



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

7717 Edgewater Drive

Oakland, CA 94621



Rare Vacant Owner/User Office Property with Abundant Parking Available for Sale

Sale Price: \$2,430,000 (\$100/SF)

Lot Size: +/- 1.1 acres (+/- 47,916 SF)

Building Size: +/- 24,300 RSF

Links:

[**Assessor's Map**](#)

[**Zoning D-CO-5**](#)

Port of Oakland and/or City of Oakland may have jurisdiction for zoning/allowed uses for the property. Any interested party should independently verify that its desired use for the property is allowed with the appropriate governmental authority.



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The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884628

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SALE SUMMARY



California Capital & Investment Group is pleased to present this excellent owner/user opportunity to acquire a vacant office property with parking located within the Oakland Airport Business Park. The property features a 2-story office building consisting of approximately 24,300 SF and a two-level parking area with approximately 100 parking spaces. The property was previously leased by the State of California Department of Rehabilitation and contains extensive improvements including sprinklers, HVAC and elevator. The property is just a few minutes away from the Oakland Airport and I-880.

Property Details

Address: 7717 Edgewater Drive, Oakland Ca 94621

County: Alameda

Assessor's Parcel: 42-4430-1-14

Year Built: +/- 1980

Building Size (Excluding On-Site Parking): +/- 24,300 RSF

Lot Size: 1.1 acres (+/- 47,916 SF).

Parking: +/- 100 Spaces. **Parking Deck:** +/- 8,040 SF

Zoning: D-CO-5 **Port of Oakland and/or City of Oakland may have jurisdiction for zoning/allowed uses for the property. Any interested party should independently verify that its desired use for the property is allowed with the appropriate governmental authority.**

Development Standards - Nonresidential FAR: 4.0

Description of Improvements (Information obtained from 1987 appraisal by Charles Bailey & Associates Inc):

Two-story concrete and wood frame building with ground level on-site parking and concrete parking deck.

Structure:

Ground Floor:

Foundation: concrete.

Frame: concrete.

Walls: concrete tilt-up.

Floor: concrete slab.

Second Floor:

Frame: wood

Walls: Concrete tilt-up.

Floor: wood.

Stairs: wood.

Parking Deck: Poured concrete over corrugated steel fittings.



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PROPERTY & LOCATION HIGHLIGHTS



- Located in the Oakland Airport Business Park.
- Minutes away from Oakland Airport and I-880.
- AC Transit stop directly across the street.
- Close proximity to downtown Oakland and San Francisco.
- Property is sprinklered.
- HVAC.
- Ample Parking (2-level parking area provides +/- 100 parking spaces).
- Alarm system.
- Elevator.
- More than 27 private offices, several restrooms and multiple large open areas.



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Photos



interior lower level



interior lower level



open area



open area

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open area



open area



open area



open area

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open work room



private office



server room

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garage



parking lot



upper level parking



upper level parking

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