



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

2923 Webster St Oakland, CA

Exceptional Pill Hill Location



**Newly Renovated and Fully
Built-Out Medical Office For
Lease**

Suite 302: ±1,850SF

**Highly Improved
Medical Building & Space
3 Sides of Glass
Full HVAC
Separate Patient & Staff
Restrooms in Unit**



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The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884628

2923 Webster

LEASE SUMMARY

California Capital & Investment Group is pleased to present this rare opportunity to lease space in a newly renovated medical office that is ADA accessible. Located in Pill Hill, the modern building is near Summit Medical Center, a new Sprouts Market, local cafés, coffee shops, and a variety of fitness centers within walking distance to the building. Onsite, unreserved parking is covered and is priced at fair market value. Located near I-880 and I-580, this property is easily accessible from the major freeways.

Property Details

Address:	2923 Webster St Oakland, CA 94609
County:	Alameda
Assessor Parcel Numbers:	9-700-8-2
Year Built:	±1985
Building Size:	±10,106 SF
Parcel Size:	± 0.298 AC
Zoning:	<u>CC-2</u>



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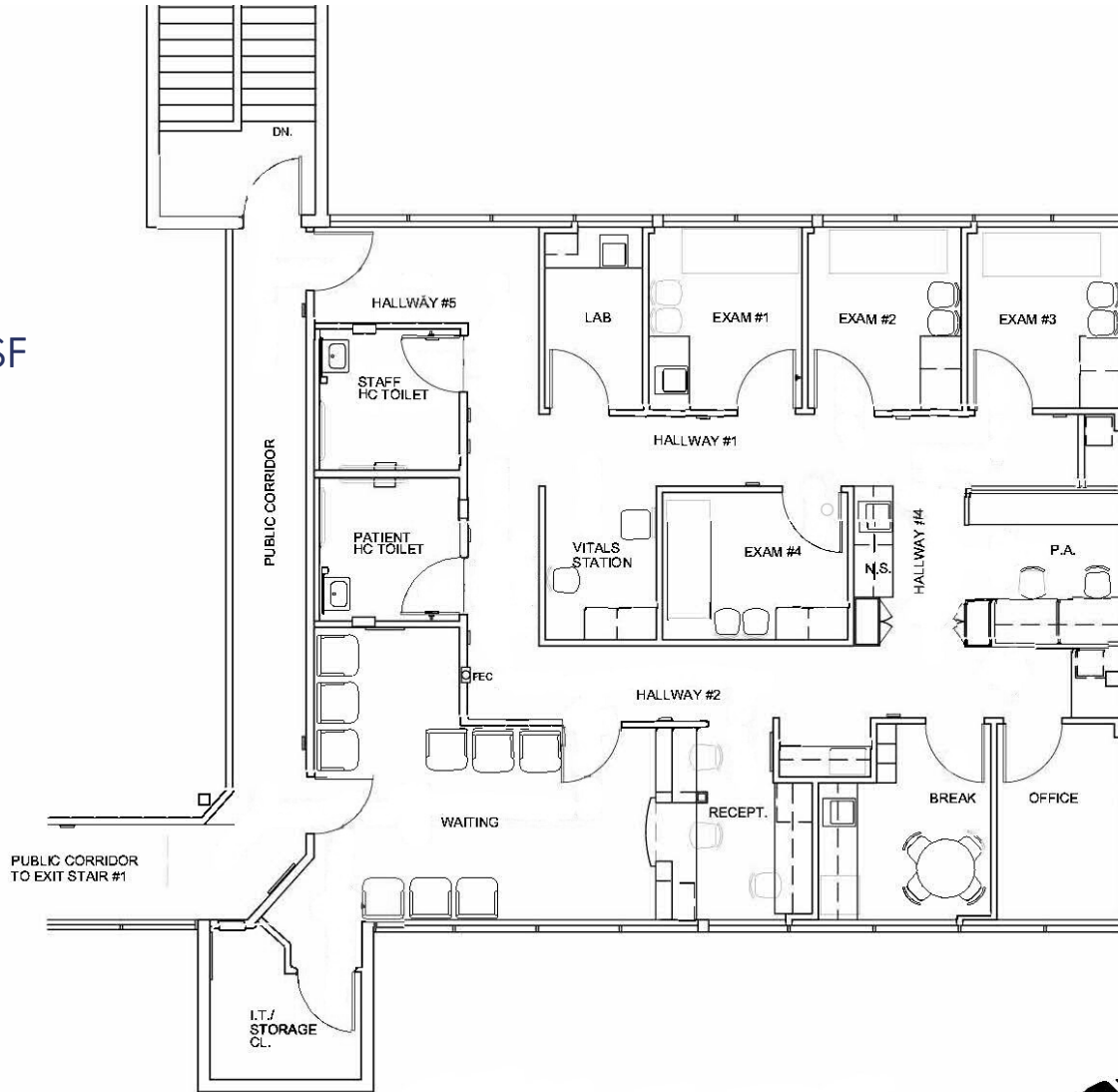
2923 Webster

FLOOR PLAN



Suite 302

Available: ± 1,850 SF



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ADA Ramp Access



Parking Area



Lobby



Exam/Office



Exam Room



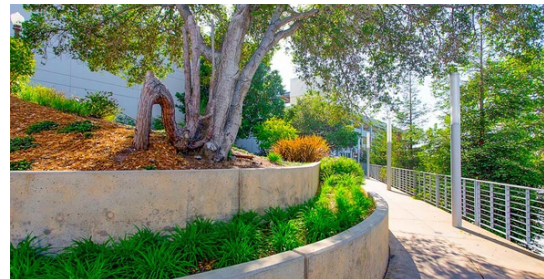
Exam Room

2023 Webster

LOCATION SUMMARY

In recent years, Oakland has become a popular landing spot for many companies to plant their roots in the Bay Area. Companies like Pandora, The Clorox Company, and Kaiser Permanente, have all found homes in the country's newest premier real estate markets. Most recently two new Class A towers totaling over 1.2 million square feet of rentable office have been built in downtown Oakland.

