

FOR SALE OR LEASE

444-  
446  
17TH  
ST

Oakland, CA 94612



*Exclusively Listed by*

**Brad Banker**

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# 444-446 17th St Oakland, CA 94612



## OFFERING SUMMARY

Sale Price:	\$2,250,000.00
Building Size:	6,456 SF
Available For Lease:	3,297 RSF at \$2.50 PSF per month IG
Lot Size:	2,896 SF
Price / SF:	\$348.51
Year Built:	1917

## PROPERTY OVERVIEW

Well maintained office building in the Heart of Uptown Oakland. Building features HVAC, great natural light, Elevator, High Ceilings, And a multi-tenant layout that allows for additional income. There is a 3,297 square foot ground floor/mezzanine office vacancy perfect for owner-users, and the building currently brings in \$5,752.00 per month in rent on the occupied spaces. Located half a block from BART, with the City of Oakland Franklin Street Garage located a half block away for easy monthly parking. The 3,297 square foot ground floor/mezzanine space is also available for lease at \$2.50 IG PSF per month.

## PROPERTY HIGHLIGHTS

- 3,321 square foot Owner-User occupancy opportunity on the Ground Floor/Mezzanine
- Prominent Uptown Oakland Location
- Easy Transit and Parking Options
- Multi-Tenant Layout with Built In Income
- Well Maintained Building with HVAC, Elevator, High Ceilings and Great Natural Light



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SUITE	TENANT NAME	SIZE SF	MONTHLY RENT	% OF BUILDING	PRICE / SF / MONTH	LEASE START	LEASE END
Penthouse	Vacant	327 SF	-	5.07%	-	-	-
301	Non-Profit	565 SF	\$990	8.75%	\$1.75	July 1, 2025	July 1, 2028,
302	Tailor	527 SF	\$900	8.16%	\$1.71	February 1, 2025	January 31, 2028 plus one three year option to renew at same rent
2nd floor	Acupuncture	1,409 SF	\$3,200	21.82%	\$2.27	August 1, 2022	August 1, 2027 plus one two year option at same rent
Ground Floor/Mezzanine	Vacant	3,321 SF	-	51.44%	-	-	-
300	Engineer	307 SF	\$662	4.76%	\$2.16	July 1, 2025	MTM
<b>TOTALS</b>		<b>6,456 SF</b>	<b>\$5,752</b>	<b>100%</b>	<b>\$7.89</b>		
<b>AVERAGES</b>		<b>1,076 SF</b>	<b>\$1,438</b>	<b>16.67%</b>	<b>\$1.97</b>		



