

LEASE

±1,271-SF RETAIL SPACE  
HIGHLY VISIBLE GROUND FLOOR CORNER  
EMPYREAN TOWERS



348 13TH STREET  
OAKLAND CA 94612

DOWNTOWN CORNER AT  
13TH AND WEBSTER

\$2.50 PSF  
MONTHLY / IG

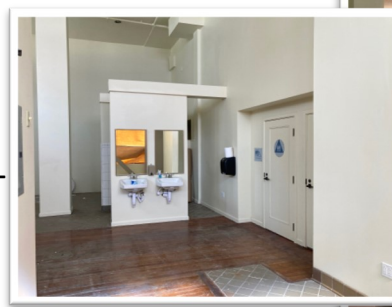


At the corner of [13th and Webster](#) in Downtown Oakland, this highly visible retail space is on the ground floor of the newly renovated [Empyrean Towers](#). The space has expansive windows and high ceilings that give way to great natural light.

There is a nice blend of original character mixed with many modern updates including an ADA-compliant entrance and restrooms, hand-washing station, floor drain and new lighting throughout. Ideal for a food or beverage service user who does not require a hood system.

The space is located 2 blocks (3-minute walk) from the [12th Street BART Station](#) and surrounded by numerous new mixed-use development projects.

**SHOWINGS BY APPOINTMENT ONLY**



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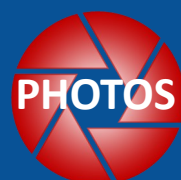
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All information herein is offered in good faith and deemed accurate, but not guaranteed.

# FLOOR PLAN

