

FLEXIBLE CREATIVE SPACE FOR LEASE

4200 Broadway, Oakland, CA 94611 | +/- 3,839 - 4,320 SF Options Available



4200BROADWAY.COM

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Beautifully designed, move-in ready creative headquarters at a prime location near Piedmont Avenue, Rockridge, and Temescal

PREMIUM FEATURES:

- High ceilings, skylights, abundant natural light, and concrete floors
- Private offices
- Collaborative work areas
- Lounge and recreation spaces with pool table and foosball
- Conference rooms and phone booths
- Large kitchen with stainless steel appliances, bar seating, and on-tap beer option
- 2 restrooms, one with shower
- Sonos surround speaker system, option for projector TV
- On-site parking
- Conveniently located near Piedmont Avenue, Rockridge, Temescal, MacArthur BART, Highway 24, and I-580



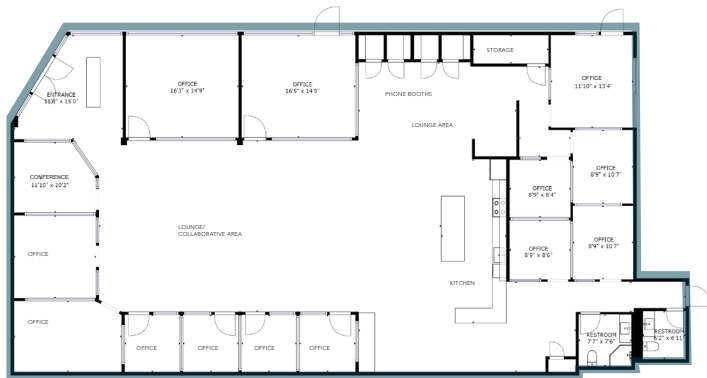
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LEASING OPTION 1

