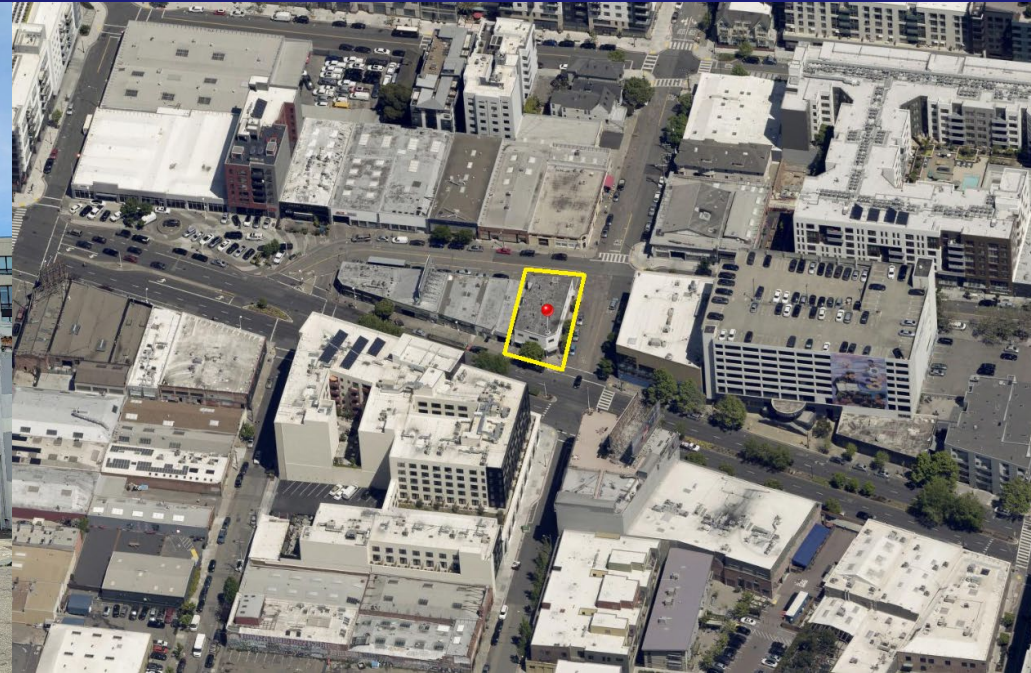


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2400 Broadway
Oakland, CA 94612



EXCELLENT CORNER IDENTITY

Property Highlights:

- $\pm$ 3,500 SF – Ground Floor Retail
- Corner Location
- Glass line along Broadway and 24th Street
- Zoning: D-BV-2, S-13

Space Highlights:

- Divisible to $\pm$ 1,750 SF
- 2 ADA Restrooms (planned)
- 1" Gas Line – Separately Metered
- Water – Separately Metered
- New 400 amp Service (planned)
- ADA entrance improvements (planned)
- One (1) Roll-up Door on Webster St.

Asking Rate:

