

**Suite A**

±1,699 rsf

**Suite B**

±2,181 rsf

**Combined Space Available**

±3880 rsf

**Rent + NNN**

\$2.35 psf /month



[SCHEDULE A TOUR](#)



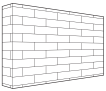
**Move-in-Ready Flex Space  
Available at the top of the  
Fruitvale District!**

**3527 FRUITVALE AVENUE, OAKLAND, CA**

# Highlights



Ground up Renovation, New Electrical, New Mechanical, New Plumbing



Open Floor Plan, Exposed Brick & Trusses



Abundant Natural Light- Multiple Staggered Skylights



2 ADA bathrooms, Wheelchair Accessible

Killer Location-Walk Score of 93 [MacArthur/Fruitvale]



HVAC systems per unit, independently controlled



Both suites have plumbing possible for various uses



Zoned CN-1 (Neighborhood Commercial). Numerous uses, except cannabis



## Contact

Adam Garrett-Clark  
DRE#02214638

415 716-3665

[adamgarrettclark@kw.com](mailto:adamgarrettclark@kw.com)

