

268

GRAND AVENUE

CBRE

***EXCELLENT OWNER
USER OPPORTUNITY
FOR SALE OR LEASE
±13,927 SF***



SAN FRANCISCO

PORT OF OAKLAND

268

LAKE MERRITT

GRAND AVE

268 GRAND AVE

OAKLAND | CA



PROPERTY SUMMARY

268 Grand Ave is a two (2) story office building located in downtown Oakland. The Property consists of ±13,927 rentable square feet* situated on ±0.24 acres of land. Originally built in 1957, the property was upgraded in 2018.



Parcel Number
010-0771-018



Land Area
0.24 Acres (10,454 Sq. Ft.)



Building Size
±13,927 RSF



Secured Parking
13 Parking Spaces



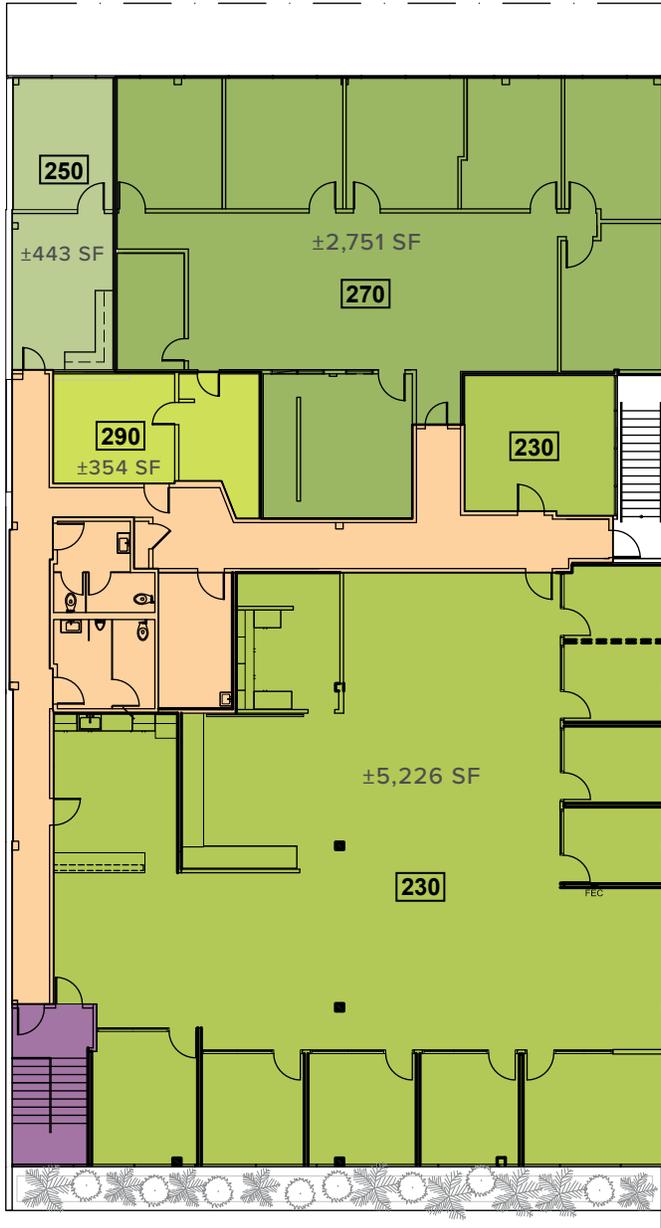
FLOOR PLANS

1ST



FLOOR PLANS

2ND



2024 EXPENSE SUMMARY

RECURRING BUILDING EXPENSES	ANNUAL	PSF
Property Taxes	\$97,683	\$7.01
Repairs & Maintenance	\$9,927	\$0.71
Landscaping	\$6,000	\$0.43
Security & Life Safety	\$27,094	\$1.95
Janitorial/Trash	\$29,718	\$2.13
Utilities	\$18,463	\$1.33
Management	\$36,000	\$2.58
Misc	\$1,014	\$0.07
Insurance	\$6,293	\$0.45
TOTAL	\$232,191	\$16.67



268 GRAND AVE

OAKLAND | CA

INVESTMENT CONTACTS

Katherine Kelleher

Senior Vice President

+1 510 915 8842

Lic. 00924895

kathy.kelleher@cbre.com

Chris Swatosh

Senior Vice President

+1 818 517 8372

Lic. 01803294

chris.swatosh@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CPM 268 Grand Ave_BRO_Kelleher_v04_HS 09/09/25

CBRE