

FOR LEASE

825
WASHINGTON
STREET

Oakland, CA 94607



Exclusively Listed by

Steve Banker

President

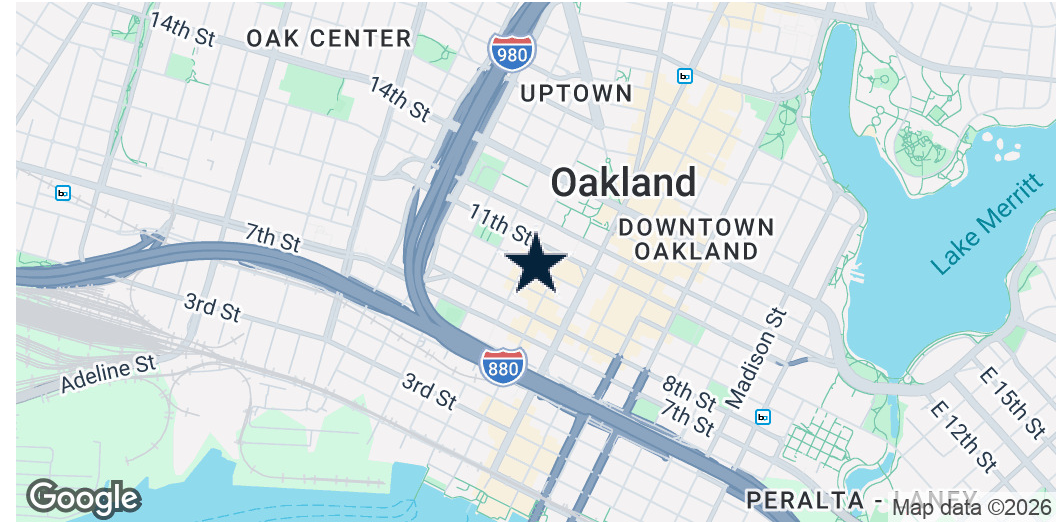
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OFFERING SUMMARY

Lease Rate:	\$0.23 - 2.75 SF/month (Full Service)
Building Size:	22,800 SF
Available SF:	Suite 217- 338 SF 201-215: 2,597 SF (divisible) 237-908 SF
Price / SF:	

PROPERTY OVERVIEW

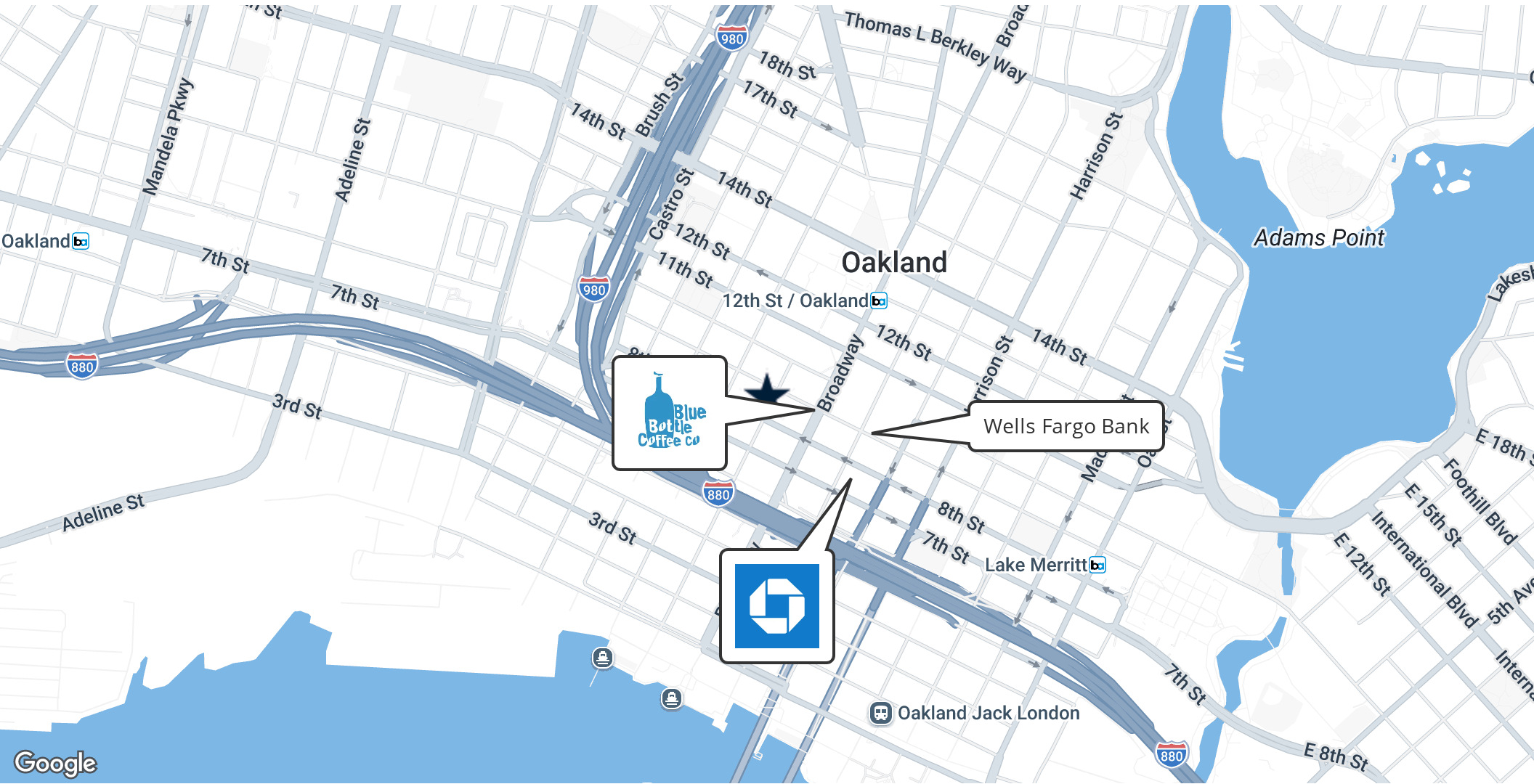
Rare small offices available in Old Oakland. Elevator served with on-site parking at additional cost.