- **Lease Rate:** Negotiable
- **TI Allowance:** Negotiable

Brian Collins, SIOR

President

(510) 459-7428

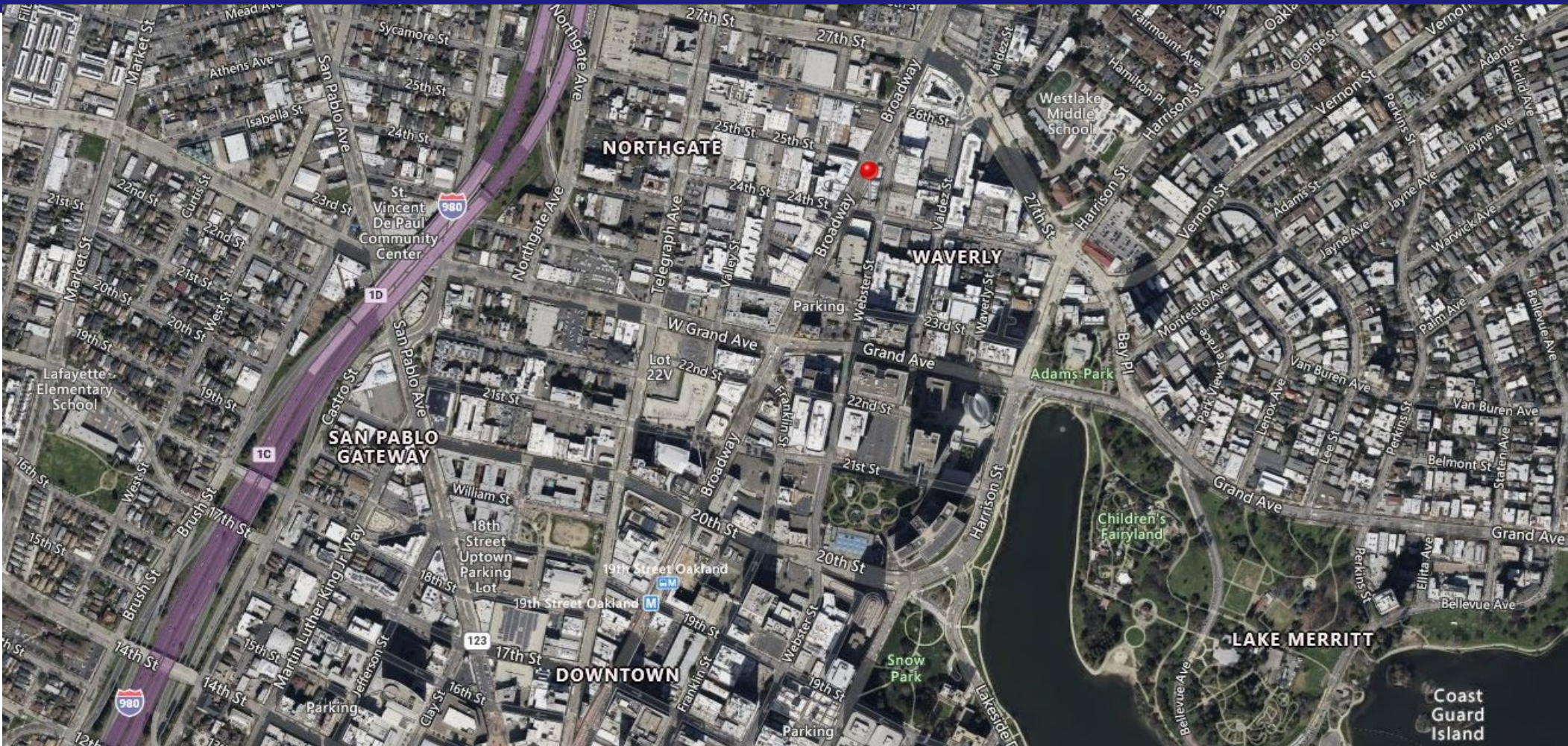
bcollins@ccommercialre.com

DRE# 01328261

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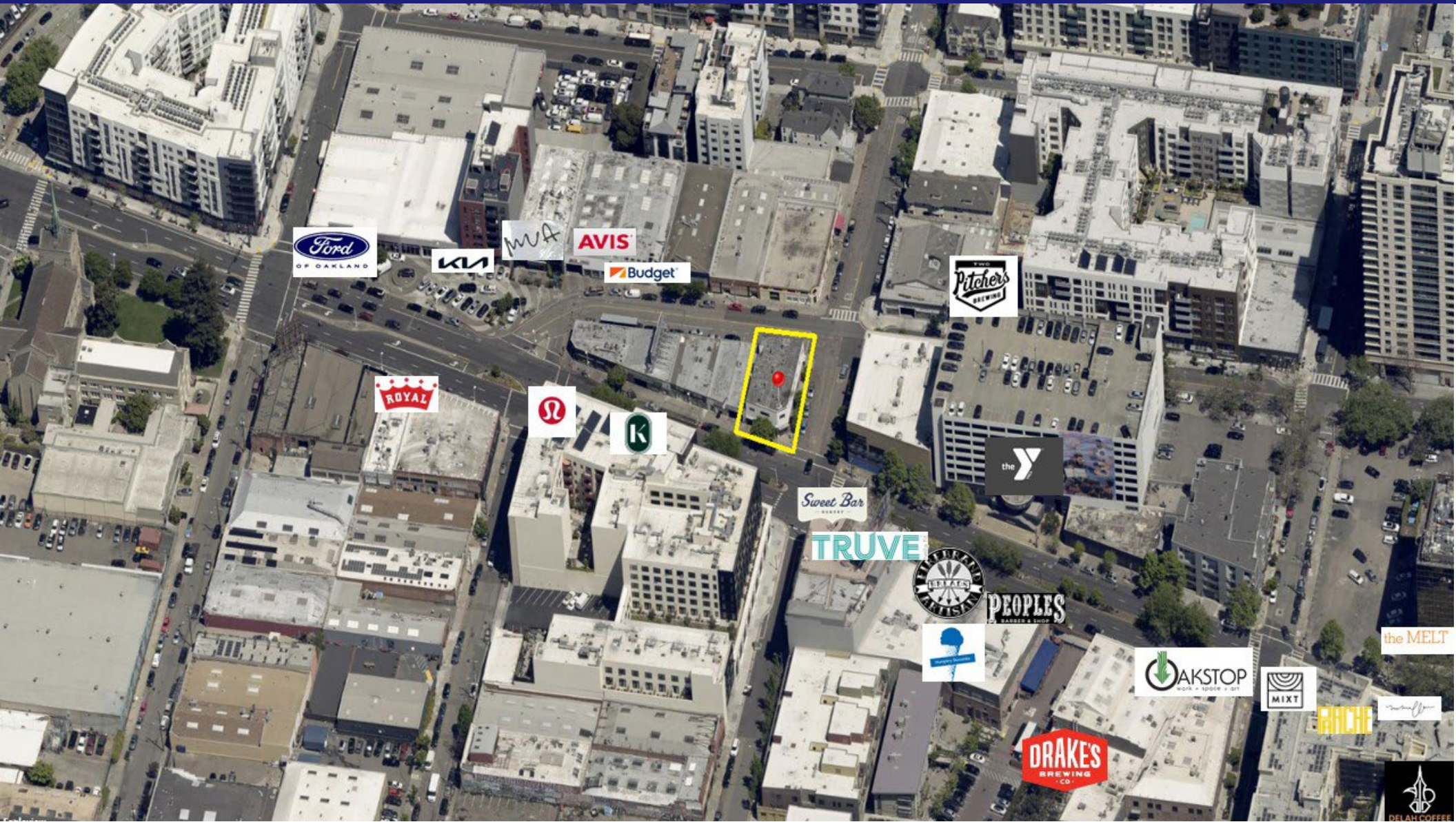


