



FOR LEASE | OFFICE

CREATIVE SPACE FOR LEASE

220-222 14th Street | Oakland, CA 94612



PROPERTY HIGHLIGHTS

- 8,739 rsf
- Close proximity to BART and public transportation
- On-site secure parking
- Well maintained building
- Walking distance to Downtown, Lake Merritt, and City Center

PRESENTED BY:

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BRE #01325346



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Executive Summary



PROPERTY OVERVIEW

8,739 RSF creative space located between Downtown and Lake Merritt. 2-Story building with 4,314 SF on the ground floor and 4,425 SF on the top floor. High ceilings and open floor plan.

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PROPERTY SUMMARY

AVAILABLE SF:	4,314 - 4,425 SF
LEASE RATE:	\$2.50 - 2.80 SF/Month (MG)
LOT SIZE:	0.23 Acres
BUILDING SIZE:	15,674 SF
BUILDING CLASS:	C
YEAR BUILT:	1924
ZONING:	CBD-X
MARKET:	Oakland
SUB MARKET:	Downtown
CROSS STREETS:	Alice



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Available Spaces

Lease Rate: \$2.50 - 2.80 SF/MONTH (MG)

Lease Type: MG

Total Space 8,739 SF

Lease Term: 36 to 60 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Ground Floor	Office Building	\$2.50 SF/MONTH	Modified Gross	4,314 SF	36 to 60 months	Ground floor office space with high ceilings, 5 private offices, conference room, and kitchen.
Second floor space	Office Building	\$2.80 SF/MONTH	Modified Gross	4,425 SF	36 to 60 months	Top floor space with high ceilings, open plan, 5 private offices, conference room, and kitchen.



