

WEBSITE

MacArthur Annex | 644 40th Street, Oakland, CA 94609

SG | REAL ESTATE



MACARTHUR ANNEX

MOJI MOROVVAT (DRE NO. 02034867)
VP OF BROKERAGE | SG REAL ESTATE

P: 510.987.8944
MOJI@SGREALESTATECO.COM | BROKERAGE@SGREALESTATECO.COM
WWW.SGRECOMMERCIAL.COM

ABOUT

Modern, Gated, Clean, Small and Stylish Offices in Oakland Available Now!

MacArthur Annex complex was completed in 2016, provides 27 **private studios** and offices, each approximately 140 square feet with **private entrance** for each unit. The units designed to maximize natural light, and a great air flow. The affordable rents and proximity to MacArthur BART Station (public transit), restaurants, barber shops, hair salon, art gallery, and other services make these units very attractive to creative small business owners. Common outdoor space ideal for outdoor meetings and community gatherings.

OFFERING SUMMARY:

SPACE TYPE: Office

LEASE RATE: 2nd Floor Unit \$750 / Mo
3rd Floor Unit \$850 / Mo
1st Floor Storefront Unit \$1,000 / Mo
+ \$50/Mo (utilities)

LEASE TERM: Negotiable, Leases for one year or more may be qualified for free month rent(s)

STUDIO SIZE: 140 Usable Sq. Ft.



HIGHLIGHTS

- Secure Building - Keyed and Digital Entry Through Secure Gates and Security Cameras.
- One-month Free Rent May Be Applied to Qualified Applicants with 12 Months Lease or More.
- Private Individual Office with 140 Usable SF
- Light-filled Windows
- Shared Bathrooms on Each Floor
- 4 Minutes Walk to the MacArthur Bart Station and convenient proximity to I-580 & HWY 24
- Located in the Temescal, Longfellow and Mosswood Neighborhoods
- Fire Sprinklers