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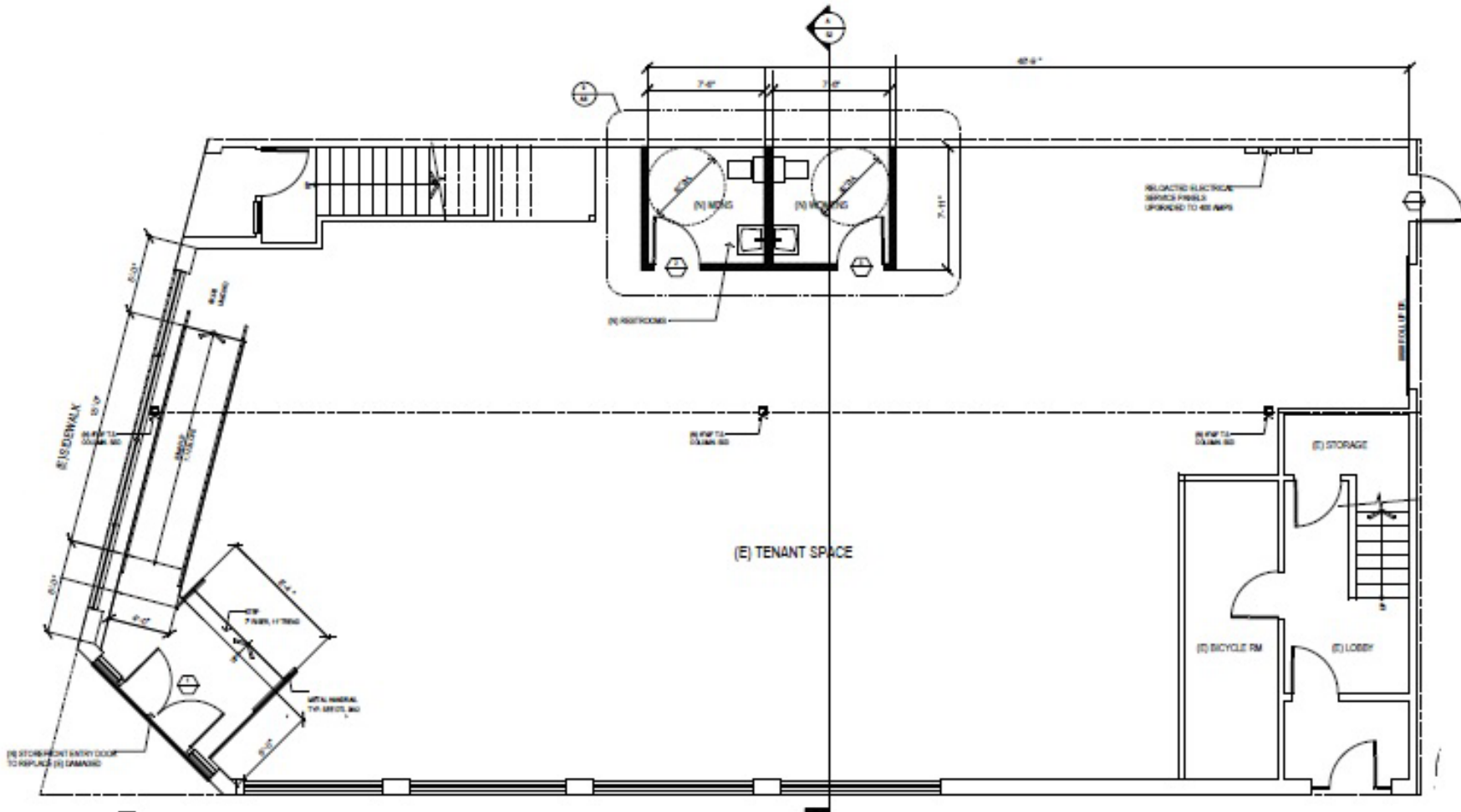


