

FOR LEASE

4920
TELEGRAPH
AVENUE

Oakland, CA 94609



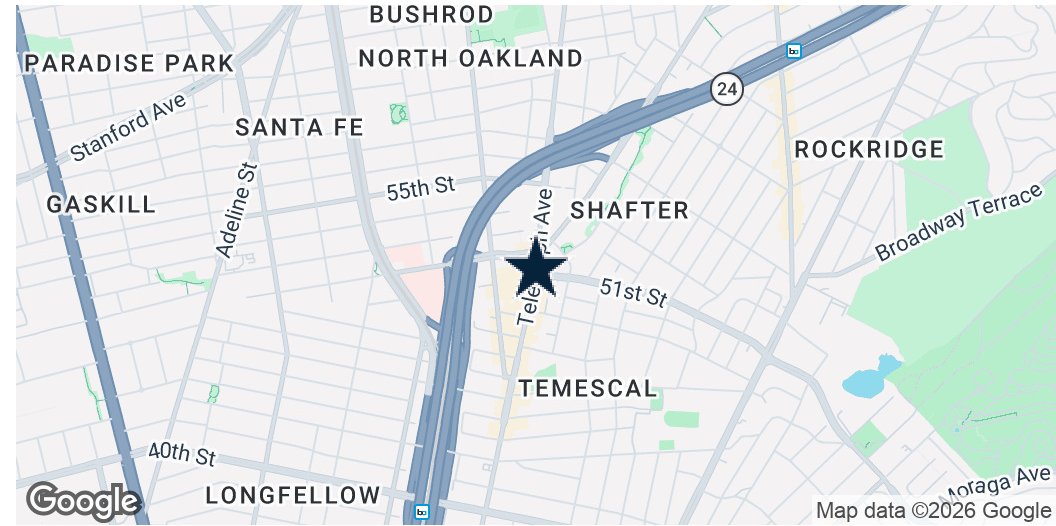
Exclusively Listed by

Brad Banker

510.763.7090 x215

bbanker@lcbassociates.com

4920 Telegraph Avenue Oakland, CA 94609



OFFERING SUMMARY

Lease Rate:	Unit G:\$3.00 SF/month (MG) Unit F:\$3.50 SF/month (MG) Unit E:\$4.00 SF/month (MG)
Building Size:	9,259 SF
Available SF:	Unit G:1,974 RSF Unit F: 902 RSF Unit E: 476 RSF

PROPERTY OVERVIEW

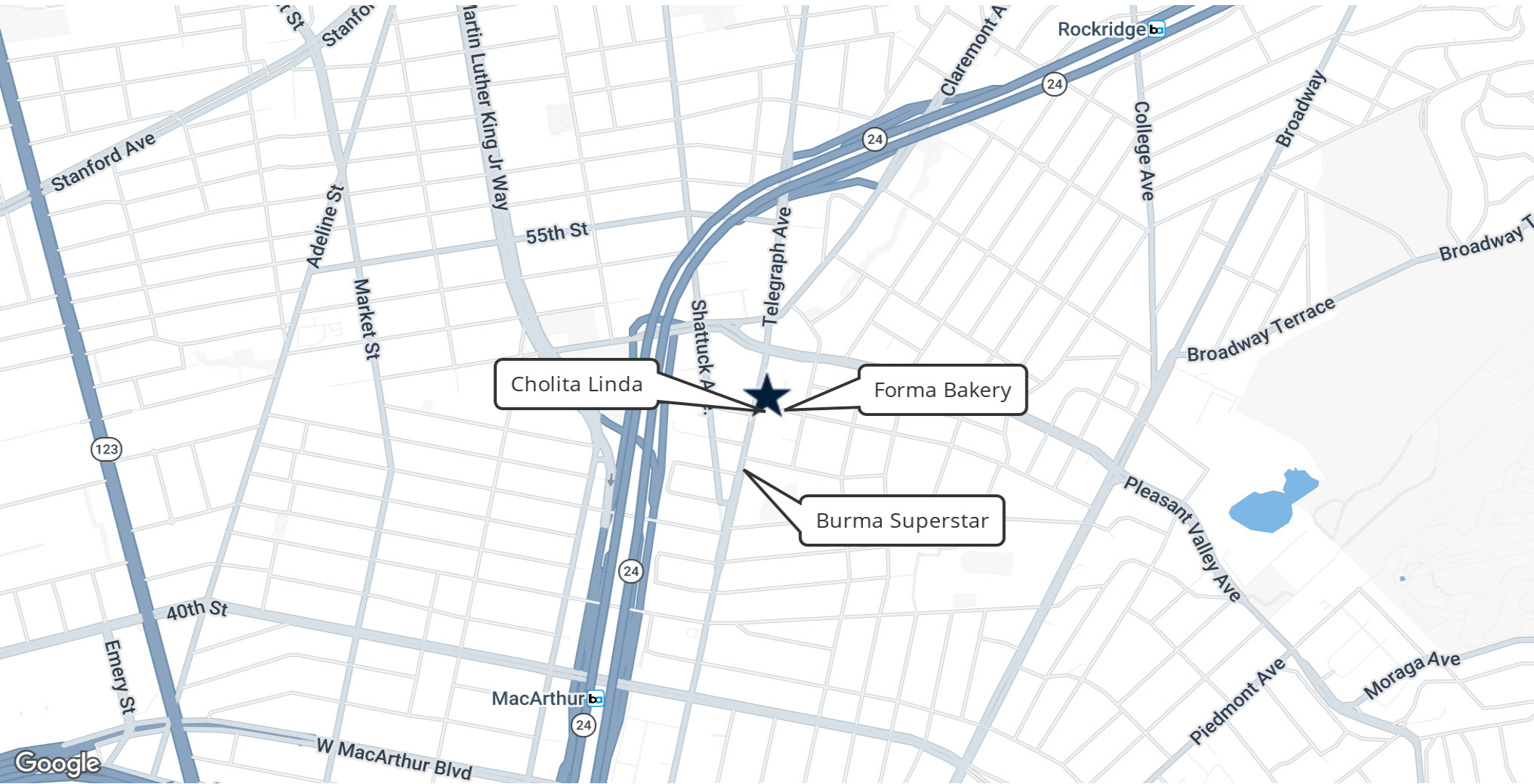
Rare creative office spaces available for Lease in the supply constrained Temescal neighborhood of Oakland. Suites feature high ceilings, operable windows, wood floors, and an open/creative aesthetic. 2nd and 3rd floor walk-up suites, small boutique building presence with Forma Bakery On-site.

PROPERTY HIGHLIGHTS

- High Ceilings
- Incredible Natural Light With Operable Windows
- Wood Floors
- Open Office/Creative Aesthetic



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LCB
ASSOCIATES

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,659	11,605	44,640
Average Age	34.2	36.1	37.9
Average Age (Male)	36.1	36.5	37.8
Average Age (Female)	33.5	35.7	38.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,350	5,232	20,342
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$185,804	\$183,667	\$172,967
Average House Value	\$1,453,947	\$1,354,043	\$1,297,695

2023 American Community Survey (ACS)