PROPERTY HIGHLIGHTS

- High Hard Cap Ceilings
- Shared Kitchen Area
- Elevator Access
- Historical Building with charm
- HVAC



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LCB
ASSOCIATES

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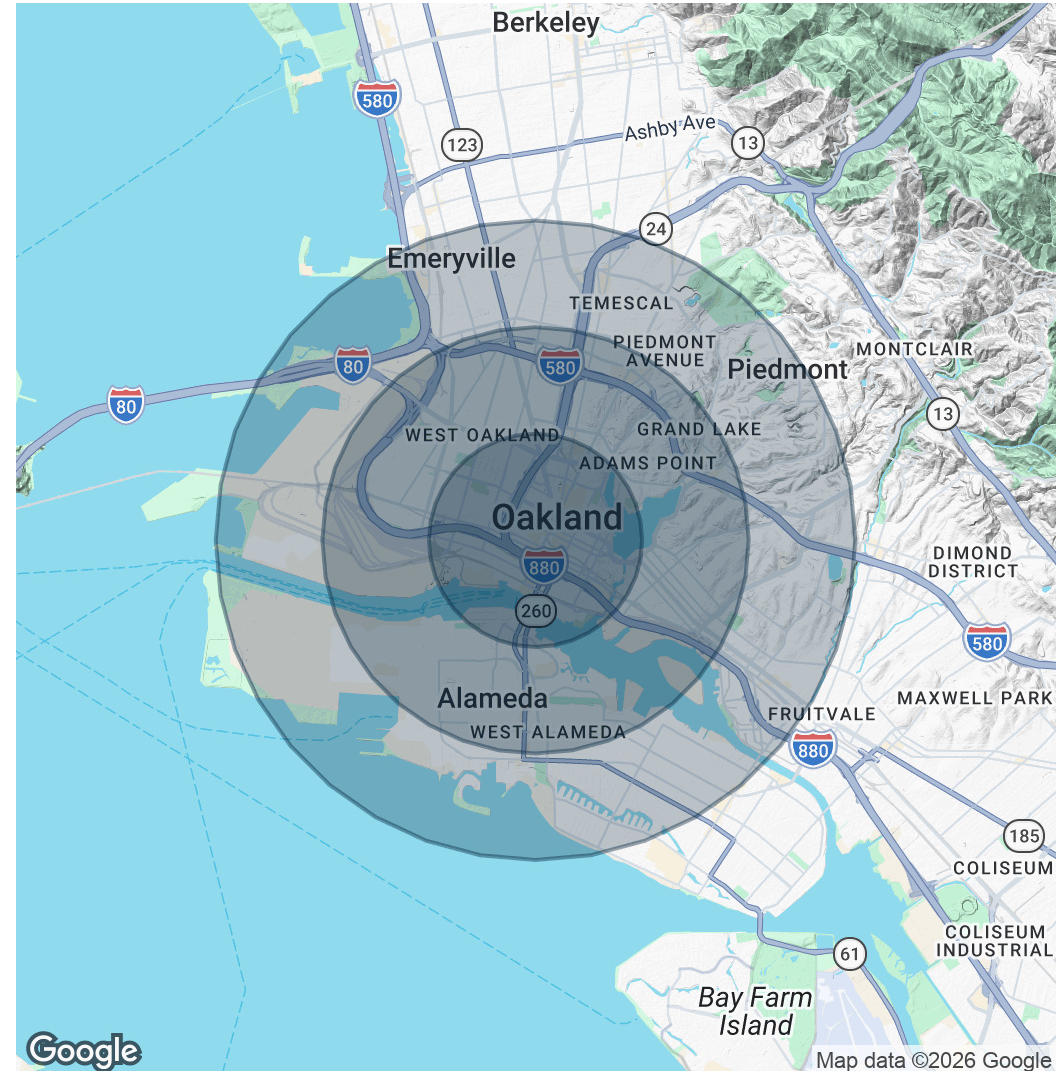
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	25,484	106,709	215,827
Average Age	41.4	37.3	37.3
Average Age (Male)	39.2	36.5	36.6
Average Age (Female)	42.0	37.5	37.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	13,099	52,769	102,753
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$47,718	\$54,936	\$66,222
Average House Value	\$466,396	\$468,592	\$578,098

* Demographic data derived from 2020 ACS - US Census



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