



FOR SALE OR LEASE | OFFICE AND FLEX SPACE

2831 Telegraph Avenue

Oakland

CONTACT

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**Colliers**

1999 Harrison St #1750  
Lake Merritt Plaza  
Oakland, CA 94612  
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Two Buildings on One Lot |  
Total 9,064 Square Feet

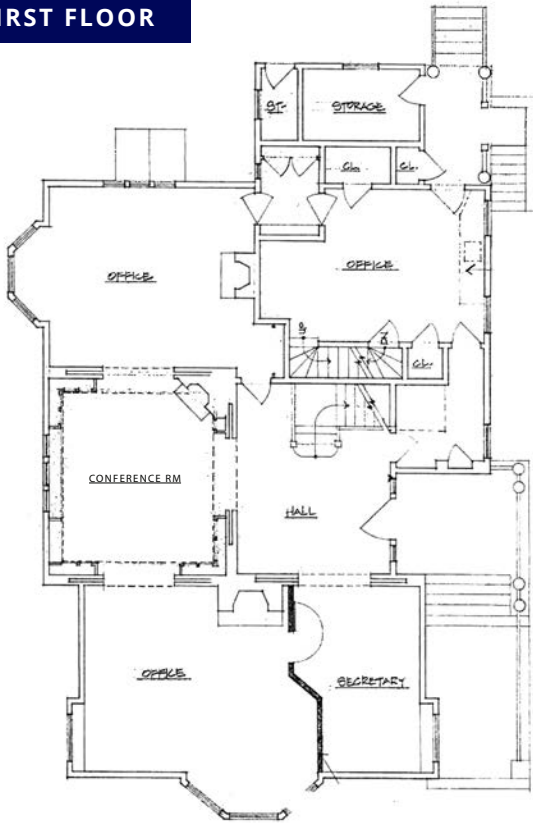
**Project Highlights**

- Street facing Victorian Office
- Rear flex space – approved for education & group assembly, potential for light manufacturing
- Onsite parking
- Beautifully landscaped, outdoor picnic area
- Full basement not included in square footage
- Easy access to freeways and downtown Oakland
- .7 miles to BART
- For Lease or Sale Asking \$2.1M (\$231/PSF)
- **New Asking - \$1.95M (\$215 PSF)**

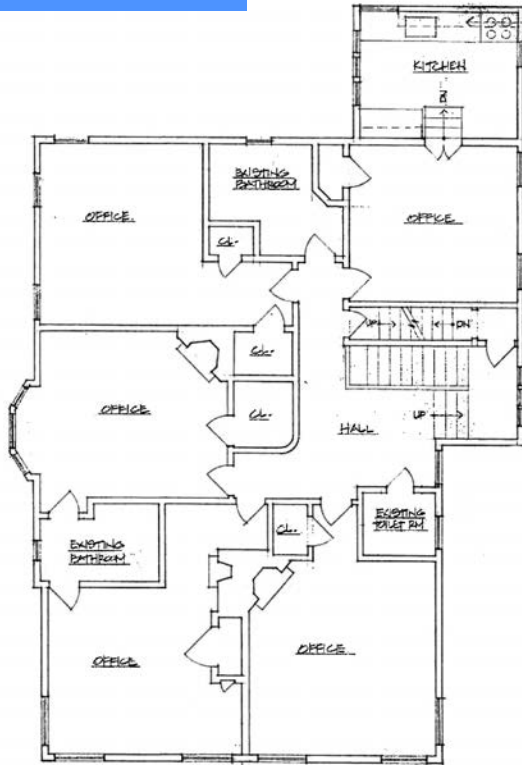
FOR SALE OR LEASE | 2831 Telegraph Ave, Oakland, CA