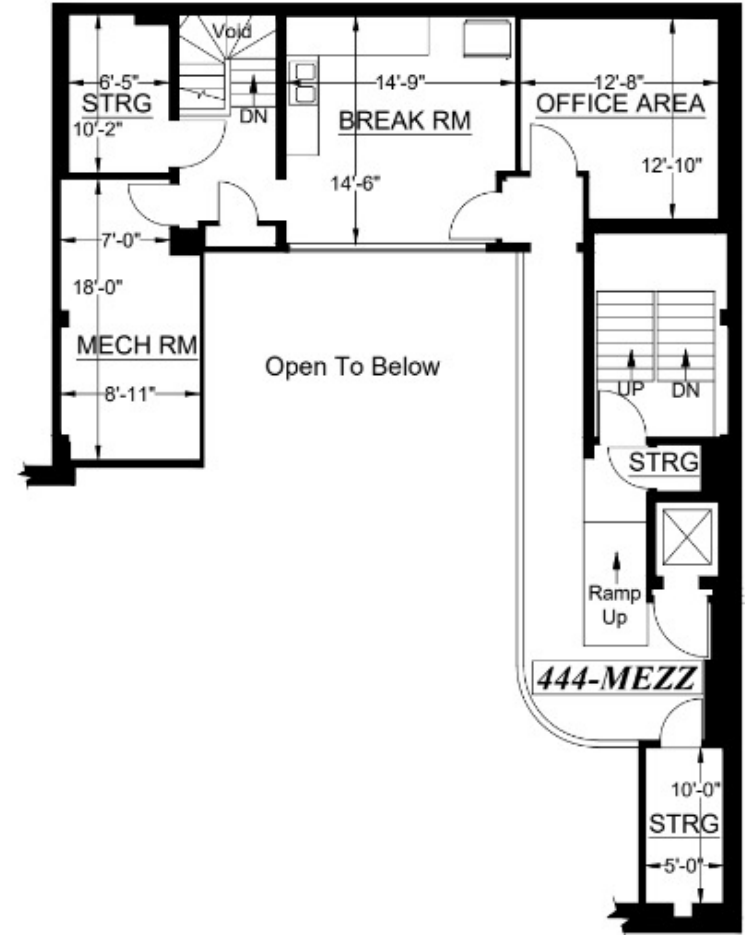
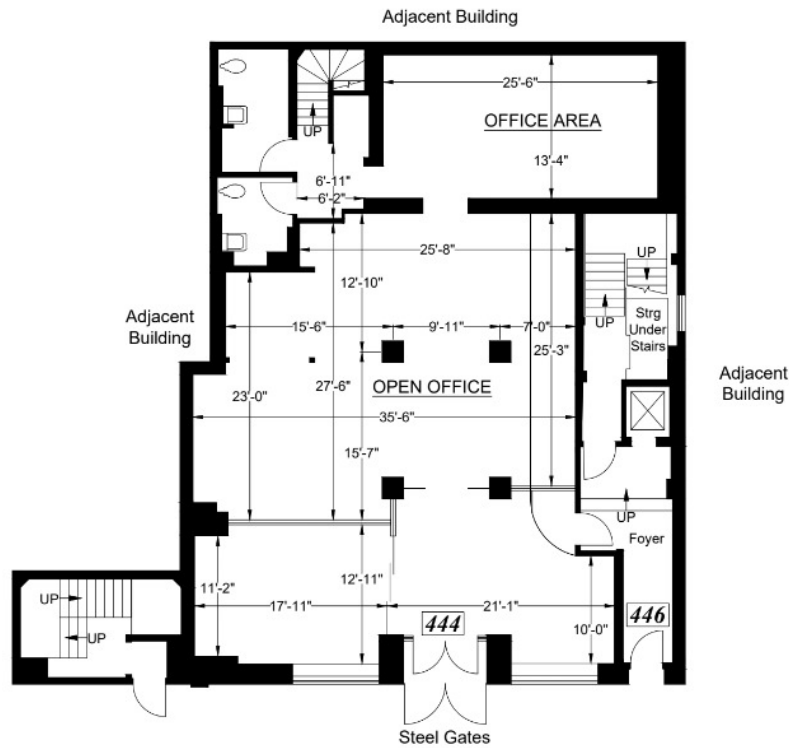
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# GROUND FLOOR/MEZZANINE

