

FOR LEASE

825
WASHINGTON
STREET

Oakland, CA 94607



Exclusively Listed by

Steve Banker

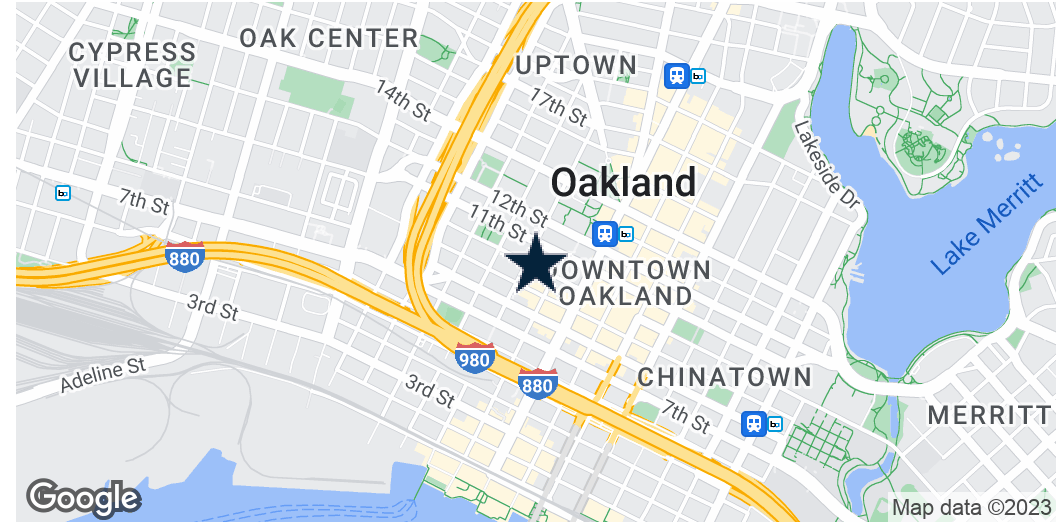
President

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OFFERING SUMMARY

Lease Rate:	\$3.50 - 3.85 SF/month (Full Service)
Building Size:	22,800 SF
Available SF:	Suite 234- 188 SF Suite 217- 338 SF Suite 208-215- 1,210 SF 203-226- 1,510 SF

PROPERTY OVERVIEW

Rare small offices available in Old Oakland. Suites range from 156 square feet to 820 square feet.

PROPERTY HIGHLIGHTS

- High Hard Cap Ceilings
- Shared Kitchen Area
- Elevator Access
- Historical Building with charm
- HVAC



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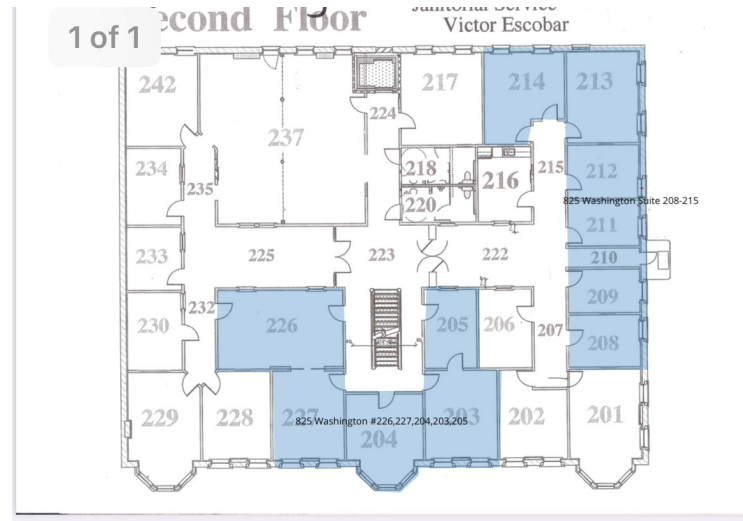


LCB
ASSOCIATES

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LEGEND

Available

LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	188 - 1,510 SF	Lease Rate:	\$3.50 - \$3.85 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
825 Washington Suite 208-215	Available	1,210 SF	Full Service	\$3.50 SF/month	-
825 Washington #226,227,204,203,205	Available	1,510 SF	Full Service	\$3.85 SF/month	-



