



FOR LEASE: ±1,271-SF PROMINENT RETAIL SPACE GROUND FLOOR CORNER AT EMPYREAN TOWERS

COMMERCIAL
REAL ESTATE



\$2.50
PSF MONTHLY / IG

346 13th Street
Oakland CA 94703

Francis Griffin
510 450 1405

fgriffin@mrecommercial.com
DRE: 02016713

Erik Housh
510 450 1410

ehoush@mrecommercial.com
DRE: 00884205

About the Property

At the corner of 13th and Webster in Downtown Oakland, this highly visible retail space is on the ground floor of the newly renovated Empyrean Towers. The space has expansive windows and high ceilings that give way to great natural light. There is a nice blend of original character mixed with many modern updates including an ADA-compliant entrance and restrooms, full HVAC, 200-amp power, hand-washing station, floor drain and new lighting throughout. Ideal for a food or beverage service user who does not require a hood system. Located 2 blocks (3-minute walk) from the 12th Street BART Station and numerous new mixed-use development projects.



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All information herein is offered in good faith and deemed accurate, but not guaranteed.



