

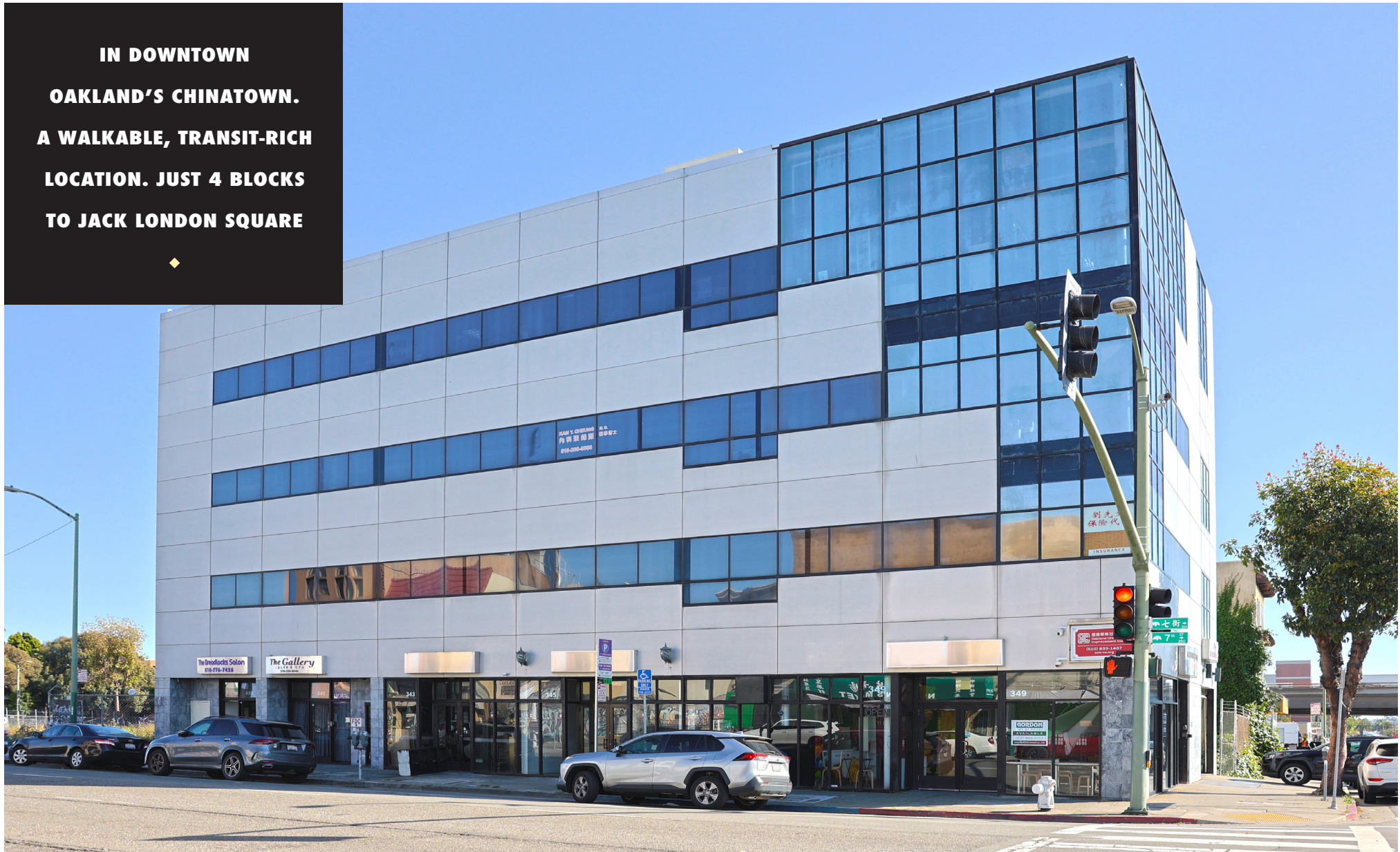
GORDON

COMMERCIAL REAL ESTATE BROKERAGE

3rd Floor Medical Office Suites For Lease

:: 638 WEBSTER STREET, OAKLAND, CA ::

