

FOR LEASE

490
GRAND
AVENUE

Oakland, CA 94610



Exclusively Listed by

Brad Banker

510.763.7090 x215

bbanker@lcbassociates.com

490 Grand Avenue Oakland, CA 94610



OFFERING SUMMARY

Lease Rate:	\$2.50 SF/month (Full Service)
Building Size:	15,000 SF
Available SF:	Suite 100: 1,352 RSF Suite 110: 997 RSF Suite 120: 1,177 RSF

PROPERTY OVERVIEW

Professional Ground Floor Office Space in Grand Lake. Secure pet friendly building with professional management. Suites feature great natural light, HVAC and access to a common area kitchen and conference room.

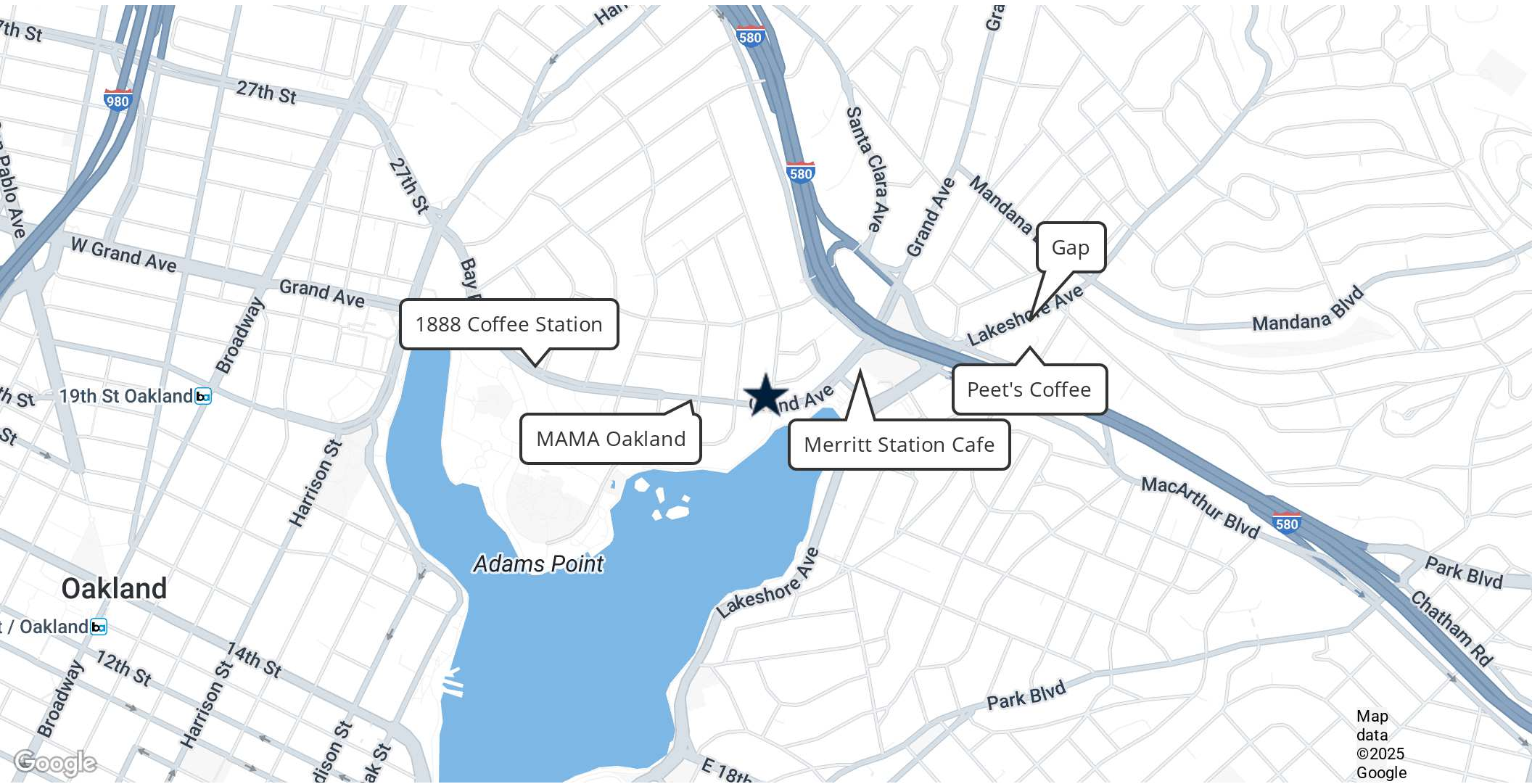
PROPERTY HIGHLIGHTS

- Suite 120: 2 Private Offices and small IT room
- Suite 110: 2 private Offices and storage room.
- Suite 100: 2 private offices, storage, and frontage on Grand Avenue
- HVAC
- Common Area Conference Room and Kitchen shared by 3 ground floor Tenants
- 1 Covered parking space available at \$300 a month additional rent.



