

FOR LEASE

HIGH
PROFILE
OFFICE/
RETAIL
SPACE

Oakland, CA 94612
2408 Telegraph Avenue



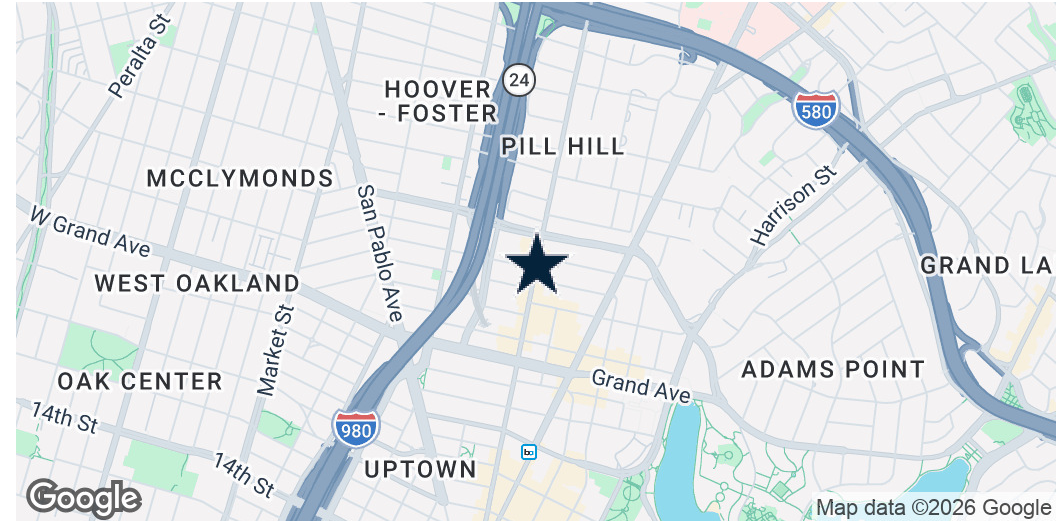
Exclusively Listed by

Brad Banker

510.763.7090 x215

bbanker@lcbassociates.com

2408 Telegraph Avenue Oakland, CA 94612



OFFERING SUMMARY

Lease Rate:	\$2.50 SF/month (Gross)
Available SF:	1,253 SF
Zoning:	D-DT-C

PROPERTY OVERVIEW

2408 Telegraph Avenue is a high profile commercial suite in the up-and-coming KONO/Art Murmur district in Oakland. D-DT-C zoning is flexible and allows for a wide variety of office, retail, fitness, medical and food uses (tenant to confirm) . The light-filled space is ready for move in and features high ceilings, HVAC, kitchenette, private rooms, washer dryer hookup and restroom.

PROPERTY HIGHLIGHTS

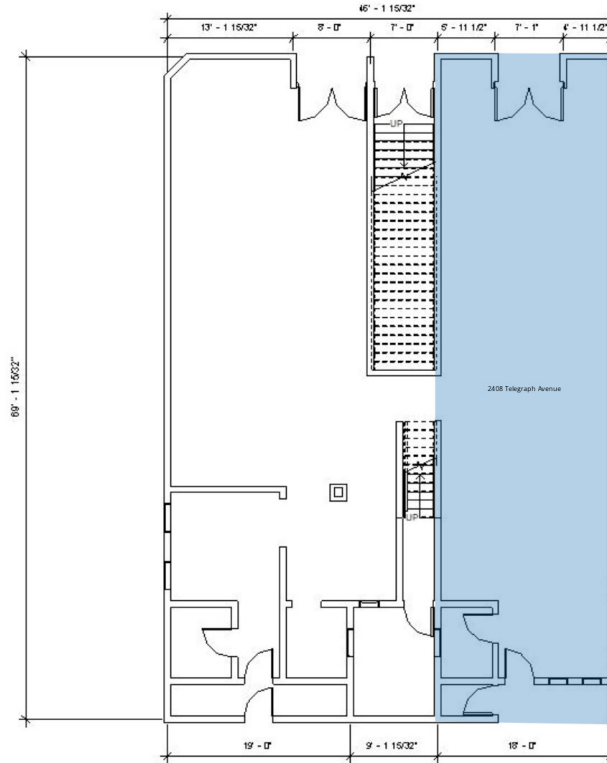
- Flexible D-DT-C zoning for office and a variety of retail uses
- High ceilings, HVAC, restroom, kitchenette and private rooms
- 200 AMPS of dedicated electric service
- In the Heart of Oakland's First Friday's
- Near Fox Theater, Paramount Theater, the Hive (Drakes' Dealership, Firebrand Artisan Breads)



