

**GORDON**

COMMERCIAL REAL ESTATE BROKERAGE

**AVAILABLE FOR LEASE:** Office/Retail, and Flex Spaces

• **472 and 478 7TH STREET, OAKLAND, CA** •



**IN DOWNTOWN OAKLAND NEAR CHINATOWN, JUST 4 BLOCKS TO JACK LONDON SQUARE WATERFRONT**

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• **TWO SPACES AVAILABLE WITH PARKING LOT IN FRONT. WALKABLE, TRANSIT-RICH LOCATION** •

High foot-traffic area surrounded by restaurants, shops, and cultural landmarks. Amid new developments and trendy eateries. Easy I-880 and I-980 freeway access within 7 blocks. Excellent public transit including BART, Bus, SF Ferry, and Amtrak within blocks. Zoned D-DT (Downtown Mixed Use)

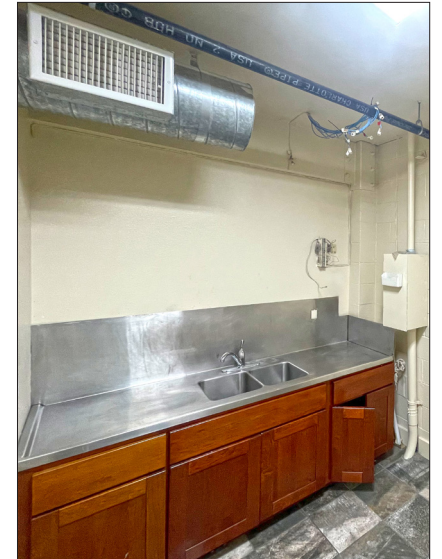
**SPACE**  
**478 – Flex Space**  
**TOTAL SIZE** ±2,337 RSF  
**LEASE RATE** \$8,000/month IG

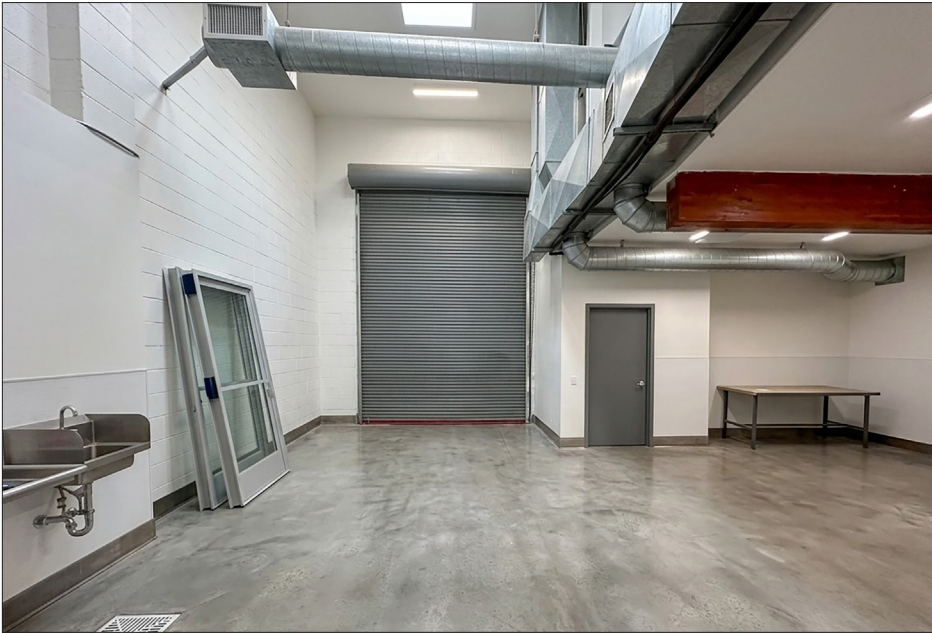
- Arched window frontage
- Roll-up Door
- High ceilings
- Natural light
- Mezzanine
- Restroom
- Excellent signage opportunity

**SPACE**  
**472 – Retail/Office/Service Commercial Space**  
**SIZE** ±1,067 RSF  
**LEASE RATE** \$2,750/month IG

- Arched window frontage
- High ceiling
- Natural light
- Restroom
- Kitchenette
- Excellent signage opportunity

