

AVAILABLE  
FOR SALE & FOR LEASE

**2148  
BRUSH ST**  
OAKLAND, CA 94612

A ±8,575 SF Flex  
Warehouse on  
an ±10,655 SF Parcel  
**with Owner/User  
Opportunity and  
Development Potential**

**CBRE**



## PROPERTY DESCRIPTION

A unique opportunity to acquire an  $\pm 8,575$  SF flex warehouse on an  $\pm 10,655$  SF parcel with development potential in an opportunity zone. This property is walking distance to BART, Downtown Oakland, and has a flexible zoning that allows a variety of commercial uses. Additionally, it is surrounded by several new residential developments (218 units to be constructed).

## ABOUT THE PROPERTY



**94**  
Walker's  
Score



**90**  
Biker's  
Score



The property is within walking distance to Uptown and Downtown. It is close to many restaurants, hotels & area amenities.



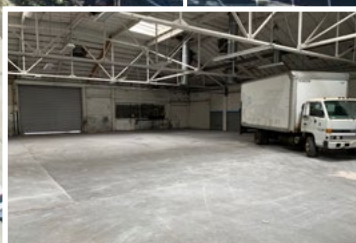
**ARTHAUS BRUSH**  
18 UNIT DEVELOPMENT



**EBALDC HOUSING**  
95 UNIT DEVELOPMENT



**105 UNIT DEVELOPMENT**  
DEVELOPER: OAKBROOK PARTNERS



**SUBJECT PROPERTY**

PRICING:  
PLEASE CONTACT  
BROKER

## PROPERTY HIGHLIGHTS

- $\pm 8,575$  SF
- $\pm 10,655$  Parcel
- Zoning: CC-2
- Clear span warehouse
- Loading: 2 Grade Level
- Rear yard



# About Oakland

# #1

Voted Best City in the U.S. for Coffee & Breakfast by Eately

# 11

Oakland is named 11<sup>th</sup> best City in the US for Tech startups by CIO

# #9

Oakland ranks the most walkable city in the US by Walkscore and the 4<sup>th</sup> "Most Exciting" & "Most Hipster" cities in the US by Trulia



Oakland makes National Geographic Travel's Best Trips List in 2019.

Oakland's 'There there' is in its diversity, its distinction, its sense of place, its people



KAISER CENTER



CITY CENTER

JACK LONDON SQUARE



ALAMEDA



UPTOWN

John B. Williams Fwy

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DOWNTOWN OAKLAND

# CBRE

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