

**:: FOR LEASE :: 4020 BROADWAY, OAKLAND, CA**  
**Stylish Office or Retail Space on Upper Broadway**



**CONTACT: LORI ROSENTHAL**

510 524-2344 • lori@gordoncommercial.com • DRE# 01946676



## IDEALLY SUITED FOR OFFICE SPACE, HIGH END SALON, RETAIL, OR OTHER CREATIVE USE

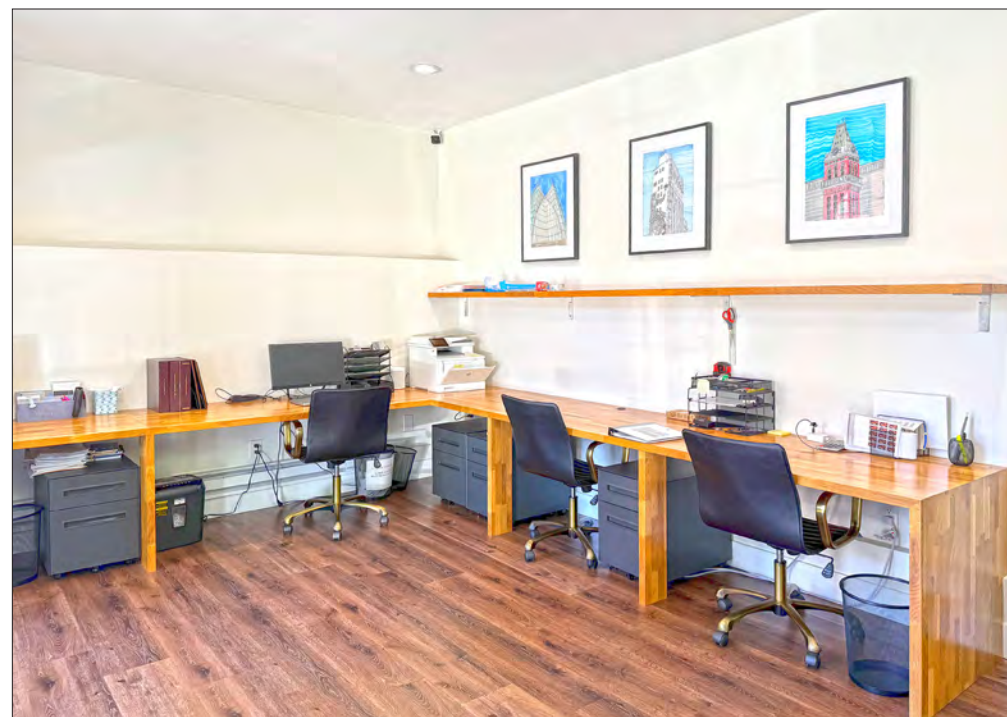
**SIZE:** ±828 rsf

**ASKING RENT:** \$2,250/month

**ZONED:** CC-2  
(Oakland Neighborhood  
Commercial)

- Newly remodeled space with nice natural light, recessed lighting, and hardwood floors throughout
- 2 floors of versatile space
- Ground floor has open work area and meeting space
- Upstairs has:
  - Large kitchenette with relaxing lounge area
  - Restroom
  - Large storage area
  - Desk/Meeting space

- Next to popular Mama's Royal Cafe. Across from Clove and Hoof, Brenda's Cafe, Ohgane Korean BBQ, Aman Cafe, and TrueBurger
- 3 blocks to Kaiser Hospital and Medical Center, close to Piedmont Avenue and College Avenue
- Easy access to Downtown Oakland
- Walking distance to MacArthur BART station
- Numerous AC Transit bus lines serve the area
- Street parking in the neighborhood



