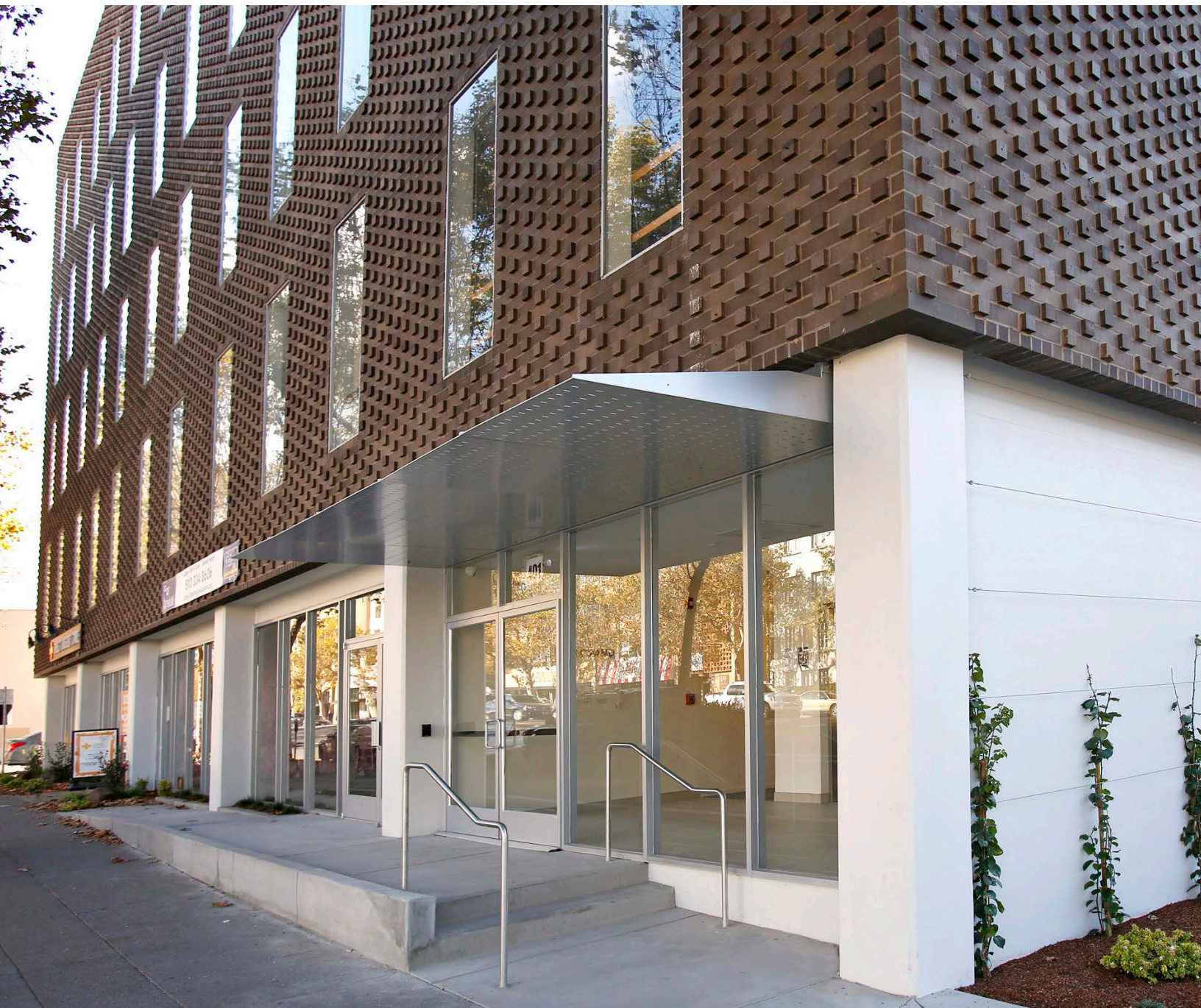


# 401 GRAND AVENUE

OAKLAND, CA

5-STORY MID-RISE OFFICE BUILDING  
CREATIVE SPACE AVAILABLE FOR LEASE



**EXTERIOR/COMMON AREA  
IMPROVEMENTS COMPLETED**

**CBRE**

# PROPERTY FEATURES

# 401



5-story mid-rise office building



Easy access to freeways



34,924 rentable Sq. Ft. plus basement



Short bike ride from BART



37 stall surface parking lot



On site bike storage



1960/2016 construction



Lake Merritt views