2408 Telegraph Avenue Oakland, CA 94612



2408 Telegraph Avenue Oakland, CA 94612



LEGEND

Available

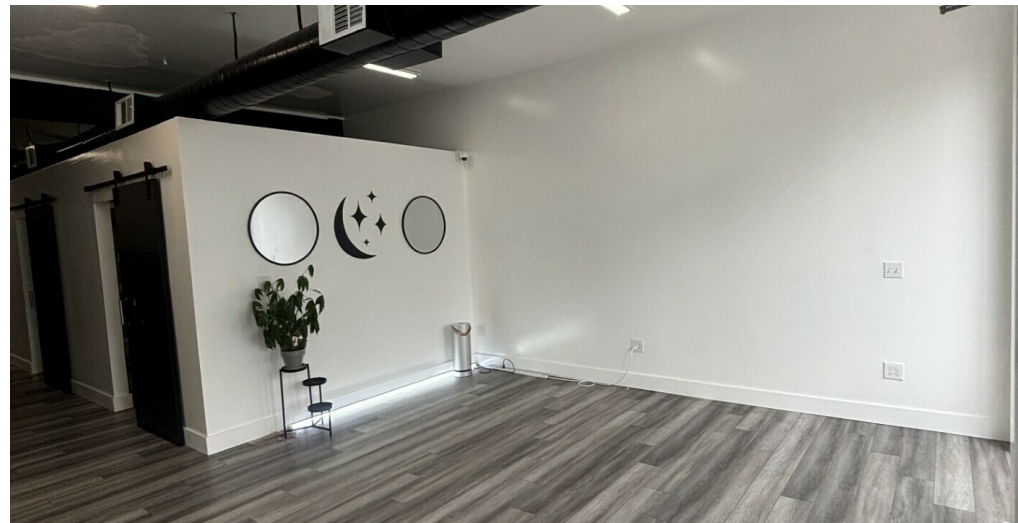
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2408 Telegraph Avenue	Available	1,253 SF	Gross	\$2.50 SF/month	-



Brad Banker
510.763.7090 x215
bbanker@lcbassociates.com

2408 Telegraph Avenue Oakland, CA 94612



LCB
ASSOCIATES

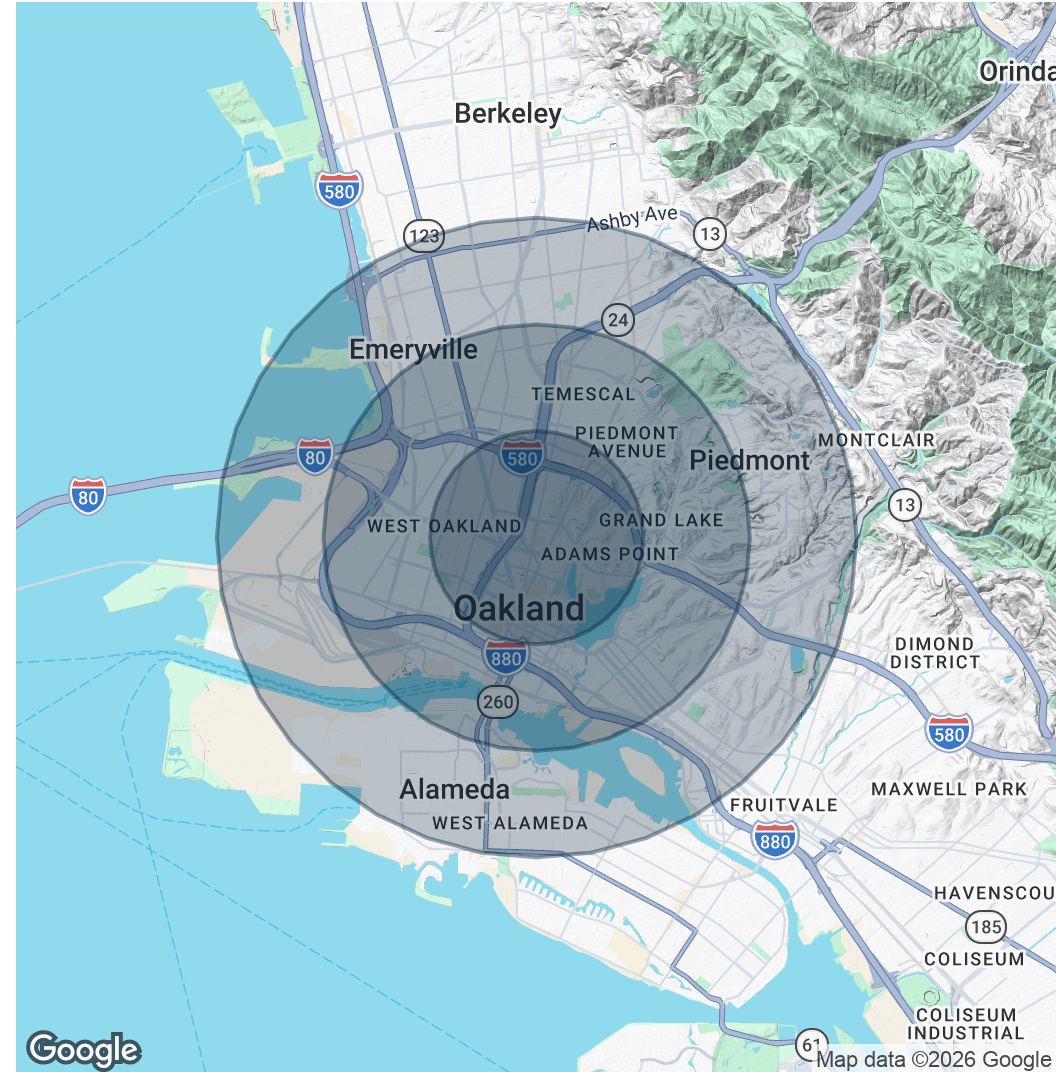
Brad Banker
510.763.7090 x215
bbanker@lcbassociates.com

2408 Telegraph Avenue Oakland, CA 94612

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	40,657	137,231	249,304
Average age	37.7	37.8	37.5
Average age (Male)	36.9	36.8	36.7
Average age (Female)	37.8	38.2	38.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	21,688	70,426	117,567
# of persons per HH	1.9	1.9	2.1
Average HH income	\$49,193	\$61,613	\$73,685
Average house value	\$437,874	\$555,408	\$629,966

* Demographic data derived from 2020 ACS - US Census



Brad Banker
510.763.7090 x215
bbanker@lcbassociates.com