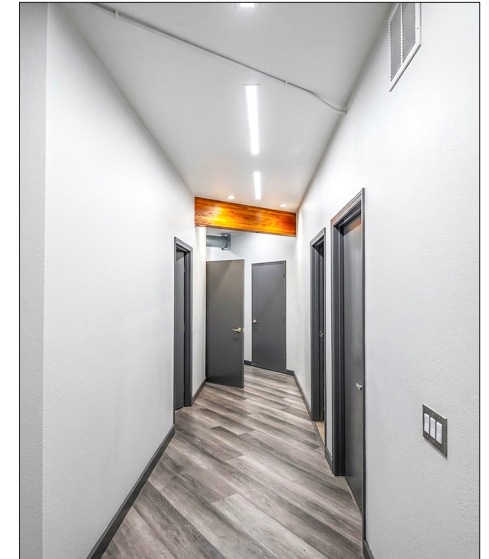


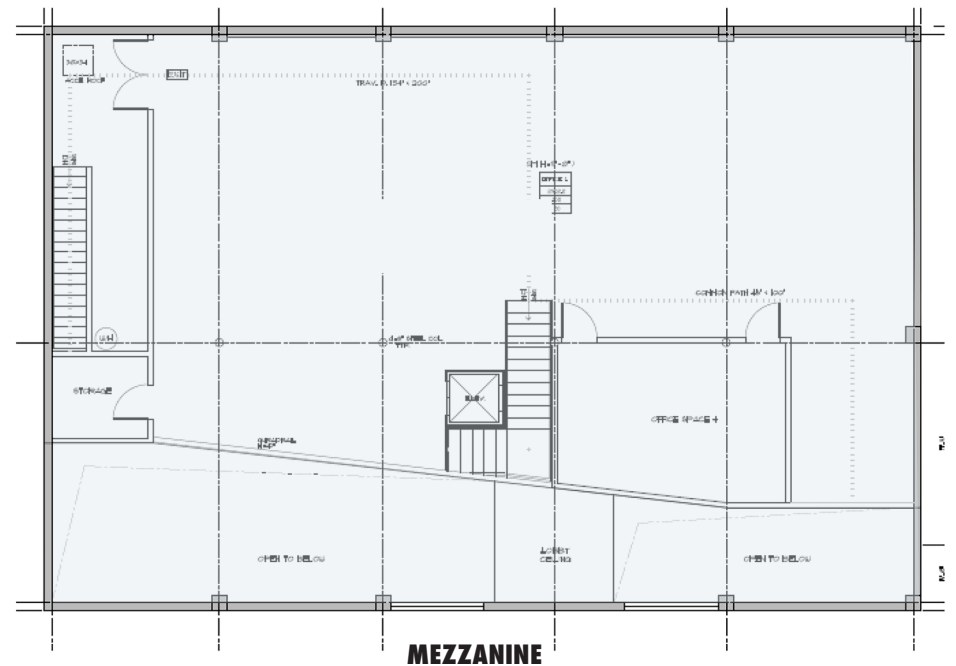
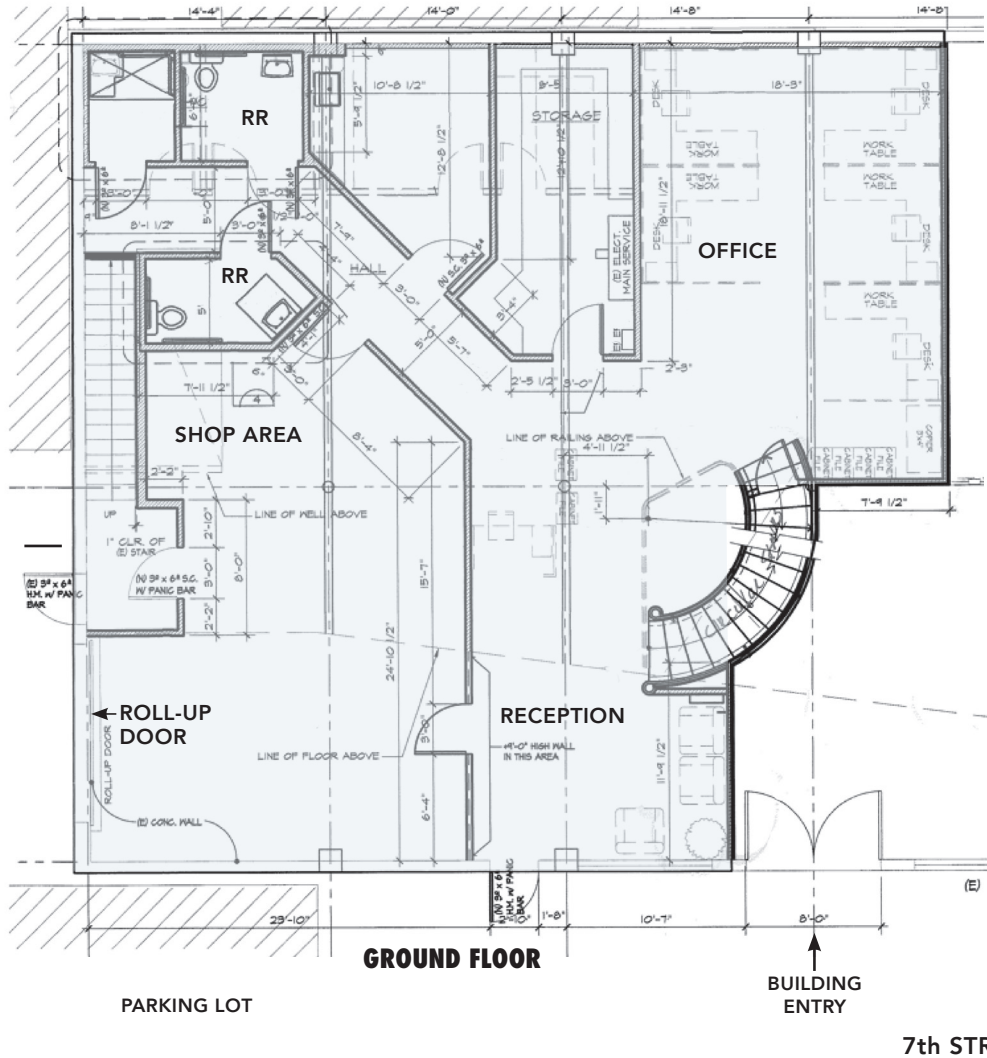