27

dynamic shipping containers

For current availabilities please inquire with SG Real Estate

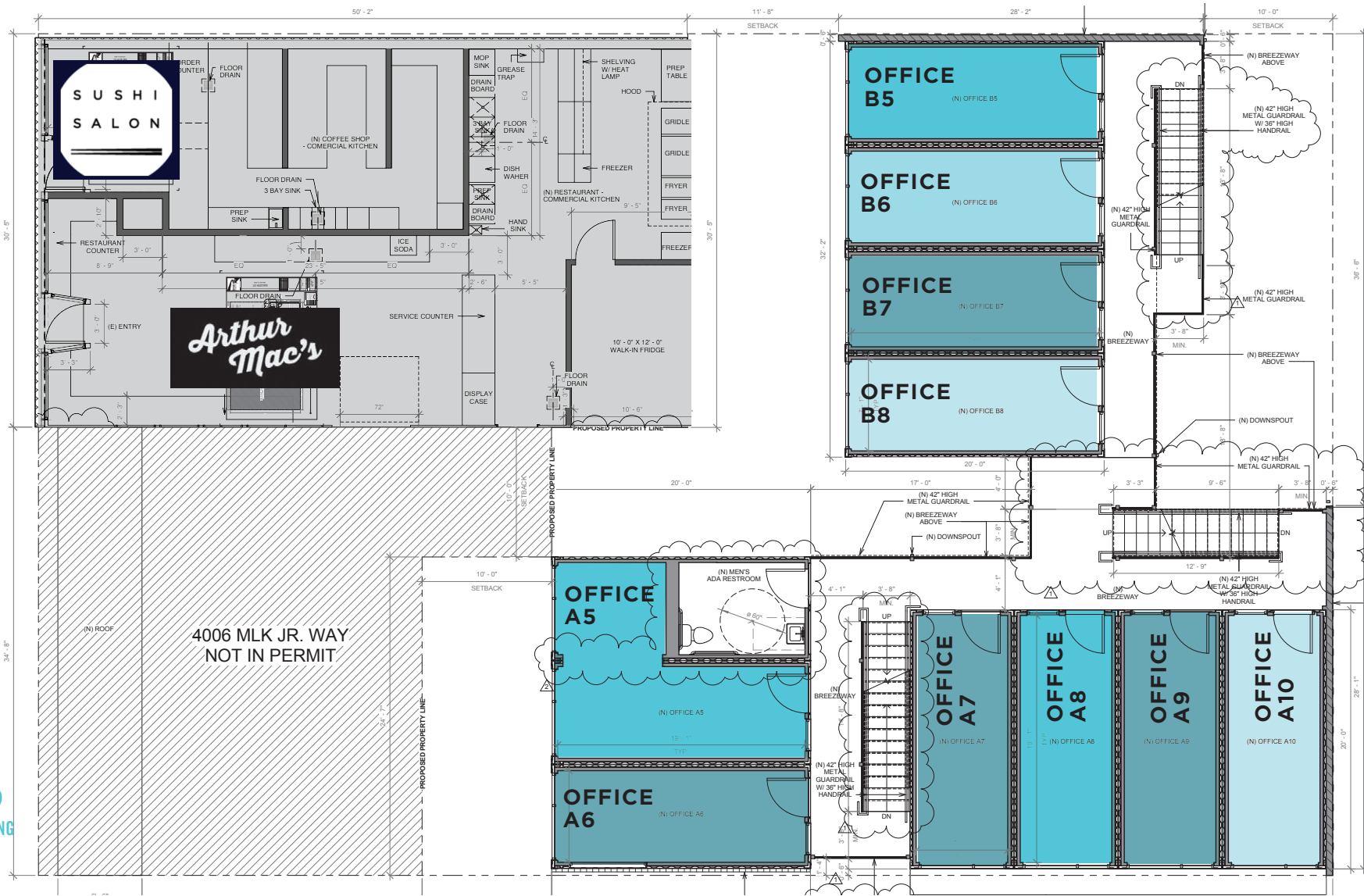
SG | REAL ESTATE

MACARTHUR ANNEX

40th STREET



MLK WAY



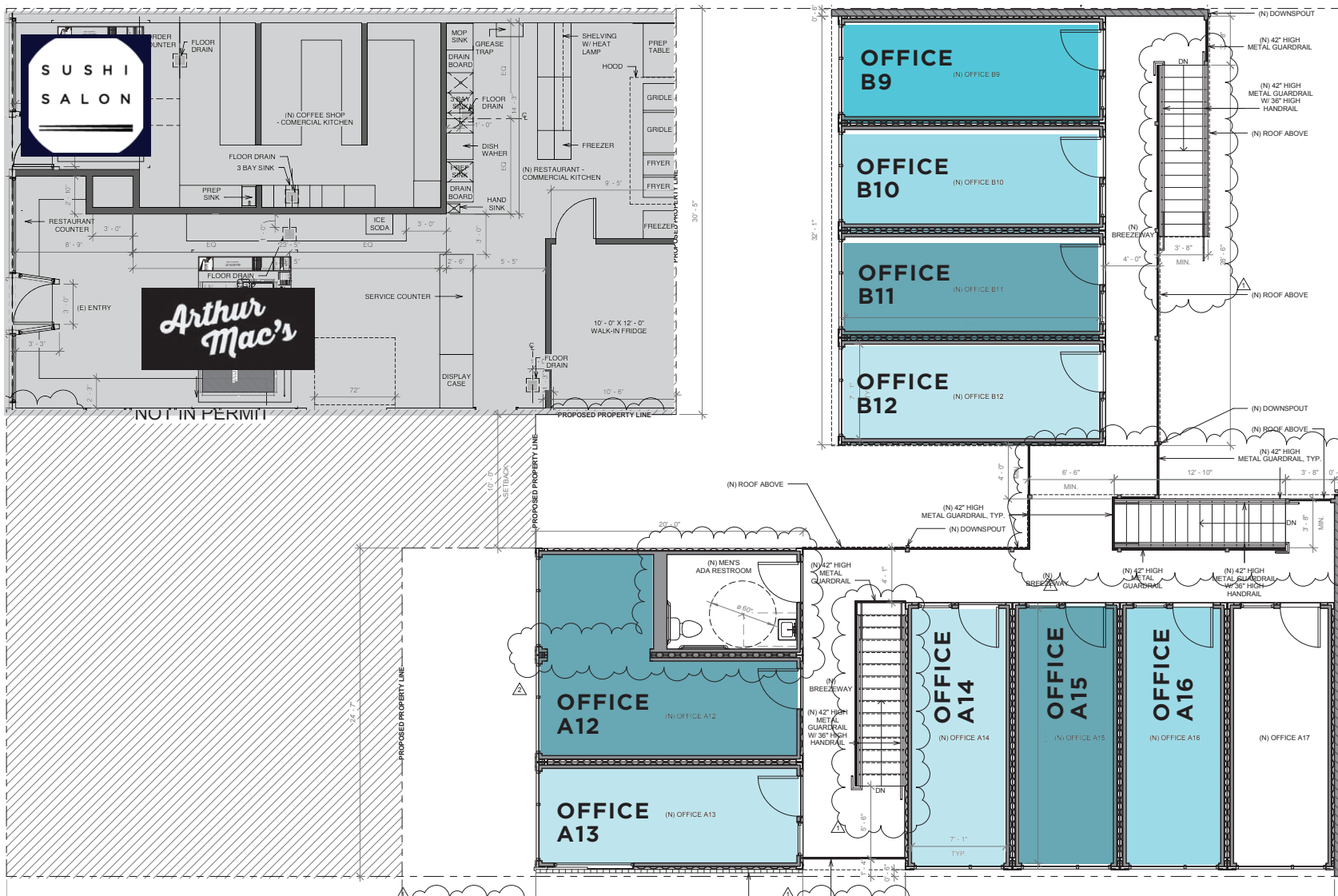
FLOOR PLAN - SECOND FLOOR

For current availabilities please inquire with [SG Real Estate](#)

40th STREET



MLK WAY



FLOOR PLAN - THIRD FLOOR

For current availabilities please inquire with [SG Real Estate](#)

MACARTHUR ANNEX BUSINESSES

Sustainably built and solar-powered, MacArthur Annex features 33 shipping containers transformed into three stories of mixed-use space. The complex that was completed in 2016, provides 24 private studios and offices, each approximately 150 square feet, as well as 3 street-facing retail outlets, along with a Sushi restaurant and a Pizzeria with adjoining beer garden. The affordable rents and proximity to MacArthur BART Station in Oakland make these units very attractive to creative small business owners and professionals. The current tenants include professional services including Lawyers, Architects, Software Engineers, Hair Stylists, Podcast Media Office, Massage, Art Publisher & Writer's Suite, Sushi Restaurant, Pizzeria & Beer Garden, Cafe, Barbershop, Art Gallery and more.

Sushi Salon

4008 MLK Jr Way