Photos





Photos



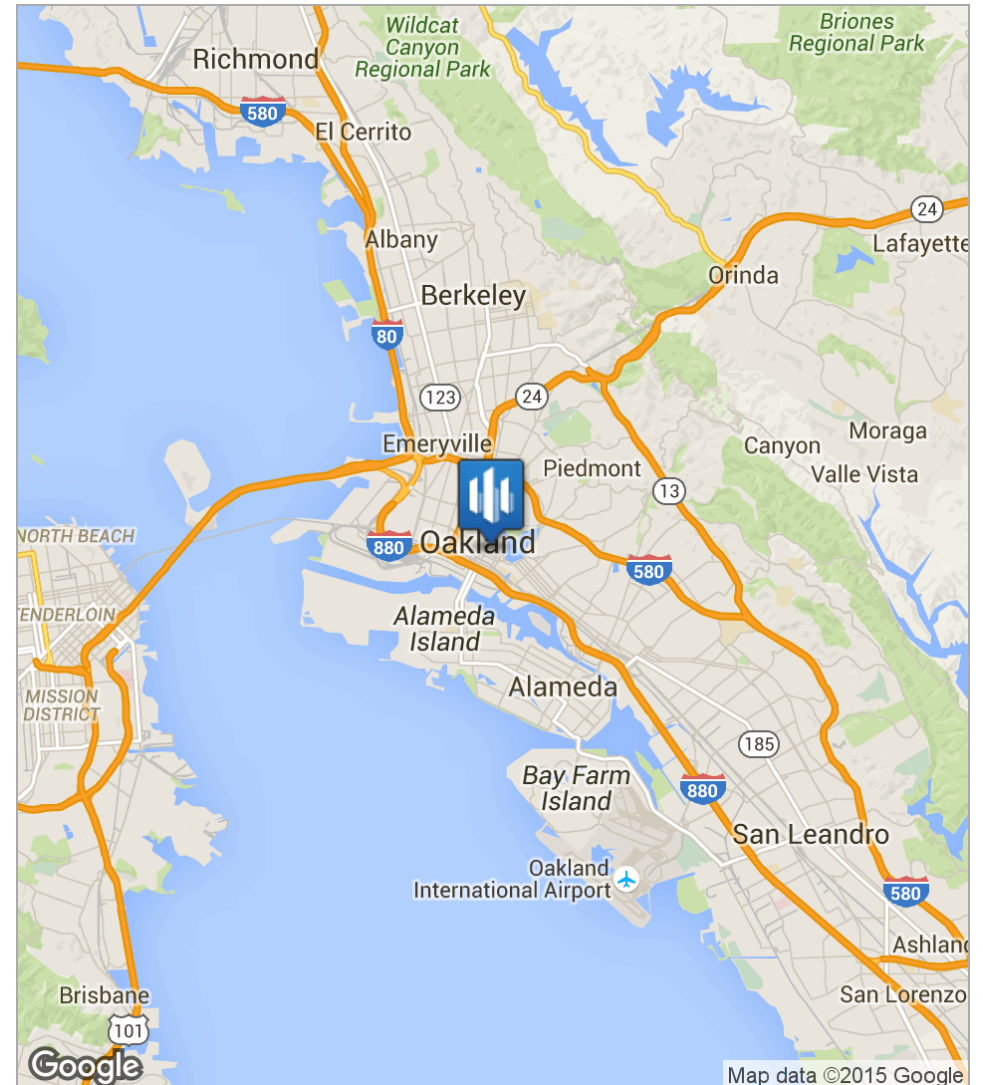
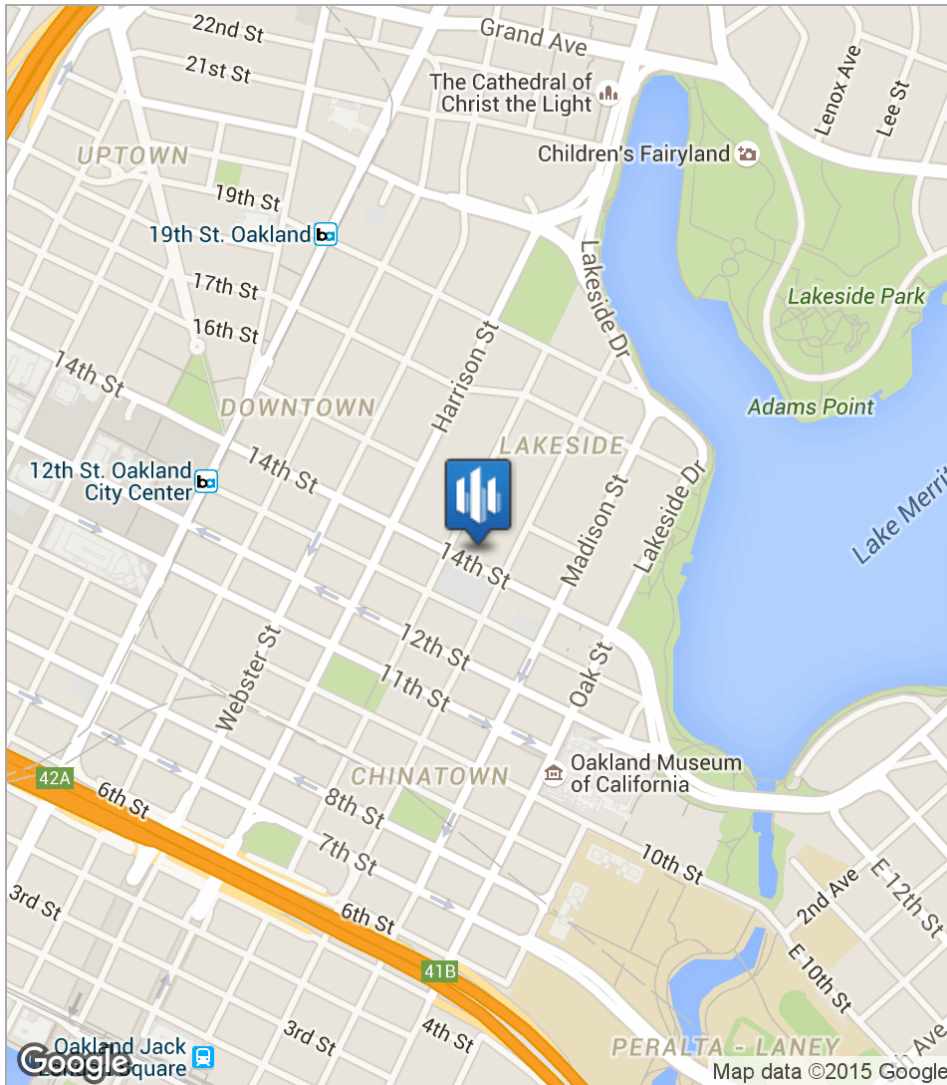