**IN DOWNTOWN
OAKLAND'S CHINATOWN.
A WALKABLE, TRANSIT-RICH
LOCATION. JUST 4 BLOCKS
TO JACK LONDON SQUARE**



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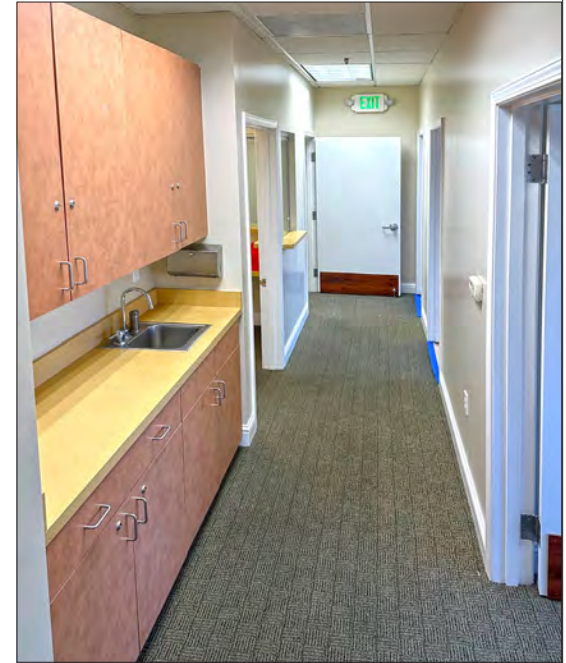
MEDICAL OFFICES AVAILABLE IN OAKLAND'S ATRIUM PLAZA BUILDING – AT CORNER OF 7TH STREET

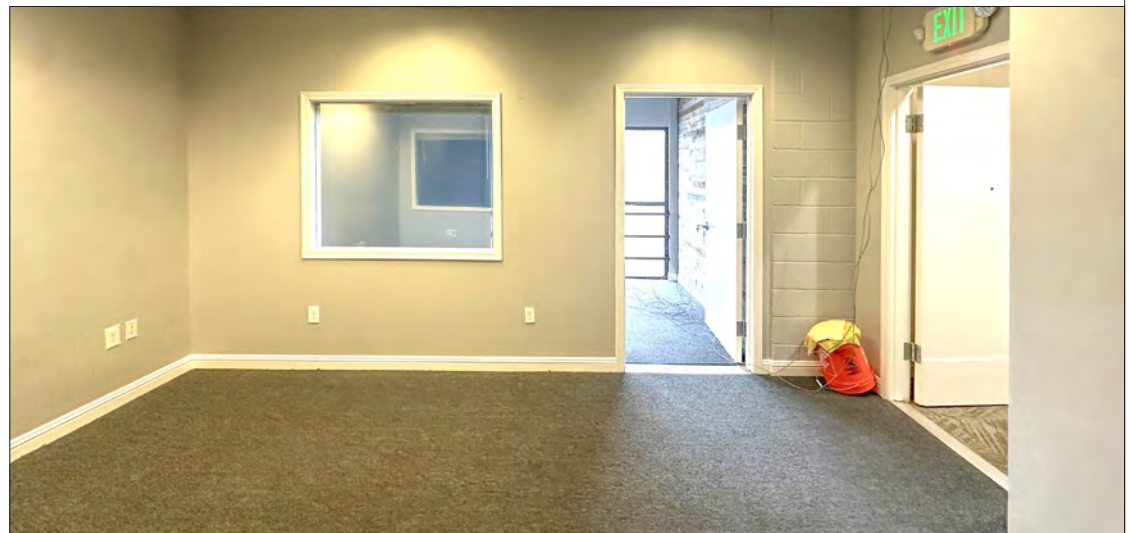
In the heart of Downtown Oakland/Chinatown with close proximity to vibrant Jack London Square District. Extremely walkable area, amid trendy eateries, shops, and new developments. Excellent public transit including BART, Bus, SF Ferry, and Amtrak within blocks. Metered street parking on Webster Street and 2 parking lots nearby. Easy freeway access to I-880 and I-980 within one-block.

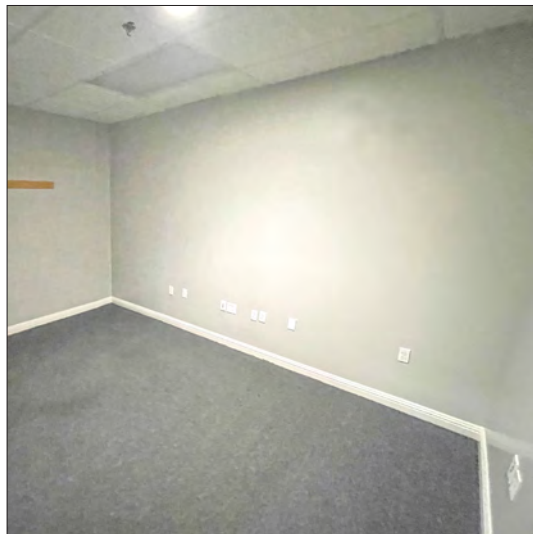
SUITE	SIZE	LEASE RATE
320	718 RSF	\$1,750/month + Utilities
330	700 RSF	\$1,500/month + Utilities
350	860 RSF	\$2,000/month + Utilities
360	530 RSF	\$2,000/month + Utilities