"At Sushi Salon, our chef curates a selection of rare fish sourced through a renowned fish concierge, offering unique varieties not commonly found. These fish are carefully preserved using the traditional Shinkei Jime technique, highlighting our respect for their quality and flavor. In addition, our choice of vinegar and soy sauce reflects our dedication to exceptional taste, with each ingredient carefully selected for its traditional methods and rich, nuanced flavors, ensuring an unforgettable dining experience."

Arthur Mac's Tap & Snack (Est 2017)

4006 MLK Jr Way

Arthur Mac's is a neighborhood pizzeria and beer garden that's known for NY Style pizza-by-the-slice and hot wings. Arthur Mac's makes its cold fermented dough from scratch, and they blend several varieties of California grown tomatoes for their house red sauce. The venue boasts over 20 beers, wines and cider on tap as well as multiple fire pits, a retro video game arcade, private booths and a large retractable roof for year-round enjoyment. Learn more, find our hours or get in contact at www.arthurmacs.comgatherings.

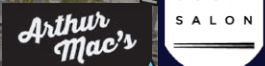




East Bay Bridge Center



Temescal Neighborhood



MacArthur Annex



2023 DEMOGRAPHICS	.25 MILE	.5 MILE	1 MILE
Estimated Population	3,193	12,353	44,455
Estimated Households	1,381	5,346	19,934
Average HH Income	\$124,692	\$155,389	\$153,374
Total Employees	987	5,001	22,081

WEBSITE

SG | REAL
ESTATE



**MACARTHUR
ANNEX**

MOJI MOROVVAT (DRE NO. 02034867)
VP OF BROKERAGE | SG REAL ESTATE

P: 510.987.8944
MOJI@SGREALESTATECO.COM | BROKERAGE@SGREALESTATECO.COM
WWW.SGRECOMMERCIAL.COM