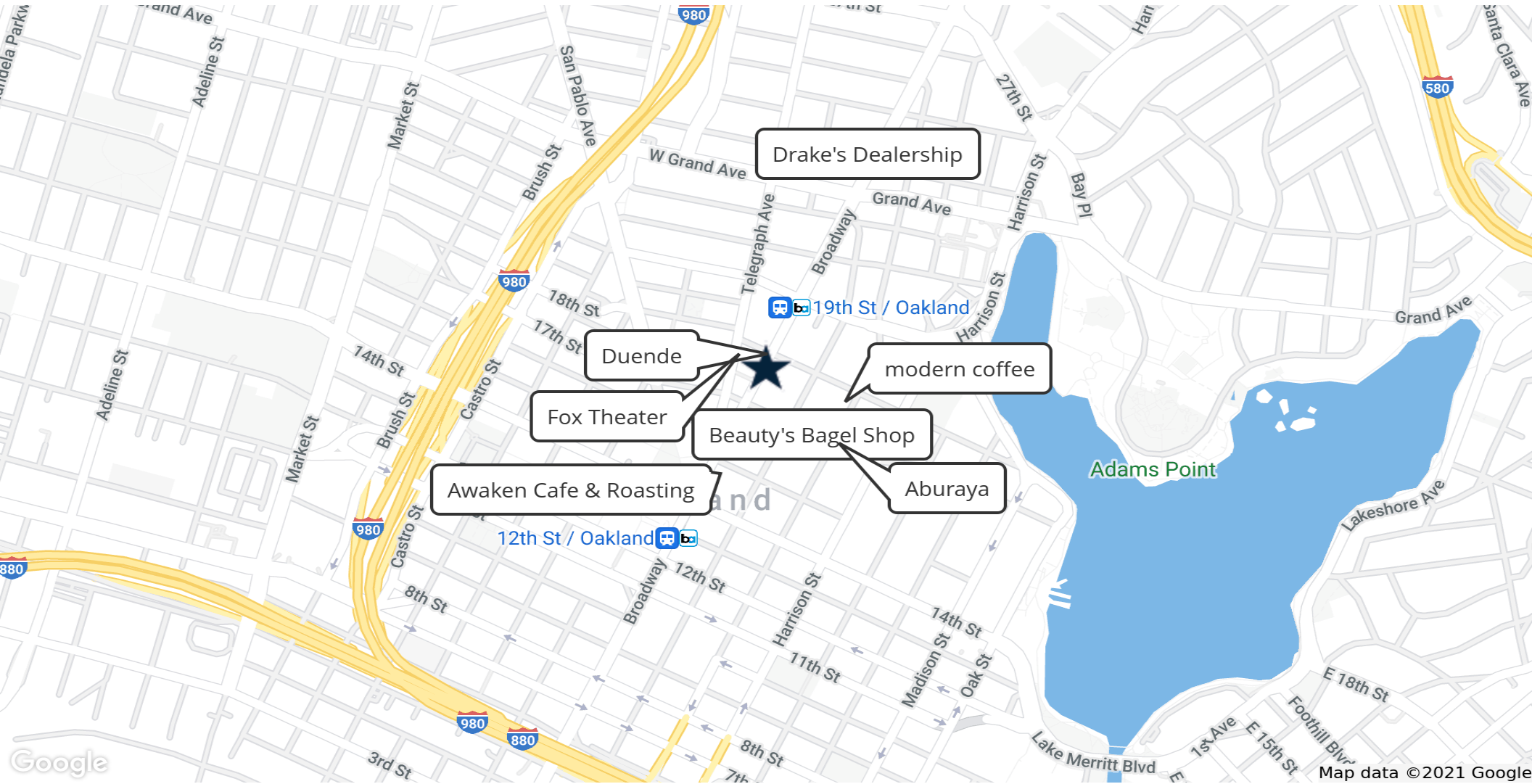
- Suite 200:
- Full floor Identity
- Private office intensive layout
- Secure space with ability to lock floor on elevator
- Kitchenette
- 2 restrooms



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PREPARED FOR:  
LCB Associates  
388 - 17th St, Suite 200  
Oakland, CA 94612  
Tel (510) 763-7090  
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1720 BROADWAY  
OAKLAND, CA  
SECOND FLOOR  
(As Measured: October 2014)

LEASE PLAN

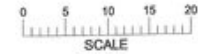


FLOOR SUMMARY	SQ.FT.
Total Rentable	6,685
Total Usable	6,059
Total Occupant	6,059
Load Factor	1.1033
Capex Lead Factor	1.1033
Floor Service & Amenity	169
Building Service	0
Building Amenity	0
Total Vertical Penetration	832
Total Parking	0

Suite #	Usable	Rentable	% of Tot. R.
200	5,829.1	6,210.0	19.2
100-MEZZ	430.2	474.8	1.0

AREAS COMPUTED IN ACCORDANCE WITH  
ANSI/BOMA (Z65.1) 2010 OFFICE STANDARD,  
METHOD A (LEGACY METHOD).

