

For Sale: Creative Office/Retail Condo

487 Eighth Street, Oakland

±2,399 Square Feet Available in the Heart of Downtown Oakland



**Newmark
Knight Frank**

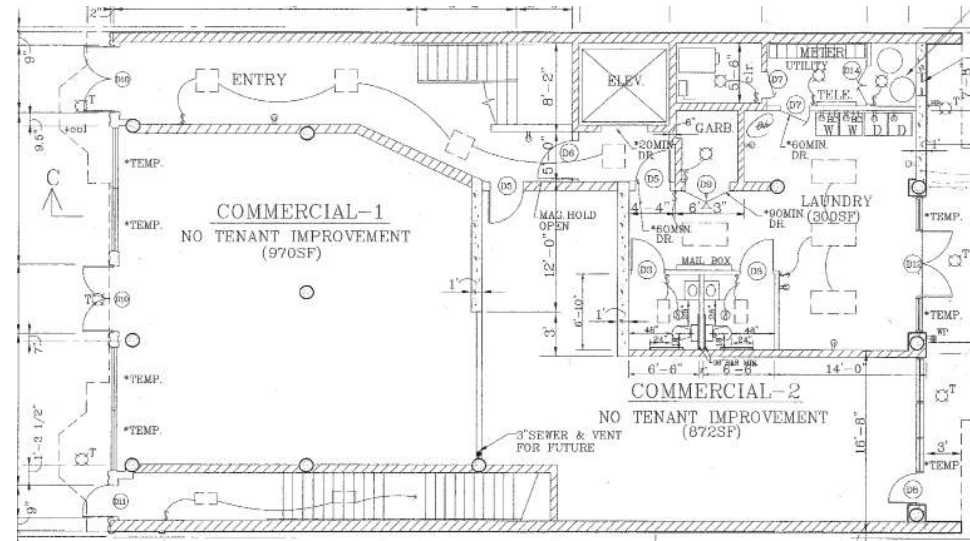
Ari Rokeach Associate 510.923.6206 arokeach@newmarkccarey.com CA RE License #01986061

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- ◆ Located in the Heart of Downtown Oakland, near Old Oakland and City Center
- ◆ Open Floorplan, Kitchenette, Conference Room, Rear Courtyard
- ◆ Excellent Natural Light from Expansive Ground Floor Storefront Windows
- ◆ Exposed HVAC Throughout
- ◆ Furniture and Workstations Available
- ◆ Abundant Nearby Parking
- ◆ Surrounded by Restaurants and Retail Establishments
- ◆ Just Steps Away from BART and AC Transit Stops
- ◆ ±1,842 Usable SF + 13.9% Share of Common Area = ±2,399 Total SF



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Newmark Knight Frank is pleased to offer the opportunity to purchase 487 Eighth Street in Oakland, CA (the "Property"), a ±2,399 rentable square foot, ground floor commercial condo space. The Property is located in Oakland's Old Oakland neighborhood near City Center, at the nexus of downtown's most prominent streets, Broadway and 11th Street. The Property benefits from being a 5-minute walk from the 12th Street BART station.

The ground floor space features an open layout, a kitchenette area, an enclosed office area and exposed HVAC throughout. The expansive ground floor storefront windows allow for excellent natural light. There is also shared access to large back courtyard.

Nearby amenities include extensive restaurants, retail stores, parking, and new residential & office developments.