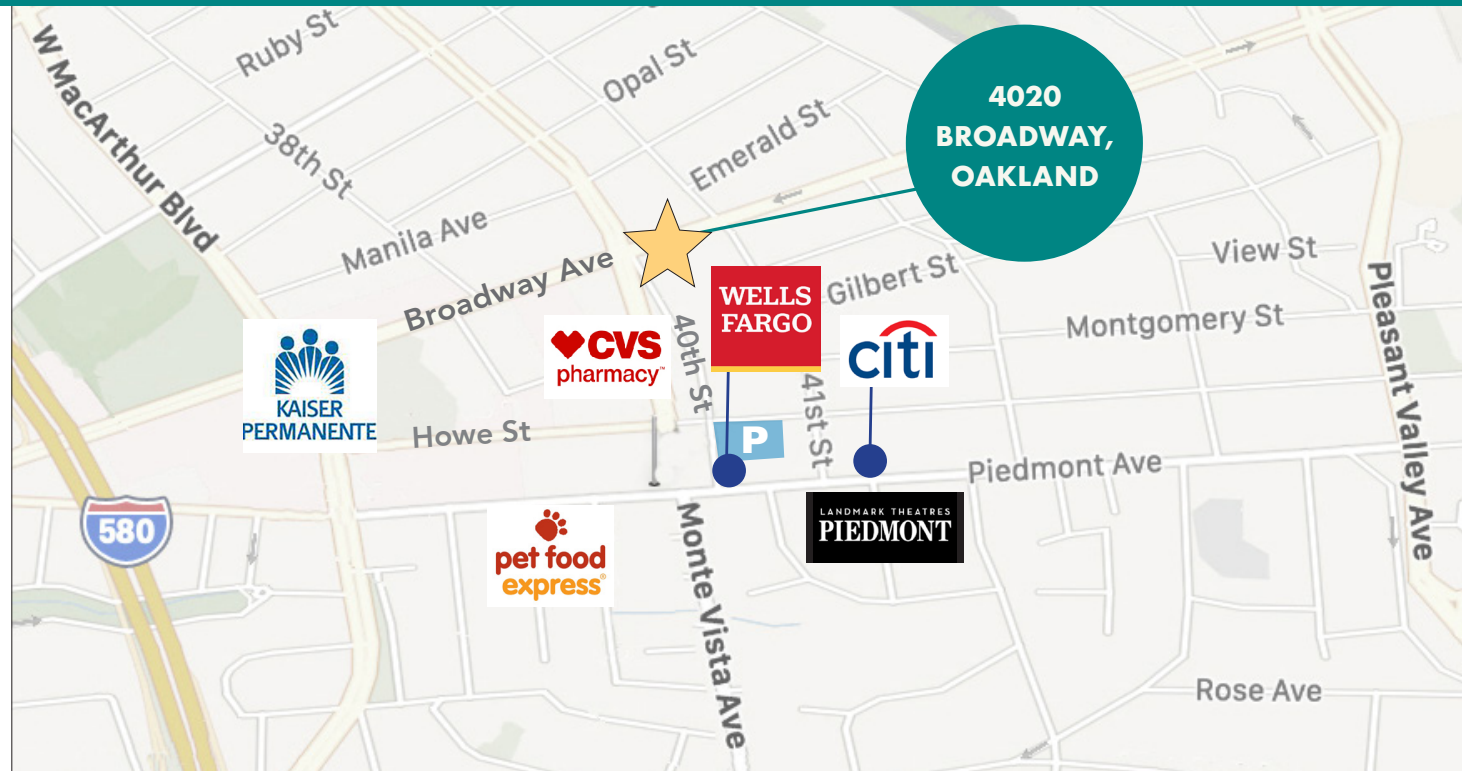






### PRIME UPPER BROADWAY LOCATION – GREAT NEARBY DINING AND SHOPPING

- Easy walk to Piedmont Avenue shops and eateries including Blue Bottle Coffee, Piedmont Grocery, Pomella, Dona, Homeroom, Mr. Dewie's Cashew Creamery, Magu, The Wolf, Commis, Bar César, La Farine Bakery, Fenton's Ice Cream, CVS, Golden Gate Urgent Care, many banks, boutiques, and several shopping options
- Significant foot traffic
- Easy street parking and nearby public parking lot
- Excellent freeway access to I-580, I-980, State Route 24, and 123



### NEARBY PIEDMONT AVENUE DESTINATIONS INCLUDE:





# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

4020 BROADWAY, 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.