

FOR LEASE | OAKLAND OFFICE BUILDING

675 HEGENBERGER ROAD, OAKLAND, CA 94621

Located near the Oakland Airport/Coliseum



Edward F. Del Beccaro
Executive Vice President
San Francisco Bay Area
Regional Manager

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Garrett Croy
Associate | Office/Medical

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675 HEGENBERGER ROAD

OFFICE SPACE AVAILABLE IN OAKLAND, CA

HIGHLIGHTS

- Direct access to Airport/Coliseum BART Station via AC Transit
- Three-story ± 75,000 r.s.f. Class B office, featuring interior courtyard plus free parking surrounding the building.
- Close to Oakland Airport, and retailers along the Hegenberger Retail corridor, including Chipotle, Panda Express, Starbucks, and more
- Locally owned since 1996, Professionally managed
- Starting base rent of \$ 1.75 per r.s.f. per month, fully-serviced, for improved suites.
- Build-to-suit. Monthly rental rate for unimproved suites based on the extent of required improvements plus length of lease term

Available SF

Suite 101	1,313 SF
Suite 110	1,871 SF
Suite 120	1,710 SF
2nd Floor	500 - 2,500 SF
3rd Floor	1,500 - 25,000 SF

TRANSPORTATION



BART TRANSIT
Oakland Coliseum Station
(Richmond/Berryessa/Daly City/MacArthur/Dublin/Pleasanton)



Cal Trans/Airport Amtrak California
Coliseum/Airport Station

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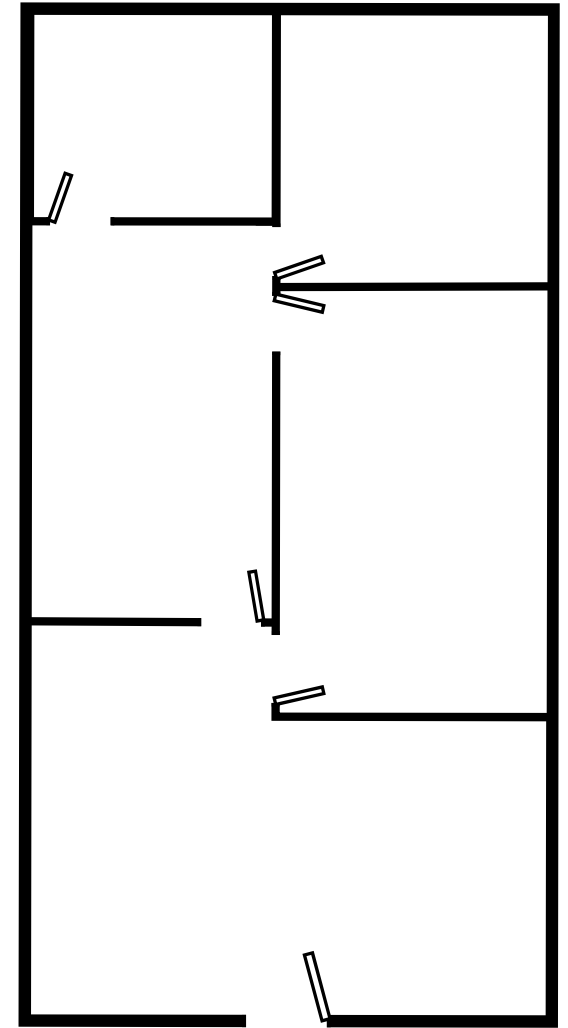
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675 HEGENBERGER ROAD

