



**\$ SUBSTANTIAL PRICE REDUCTION \$**  
**SALE-LEASEBACK OPPORTUNITY**



**217 HARBOUR WAY**  
Richmond, CA

± 45,035 SF  
Office - Manufacturing/  
Distribution Space

CONTACT

DAVID KLEIN  
Esq. SIOR LEED AP MCR

242 CALIFORNIA ST.  
SAN FRANCISCO, CA 94111

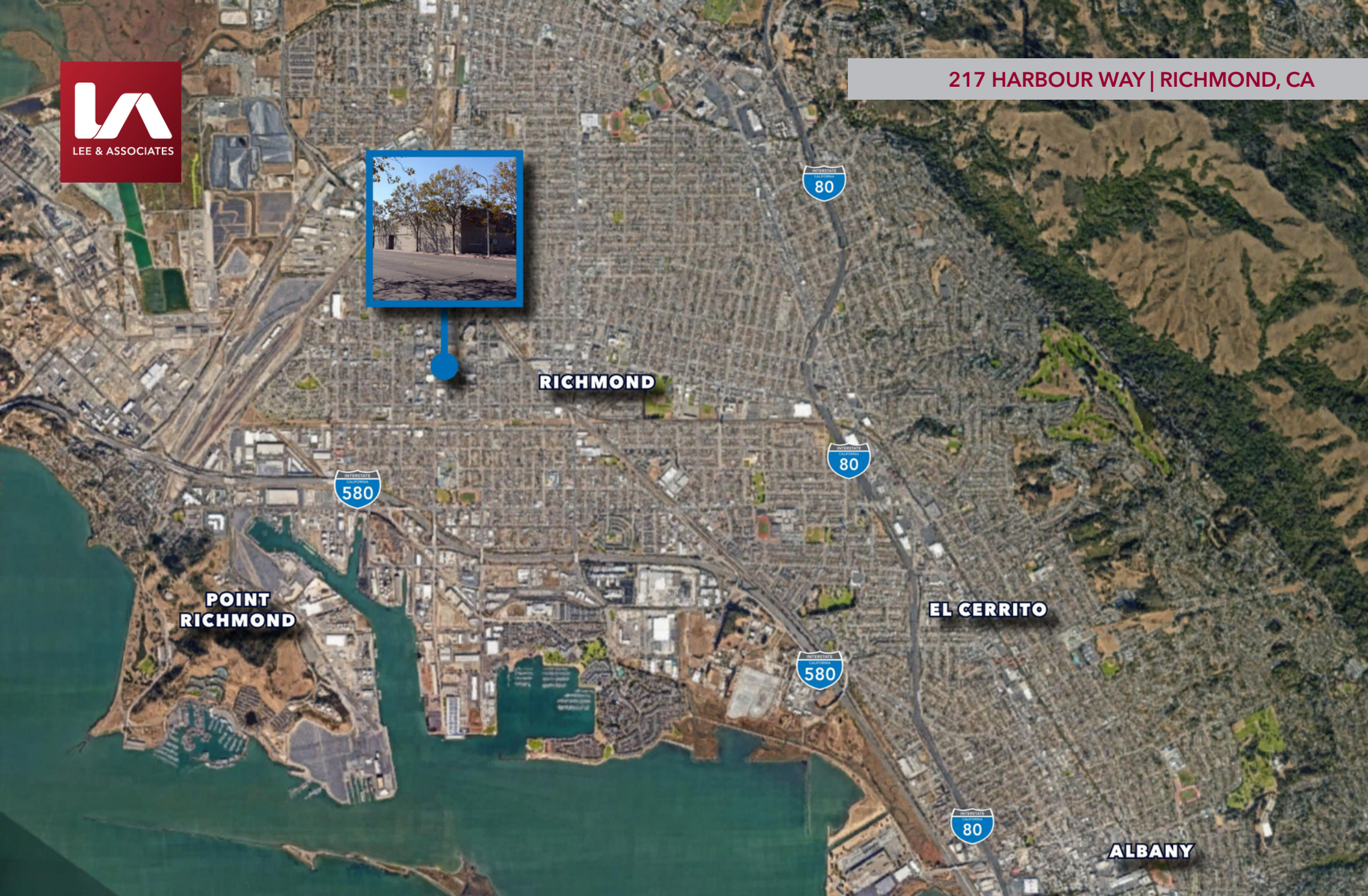
E: [DKLEIN@LEE-ASSOCIATES.COM](mailto:DKLEIN@LEE-ASSOCIATES.COM)  
C: 415-828-2188  
DRE: 00790730