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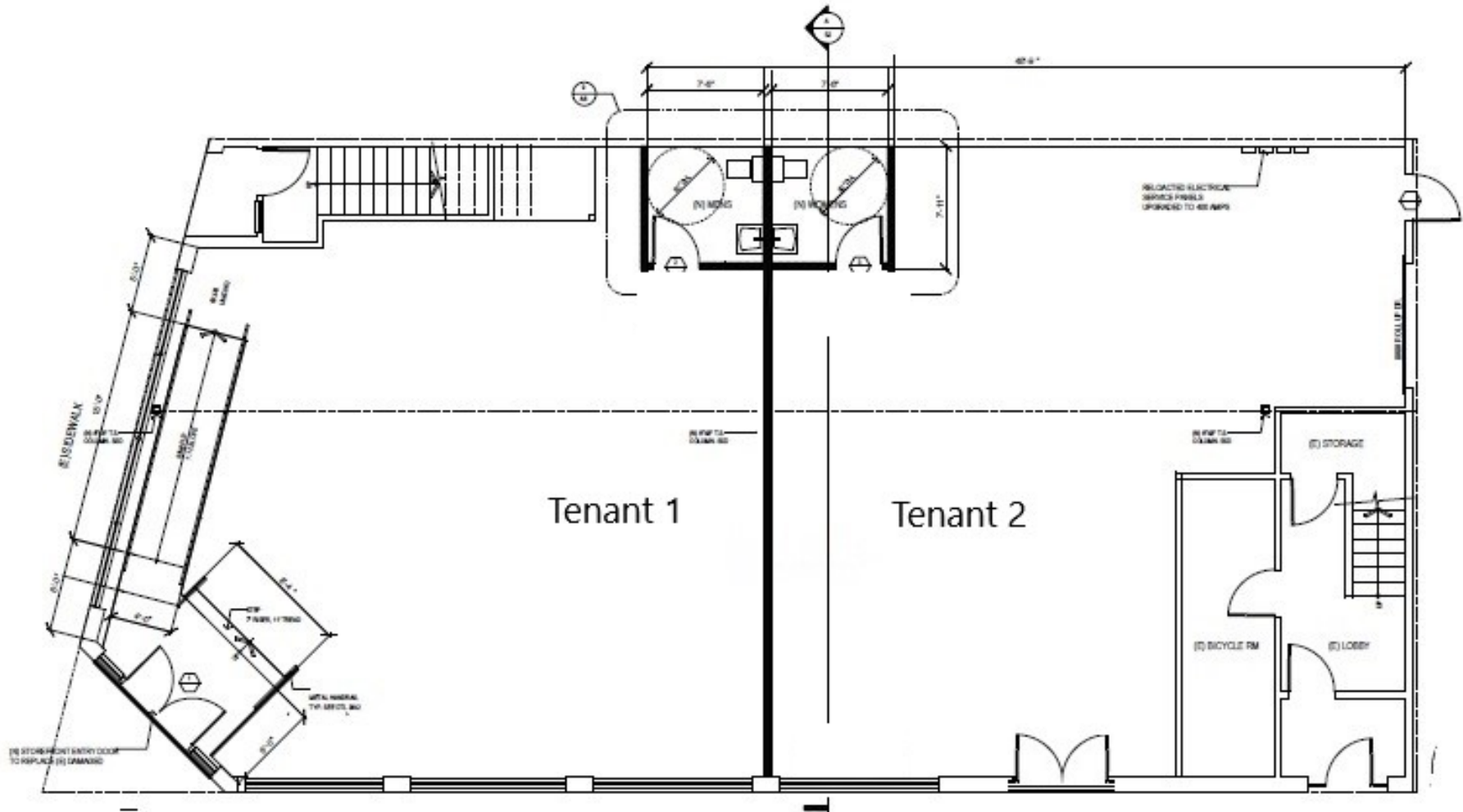


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