



WELLS & BENNETT
REAL ESTATE EXPERTISE SINCE 1924

FOR SALE 1451 Leimert Blvd., Oakland

Kelly Klingler
DRE #01052191

925-550-9540

<https://www.loopnet.com/Listing/1451-Leimert-Bld-Oakland-CA/41123554/>

A unique boutique office ~ creative commercial building ideal for owner-users seeking character, visibility, flexibility, and Oakland Hills proximity.

This is not a commodity office building competing with downtown Oakland towers. The strength of the property is:

- Identity
- Privacy
- Flexibility
- Neighborhood Setting
- Proximity to Affluent East Bay Clientele



PROPERTY OVERVIEW

- Approx. 5,000 SF commercial office building
- ~3,000 SF ground floor
- ~2,000 SF upper office/server/creative space
- Located in the Oakmore District area of Oakland
- Near Montclair Village, Piedmont, Highway 13, and I-580
- Street parking is available in the surrounding neighborhood
- Boutique standalone commercial building with strong identity potential

Professional Firms

- Attorneys
- CPAs
- Financial planners
- Insurance agencies
- Boutique consulting firms
- Architects

Technology ~ Creative Users

- Engineering firms
- Software development groups
- Design studios
- Production/media companies
- AI or startup satellite office

Medical ~ Wellness

- Therapy groups
- Concierge medical office
- Wellness practitioners
- Specialty clinics (subject to zoning)

Parking

- Neighborhood accessibility
- Nearby street availability
- Boutique urban - office environment

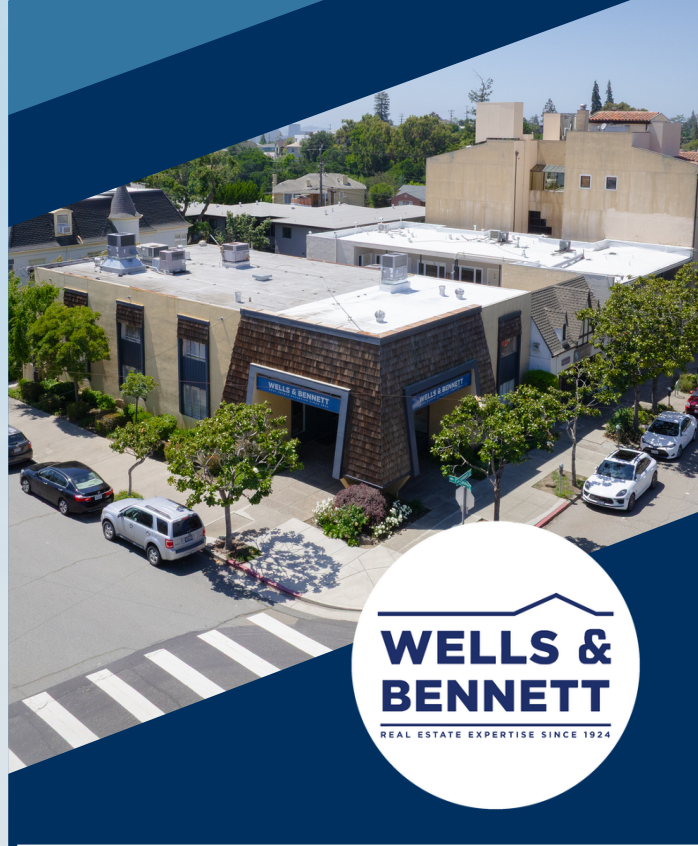


Additional Points

- Standalone owner-user office buildings
- In the Oakland Hills trade area
- Under 10,000 SF
- Available for purchase
- Easy Oakland Hills access
- Piedmont/Montclair demographics
- Quieter professional environment
- Lower occupancy cost than San Francisco
- Private branded building identity
- Occupancy savings
- Long-term appreciation
- Control of business location
- Tax advantages of ownership
- Potential seller lease back of second floor



[https://vimeo.com/1209697655?
share=copy&fl=sv&fe=ci](https://vimeo.com/1209697655?share=copy&fl=sv&fe=ci)



**AVAILABLE FOR
THE PRICE OF
\$1,950,000**

Kelly Klingler

DRE #01052191



925-550-9540



kellyk@wellsandbennett.com



1451 Leimert Blvd
Oakland CA 94602