Photos





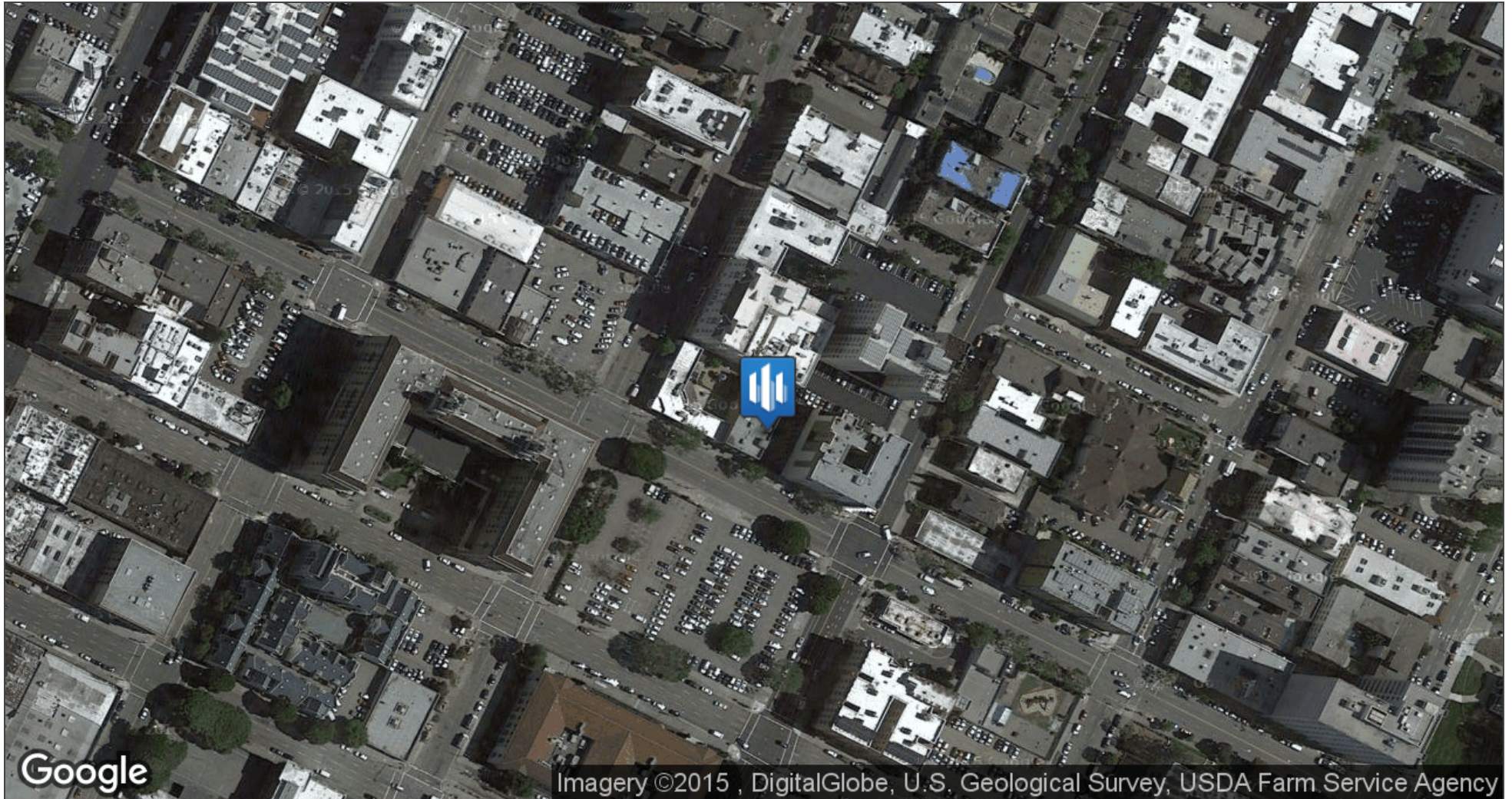
Location Maps



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Aerial Map





Demographics Report

	1 MILE	2 MILES	3 MILES
Total households	20,552	66,081	115,608
Total persons per hh	1.7	2.0	2.2
Average hh income	\$52,322	\$59,776	\$70,050
Average house value	\$462,957	\$521,949	\$611,923

