

# FOR LEASE

1830 Embarcadero, Suite 100  
Oakland, CA 94606



**WELLS & BENNETT**

REAL ESTATE EXPERTISE SINCE 1924  
Wells & Bennett Commercial Real Estate Services

**Kelly Klingler**

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**Patrick Daniels**

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## HIGHLIGHTS & FEATURES:

- 4,127+/- SF Flexible Creative Space
- Plug & play opportunity
- Sprinklered
- Conditioned
- Large meeting rooms
- Private offices
- Phone Rooms
- 14 Desks
- Skylights
- Potential roll-up door
- Potential freeway signage
- On-site parking
- Zoning M-40 Light Industrial
- No Cannabis Uses
- Available now
- Asking \$8,300/month (Includes CAM)
- Brokers welcome. 4% for years 1-5 and 2.5% for years 6-10

**Click for Virtual Tour**