**2 BART Stations
within 0.3 miles**



**Immediate proximity
to Restaurant, Cafes
and Bars**



**Heart of
Downtown
Oakland**

BART Transit Times

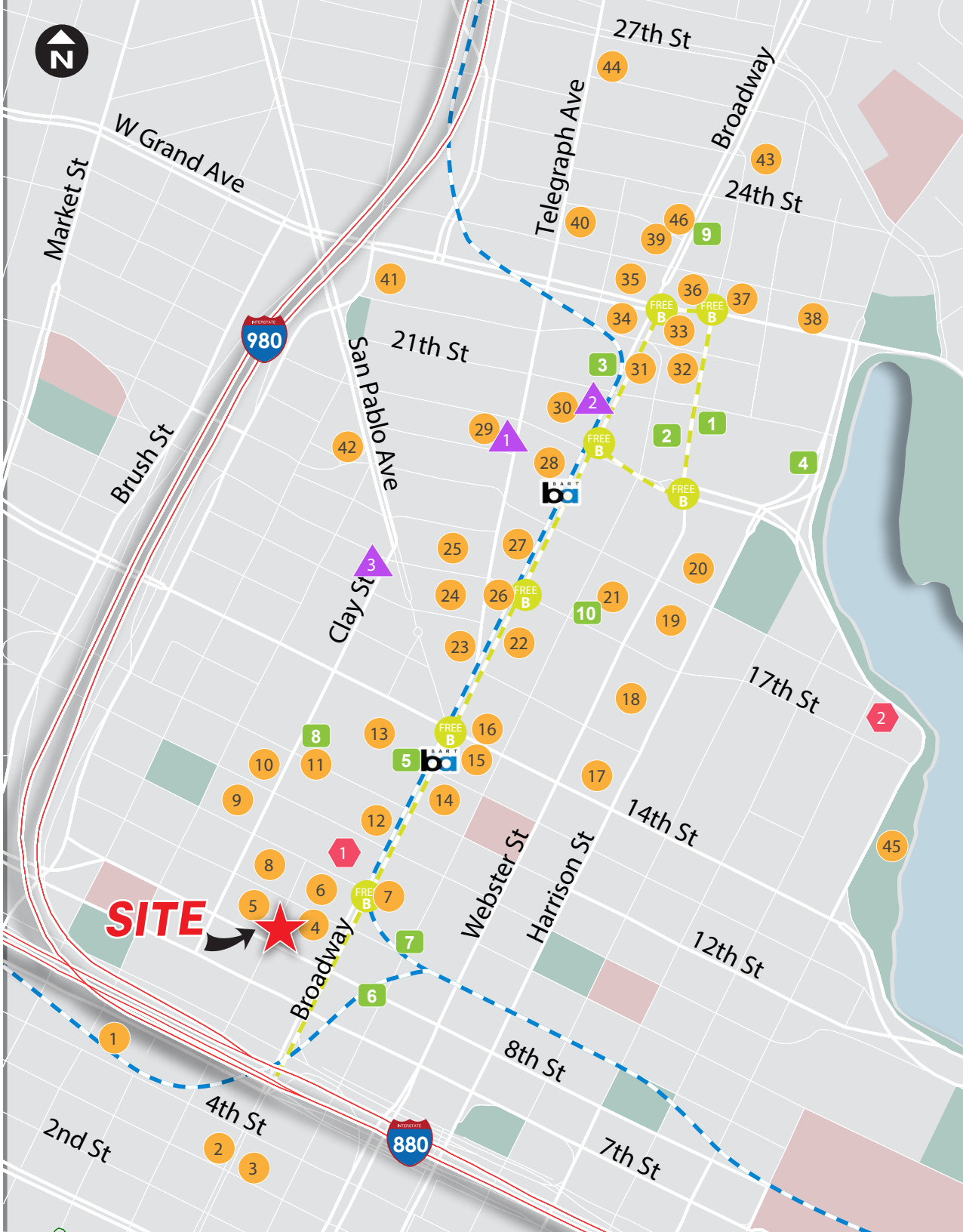
Embarcadero	12 Minutes
San Francisco Airport	45 Minutes
Oakland Airport	23 Minutes
Walnut Creek	22 Minutes
Pleasanton	35 Minutes

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1111 Broadway, Suite 100, Oakland, CA 94607

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RESTAURANTS

- BRIX 581
Autobahn Cafe
- Nation's
Ginza Japanese Sushi
Souley Vegan
- Dragon Gate
Oakland Gate
- The Trappist
DESCO
- District
Ratto's
Cafe 817
- Air Bar & Lounge
Pacific Coast Brewery
Blue Bottle
- Big Apple Cafe
- Rosamunde
Swan's Market
Cosecha
- Le Cheval
Galeto's
El Gusano
- Penelopes
Specialty's
- Organic Coup
- Faz
Bagel Street Cafe
Fountain Cafe
Core Kitchen
Max's Diner
- Radio Bar
Tribune Tavern
- Apple Cafe
Mockingbird
- Analog
- Halftime Sports Bar
- Spice Monkey
Happy Burrito
- Molajate
Cocina Mexicana
- Aroma Cafe
Lunch Box
Pho 84
Stag's
- The Layover
Pizza 510
The Hatch Bar
- Cross Burger
Awaken Cafe
Cafe Van Kleeff
- Woods
Make Westing
Dogwood
- Diving Dog Brewhouse
The Punchdown
Itani Ramen
- Xolo
Duende
Flora

RESTAURANTS

- Little Giant Ice Cream
Tertulia Coffee
- Lost & Found Beer Garden
Hutch Bar & Kitchen
Tierra Mia Coffee
- Agave
- Umami Burger
- Farley's East
Torpedo Sushi
Plum Bar
Ike's
- Lukas
- Peet's
Pican
Ozumo
- Plum Bar
- alaMar Kitchen & Bar
- Trueburger
Gregory Gourmet Dessert
- Drake's Dealership
- Telegraph
Starline Social Club
- Hopscotch
- Mua Oakland
- Gogi Time
- Lake Chalet
Calavera

SERVICES

- 24 Hour Fitness
- Wells Fargo Bank
- Bank of the West
- Bank of America
- Citibank
Wells Fargo Bank
- Chase Bank
Citibank
- Bank of America
Wells Fargo Bank
- Patelco
- YMCA
- The UPS Store

HOTELS

- Marriot Hotel
- Lake Merritt Hotel

ENTERTAINMENT

- Fox Theater
- Paramount Theatre
- Museum of Children's Arts

BART

FREE B LINE

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.