	1 MILE	2 MILES	3 MILES
Total population	35,945	131,475	253,577
Median age	40.8	38.0	37.2
Median age (male)	40.1	37.2	36.6
Median age (female)	40.9	38.4	37.6

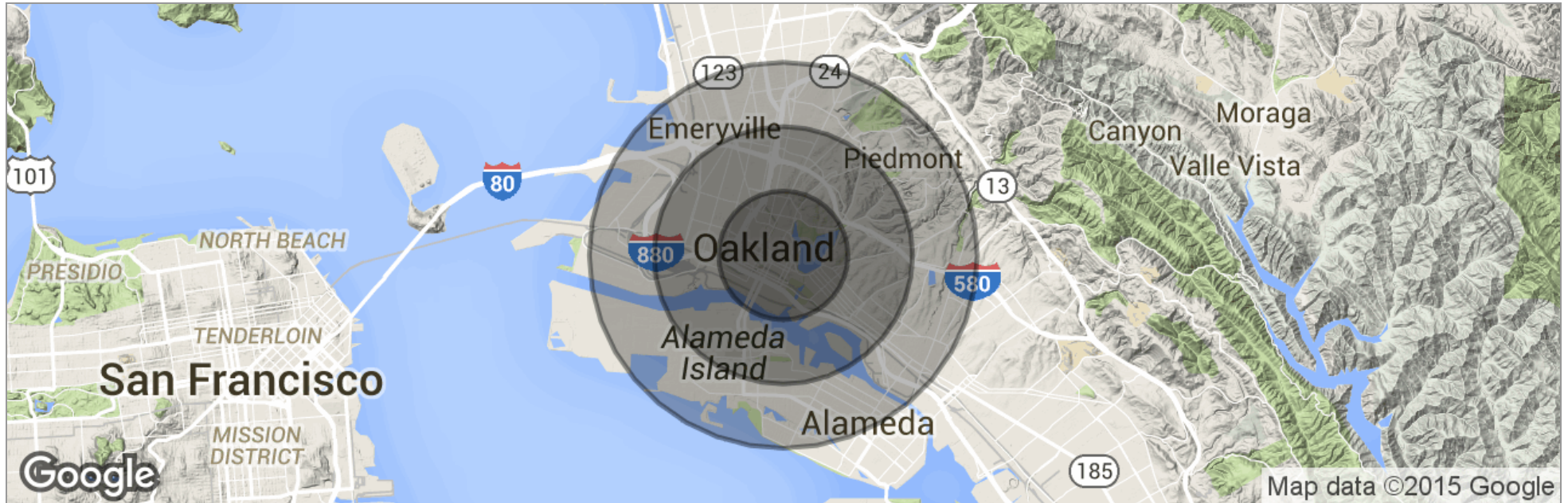
** Demographic data derived from 2010 US Census*



