

OAKLAND OFFICE BUILDING FOR LEASE

675 Hegenberger Road, Oakland, CA 94621



TED BARD

Dir: 925.296.3307

Cell: 925.640.5058

ted.bard@tricommercial.com

CalDRE #02034488

PAUL O'DROBINAK

Dir: 925.296.3304

Cell: 925.708.9182

paul.odrobinak@tricommercial.com

CalDRE #01983402

TRI Commercial Real Estate Services 1777 Oakland Blvd, Suite 220, Walnut Creek, CA 94596



FOR LEASE OFFICE BUILDING

EXECUTIVE SUMMARY

675 Hegenberger Road



OFFERING SUMMARY

Available SF:	1,500 - 11,000 SF
Lease Rate:	\$2.25 SF/month (Full Service)
Lot Size:	1.74 Acres
Year Built:	1976
Building Size:	70,800 SF
Zoning:	C36-54
Submarket:	Oakland-Airport

PROPERTY HIGHLIGHTS

- Direct access to Airport/Coliseum BART Station via AC Transit
- Three-story \pm 75,000 r.s.f. Class B office, featuring interior courtyard plus free parking surrounding the building.
- Office suites on the third floor available from \pm 1,500sf to \pm 14,800sf.
- Will build to suit
- Close to Starbucks, Jamba Juice, Organic Choice, and In-N-Out Burger
- Locally owned since 1996
- Professionally managed
- Starting base rent of \$2.25 per r.s.f. per month, fully-serviced, for improved suites.
- Monthly rental rate for unimproved suites based on the extent of required improvements plus length of lease term

FOR LEASE OFFICE BUILDING

AVAILABLE SPACES

1,500 - 11,000 SF



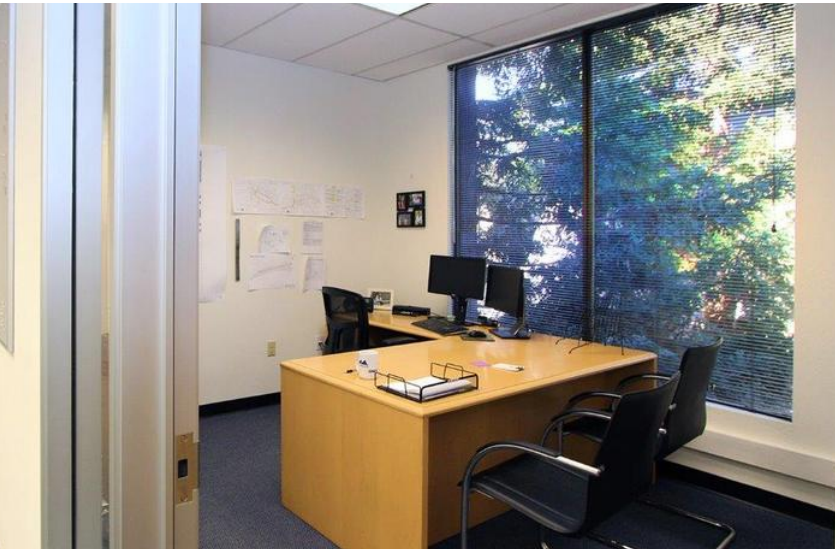
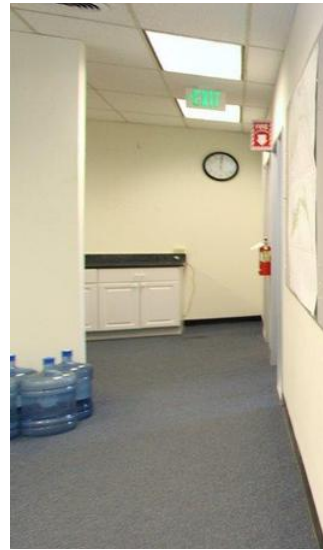
Third Floor 1,500 - 11,000 SF

Lease Rate: \$2.25 SF/month Date Available: Space Type: Office Building

Space Features: Available divisible to $\pm 1,500$ sf space can be built-to-suit.



BUILDING PHOTOS
675 Hegenberger Road



ADDITIONAL PHOTOS
675 Hegenberger



NEARBY AMENITIES

675 Hegenberger Road

About this Location



675 Hegenberger Rd has a Walk Score of 39 out of 100. This location is a Car-Dependent neighborhood so most errands require a car.

675 Hegenberger Rd is a six minute walk from the Auburn/Oakland Coliseum, the Oakland Coliseum/San Jose and the Oakland Jack London/Sacramento at the Oakland Coliseum stop.

This location is in the Coliseum Industrial Complex neighborhood in Oakland. Nearby parks include Oakland Alameda County Coliseum, The Arena in Oakland and Coliseum Gardens Park.

675 Hegenberger Rd

Coliseum Industrial Complex, Oakland, 94621

Commute to **Downtown Oakland**

18 min 21 min 38 min 60+ min

Walk Score 39
Car-Dependent
Most errands require a car.

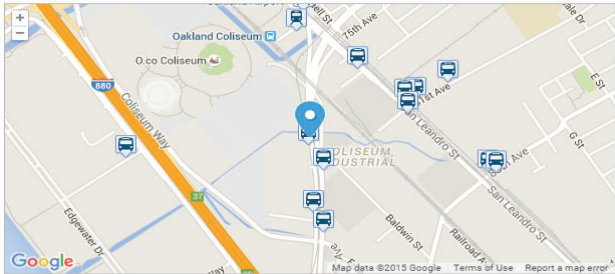
Transit Score 71
Excellent Transit
Transit is convenient for most trips.

Bike Score 41
Somewhat Bikeable
Flat as a pancake, minimal bike lanes.



Transit Score 71
Excellent Transit

675 Hegenberger Rd has excellent transit which means transit is convenient for most trips. Car sharing is available from RelayRides.



Rail lines:

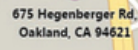
San Jose/Auburn	0.3 mi	Auburn/Oakland Coliseum	0.3 mi
Oakland Jack London/Sacra...	0.3 mi	Sacramento/Oakland Colise...	0.3 mi
San Jose/Sacramento	0.3 mi	Sacramento/San Jose	0.3 mi
Oakland Coliseum/San Jose	0.3 mi	Fremont - Daly City Daly City	0.4 mi
Coliseum - Oakland Int'l Air...	0.4 mi	Dublin/Pleasanton - Daly Cit...	0.4 mi

Bus lines:

45 Eastmont T. C. - Foothill ...	0.0 mi	356 Alameda Senior Shuttle	0.0 mi
73 Eastmont T. C. - Oakland ...	0.0 mi	805 OWL-Dtn. Oakland - Oa...	0.0 mi
98 Coliseum Bart - 98th Ave.	0.2 mi	46 Coliseum Bart - Knowlan...	0.2 mi
46L Coliseum BART-Mounta...	0.4 mi		

Car shares:

RelayRides: 2009 Scion xD	0.6 mi
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