

FOR LEASE

585
MANDANA

Oakland, CA 94610



Exclusively Listed by

Steve Banker

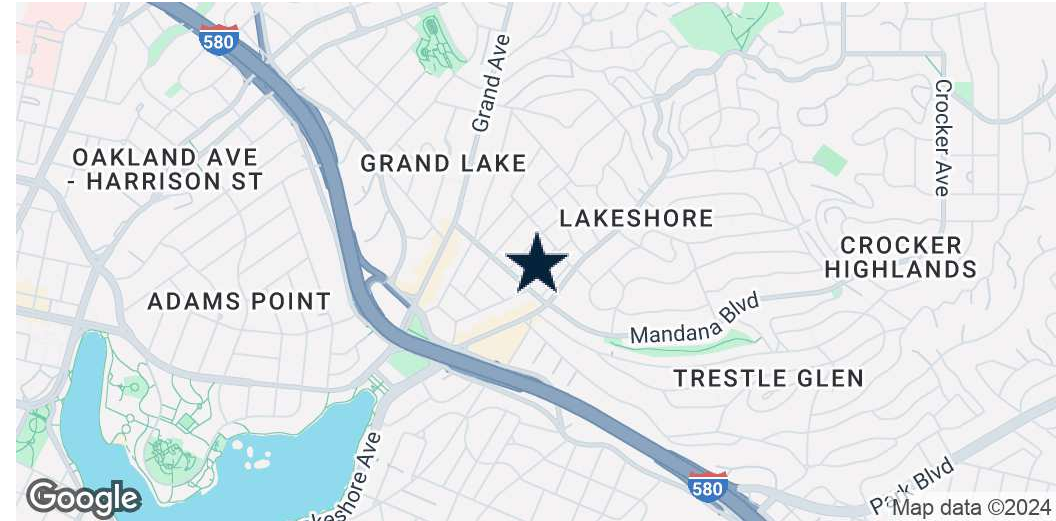
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OFFERING SUMMARY

Lease Rate:	\$3.20 SF/month (MG)
Building Size:	8,766 SF
Available SF:	Suite 4: 370 RSF Suite 6: 389 RSF Can be combined for 759 RSF

PROPERTY OVERVIEW

Executive Office suite with high ceilings on Lakeshore Avenue.

PROPERTY HIGHLIGHTS

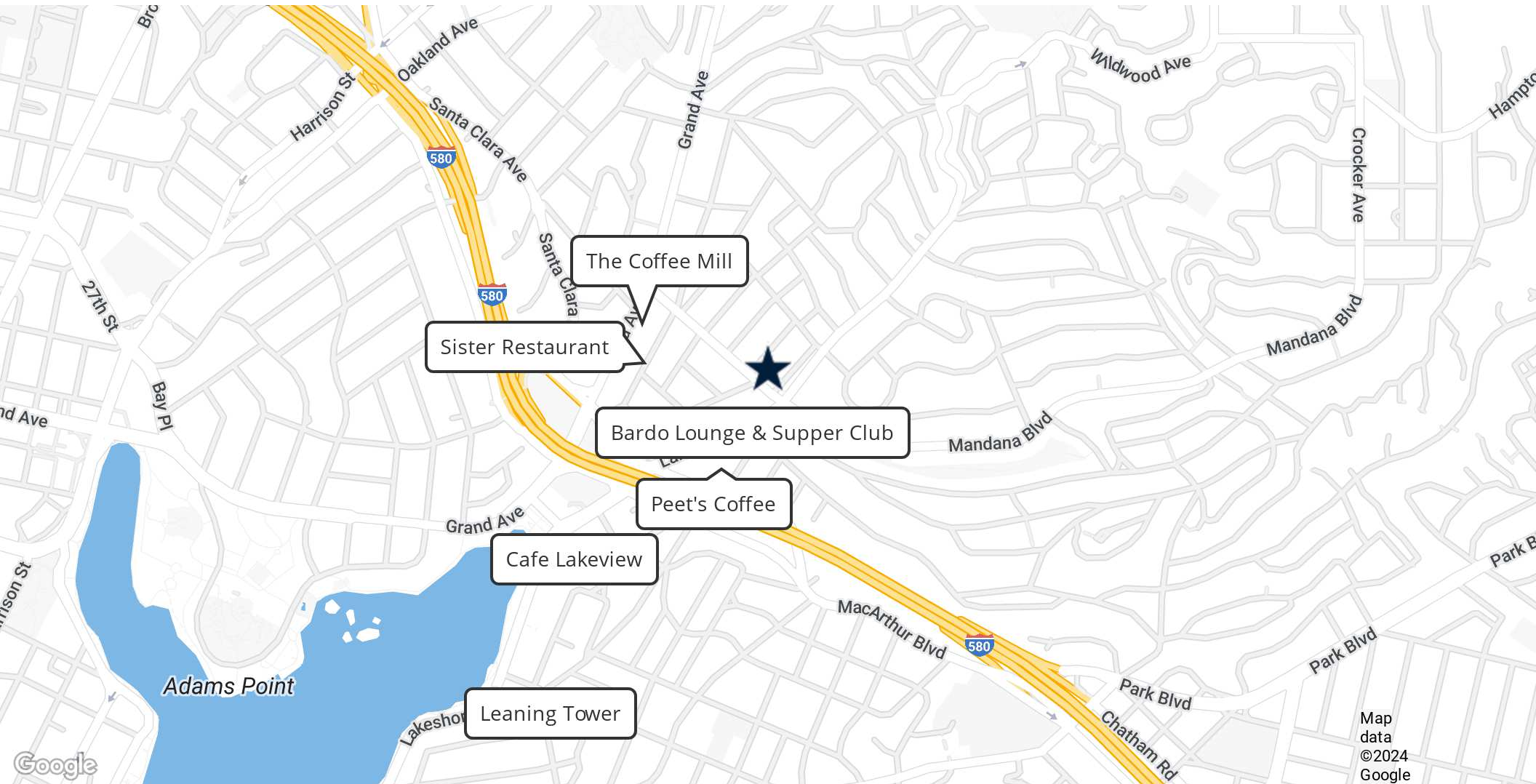
- Secure entry system
- Second floor walk-up space
- High Ceilings
- Great Lakeshore Avenue Location
- Natural Light
- HVAC



