

FOR LEASE

# 449 15TH STREET

Oakland, CA 94612



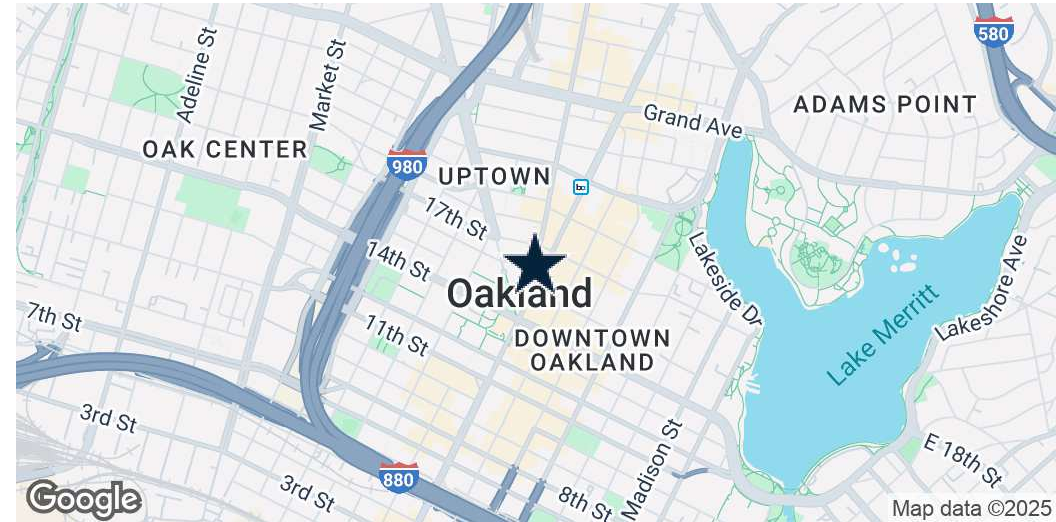
*Exclusively Listed by*

**Brad Banker**

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449 15th Street Oakland, CA 94612



## OFFERING SUMMARY

Lease Rate:	\$2.50 SF/month (Full Service)
Building Size:	25,000 SF
Available SF:	Suite 101: 1,116 RSF Suite 104: 2,333 RSF Suite 303: 2,451 RSF Suite 304: 2,396 RSF
Zoning:	CBD-P

## PROPERTY OVERVIEW

Affordable Ground Floor office space in Downtown Oakland for lease. Private office intensive layout.

## PROPERTY HIGHLIGHTS

- Professional Office Space
- Secure Lobby Entry
- HVAC
- Private Offices
- LED Lighting
- On-site Gated Parking at additional cost