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PHOTOS Suite 101



*not to scale

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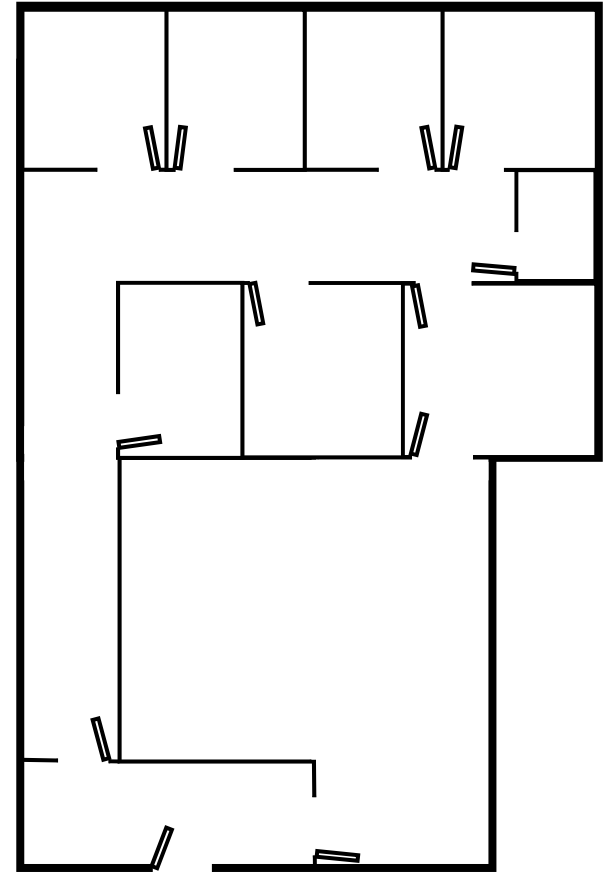
675 HEGENBERGER ROAD

OFFICE SPACE AVAILABLE IN OAKLAND, CA

PHOTOS Suite 110



675 Hegenberger Road, Suite 110
Oakland, CA 94621
1,871 SF



*not 1

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OFFICE SPACE AVAILABLE IN OAKLAND, CA

PHOTOS Third Floor



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PHOTOS Second Floor



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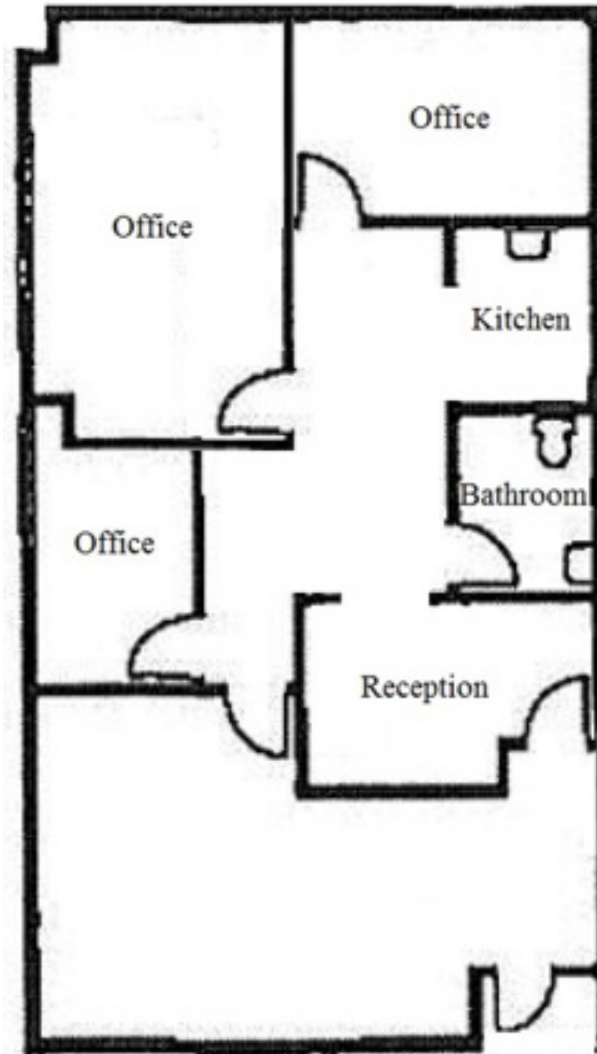
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FLOOR PLAN