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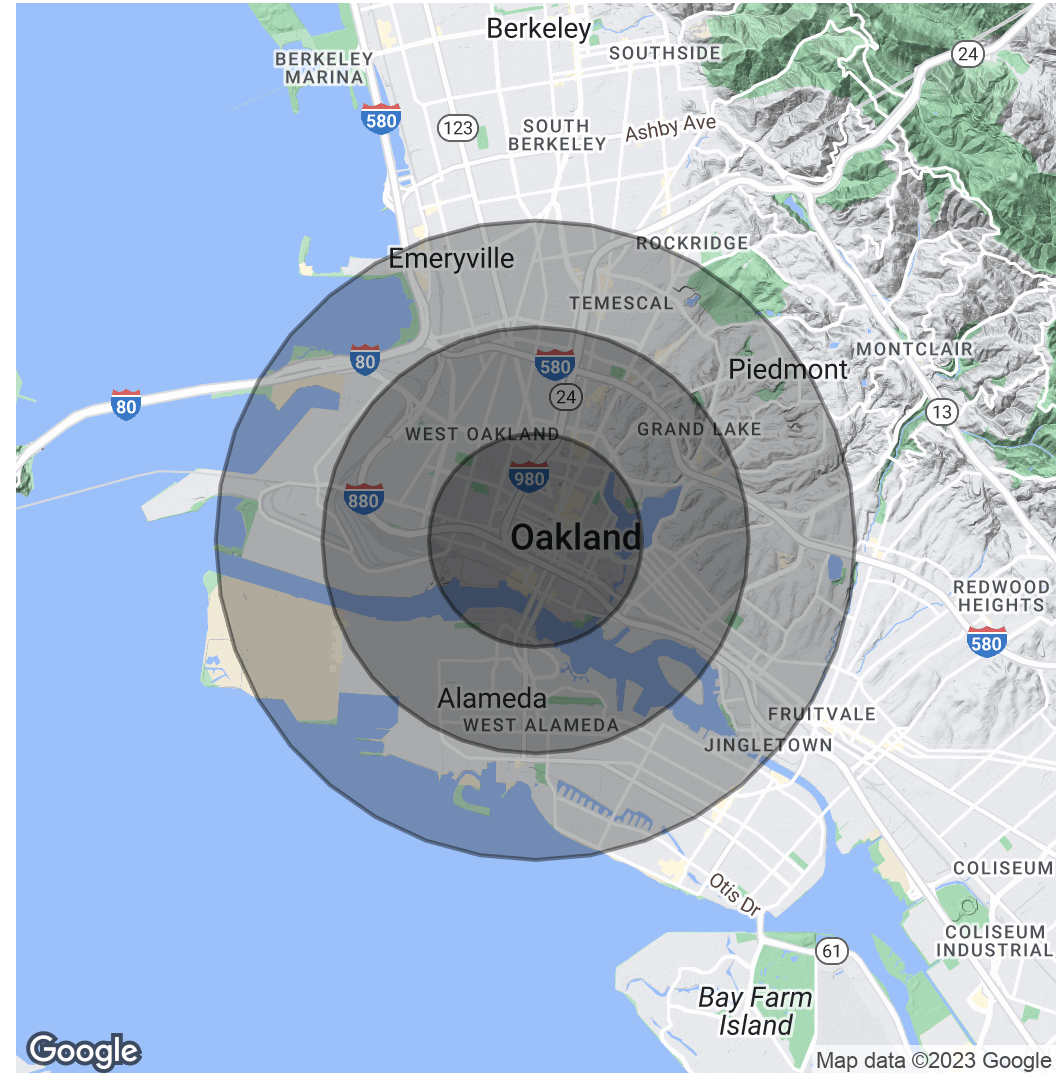
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	25,484	106,709	215,827
Average Age	41.4	37.3	37.3
Average Age (Male)	39.2	36.5	36.6
Average Age (Female)	42.0	37.5	37.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	13,099	52,769	102,753
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$47,718	\$54,936	\$66,222
Average House Value	\$466,396	\$468,592	\$578,098

* Demographic data derived from 2020 ACS - US Census



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