

# RESTAURANT /CAFE SPACE FOR LEASE

±3,995 SF RESTAURANT SPACE PLUS OUTDOOR SEATING

155 Grand Avenue – Oakland, CA



Surrounded by Seven Class A Office Towers with over 3,000,000 SF of space for major tenants such as PG&E, Kaiser Permanente, BART, Cal Trans, Mergata, Pandora, and California Nurses Association.

## *Space Amenities Include:*

- ±2000 sq. ft. for seating and counter service
- Great Natural Light
- Corner Location Offers Great Visibility
- Entrances via Lobby and Outdoor Seating area
- Outdoor Seating in a Plaza Setting
- Former Specialty's space in excellent condition

## *In the Kitchen:*

- Hood
- Grease Interceptor
- Two Walk-In Coolers
- Sinks and Floor Drains
- Private Office/ Secure Storage

## *Parking:*

- Two Spaces Available in Parking Garage
- Circular Drive for Curbside Pick Up

## *Rental Rate:*

- \$3.75 PSF Per Month NNN
- Available: Immediately

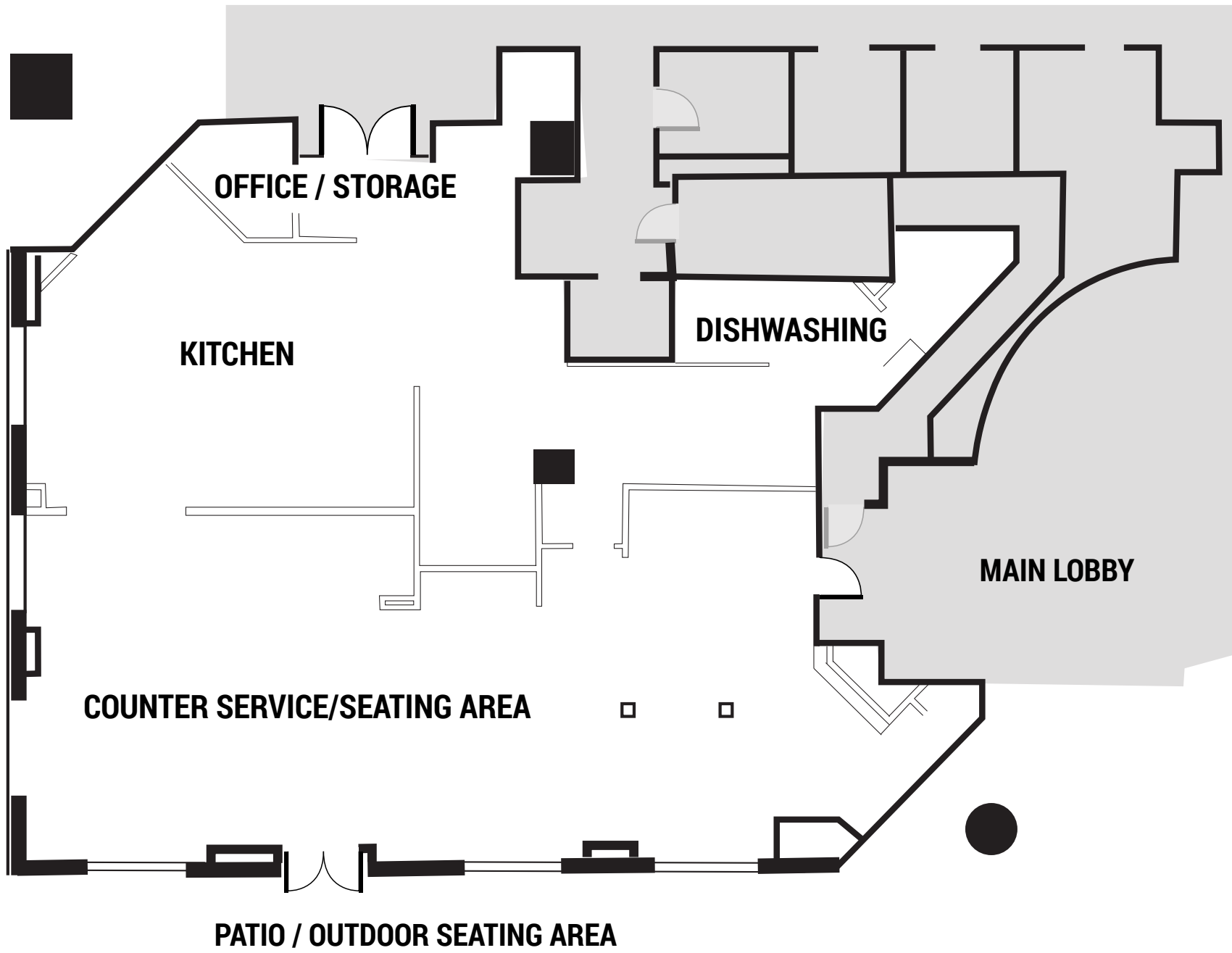


**TOM SOUTHERN** | Associate Director | [tsouthern@ngkf.com](mailto:tsouthern@ngkf.com) | 510.923.9158 | CA RE Lic. #01808807

**CONOR RANAHAH** | Director | [cranahan@ngkf.com](mailto:cranahan@ngkf.com) | 510.923.6204 | CA RE Lic. #01850797

**MATT SWEENEY** | Managing Director | [msweeney@ngkf.com](mailto:msweeney@ngkf.com) | 408.987.4119 | CA RE Lic. #01746896

**FLOOR PLAN // 155 GRAND - OAKLAND, CA**



# TRANSPORTATION // 155 GRAND - OAKLAND, CA



DRIVE TIMES	
19TH STREET BART	0.4 miles
DT OAKLAND	0.7 miles
DT SAN FRANCISCO	8.7 miles
DT BERKELEY	4.8 miles





# NEARBY OFFICE TOWERS AND ANCHOR TENANTS // 155 GRAND - OAKLAND, CA



**300 LAKESIDE**  
THE KAISER BUILDING  
900,000 SF  
PG&E

**2101 WEBSTER /  
2100 FRANKLIN**  
CENTER 21  
475,000 SF  
PANDORA

**ONE KAISER PLAZA**  
THE ORDWAY  
515,000 SF  
KAISER PERMANENTE

**2150 WEBSTER**  
235,000 SF  
BART

**155 GRAND AVENUE**  
LAKE MERRITT TOWER  
220,000 SF  
CAL NURSES ASSOC.

**ALEXAN WEBSTER**  
2330 WEBSTER  
234 UNITS

**111 GRAND AVE**  
475,000 SF  
CAL TRANS

**THE GRAND**  
100 GRAND AVE  
282 UNITS

**ALTA WAVERLY**  
2302 VALDEZ  
196 UNITS

**180 GRAND AVE**  
275,000 SF  
MARQETA

## DAYTIME DEMOGRAPHICS (2020)

	.25 mile	.5 mile	1 mile
Total Businesses	1,424	2,418	7,855
Total Employees	17,117	26,784	77,385



# INTERIOR AND EXTERIOR // 155 GRAND - OAKLAND, CA

