

# 2217 South Shore Center

Turn-key office space surrounded by abundant amenities, spacious courtyards, and shoreline access.

*Treat your employees to a spectacular work environment in Alameda!*



**WELLS &  
BENNETT**



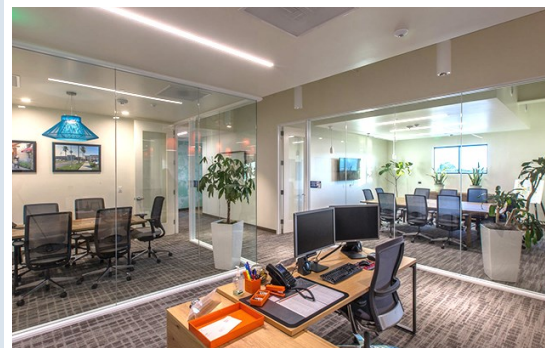
- Light & bright with modern, creative finishes
- Class -A, general office use with 24/7 access
- 3,267 rentable SqFt easily accommodates 10 staff
- 4 private offices, conference room, employee lounge, open areas with 6 built-in workstations, IT Room, telecom room, storage, plus kitchenette with fridge, sink, and dishwasher
- 9 parking spaces, EV charging stations, and bike sharing
- South Shore Center includes: gym with spa and childcare, Kohl's, Old Navy, Bed Bath & Beyond, Safeway, Trader Joe's, Applebee's, Starbucks, Panera Bread, Chipotle, and more!
- 13 minute drive to I-880 / 15 minute drive to Oakland Airport

Tenant is willing to part with most of the office furnishings.

The current lease expires 4/30/2024 with option to renew for 5-years.

This is a Gross lease with a 2019 base year. Lease payment is \$11,105/month.

Tenant is responsible for electricity, averaging approximately \$350/month.



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