

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

FOR LEASE: PRIME OFFICE SPACE, ACROSS FROM DMV OFFICE

∴ **5353 CLAREMONT AVENUE, OAKLAND, CA** ∴

LOCATED
IN THE
TEMESCAL
DISTRICT



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IN OAKLAND'S THRIVING TEMESCAL NEIGHBORHOOD, ABOVE ALEM'S COFFEE SHOP

SIZE ± 560 rsf

LEASE RATE

\$1,400/month IG

Temescal district office space in a growing business district full of small independent shops, unique restaurants, family-friendly breweries and services. Quick walk to popular Kingfish Pub & Cafe. Steps to Temescal Farmers Market (every Sunday). 1.5 mile to both Kaiser Permanente and Alta Bates Summit Medical Center. Half mile to UCSF Benioff Children's Hospital.



96



94



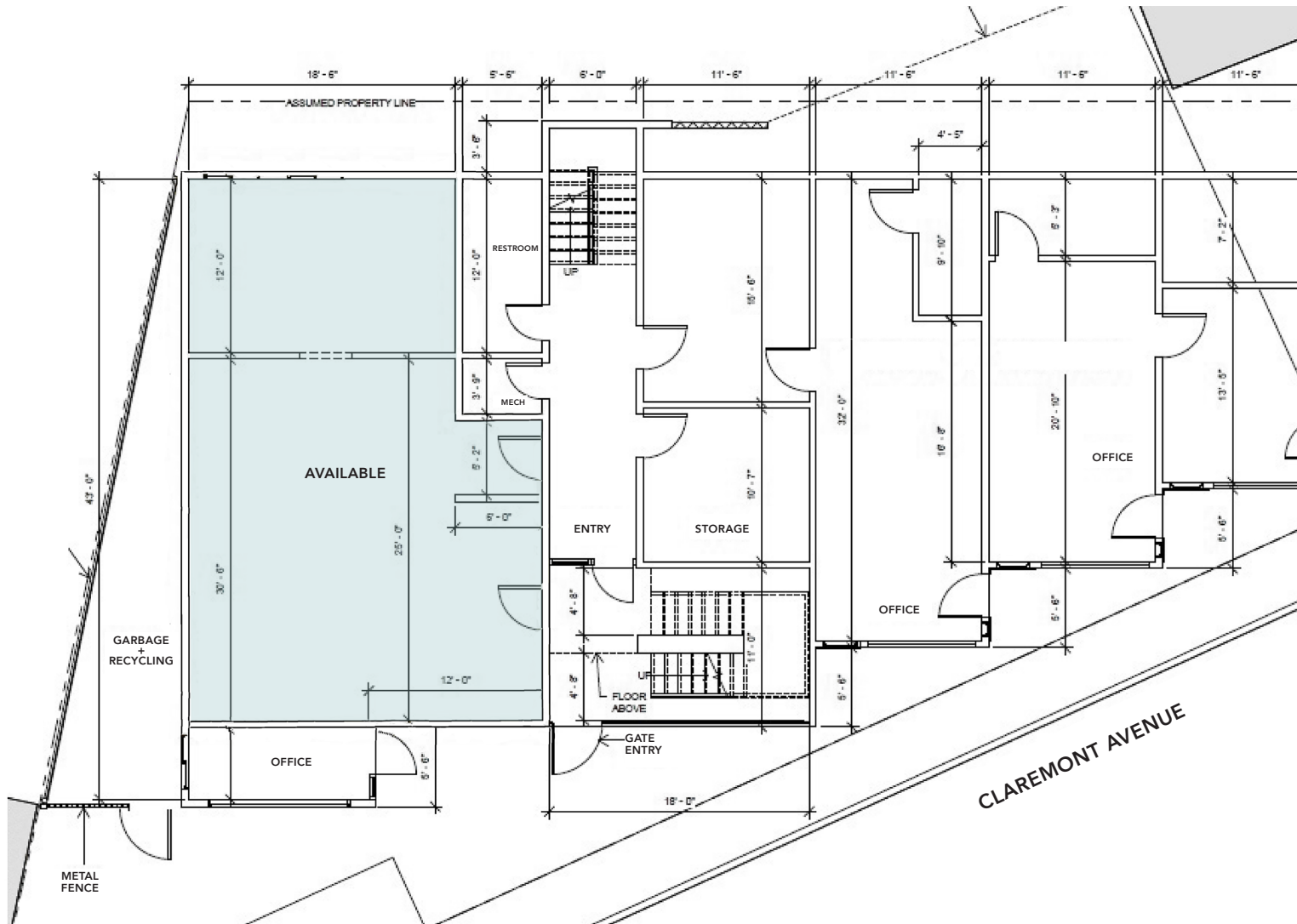
Near Popular
Eateries

- **High foot traffic, high visibility space with natural light, kitchenette, and shared restroom**
- Near popular destinations including Mariposa Baking, Whole Foods Market, UPS Store, Cholita Linda, FOB Kitchen, Bakesale Betty, Walgreens, Asmara Restaurant, Pizzaiolo, Noah's Bagels, Snail Bar, Round Table Pizza, Rockridge Branch Library, fitness, and unique Temescal Alley shops
- .8 mile to Rockridge BART and easy access to highways 24/580
- Zoned CN-2 (Neighborhood Commercial)