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LEGEND

- Available
- available
- available 1

LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	997 - 1,352 SF	Lease Rate:	\$2.50 SF/month

AVAILABLE SPACES



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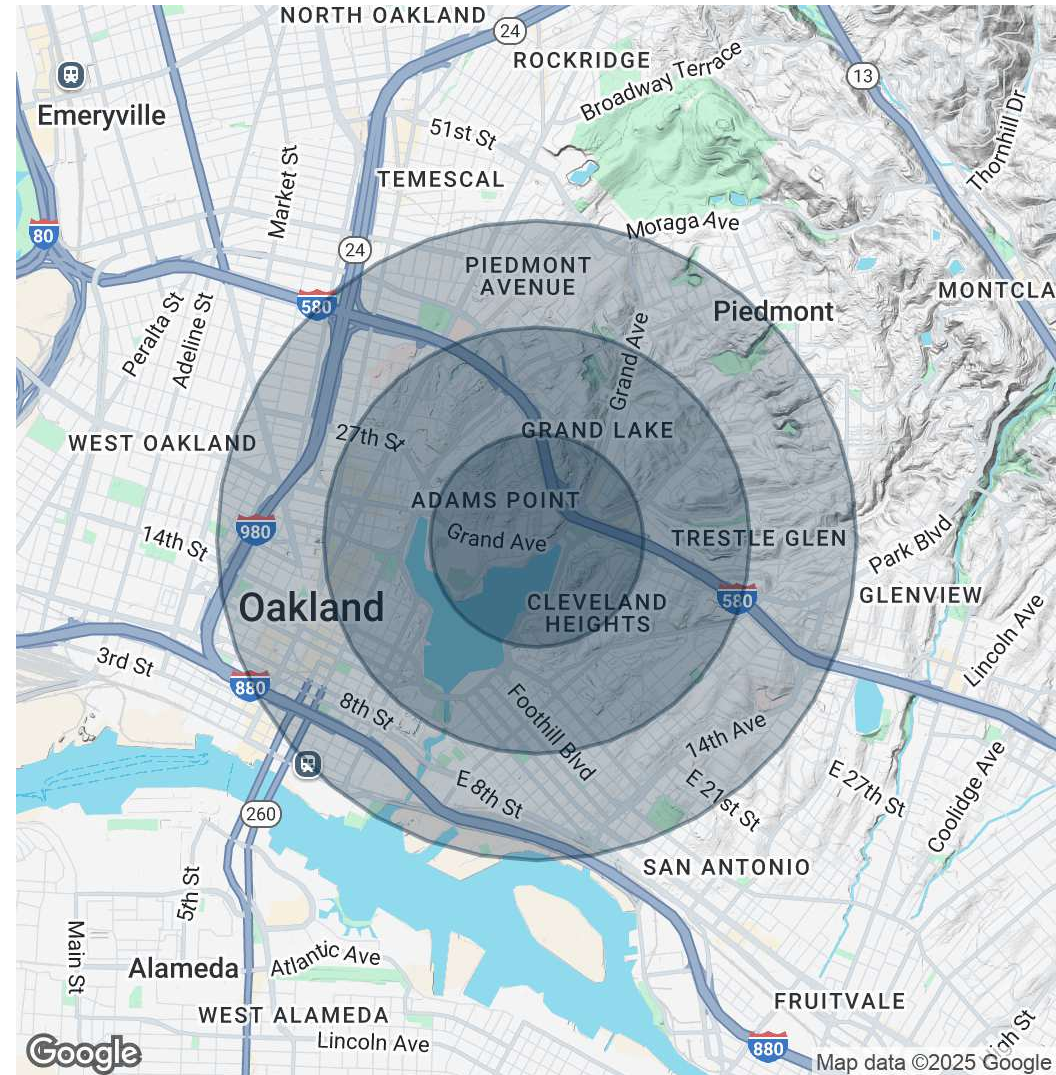
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
490 Grand Avenue Suite 120	available 1	1,177 SF	Full Service	\$2.50 SF/month	-
490 Grand Avenue Suite 110	available	997 SF	Full Service	\$2.50 SF/month	-
490 Grand Suite 100	Available	1,352 SF	Full Service	\$2.50 SF/month	-

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	15,651	55,684	102,738
Average Age	37.8	37.7	38.6
Average Age (Male)	38.0	37.8	38.4
Average Age (Female)	37.9	37.6	38.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	9,320	31,301	53,641
# of Persons per HH	1.7	1.8	1.9
Average HH Income	\$70,980	\$67,329	\$69,128
Average House Value	\$537,297	\$541,482	\$598,029

2020 American Community Survey (ACS)



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