

3330 TELEGRAPH AVENUE

OAKLAND, CALIFORNIA 94609



±9,716 SF MEDICAL OFFICE BUILDING AVAILABLE FOR SUBLEASE— OAKLAND, CA

Voit
REAL ESTATE SERVICES

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BAYSIDE
REALTY PARTNERS
MEDICAL/DENTAL PROPERTY SPECIALISTS

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±9,716 SF
AVAILABLE

SUBLEASE
LEASE TYPE

MEDICAL OFFICE
BUILDING TYPE



10 SPACES
PARKING



FREESTANDING
BUILDING



S1
ZONING



WALKER'S PARADISE
(90) WALK SCORE®

SUBJECT

HIGHLIGHTS

- ▶ Freestanding 9,716 SF medical office building
- ▶ Ten (10) parking spaces
- ▶ Located in medical area AKA: Pill Hill
- ▶ Medical grade improvements
- ▶ Under market rent rate
- ▶ Signage opportunity with excellent visibility
- ▶ Near proximity to Interstate 580 & 980 off-ramps
- ▶ Close vicinity to Alta Bates Summit Medical Center
- ▶ Walk Score® | Walker's Paradise (90)
- ▶ Transit Score® | Excellent Transit (72)

SUBLEASE RATE: CONTACT BROKER



Oakland celebrates its diverse community, artistic vibe, beautiful scenery, locally owned shops, civic pride, and award winning multi-cultural cuisine. In fact, Oakland was voted #1 Best Food City in the U.S. by Condé Nast Traveler readers. Situated on the east side of the Northern California Bay Area, Oakland is bordered by 19 miles of coastline to the west and rolling hills to the east.

Conveniently located near three major airports, Oakland can be easily accessed via railway, bus, or ferry. The Town is home to numerous parks, the Oakland Zoo, Lake Merritt, the Oakland Museum of California, live music venues, Children’s Fairyland, theaters, the Chabot Space & Science Center, and so much more!

With so much to see and do in Oakland, planning to stay a few day is ideal. With first-class hotels to boutique properties, family-friendly options and the top names in lodging – there is something for everyone in Oakland.



529,711
POPULATION



\$132,433
HOUSEHOLD INCOME



\$1,040,958
HOME VALUE



305,645
OF EMPLOYEES



37,704
OF BUSINESSES



208,372
HOUSEHOLDS

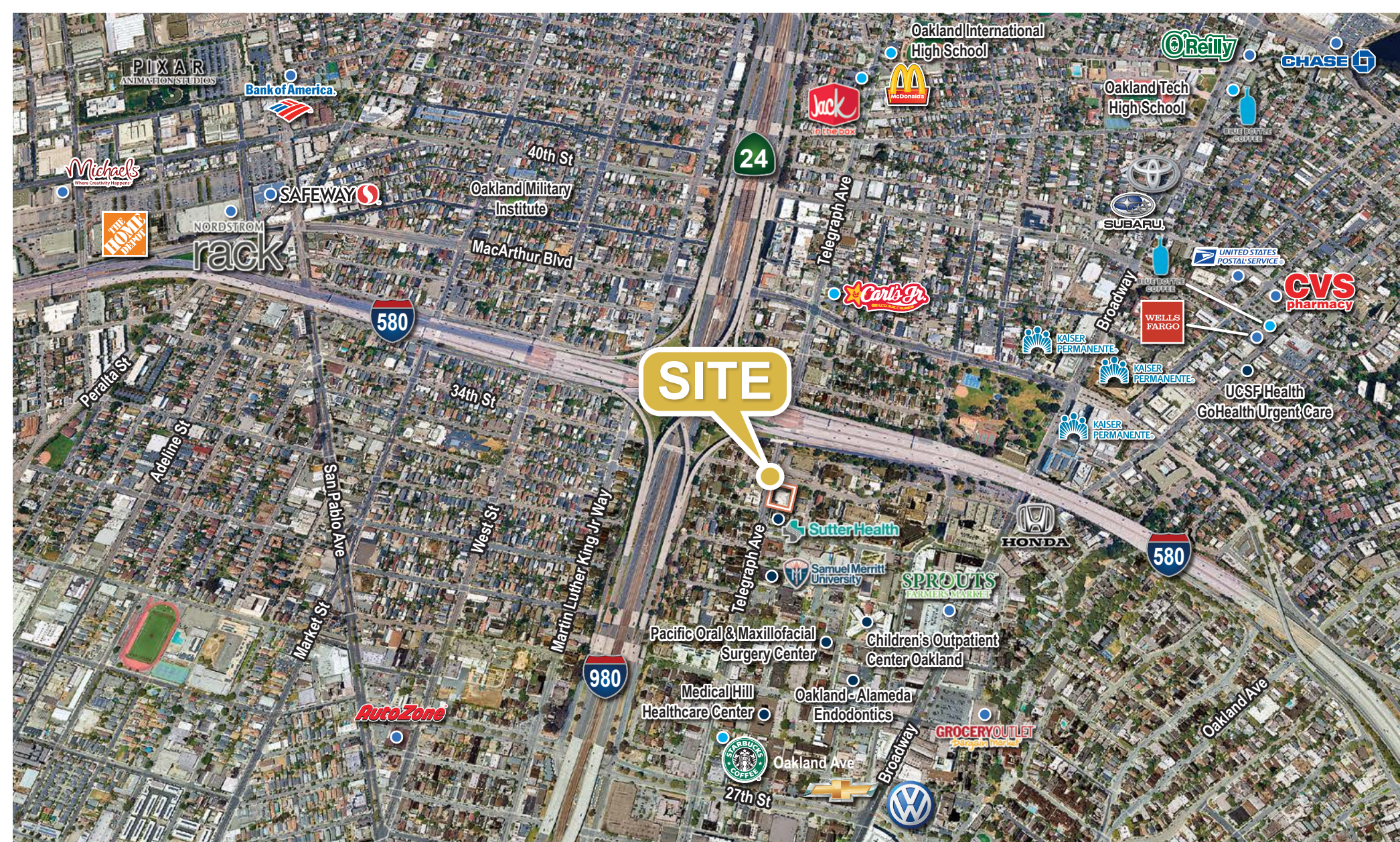


TRAFFIC COUNT

CROSS ROADS	ADT
TELEGRAPH AVE & 31 ST ST	7,266
31 ST ST & I-980	118,290
TELEGRAPH AVE & I-580	15,397

OAKLAND, CALIFORNIA

DEMOGRAPHICS



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