SUITE 120

- 1,710 SF
- \$1.75 SF/month



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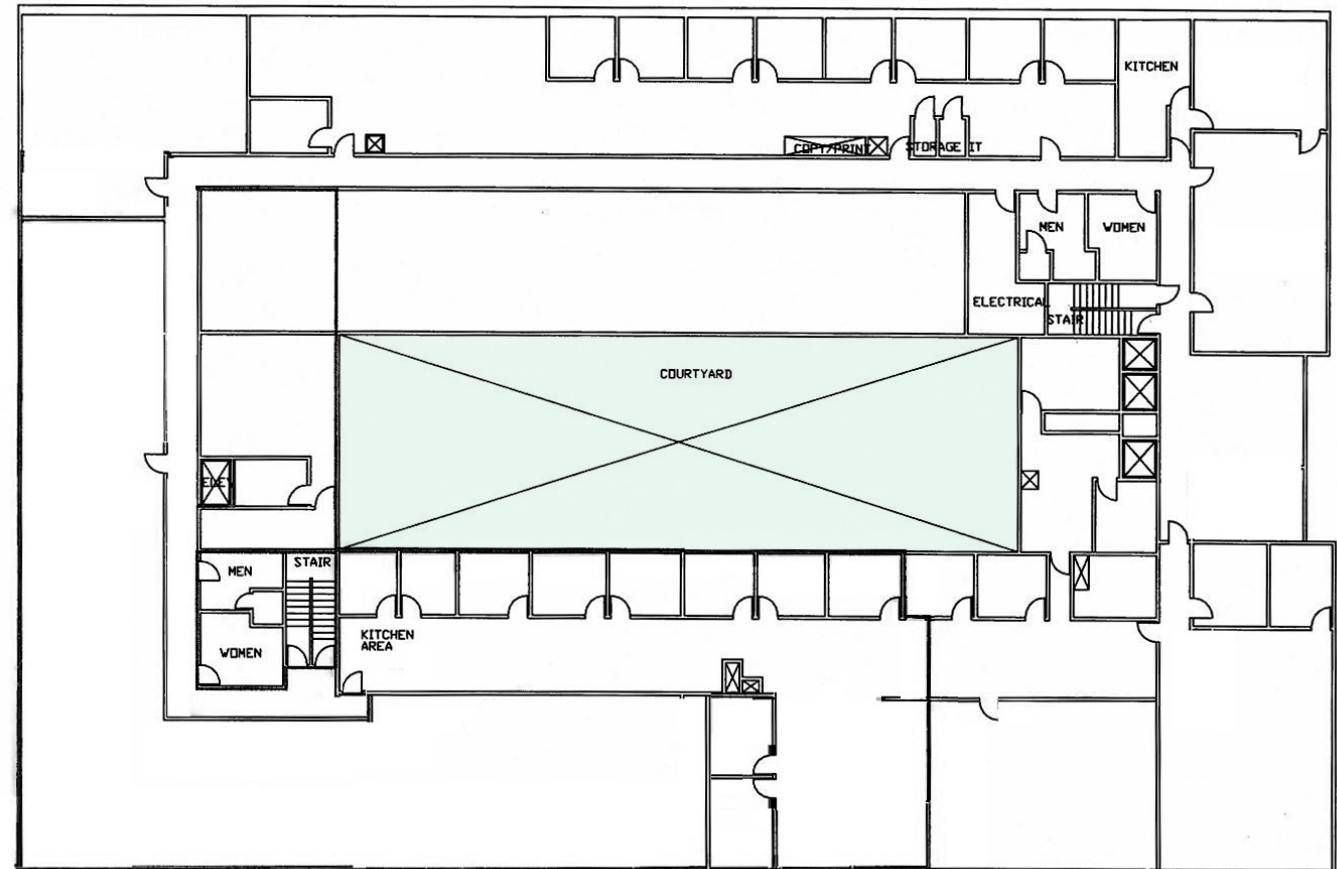
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FLOOR PLAN

THIRD FLOOR

- 1,500 - 25,000 SF
- \$1.75 SF/month
- Available divisible to $\pm 1,500$ sf
- Space can be built-to-suit



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Redwood Forest Courtyard in Center of the Building



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