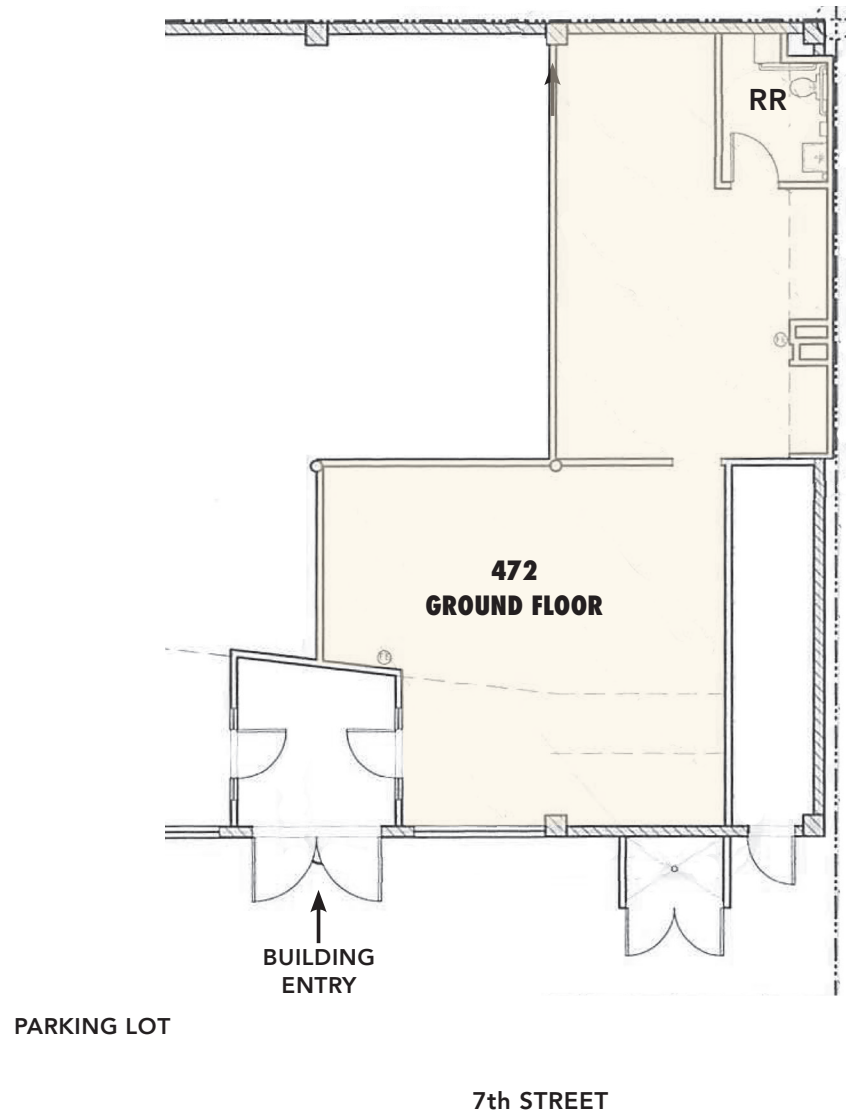
**PERFECT FOR CREATIVE USE,  
LIGHT MANUFACTURING,  
MEDIA PRODUCTION, OFFICE,  
OR COMMERCIAL KITCHEN**

- **ROLL-UP DOOR**
- **SPRIAL STAIRCASE TO  
MEZZANINE**





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.



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- Excellent freeway access (within 1 block)
- Near Old Oakland Farmer's Market
- 2 blocks to Lana's Hamburger Restaurant (voted Best Burgers + Ice cream last 4 years)
- 4 blocks to Jack London Square eateries, wineries, breweries, and more
- 5 minute walk to Lake Merritt BART
- 6 minute walk to 12th Street BART
- 6 minute walk to Oakland Museum of California
- 7 minute walk to Pacific Renaissance Plaza Mall, as well as Lincoln Square Park
- 7 blocks to SF Bay Ferry and Amtrak train station
- 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, Popoca restaurant, Oeste - Bar, Oakland Grill, New Gold Medal Restaurant, Alice Street Bakery, and Blue Bottle Coffee
- 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.