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Demographics Map

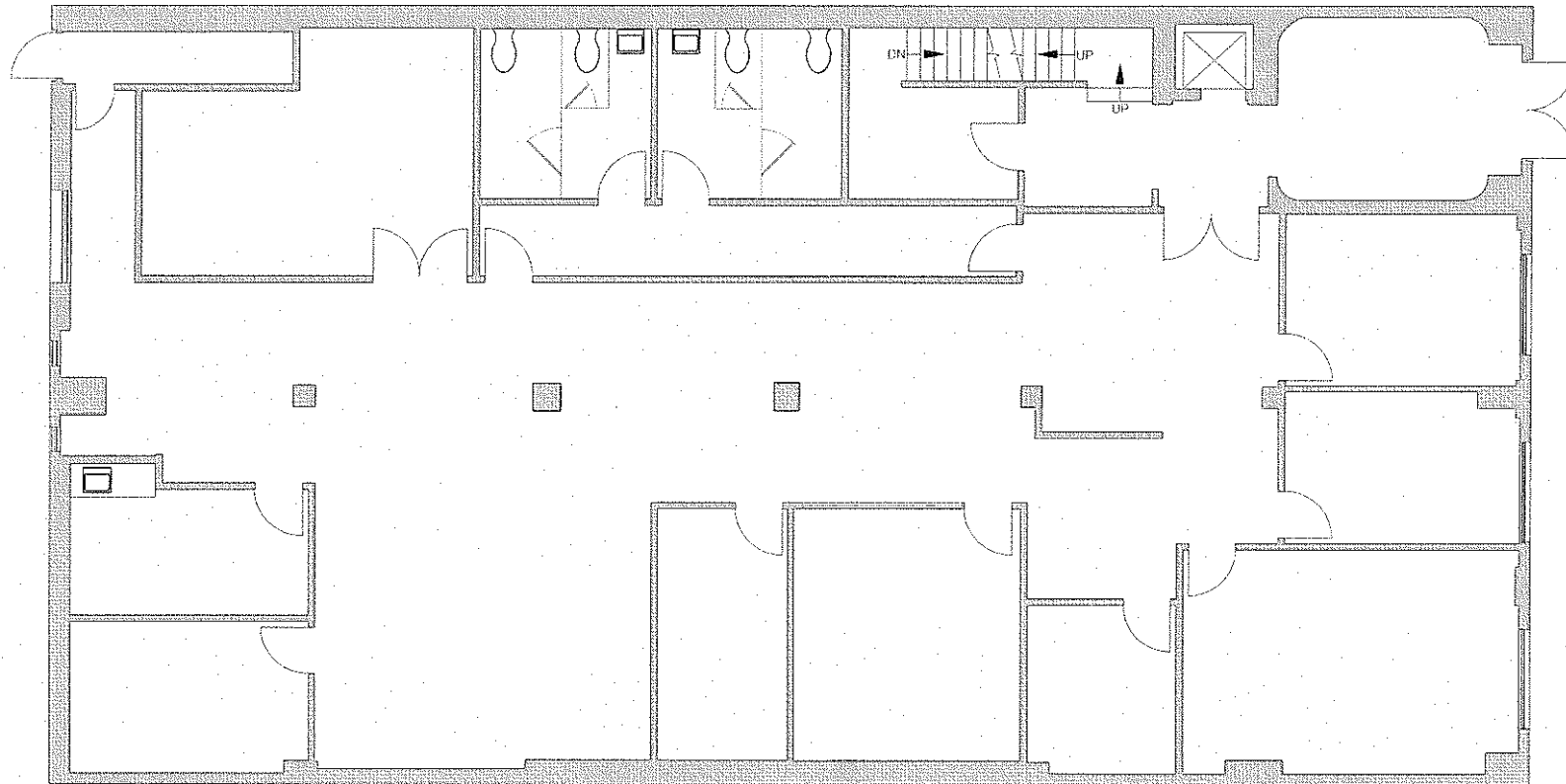


	1 Mile	2 Miles	3 Miles
Total Population	35,945	131,475	253,577
Population Density	11,442	10,462	8,968
Median Age	40.8	38.0	37.2
Median Age (Male)	40.1	37.2	36.6
Median Age (Female)	40.9	38.4	37.6
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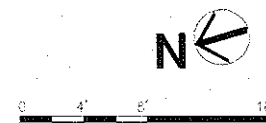
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GROSS AREA: 4,703 SF
RENTABLE AREA: 4,314 SF



