



CALIFORNIA  
CAPITAL & INVESTMENT  
GROUP

# 2923 Webster St Oakland, CA

## Exceptional Pill Hill Location



**Newly Renovated and  
Fully Built-Out Medical  
Office For Lease**

**Suite 302: ±1,850SF  
Rate: \$4.50 SF/MO  
Full Service**

**Highly Improved  
Medical Building & Space  
3 Sides of Glass  
Full HVAC  
Separate Patient & Staff  
Restrooms in Unit**



**Leigha Chew**

California Capital and  
Investment Group



(925) 464-2448



lchew@californiagroup.com

DRE Lic 02049358

**Mike McGuire**

California Capital and  
Investment Group



(925) 464-1912



mmcguire@californiagroup.com

DRE Lic 01790296

**Gary Bettencourt**

California Capital and  
Investment Group



(510) 610-5178



gbettencourt@californiagroup.com

DRE Lic 00880217

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# 2923 Webster LEASE SUMMARY

California Capital & Investment Group is pleased to present this rare opportunity to lease space in a newly renovated medical office that is ADA accessible. Located in Pill Hill, the modern building is near Summit Medical Center, a new Sprouts Market, local cafés, coffee shops, and a variety of fitness centers within walking distance to the building. Onsite, unreserved parking is covered and is priced at fair market value. Located near I-880 and I-580, this property is easily accessible from the major freeways.

## Property Details

<b>Address:</b>	2923 Webster St Oakland, CA 94609
<b>County:</b>	Alameda
<b>Assessor Parcel Numbers:</b>	9-700-8-2
<b>Year Built:</b>	±1985
<b>Building Size:</b>	±10,106 SF
<b>Parcel Size:</b>	± 0.298 AC
<b>Zoning:</b>	<u>CC-2</u>



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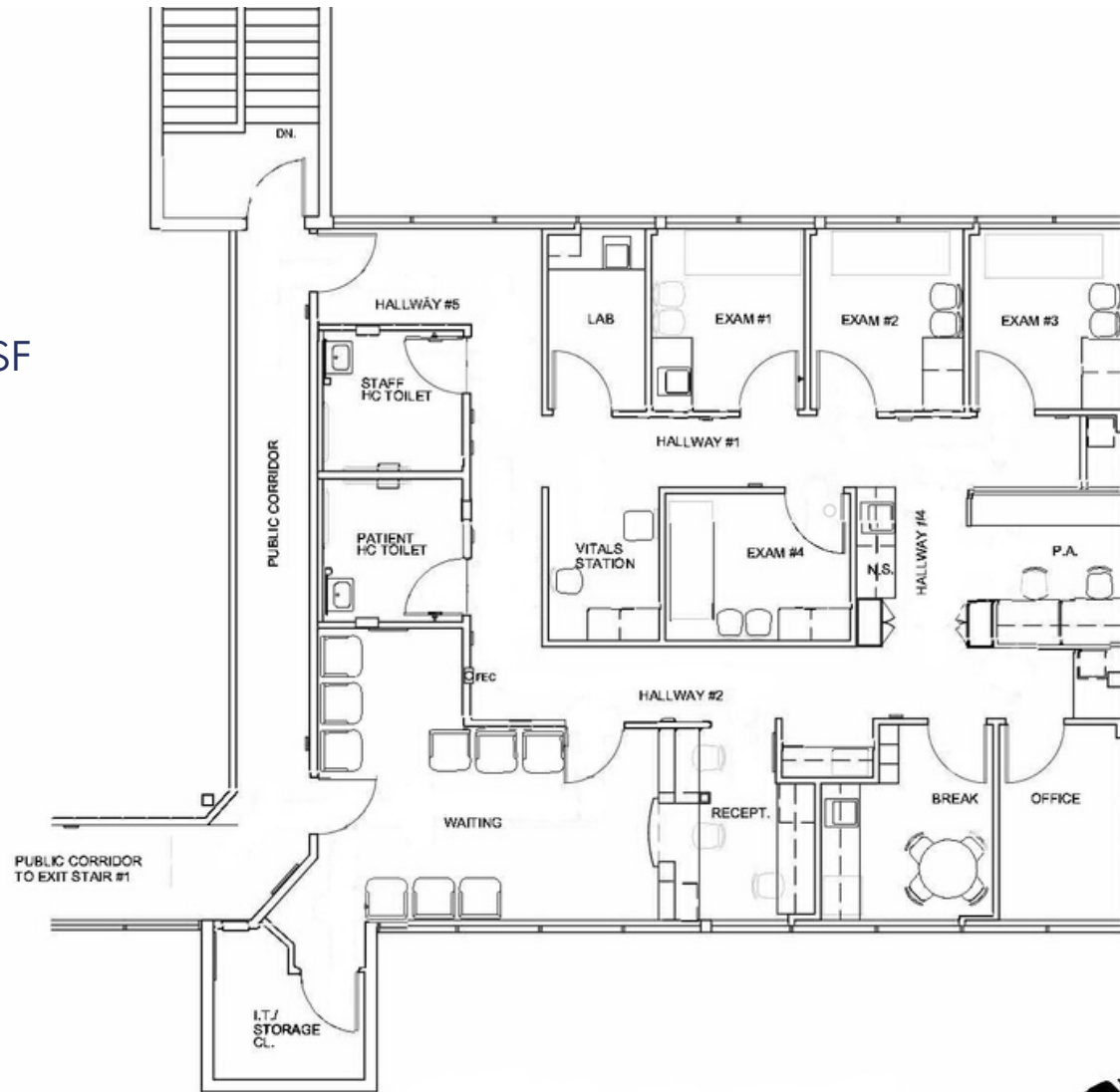
## FLOOR PLAN