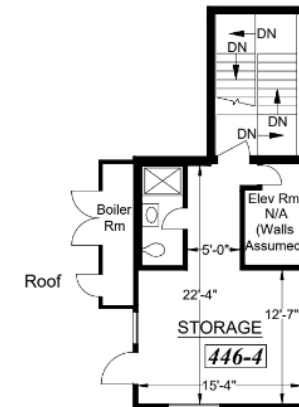
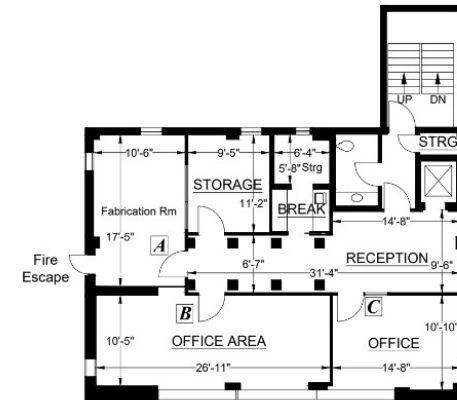
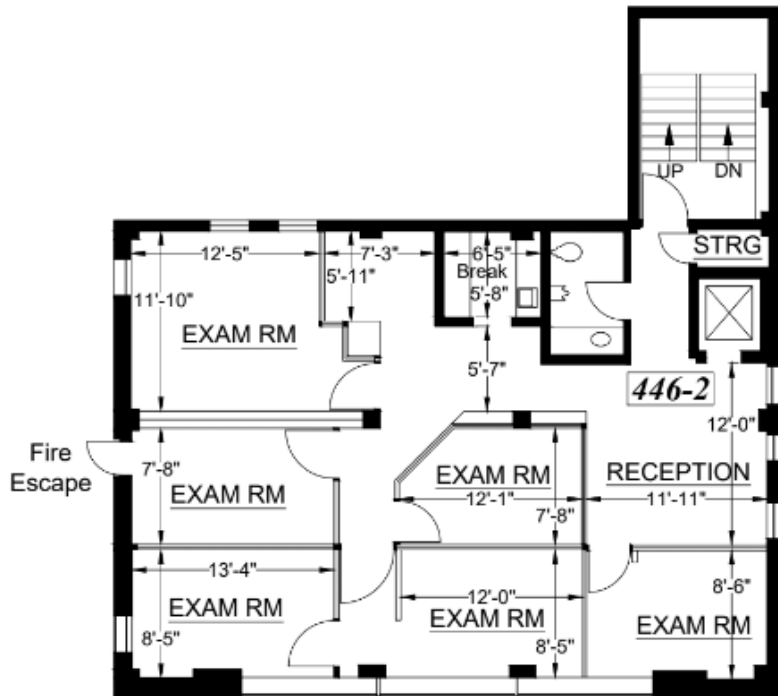
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(includes mezzanine)

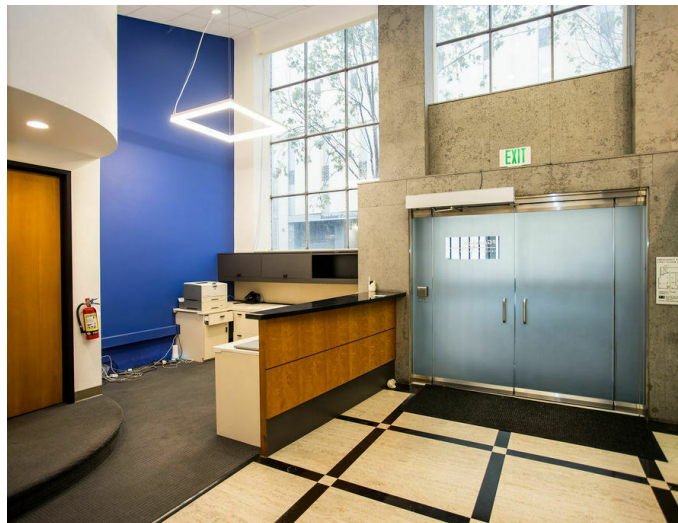


# 2ND FLOOR, 3RD FLOOR AND PENTHOUSE FLOORPLANS

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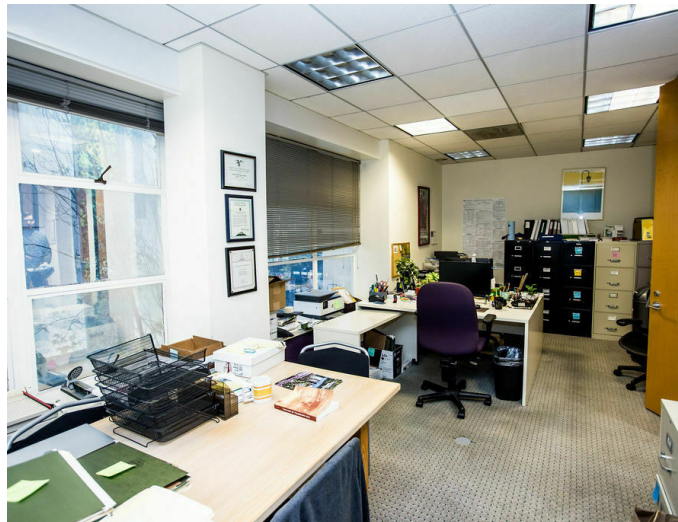