+/- 4,320 SF

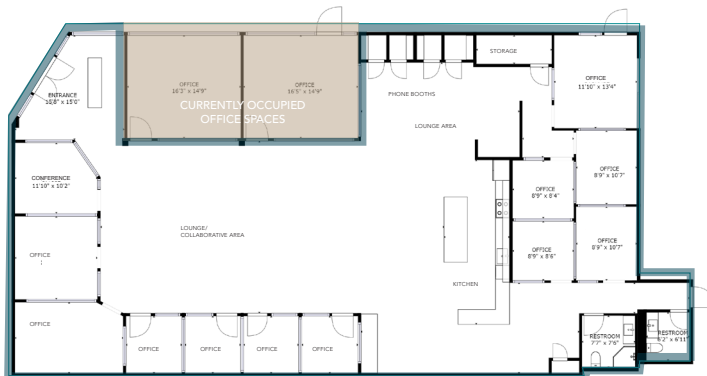
\$12,750 per month, industrial gross



LEASING OPTION 2

+/- 3,839 SF

\$10,800 per month, industrial gross



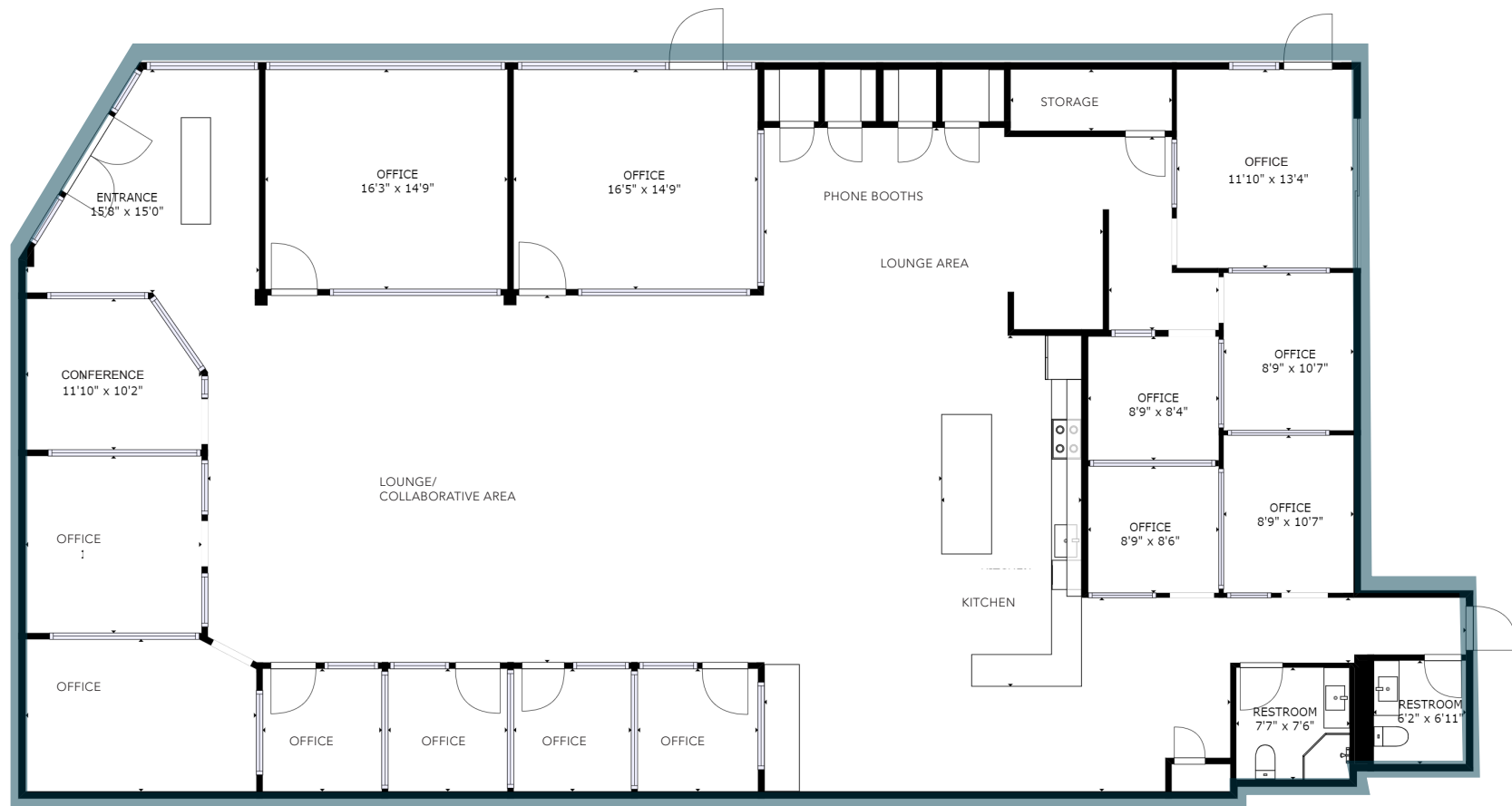
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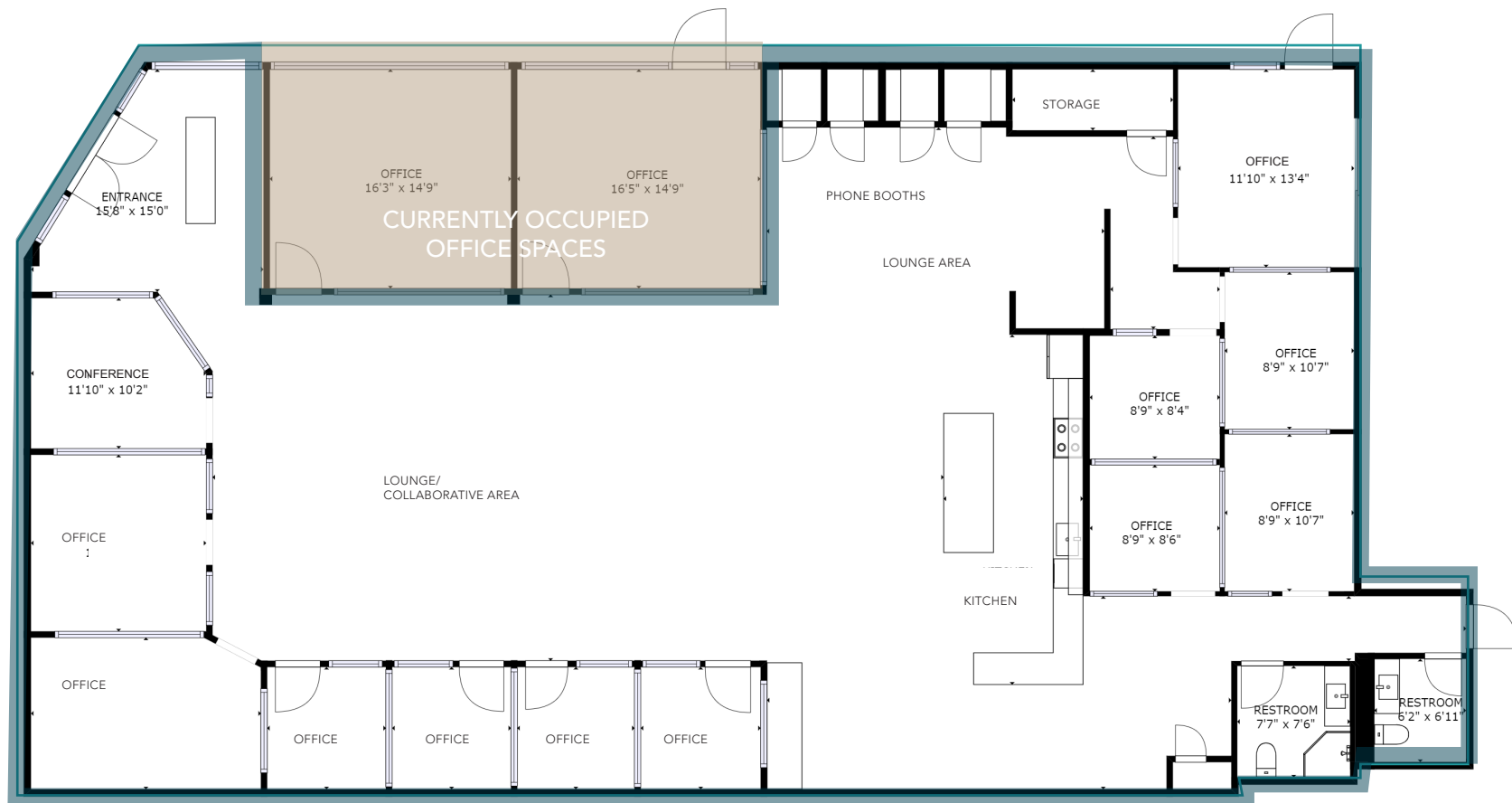
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LEASING OPTION 2