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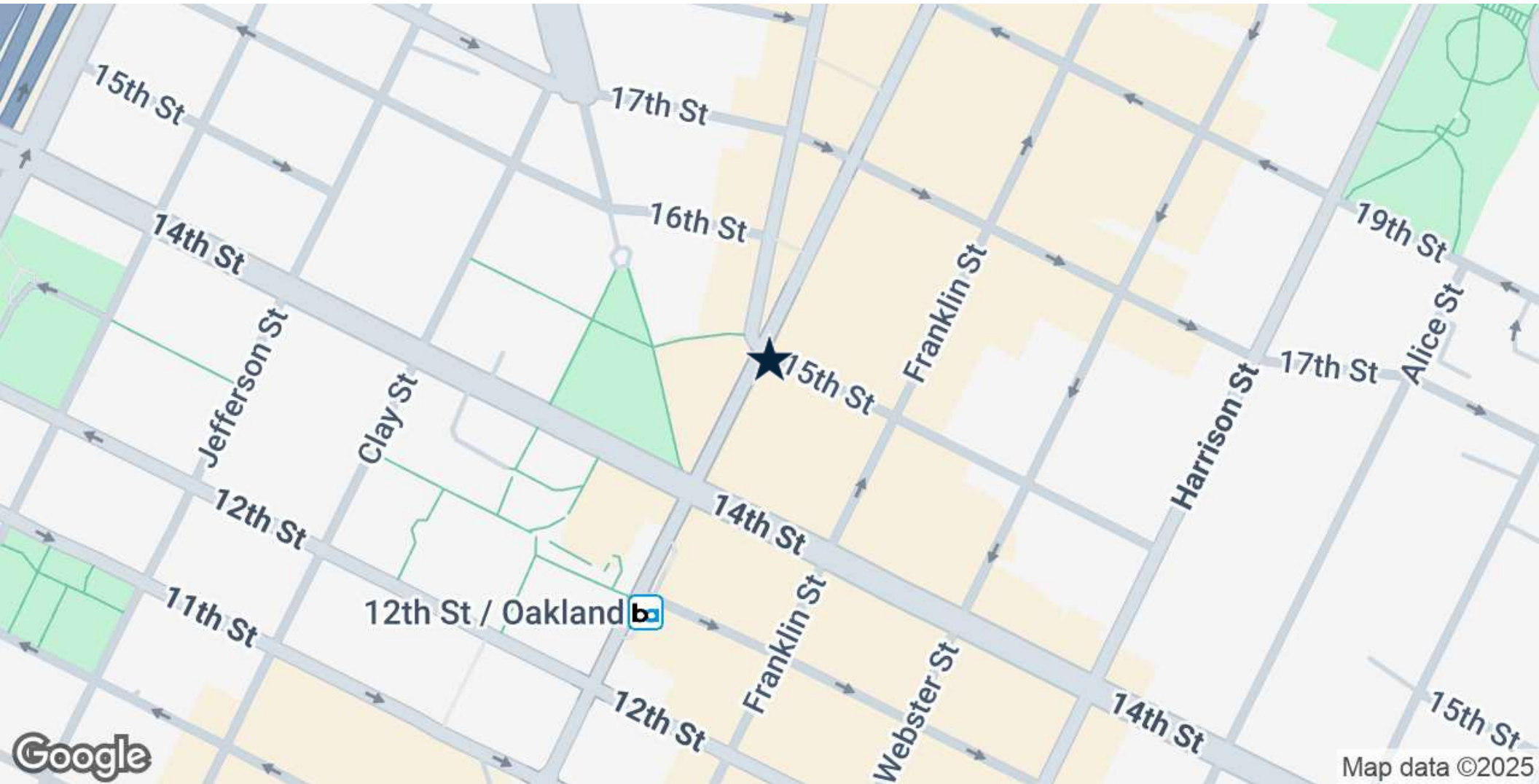
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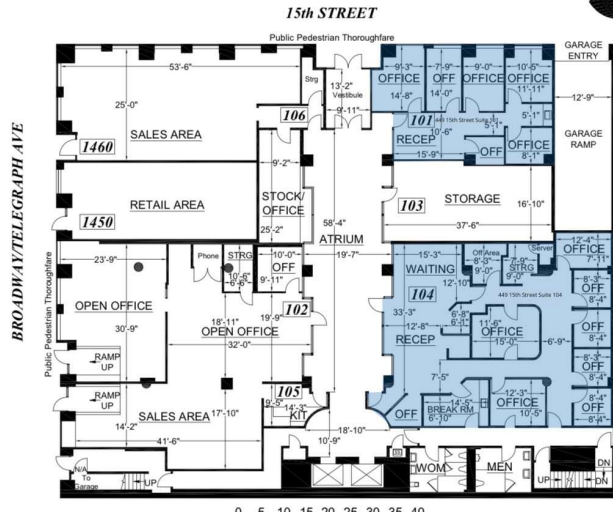


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### LEGEND

Available

### LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,116 - 2,451 SF	Lease Rate:	\$2.50 SF/month

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
449 15th Street Suite 101	Available	1,116 SF	Full Service	\$2.50 SF/month	-
449 15th Street Suite 104	Available	2,333 SF	Full Service	\$2.50 SF/month	-

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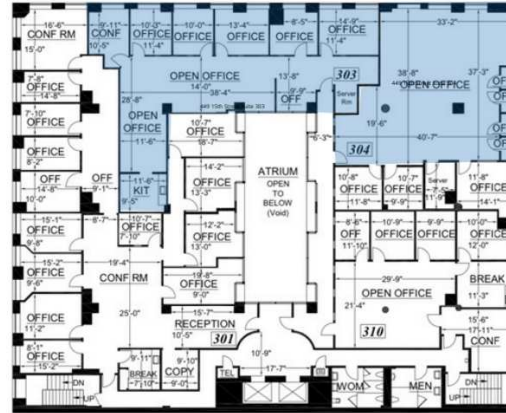
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#### LEGEND

Available

FLOOR PLAN



#### LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,116 - 2,451 SF	Lease Rate:	\$2.50 SF/month

#### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
449 15th Street suite 303	Available	2,451 SF	Full Service	\$2.50 SF/month	-
449 15th Street Suite 304	Available	2,396 SF	Full Service	\$2.50 SF/month	-



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## 449 15th Street Oakland, CA 94612

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	32,231	122,727	237,774
Average age	40.6	37.6	37.4
Average age (Male)	39.2	36.7	36.6
Average age (Female)	40.9	38.0	37.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	17,454	62,254	111,519
# of persons per HH	1.8	2.0	2.1
Average HH income	\$48,962	\$57,358	\$69,504
Average house value	\$456,690	\$488,474	\$608,657

\* Demographic data derived from 2020 ACS - US Census

