

# OFFICE SPACE FOR SALE OR LEASE

283 4TH STREET | OAKLAND, CA



## EXCLUSIVE AGENTS:

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Lee & Associates Oakland Commercial Real Estate \ 520 3rd Street, Suite 105, Oakland, CA 94607 \ [www.lee-associates.com](http://www.lee-associates.com)

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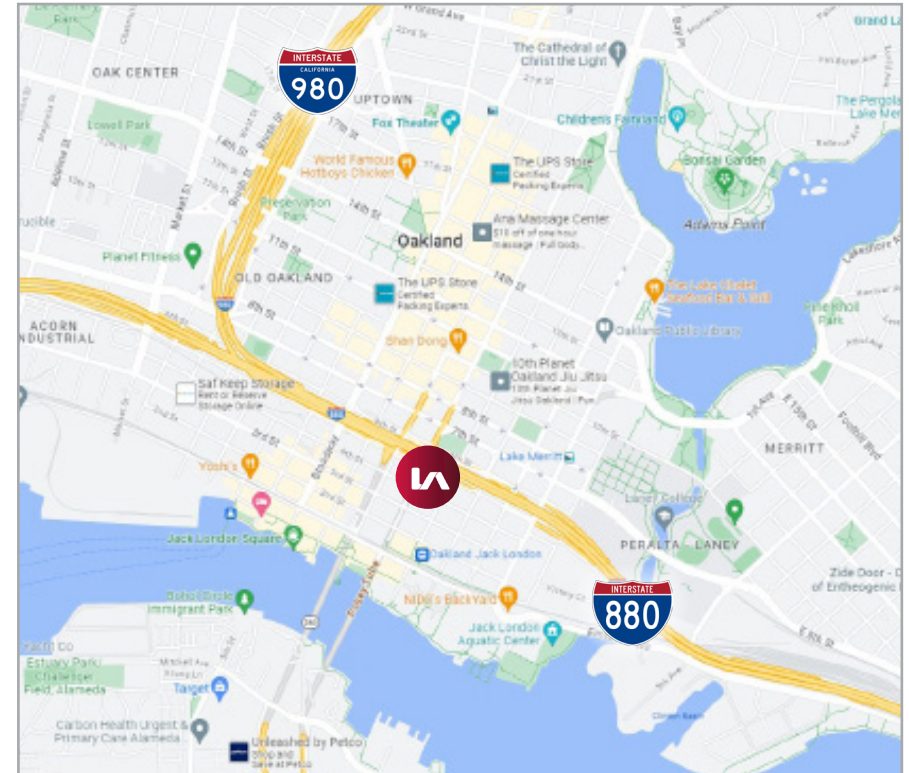
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## OFFICE FEATURES:

- 6,973± SF Third Floor
- 10 Private Offices
- HVAC & Operable Windows
- 1 Large Conference Room
- Great Natural Light
- Open Area
- Server Room
- All Hands Kitchen
- Private Restrooms
- 14' High Ceilings
- Building Includes Lockers & Showers
- Sale Price: \$2,755,000
- Lease Rate: \$2.50/SF, I.G.

## LOCATION FEATURES:

- In the Heart of Jack London Square Entertainment District
- 5 Minute Walk to Lake Merritt BART / 10 Minute Walk to 12th St/City Center BART
- Retail Amenities Abound within Immediate Vicinity
- Secure Parking with 24/7 Access at Jack London Square Garage just Two Blocks Away
- Immediate Freeway Access to I-880/I-980 (Jackson St Exit)