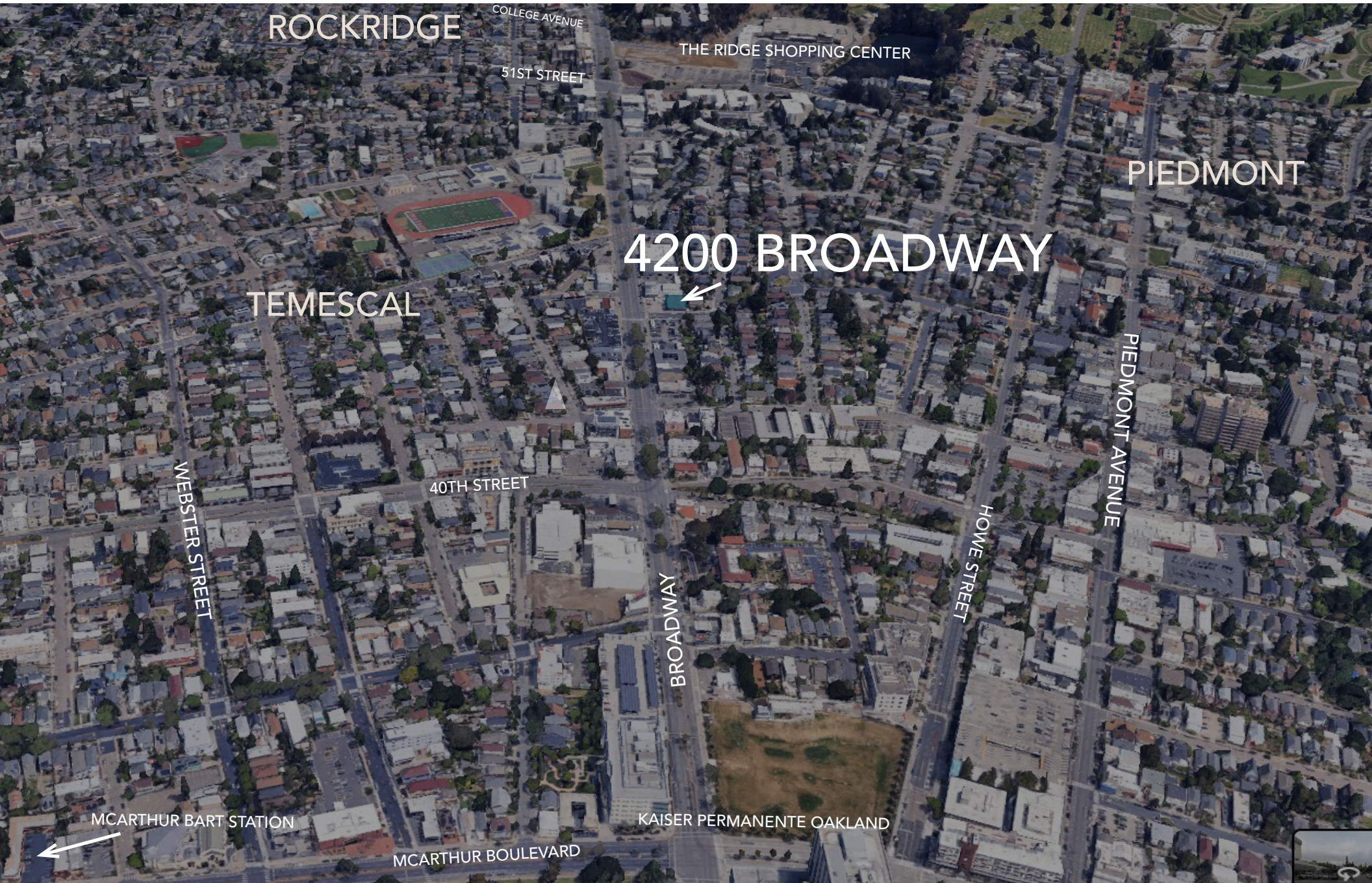
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Conveniently located near some of Oakland's favorite neighborhood restaurants, cafes, shops, and amenities

PIEDMONT AVENUE

Piedmont Avenue is just steps away, Oakland's vibrant, highly walkable "village-like" neighborhood featuring favorites including Fenton's Creamery, Commis, Cato's Ale House, Blue Bottle Coffee, Piedmont Grocery, Spectator Books, Piedmont Theater and a diverse range of culinary and shopping spots.



ROCKRIDGE

The tree-lined streets and popular College Avenue restaurants and shops are just a 5-minute drive, bike ride, or leisurely stroll away. Market Hall and Trader Joe's are neighborhood hubs. Amazing food and coffee spots include Zachary's Pizza, A16, Belotti, Kitchen Story, Monk's Kettle, Ramen Shop, Saffron Kitchen, La Farine, Philz, and Peet's. Don't miss all the great reads at Pegasus Books.



TEMESCAL

The lively, historic neighborhood of Temescal is also just a 5-minute drive, bike ride, or leisurely stroll away. Temescal is known for its trendy food scene and independent shops. Don't miss tacos at Cholita Linda, sweets at Bakesale Betty, brews at Temescal Tap Room, pinball at Kingfish Pub, or trying out global flavors including Ethiopian, Burmese, Italian, and Japanese cuisines all within a few blocks.

CONTACT

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