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS





217 HARBOUR WAY | RICHMOND, CA



# LOCATION OVERVIEW





217 HARBOUR WAY | RICHMOND, CA

RICHMOND PARKWAY

← TO SAN RAFAEL



AMTRAK LINE

OHIO AVE

HARBOUR WAY



TO OAKLAND ↓

PORT OF RICHMOND

# LOCATION OVERVIEW



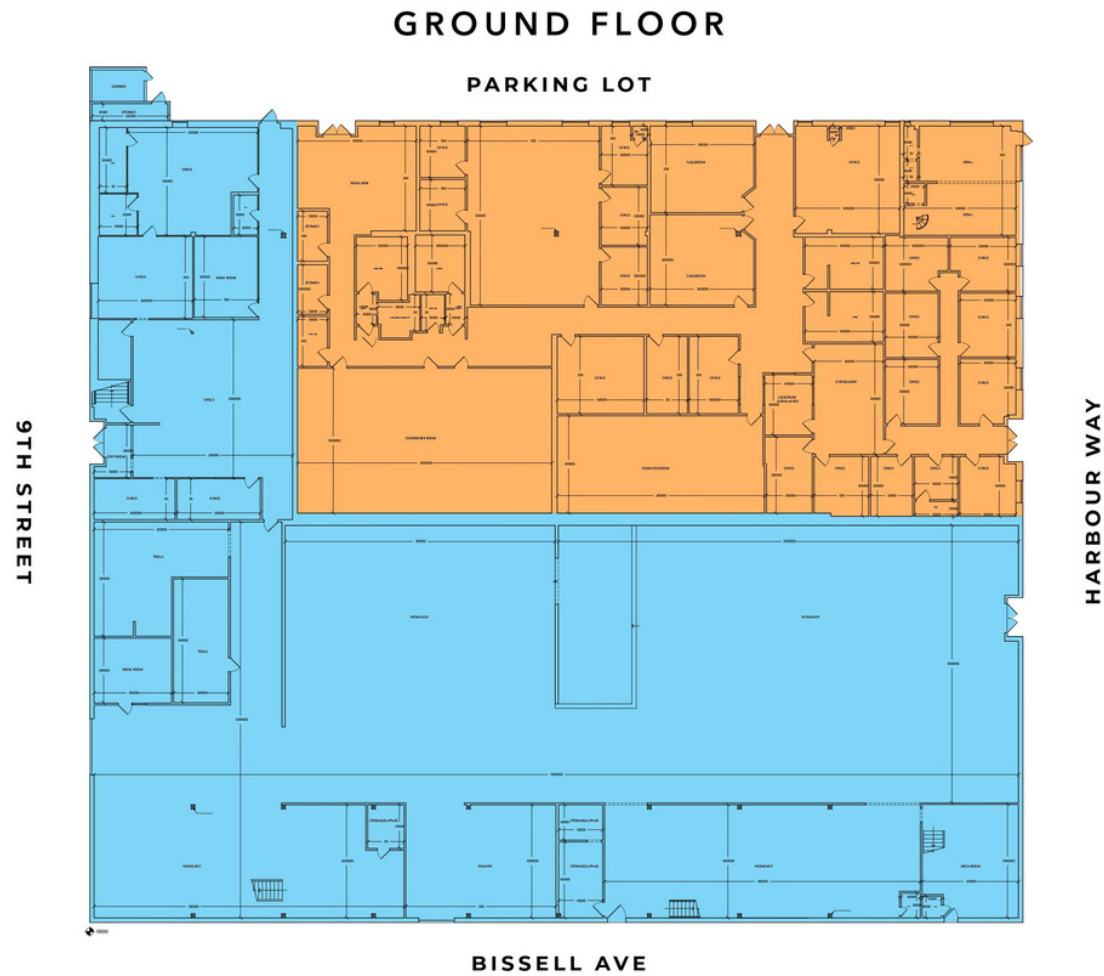


HARBOUR WAY ENTRY AND PARKING LOT



# FLOOR PLAN

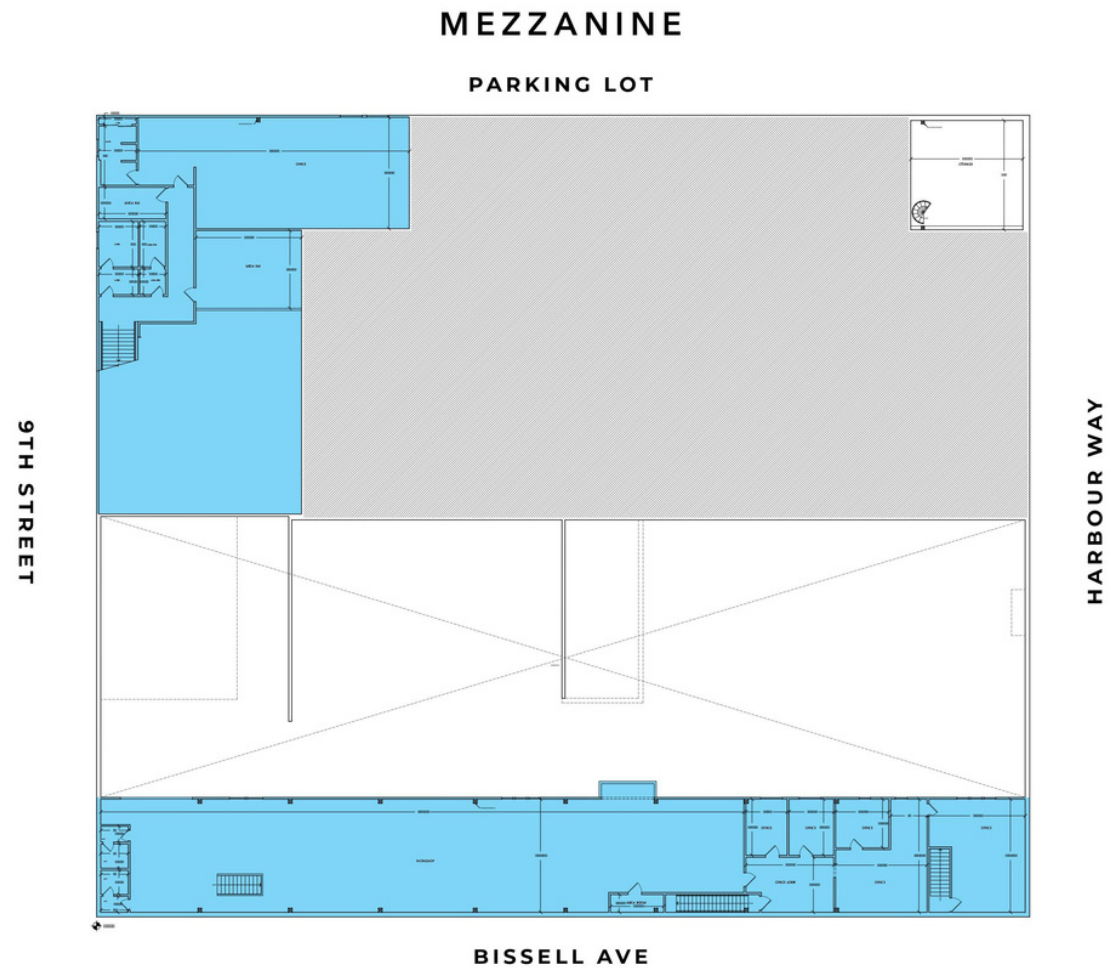
217 HARBOUR WAY | RICHMOND, CA



- Warehouse w/ Mezzanine (30,349 RSF)
- Office (14,686 RSF)