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LEGEND	
Available	
available	

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	370 - 759 SF	Lease Rate:	\$3.20 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
585 Mandana Suite 6	Available	370 - 759 SF	Modified Gross	\$3.20 SF/month	-
585 Mandana #4	available	389 - 759 SF	Modified Gross	\$3.20 SF/month	-



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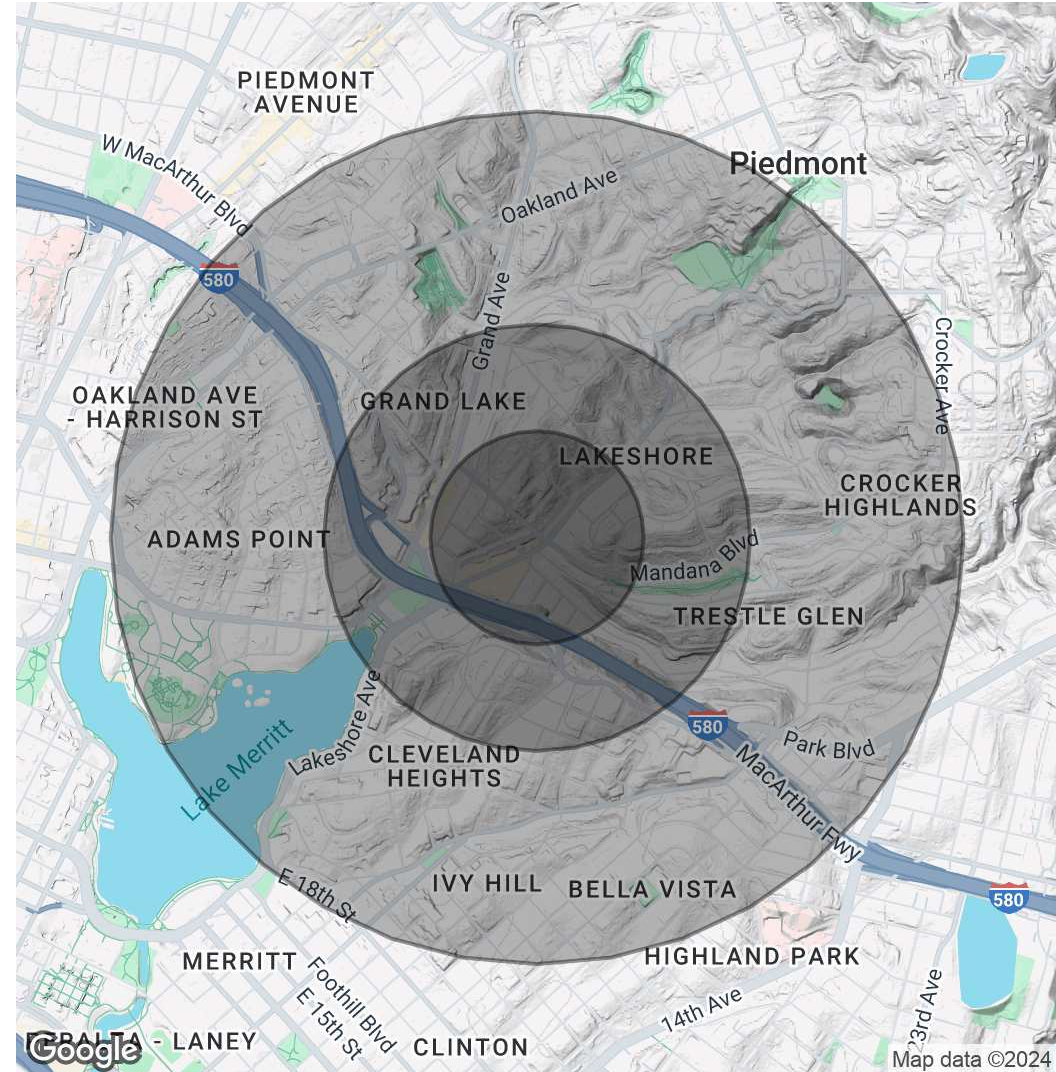
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,582	11,186	49,083
Average Age	40.1	39.6	40.2
Average Age (Male)	41.5	43.1	40.9
Average Age (Female)	39.8	39.4	40.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,444	5,711	25,327
# of Persons per HH	1.8	2.0	1.9
Average HH Income	\$145,223	\$147,211	\$128,378
Average House Value	\$919,568	\$913,727	\$794,160

* Demographic data derived from 2020 ACS - US Census



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