

UPTOWN / GOLDCOAST CREATIVE
NEW TRIPLE NET ASKING RENT

UNITED CEREBRAL PALSY OF THE GOLDEN GATE

UNITED CEREBRAL PALSY
UCPGG.ORG

FIRST
AMENDMENT
ART
PUSHER
COLOR
DEALER

1531

WEBSTER STREET | OAKLAND, CA

FOR LEASE > SECOND FLOOR: ±13,714 SQUARE FEET AVAILABLE
> SEPARATELY METERED



FOR LEASE > ±13,714 SQUARE FEET AVAILABLE

1531

WEBSTER STREET | OAKLAND, CA

- > Great light, operable windows
- > Exposed brick and timber
- > Elevator served
- > Ample contract parking nearby
- > Shell Condition

- > Walk to numerous dining and retail amenities
- > Three (3) blocks to 12th Street Bart Station

Rate: \$1.50 NNN

Long term owner with low tax basis

Finish to Suit



COLLIERS INTERNATIONAL
1999 Harrison Street,
Suite 1750
Oakland, CA 94612





LOCAL AMENITIES

RESTAURANTS/ENTERTAINMENT



- | | | | |
|---|--------------|----|------------------------------|
| 1 | Aroma Cafe | 10 | The Hive with Drakes Brewing |
| 2 | Awaken Café | 11 | Ichiro |
| 3 | Drexl | 12 | Luka's Taproom & Lounge |
| 4 | Bar 355 | 13 | Lunch Box |
| 5 | Club 21 | 14 | Tribune Tavern |
| 6 | Donut Savant | 15 | 19th Street Station |
| 7 | Duende | 16 | Ozumo |
| 8 | Flora | 17 | Plum Bar |
| 9 | Fox Theater | 18 | Pican |

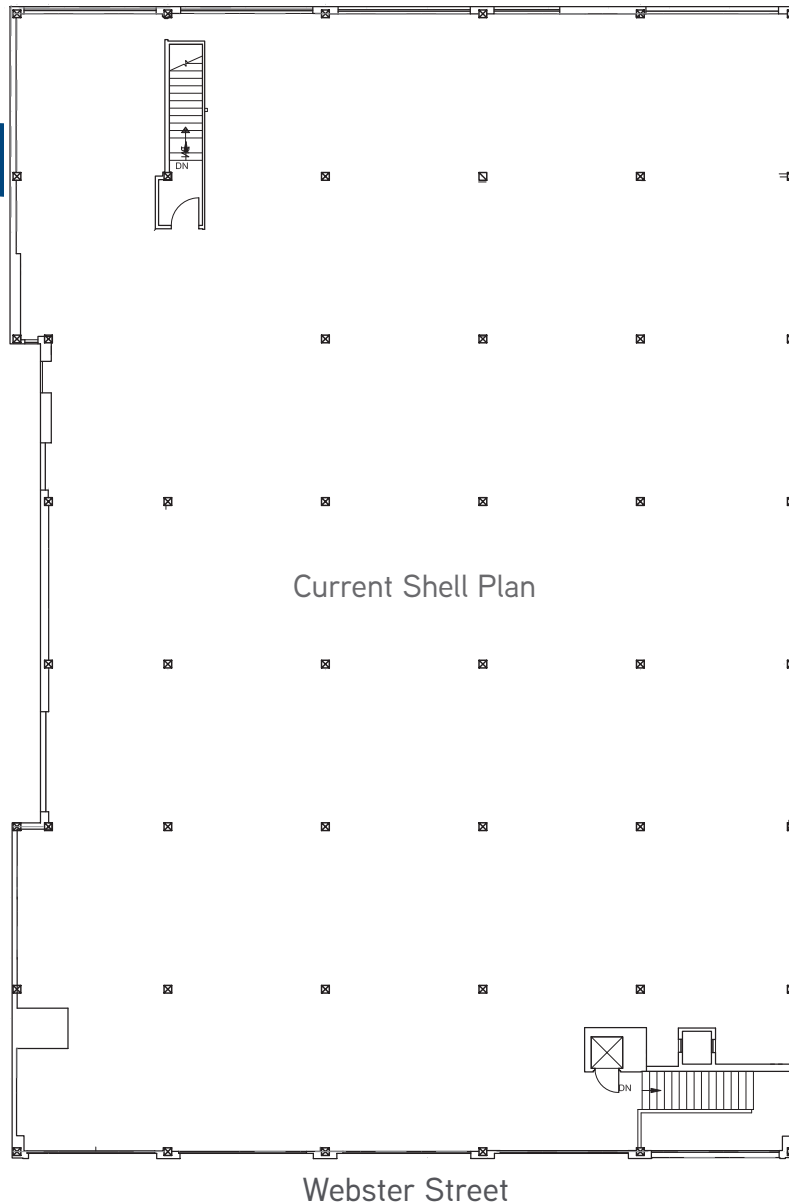
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|----|------------------|
| 19 | Pho 84 |
| 20 | Lost & Found |
| 21 | Starbucks |
| 22 | The Terrace Room |
| 23 | Max's |
| 24 | Umami Burger |
| 25 | Uptown Cafe |
| 26 | Farley's East |

FINANCIAL

- | | |
|----|-----------------|
| 27 | Bank of America |
| 28 | Chase Bank |
| 29 | Mechanics Bank |
| 30 | Wells Fargo |
| 31 | Union Bank |

TRANSPORTATION

- | | |
|---|------------------|
|  | 12th Street BART |
|  | 19th Street BART |



Conceptual Tenant Improvement (TI) Budget	\$1,400,000
Amortization Rate	6%
Term	7 Years
Potential Monthly PSF Cost of TI	\$1.48



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 Oakland, CA 94612

www.colliers.com/oakland

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