### Suite 302

Available: ± 1,850 SF

Rate: \$4.50/SF



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ADA Ramp Access



Parking Area



Lobby



Exam/Office



Exam Room



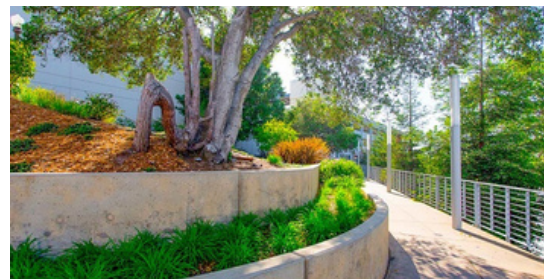
Exam Room

# 2923 Webster

## LOCATION SUMMARY

In recent years, Oakland has become a popular landing spot for many companies to plant their roots in the Bay Area. Companies like Pandora, The Clorox Company, and Kaiser Permanente, have all found homes in the country's newest premier real estate markets. Most recently two new Class A towers totaling over 1.2 million square feet of rentable office have been built in downtown Oakland.

While national tenants continue to flock to the East Bay, many local establishments have also flourished. The Oakland Fox Theater reopened as a concert venue in December 2009, anchoring the Uptown District. Surrounding this historical location are the ever-growing list of bars and dining options, including mainstays such as Flora's, and Cafe Van Kleef. The Oakland Fox Theater hosts a variety of shows and concerts ranging from B.B. King to Green Day, while also housing one of the East Bay's best charter schools, Oakland School for the Arts.



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Investment Group  
925-464-2448  
lchew@californiagroup.com  
DRE Lic 02049385



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Investment Group  
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mmcguire@californiagroup.com  
DRE Lic 01790296



