

AVAILABLE
FOR SALE & FOR LEASE

**2148
BRUSH ST**
OAKLAND, CA 94612



A ±8,575 SF Flex
Warehouse on
an ±10,655 SF Parcel
with Owner/User
Opportunity and
Development Potential

CBRE

PROPERTY DESCRIPTION

A unique opportunity to acquire an $\pm 8,575$ SF flex warehouse on an $\pm 10,655$ SF parcel with development potential in an opportunity zone. This property is walking distance to BART, Downtown Oakland, and has a flexible zoning that allows a variety of commercial uses. Additionally, it is surrounded by several new residential developments (218 units to be constructed).

ABOUT THE PROPERTY



94
Walker's
Score



90
Biker's
Score



The property is within walking distance to Uptown and Downtown. It is close to many restaurants, hotels & area amenities.



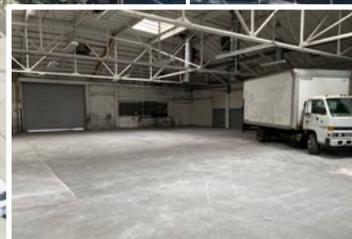
ARTHAUS BRUSH
18 UNIT DEVELOPMENT



EBALDC HOUSING
95 UNIT DEVELOPMENT



105 UNIT DEVELOPMENT
DEVELOPER: OAKBROOK PARTNERS



SUBJECT PROPERTY

PRICING:
PLEASE CONTACT
BROKER

PROPERTY HIGHLIGHTS

- $\pm 8,575$ SF
- $\pm 10,655$ Parcel
- Zoning: CC-2
- Clear span warehouse
- Loading: 2 Grade Level
- Rear yard

About Oakland

#1

Voted Best City in the U.S. for Coffee & Breakfast by Eatalely

#9

Oakland ranks the most walkable city in the US by walkscore and the 4th "Most Exciting" & "Most Hipster" cities in the US by Trulia

11

Oakland is named 11th best City in the US for Tech startups by CIO



Oakland makes National Geographic Travel's Best Trips List in 2019.

Oakland's 'There there' is in its diversity, its distinction, its sense of place, its people



Lake Merritt



JACK LONDON SQUARE



Port of Oakland

KAISER CENTER



CITY CENTER



UPTOWN



John B. Williams Fwy

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2148 BRUSH ST

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DOWNTOWN OAKLAND

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