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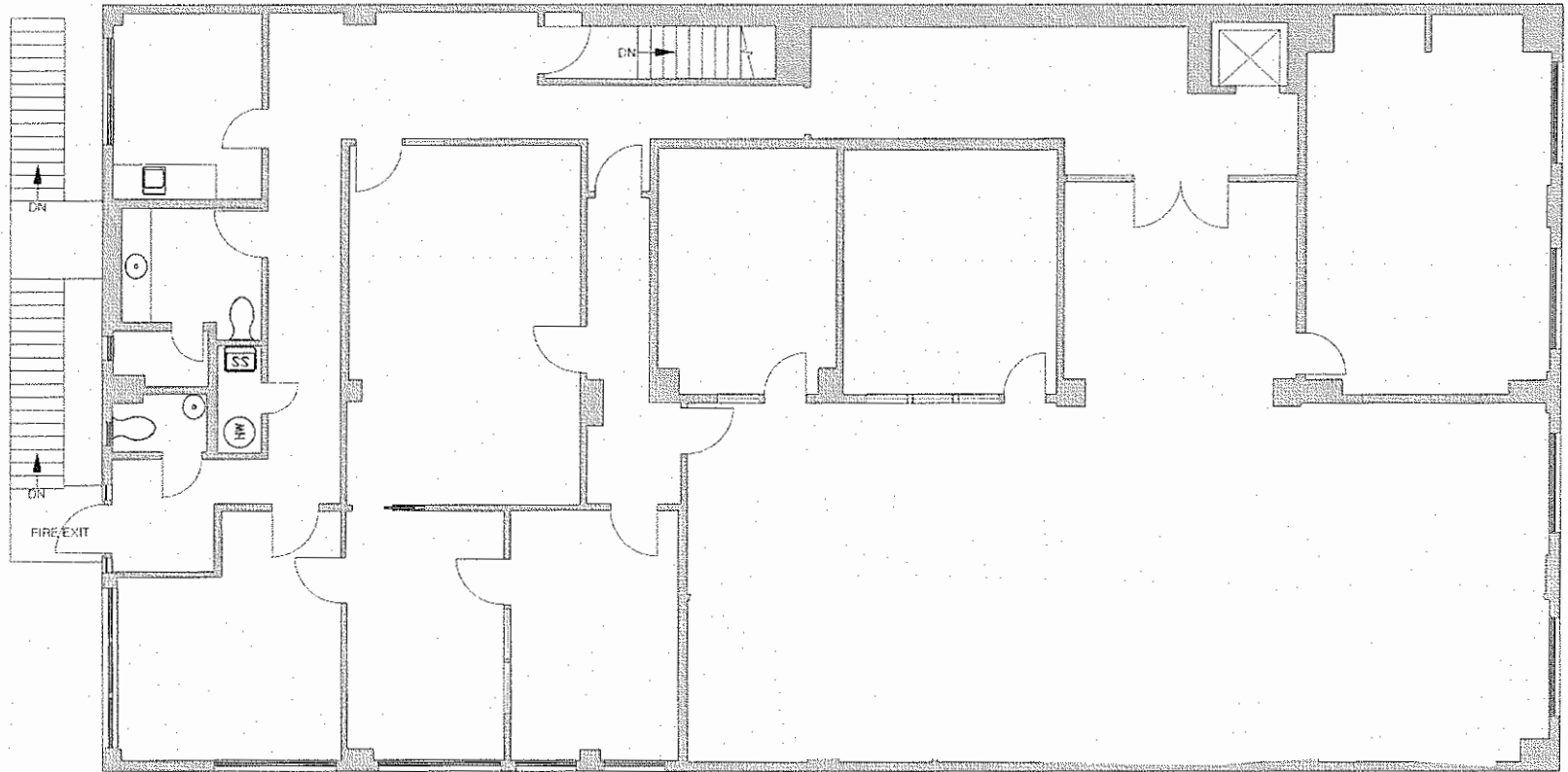
FIRST FLOOR PLAN

222 14TH STREET
OAKLAND, CA

221 Main Street
Suite 525
San Francisco
California
94105

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www.nicholsbooth.com



GROSS AREA: 4,703 SF
 RENTABLE AREA: 4,425 SF



03.17.14

SECOND FLOOR PLAN

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 OAKLAND, CA

221 Main Street
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 California
 94105

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