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TEL: (888) 393-8655  
FILE: 14-361

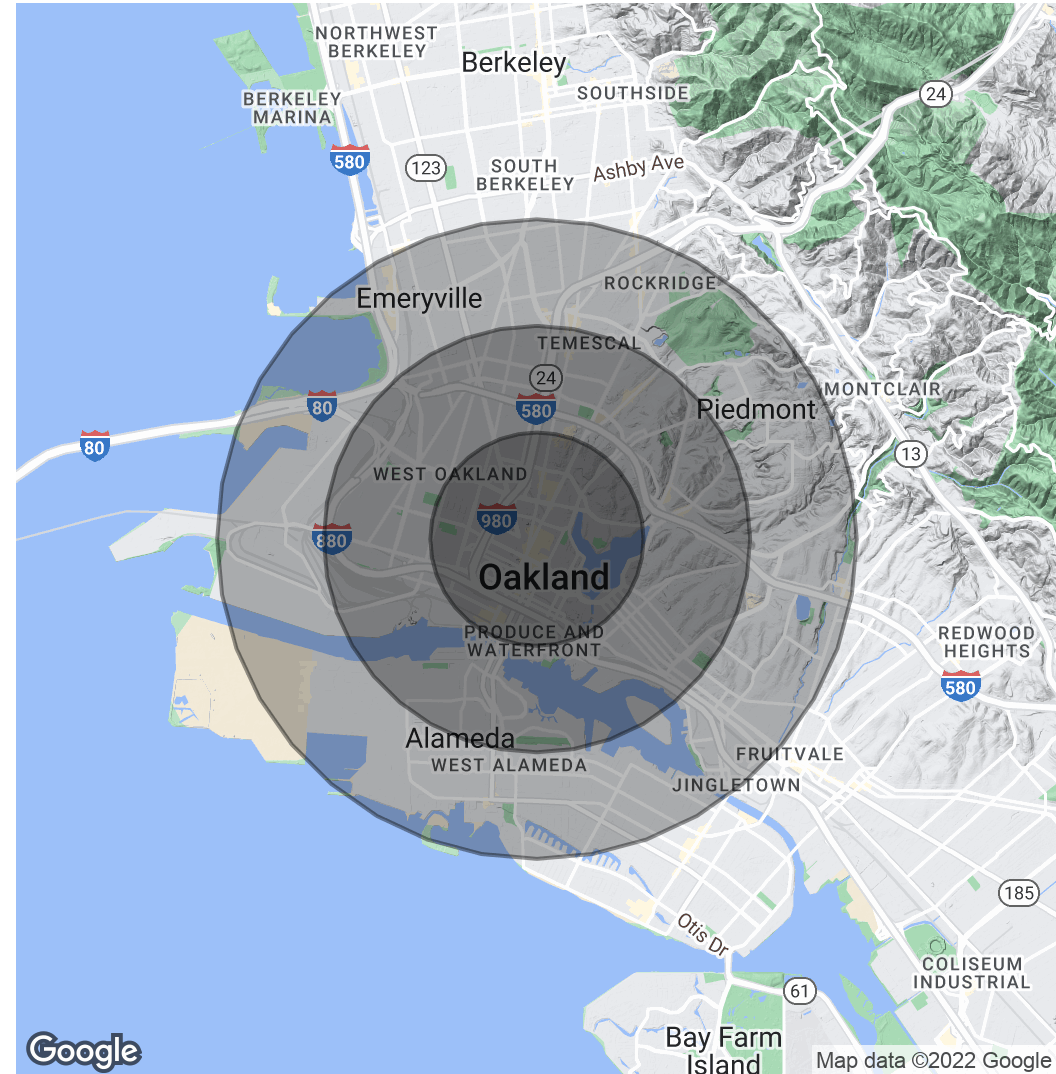
Survey Accuracy: +/- 0.08 %

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	35,428	127,509	244,668
Average age	40.1	37.8	37.4
Average age (Male)	38.9	36.8	36.6
Average age (Female)	40.4	38.3	37.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	19,374	64,940	114,513
# of persons per HH	1.8	2.0	2.1
Average HH income	\$49,539	\$58,542	\$70,835
Average house value	\$452,139	\$509,520	\$615,880

\* Demographic data derived from 2020 ACS - US Census



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