.46 Acres on corner parcel



Walking distance to shops & restaurants



New ADA restrooms and common area upgrades



Great Natural Light



**NEW CREATIVE SUITE**  
GREAT NATURAL LIGHT

# INTERIOR UPGRADES

## NEW ELEVATOR CABS & LOBBIES

# 401



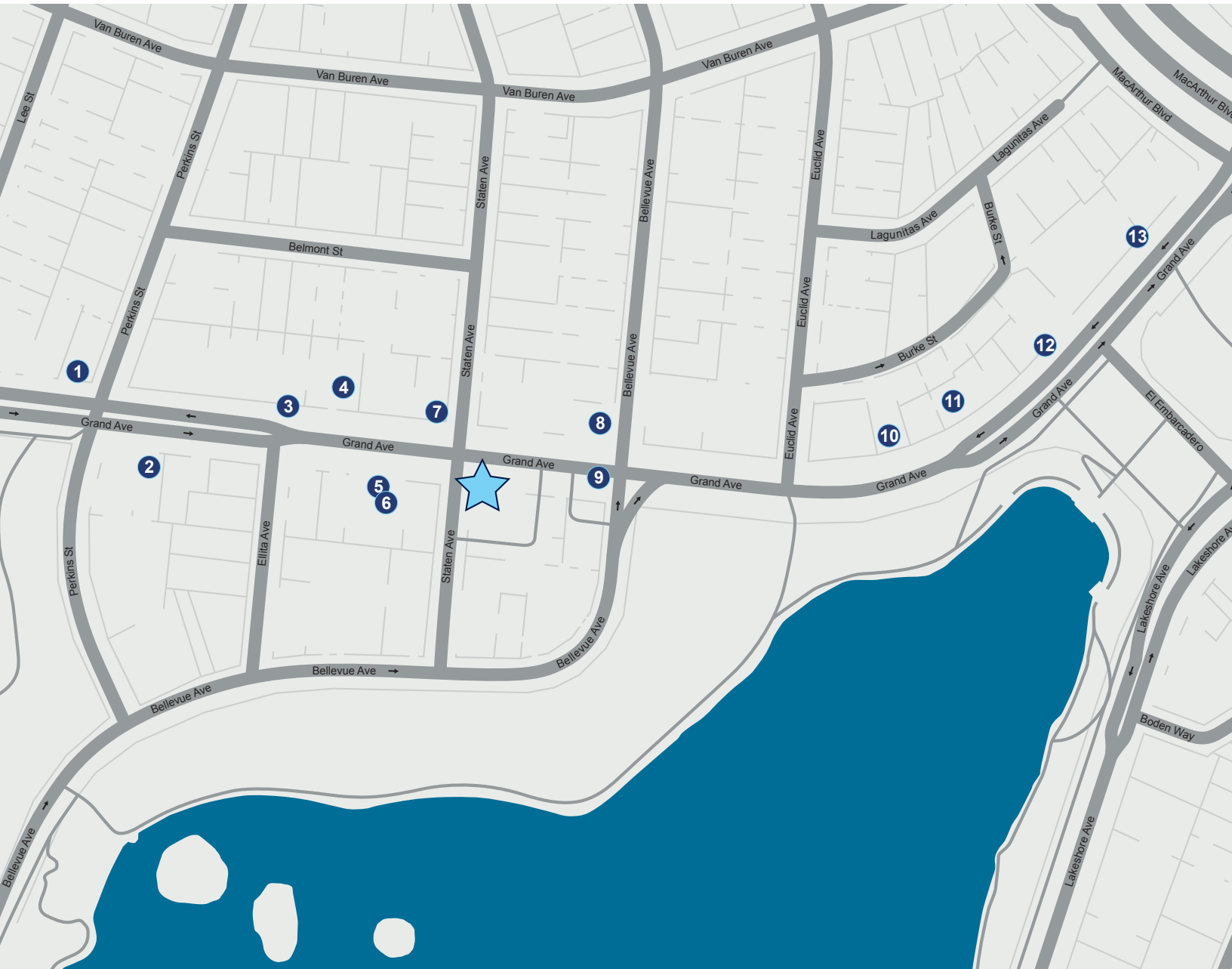
- Ground level exterior façade enhancements
- Renovated entry lobby
- Renovated elevator lobbies
- Renovated multi-tenant corridors
- Renovated elevator cabs
- New ADA bathrooms on floors 2 and 4



