

# 3401 Piedmont Ave

Oakland, CA



*The Sawmill Building*  
West Lake Industrial Era Aesthetic  
2,280 - 4,711 ± SF

 **CALCO**  
COMMERCIAL, INC.

## Property Highlights:

- Located on the corner of 34th and Broadway
- Exclusive tenant parking lot
- Poured-in-place concrete construction with 6 stories and approximately 30,714 SF
- Full-size BobTail, Dock Height, Roll-up Door and freight elevator
- Large arch windows on the ground floor

## Availabilities:

Suite 100 - 4,711 sqft

Kitchenette, hardwood floors, private bathroom

Suite 201 - 2,280 sqft

Kitchenette, High ceilings, private bathroom

Suite 502 - 2,625 sqft

Kitchenette, 2 private offices, private bathroom

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## **Zoning Analysis:**

### **Purpose:**

Create, maintain, and enhance areas with direct frontage and access along certain corridors and commercial areas.

### **Corridors and areas:**

Broadway, 27th Street, Piedmont Avenue, and Harrison Street corridors and commercial areas.

### **Allowed activities:**

A wider range of ground-floor office and other commercial activities than in the D-BV-2 zone.

### **Upper-story spaces:**

Intended for a broad range of residential and office or other commercial activities.

### **Mixed uses:**

Could be vertical and/or horizontal in either a parcel or a block.

### **Underlying General Plan:**

Community Commercial.







- |                            |                        |                                    |                               |                            |                          |
|----------------------------|------------------------|------------------------------------|-------------------------------|----------------------------|--------------------------|
| <b>1</b> Chipotle          | <b>4</b> Target        | <b>7</b> Fowl + Fare               | <b>10</b> Webster Orthopedics | <b>13</b> Starbucks        | <b>16</b> Equator Coffee |
| <b>2</b> Whole Foods       | <b>5</b> Summit Bank   | <b>8</b> Sprouts Farmers Market    | <b>11</b> Pomelia             | <b>14</b> Snow White Coffe |                          |
| <b>3</b> Kaiser Permanente | <b>6</b> Mosswood Park | <b>9</b> Alta Bates Medical Center | <b>12</b> Mistura             | <b>15</b> Sweet Bar Bakery |                          |





Chipotle



Kaiser Permanente



Sprouts



Whole Foods



Target



Starbucks





**For leasing information**

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