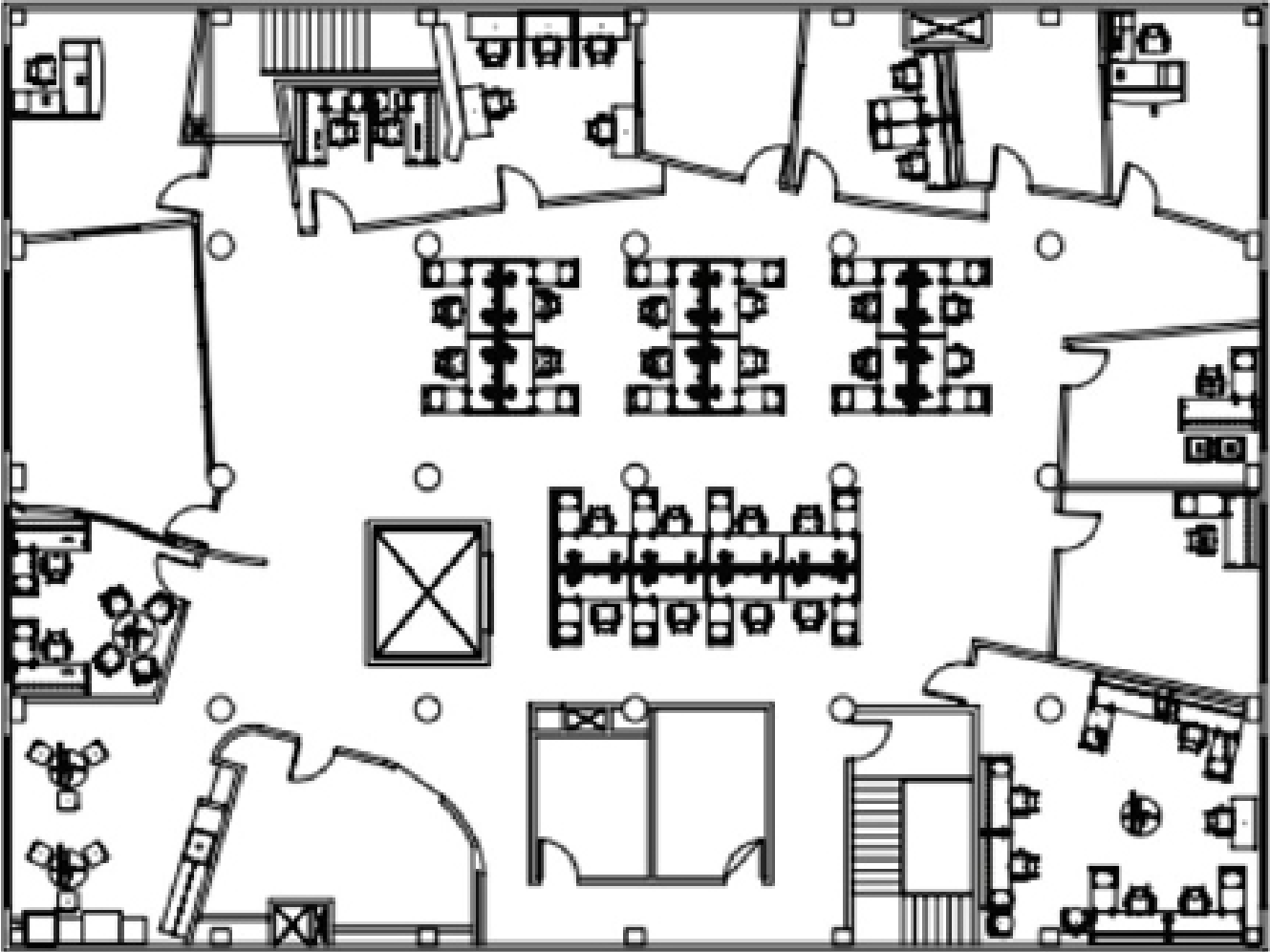
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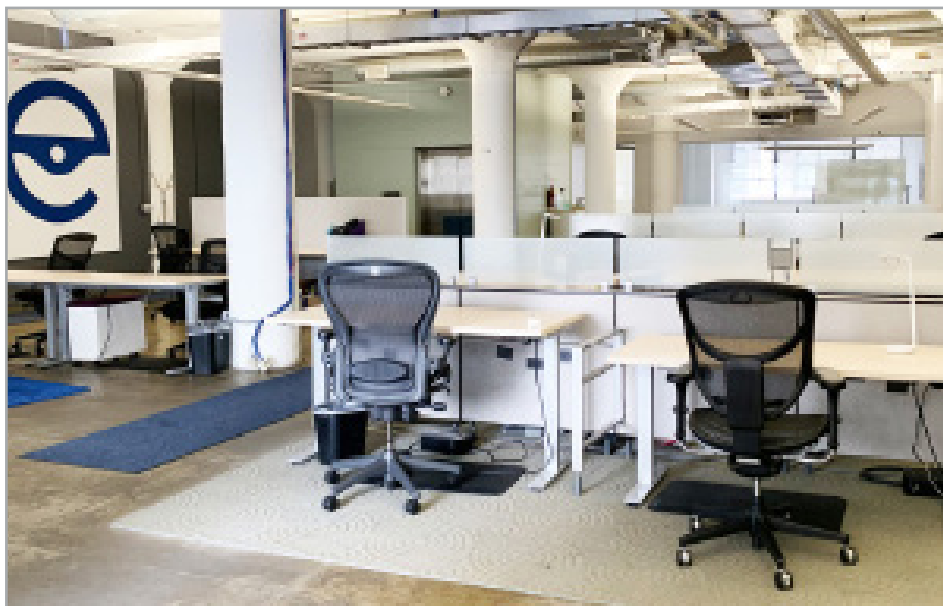
## FLOOR PLAN - 6,973± SF AVAILABLE



\*FURNITURE NOT INCLUDED

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