**NEW CREATIVE SUITE**  
SWEEPING VIEWS OF LAKE MERRITT

# AMENITIES MAP

# 401



## AMENITIES

- |                                    |                             |                                   |                                |
|------------------------------------|-----------------------------|-----------------------------------|--------------------------------|
| <b>1</b> Grand Ave Thai            | <b>5</b> Room 389           | <b>9</b> Ahn's Burger             | <b>13</b> Merritt Station Cafe |
| <b>2</b> Enssaro Ethiopian Cuisine | <b>6</b> House of Curries   | <b>10</b> Coach Sushi             |                                |
| <b>3</b> Bay Greens                | <b>7</b> Round Table Pizza  | <b>11</b> Barlago Italian Kitchen |                                |
| <b>4</b> Kitchen 388               | <b>8</b> Perch Coffee House | <b>12</b> Grand Lake Kitchen      |                                |

# SUITE 450

±3,724 RSF AVAILABLE

# 401



## CONTACT US

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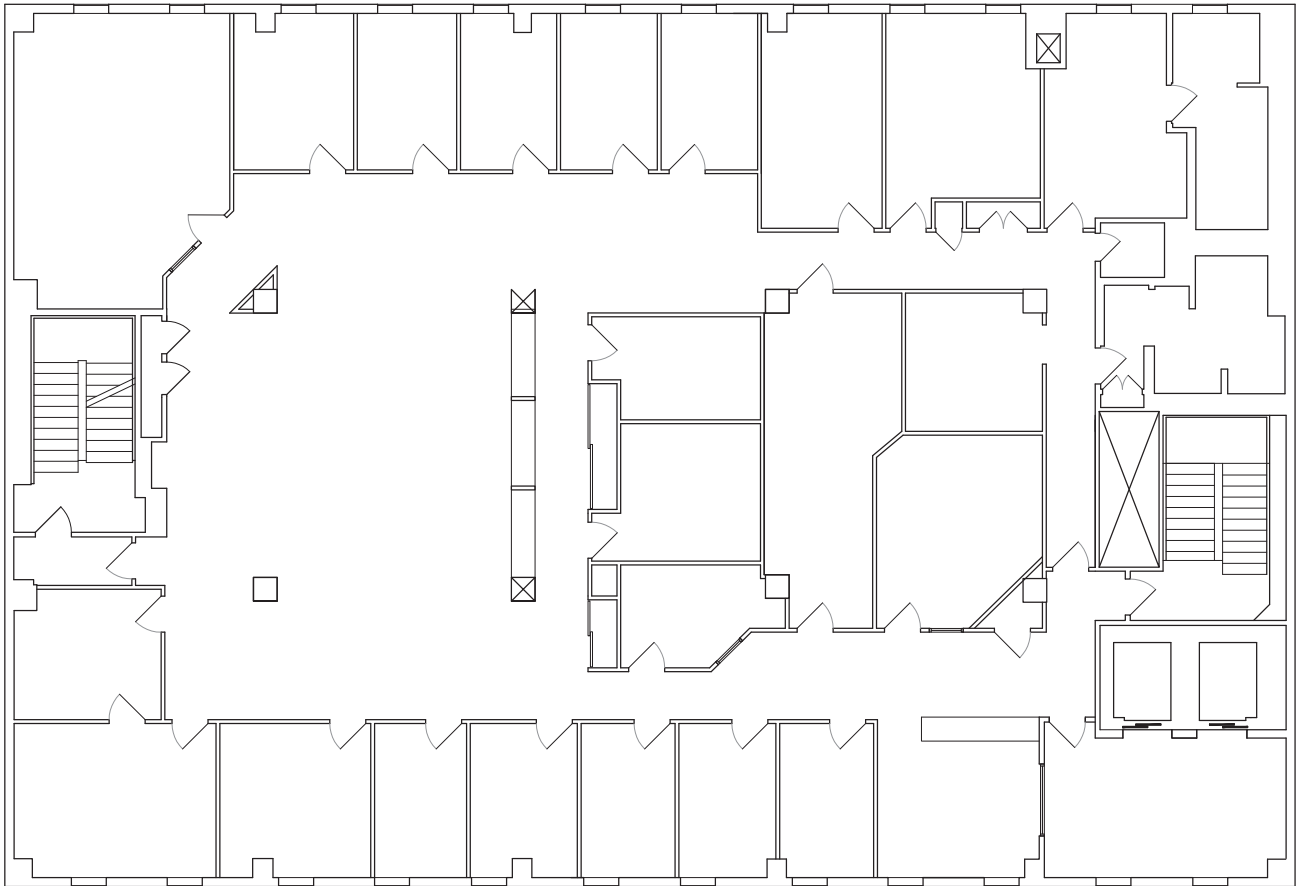
trent.holsman@cbre.com

# CBRE

# FIFTH FLOOR

±7,921 RSF AVAILABLE 11/1/18

# 401



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# 401 GRAND AVENUE

OAKLAND, CA

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**CBRE**

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