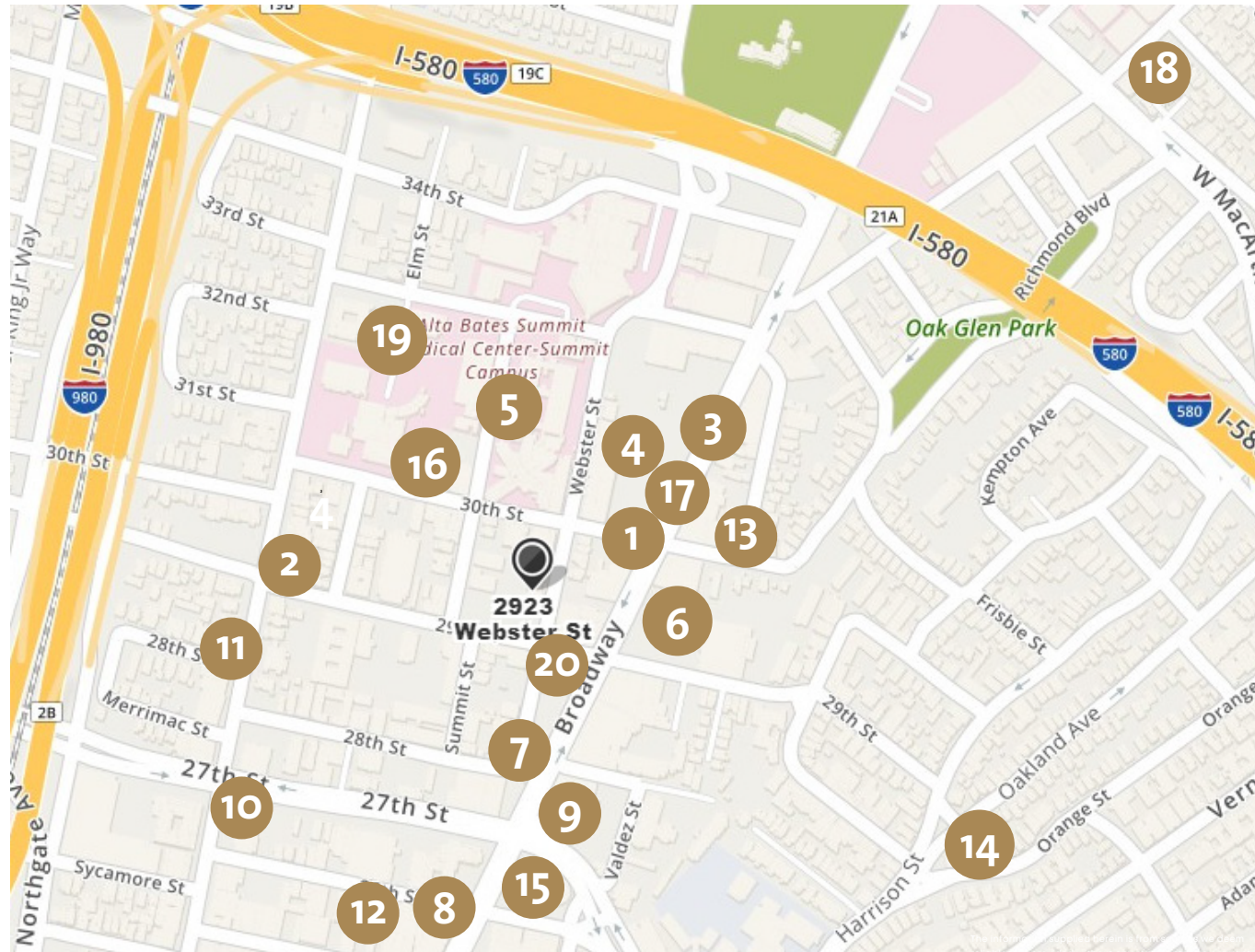
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# 2923 Webster

## Location Overview Landmarks and Amenities

1. Broadway & 30th : Bus Stop
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3. Ford GoBike
4. Sprouts Complex: Chipotle, Chase Bank, Starbucks Coffee
5. New Summit Medical Wing
6. La Catrina Taco Truck
7. Z Café & Bar
8. Lululemon
9. Target
10. Gogi Time - Korean BBQ
11. Dan Sung Sa Restaurant
12. The Kissel Hyatt Hotel & Residences
13. Judoku Sushi
14. Whole Foods Market
15. Limon Rotissere
16. Petit Cafe
17. Volofit - Uptown HIIT Gym
18. doña Mexican Restaurant
19. Samuel Merritt University
20. RAWR Coffee Bar



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510-610-5718  
gbettencourt@californiagroup.com  
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