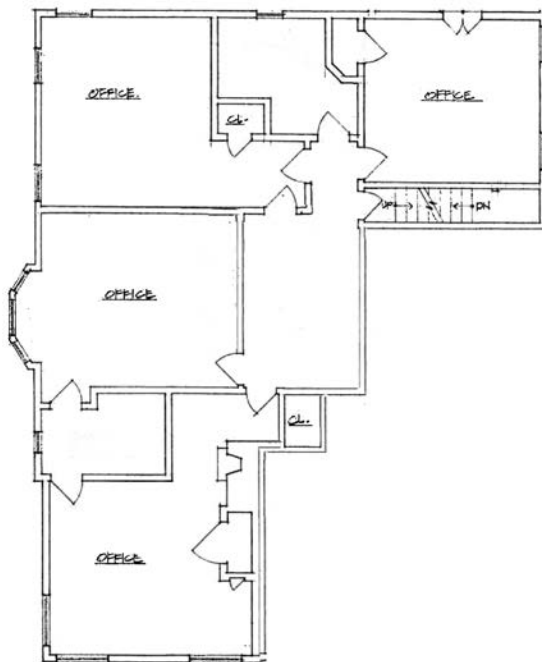
FIRST FLOOR



SECOND FLOOR

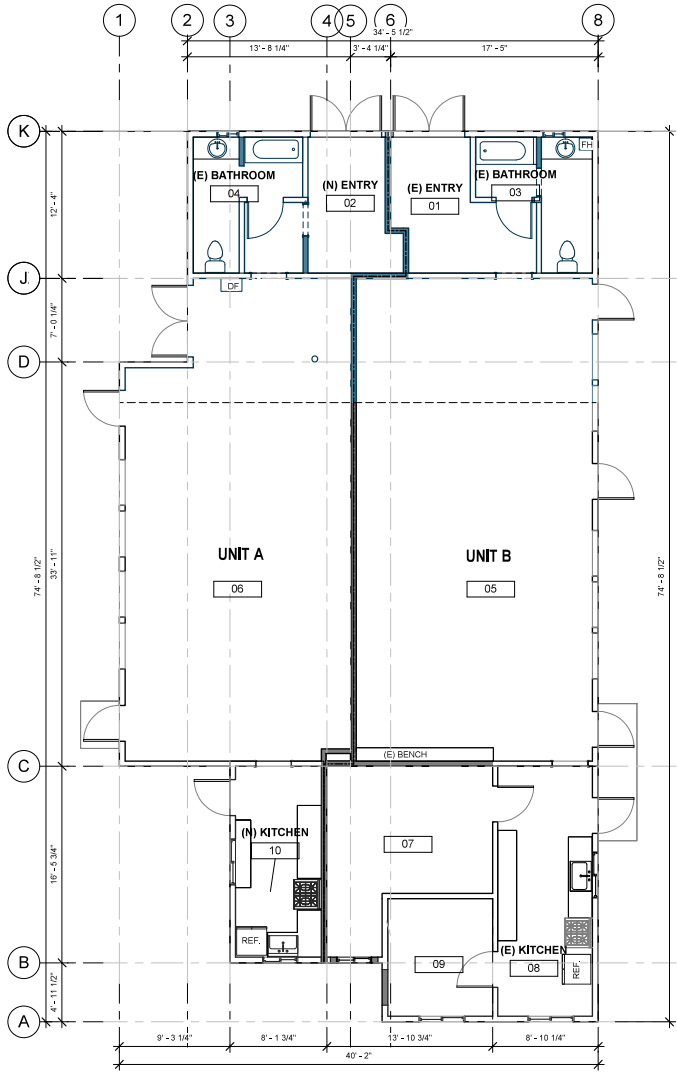
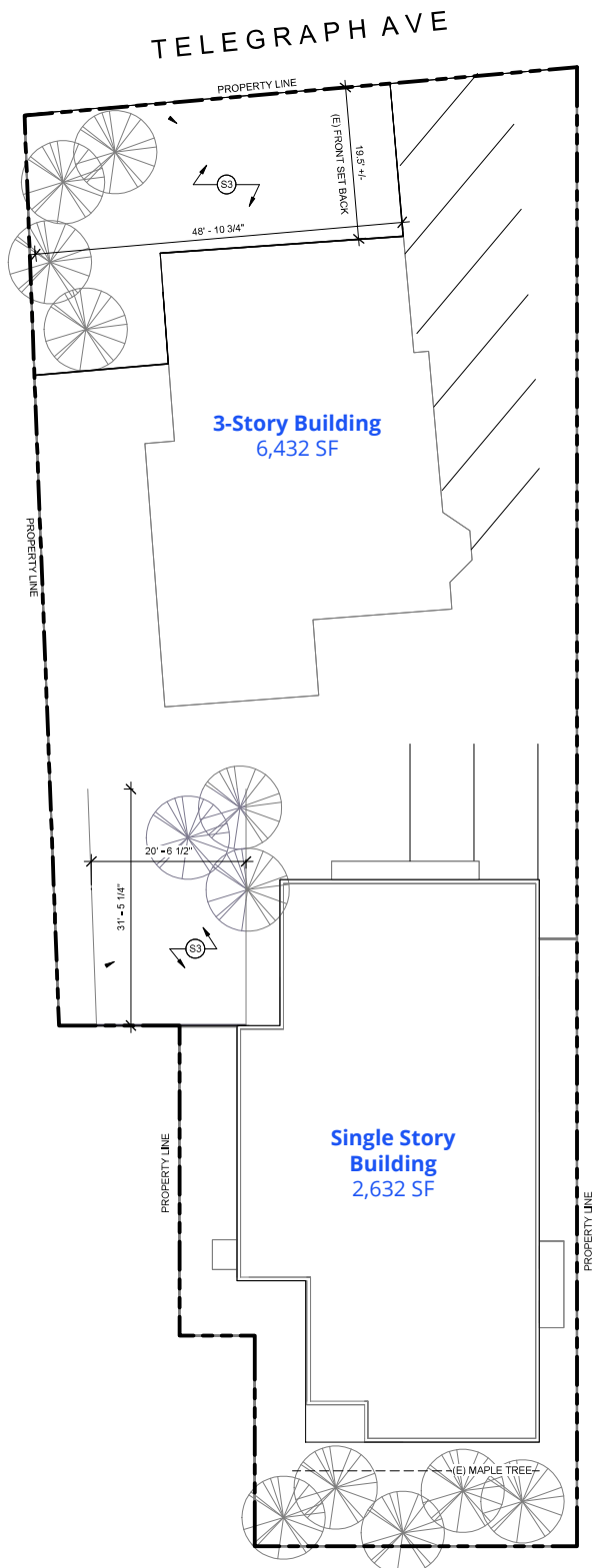


THIRD FLOOR



**SITE PLAN**

**REAR FLEX SPACE**



Two units can easily be combined for one open work space. Alternatively - potential for residential conversion - two units

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