# FLOOR PLAN

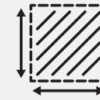
217 HARBOUR WAY | RICHMOND, CA



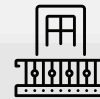
WAREHOUSE SPACE

217 HARBOUR WAY | RICHMOND, CA

## WAREHOUSE SPACE



30,349 RSF (Per BOMA)



Mezzanine with Office



Main Floor with Office,  
Conference Rooms & Kitchen



Grade Level Roll Up Door  
on 9th Street



+/- 8 Cars Off Street  
Parking for Building



Warehouse can be delivered  
vacant by 08/01/24



+/- 18' High Ceilings and  
Clear Span



Up to 1200 A Power

Clean Phase I



VIRTUAL TOUR







WAREHOUSE TO BE DELIVERED IN SHELL CONDITION



OFFICE



WAREHOUSE

CONFERENCE ROOM



# CATHOLIC CHARITIES OF THE EAST BAY

## OFFICE SPACE

- + Mix of training rooms, conference rooms, and offices
- + +/- 36 Car Parking Lot
- + Natural Light
- + Furniture Available
- + Kitchen/Break Room
- + HVAC
- + Fire Sprinkled
- + Zoned CM-5 commercial mixed use – activity center uses include:
  - Office
  - Retail
  - Entertainment
  - Residential
  - Hospitality
  - Medical/Clinic/Hospital
  - Commercial Kitchen
  - Manufacturing
  - Trade School
  - Gym
  - Market

