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INNOVATION  
PROPERTIES  
GROUP

1707, 1715, 1731 **Poplar St**  
Oakland, California

# Flex / R&D building

Available for lease

19,000sf - Devisible to 14,000sf

**Sublease through February 28, 2027**

[ipgsf.com](http://ipgsf.com)



## Space features:

- Freshly renovated
- 14' Clear Height
- Secured Outdoor area
- Sprinklered
- Skylights throughout
- Brand new 2,000sf office with HVAC
- Multiple Safety showers
- Ducting and fans for ten (10) fume hoods
- Five (5) brand new meeting rooms
- Advanced AV equipment
- Two (2) drive-in doors
- Six (6) loading docks

## Spaces can be combined for ±19,000sqft

### 1707 Poplar Street

- 5,000 SF Space
- 600sf Office

### 1715 Poplar Street

- 5,000 SF Space
- 700sf Office

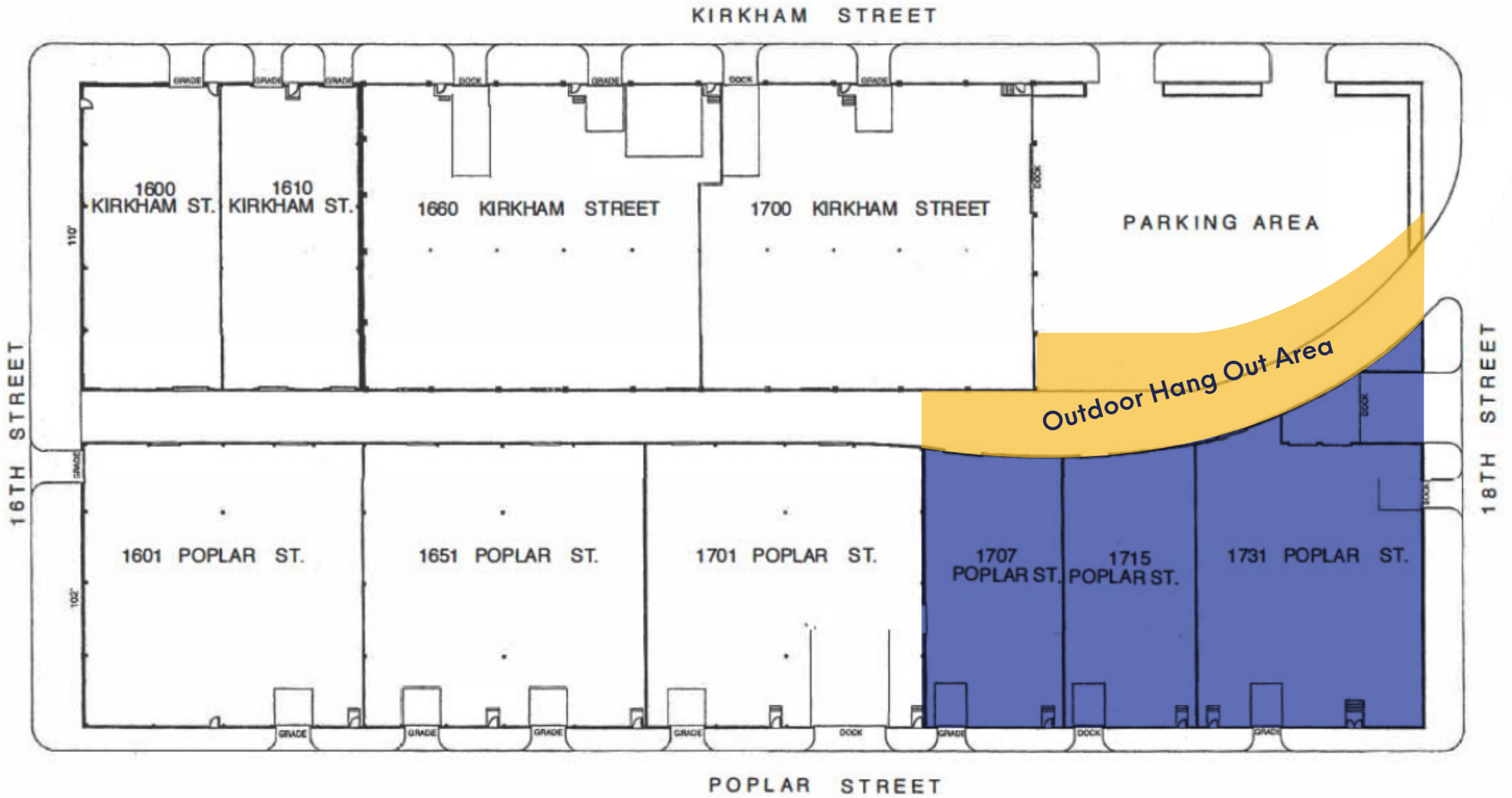
### 1731 Poplar Street

- ±9,000 SF Space
- ±3,000 SF Office

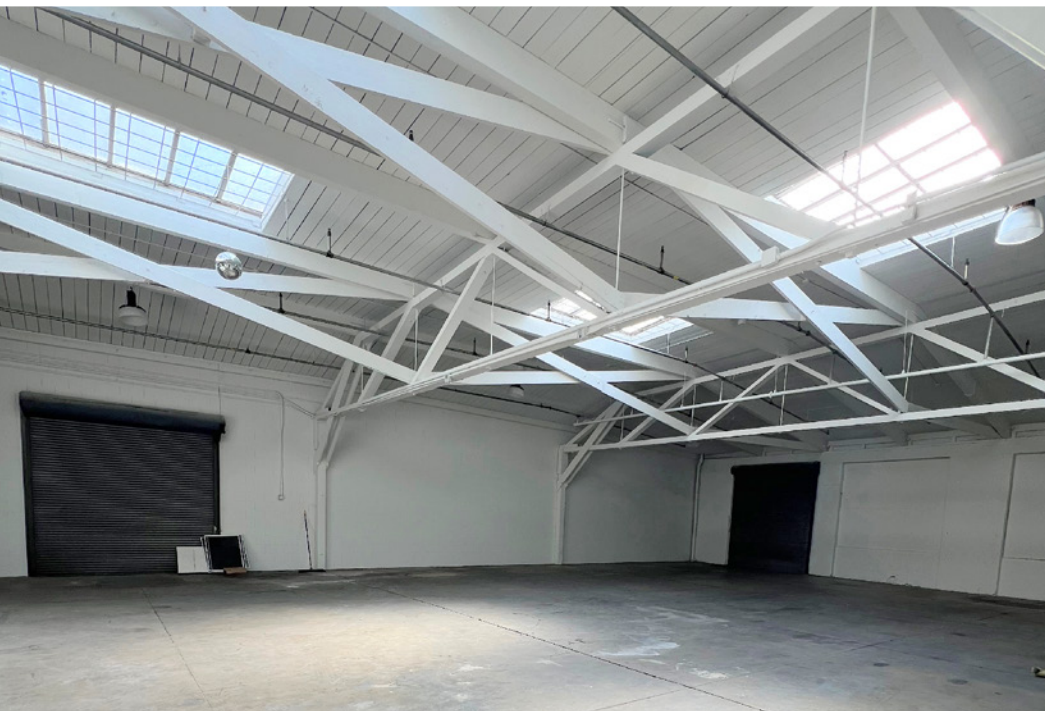
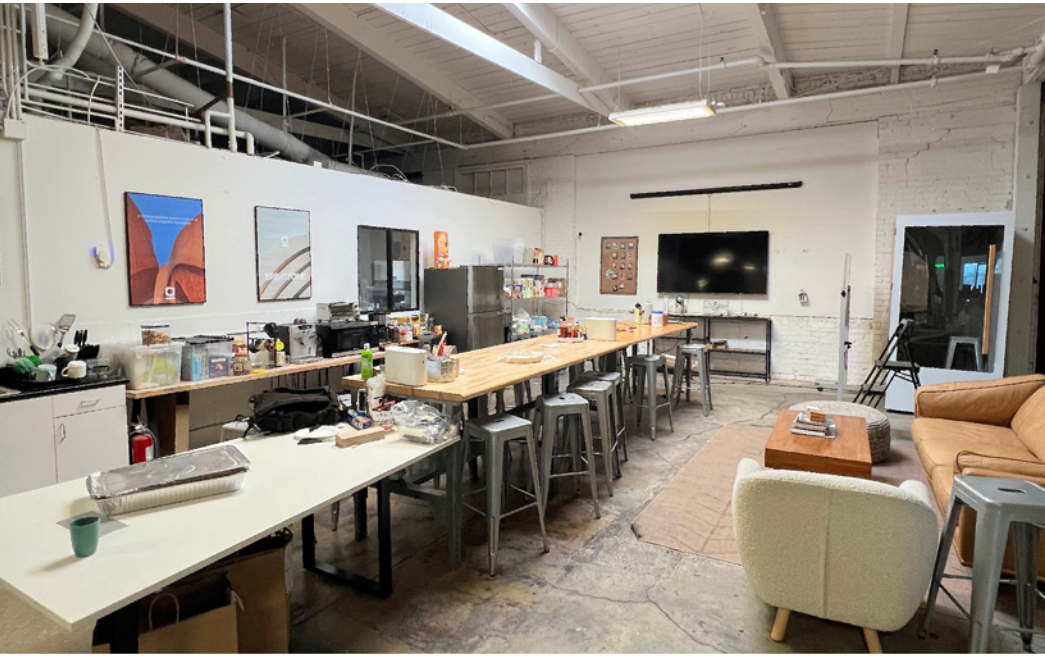
### **Central East Bay location:**

- Adjacent to Union Pacific and BNSF Rail
- Walking distance to coffee shops and restaurants
- <1mile to West Oakland Bart
- 20min drive to Oakland Airport
- 35min drive to San Francisco Airport















## Zoning CIX-1/S-19:

The primary purpose of the Commercial Industrial Mix-1 (CIX-1) areas is to:

- Provide a diversified economic base and a wide range of employment opportunities;
- Maximize Oakland's regional role as a transportation, distribution, and communications hub;
- Support Port operations and expansion by providing land for Port services such as trucking, warehousing, and distribution;
- Allow heavy-impact or large scale commercial retail uses on sites with direct access to the regional transportation system.







prescott  
west  
oakland

American Steel  
R&D Campus

TOUCHSTONE  
CLIMBING  
PACIFIC PIPE

Oakland Music  
Complex

Subject Property

Soba Ichi  
Noodle Shop

Kombi'd

Ghost Town  
BREWING

DOG  
SOCIAL CLUB

⚡ KILOVOLT COFFEE ⚡

Port of Oakland	2.5 mi
Oakland Airport	11.5 mi
UC Berkeley	5.6 mi





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## For leasing information

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