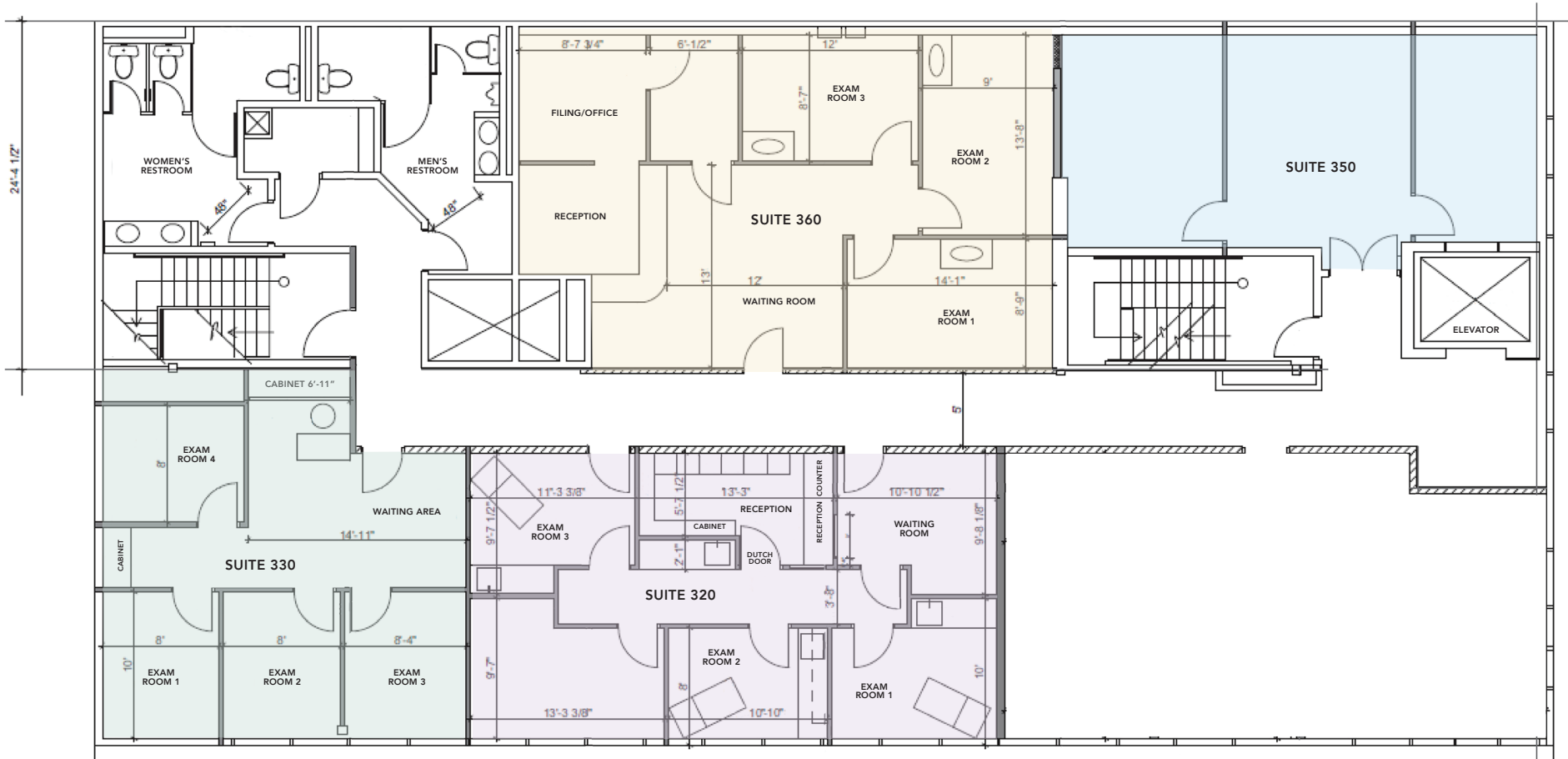
- Large windows
- High ceilings
- Natural light
- Elevator and stairway
- 2 shared restrooms
- HVAC
- Fully carpeted
- Well-maintained building
- Excellent signage opportunity
- Zoned C-45 (Mixed Use Waterfront)











WEBSTER STREET

This drawing is intended to be used as an aid in planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

- Excellent freeway access (within 1 block)
- Near Old Oakland Farmer's Market
- 3 blocks to Jack London Square eateries, wineries, breweries, and more
- 4 blocks to Lana's Hamburger Restaurant (voted Best Burgers + Ice cream last 4 years)
- 5 minute walk to Pacific Renaissance Plaza Mall, as well as Lincoln Square Park
- 6 blocks to SF Bay Ferry and Amtrak train station
- 6 minute walk to 12th Street BART
- 6 minute walk to Oakland Museum of California
- 9 minute walk to Lake Merritt BART
- Easy walk to many popular destinations including Sana'a Cafe, Earth Grown juice shop, Ming's Tasty, Napoleon Super Bakery, Oeste Bar, Full House Cafe, New Gold Medal Restaurant, Alice Street Bakery, and the Oakland Grill
- Less than 1 mile to Lake Merritt



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.