217 HARBOUR WAY | RICHMOND, CA



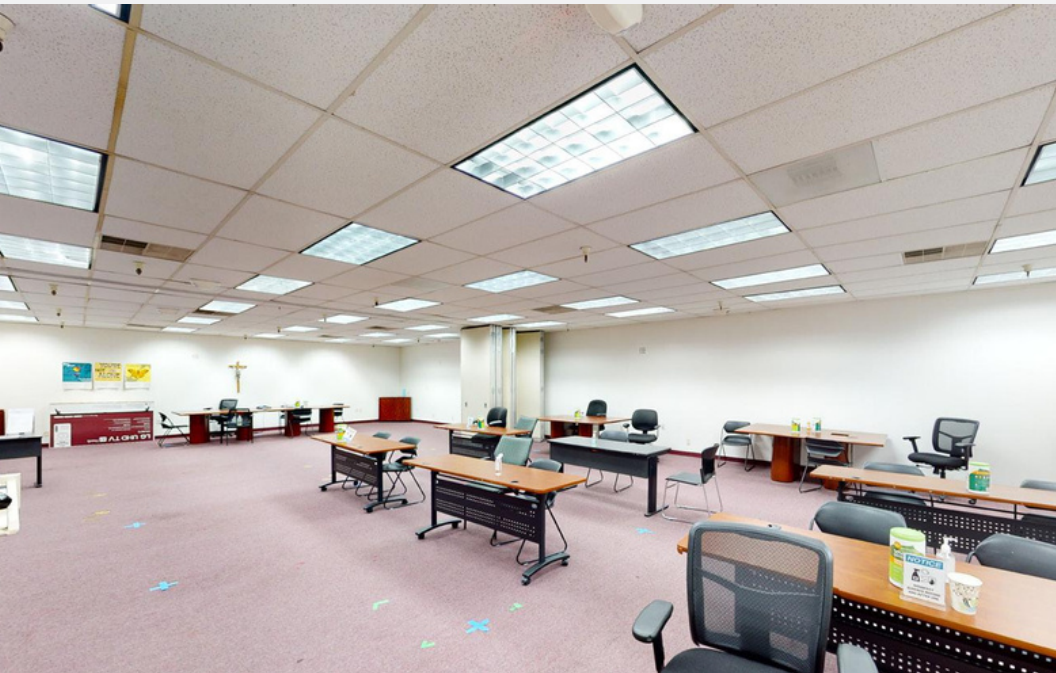




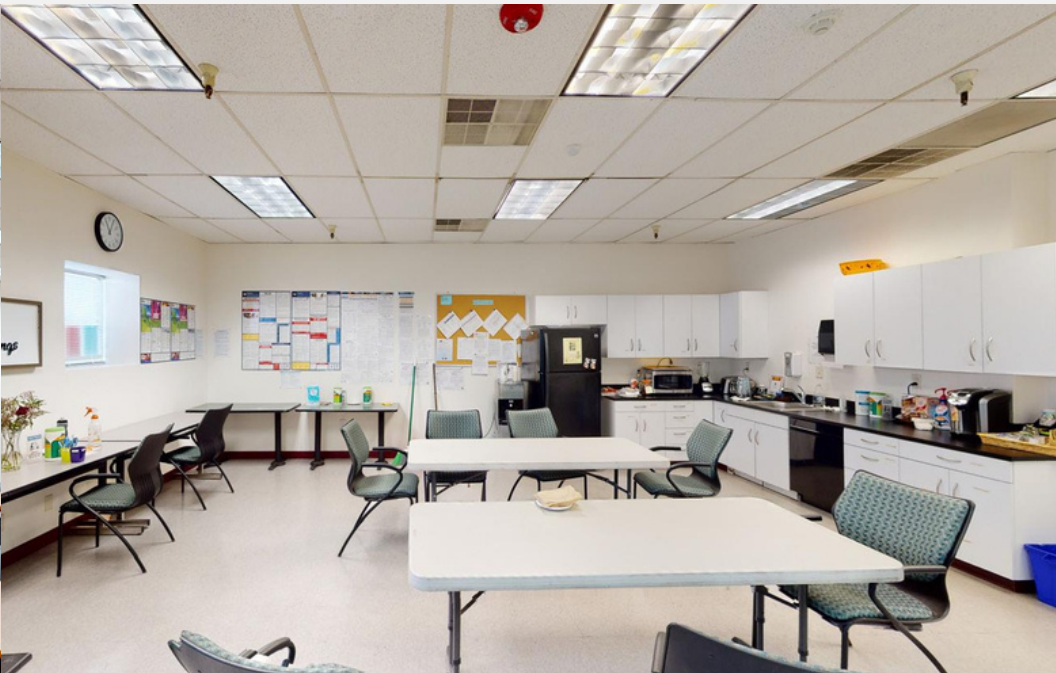
TRAINING ROOM



RECEPTION



ALL HANDS ROOM



OFFICE

KITCHEN



# SALE-LEASEBACK TERMS

## SALE TERMS

<b>PRICE</b>	\$5,500,000
<b>EQUITY AT CLOSE OF ESCROW</b>	\$3,890,000
<b>SELLER LOAN</b>	\$1,610,000 24-Month Term 5.65% Interest Only No Pre-payment Penalty
<b>BUYERS BROKER COMMISSION</b>	3% Upon Close of Escrow

## TENANT INFORMATION

### Catholic Charities of the Diocese of Oakland, Inc

*A California non-profit public benefit corporation founded in 1935*

FTB Entity ID: 0970012

Status: Revived Exempt

Website: info@cceb.org

Service Area: Alameda & Contra Costa County

Locations: Richmond, Oakland, Concord, Pittsburg

Current Services: Housing, Immigration Legal, Mental Health, Violence Prevention, Family Preservation, Crisis Response

CPA: Armanino LLP

IRS Form 990:	Revenues	Net Assets
2021	\$13,377,446	\$32,561,697
2022	\$14,244,930	\$30,618,630

## OFFICE LEASEBACK TERMS

**PREMISES:** 14,686 RSF (per BOMA)

**TERM:** 10 Years From Close of Escrow

**USES:** All Legal Uses

**BASE RENT:** 1st Year - \$0.90/RSF NNN

**ANNUAL ADJUSTMENT:** 2.5% Annually

**PROPERTY TAX ABATEMENT:** CCEB is a non-profit and will file a welfare exemption

**UTILITIES:** Paid by Lessee

**PROPERTY CONDITION:** As-is, Subject to Lease Terms

**RENEWAL OPTIONS:** 2-5 Year Renewal Options





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**David A. Klein Esq. SIOR LEED AP MCR**  
**Executive Vice President | Managing Principal**  
**415.516.2211**  
**dklein@lee-associates.com**  
**License ID# 00790730**

**Lee & Associates**  
**San Francisco**  
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