TEMESCAL
TELEGRAPH



Oakland was voted #1 Best Food City in the U.S. by Condé Nast Traveler readers



RESTAURANTS, CAFÉS AND BARS

Alem's Coffee Shop
ariposa Baking Company
Bakesale Betty
Cholita Linda
Kingfish Pub & Cafe
La Calaca Loca Taqueria
Daytrip Restaurant
Artichoke Basille's Pizza
Red Sea Restaurant
Temescal Brewing
Abesha Ethiopian Cuisine
Burma Superstar
Pizziolo
Hawking Bird Restaurant
Burma Bites

Hawking Bird Restaurant
Burma Bites
Bird & Buffalo Thai
The Avenue
FOB Kitchen
North Light Bar
Burdell Restaurant
Big House Beans Coffee Shop
Roses' Taproom
Asmara Restaurant
Smokin Woods BBQ

Temescal Alley:
Curbside Creamery, The Cro Cafe

FITNESS

Temescal Fitness & Movement
Workout Spot
Kim Taylor Yoga

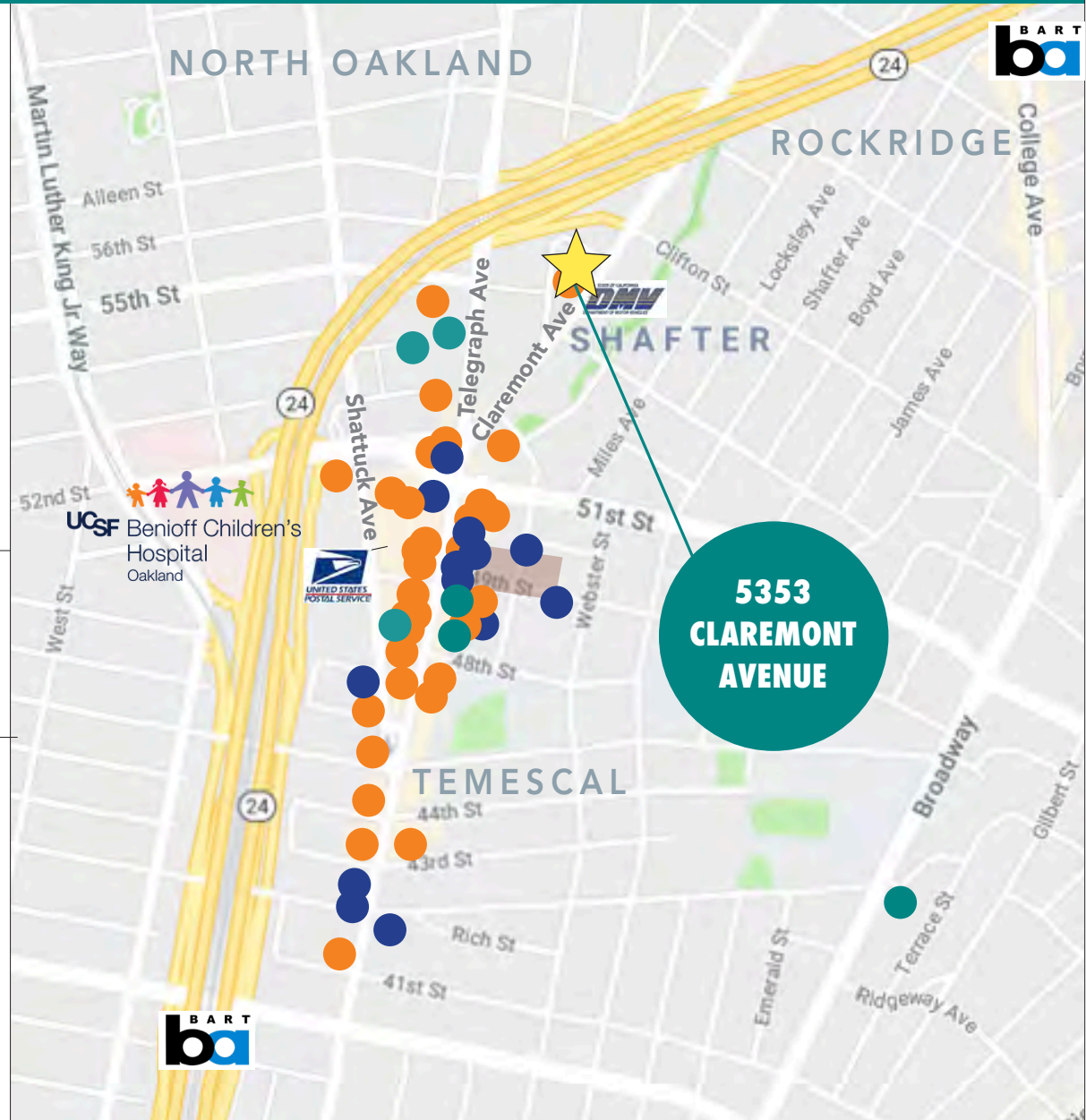
Bliss Fitness and Health
Temescal Pilates and Bodywork
9Round Kickboxing Fitness

RETAIL

Tip Top Bike Shop
Temescal Produce Market
Preserved
Benjamin Moore Paints
Mark's Paint Mart
Understory Outdoor Clothing
Shoe Palace

Walgreens
East Bay Depot Creative Reuse
It's Your Move Games

Temescal Alley:
Ali Golden, Esqueleto, Understory,
Temescal Barbershop, Lauren Wolf
Jewelry Design, Claflin Thayer & Co.
Outerwear and Leather Goods,





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5353 CLAREMONT AVENUE, OAKLAND, CA
NEIGHBORHOOD



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.