While national tenants continue to flock to the East Bay, many local establishments have also flourished. The Oakland Fox Theater reopened as a concert venue in December 2009, anchoring the Uptown District. Surrounding this historical location are the ever-growing list of bars and dining options, including mainstays such as Flora's, and Cafe Van Kleef. The Oakland Fox Theater hosts a variety of shows and concerts ranging from B.B. King to Green Day, while also housing one of the East Bay's best charter schools, Oakland School for the Arts.



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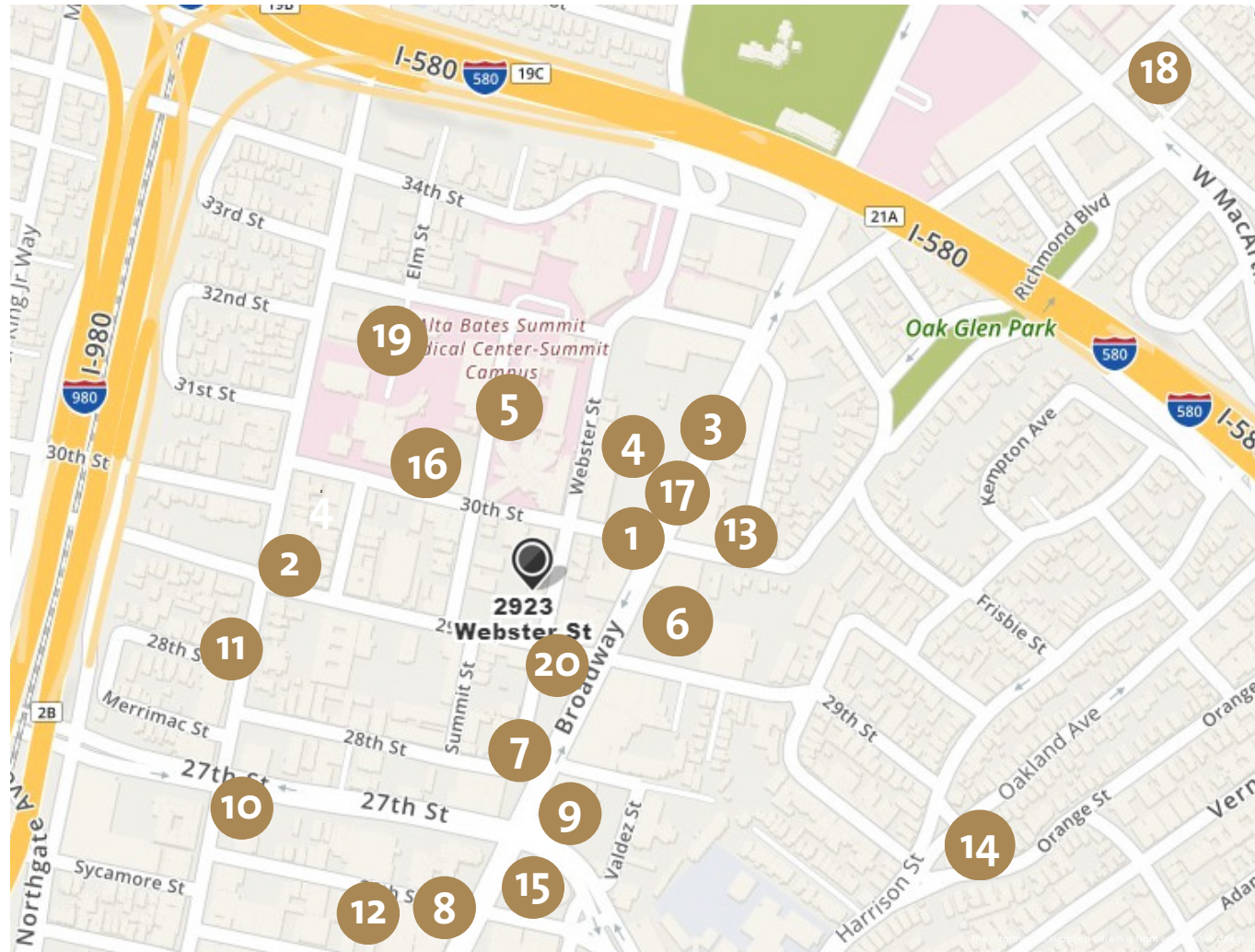
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Location Overview Landmarks and Amenities

1. Broadway & 30th : Bus Stop
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3. Ford GoBike
4. Sprouts Complex: Chipotle, Chase Bank, Starbucks Coffee
5. New Summit Medical Wing
6. La Catrina Taco Truck
7. Z Café & Bar
8. Lululemon
9. Target
10. Gogi Time - Korean BBQ
11. Dan Sung Sa Restaurant
12. The Kissel Hyatt Hotel & Residences
13. Judoku Sushi
14. Whole Foods Market
15. Limon Rotisserie
16. Petit Cafe
17. Volofit - Uptown HIIT Gym
18. doña Mexican Restaurant
19. Samuel Merritt University
20. RAWR Coffee Bar



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