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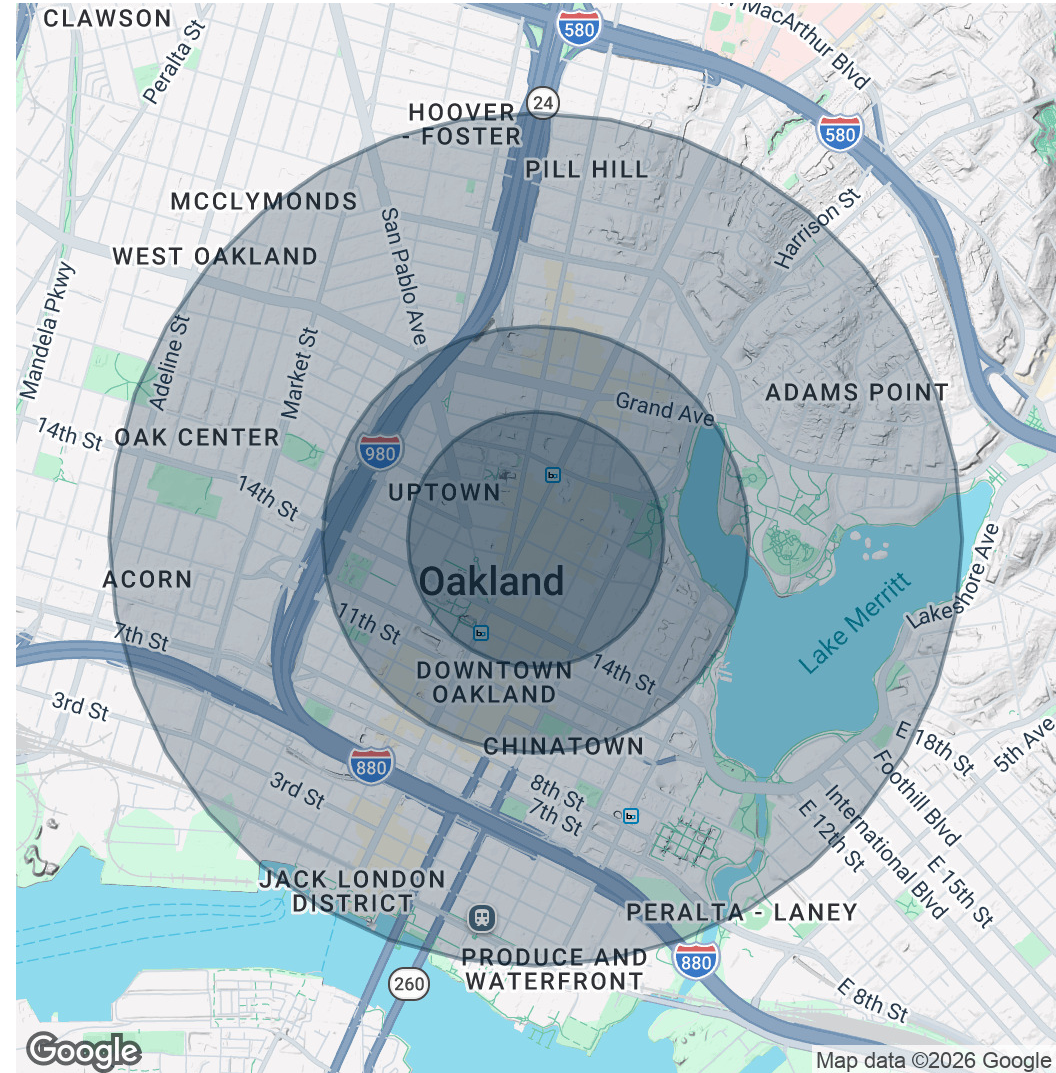
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,676	17,012	54,159
Average Age	45	46	43
Average Age (Male)	45	45	42
Average Age (Female)	46	47	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,280	9,628	27,335
# of Persons per HH	1.7	1.8	2
Average HH Income	\$108,718	\$113,407	\$128,719
Average House Value	\$928,422	\$872,899	\$973,345

2020 American Community Survey (ACS)



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