

FOR LEASE

351
15TH
STREET

Oakland, CA 94612



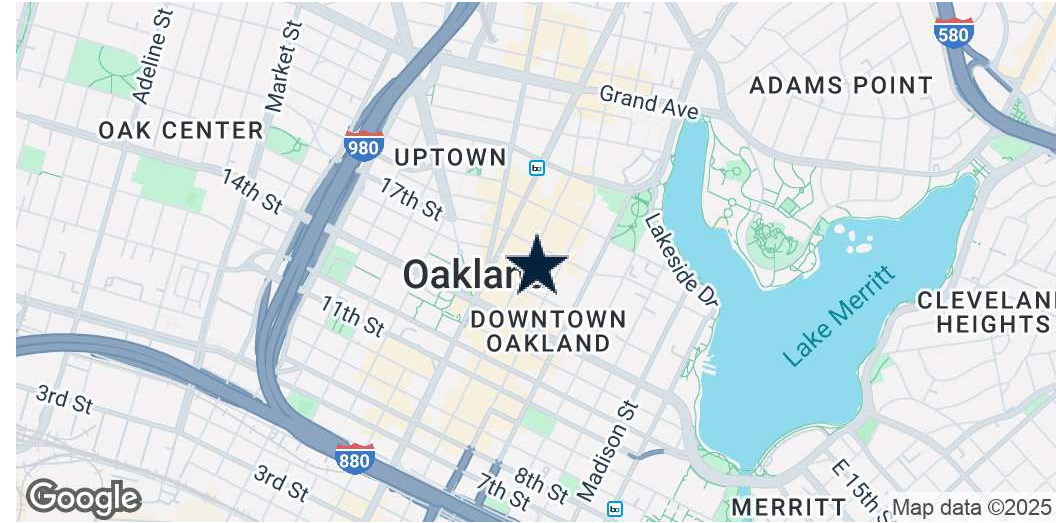
Exclusively Listed by

Brad Banker

510.763.7090 x215

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351 15th Street Oakland, CA 94612



OFFERING SUMMARY

Lease Rate:	\$1.75 SF/month (Gross)
Building Size:	6,058 SF
Available SF:	6,058 SF

PROPERTY OVERVIEW

Affordable, high profile retail/office/flex space available for lease in Downtown Oakland. Suite features tall ceilings, existing creative office layout with some private offices, great corner visibility, and rare single tenant identity. Great space for non-profits, creative office users, group assembly/fitness uses, artist/flex space or creative retail users.

PROPERTY HIGHLIGHTS

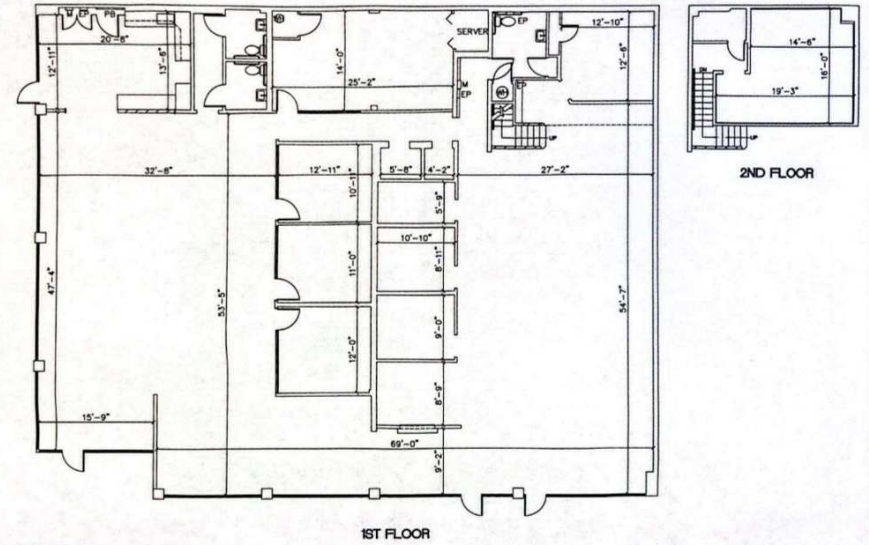
- High Ceilings
- Mix of Private Office and Open Layout
- Single Tenant Building
- Great Signage Opportunity
- Close to BART/Transit
- Seeking Short Term (2 years or less) Leases



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351 15TH STREET
OAKLAND, CA

APPROX 6,058 U.S.F.

HALL EQUITIES GROUP
1855 OLYMPIC BLVD, SUITE 300
WALNUT CREEK, CA 94596
PHONE (925) 933-4000

LCB
ASSOCIATES

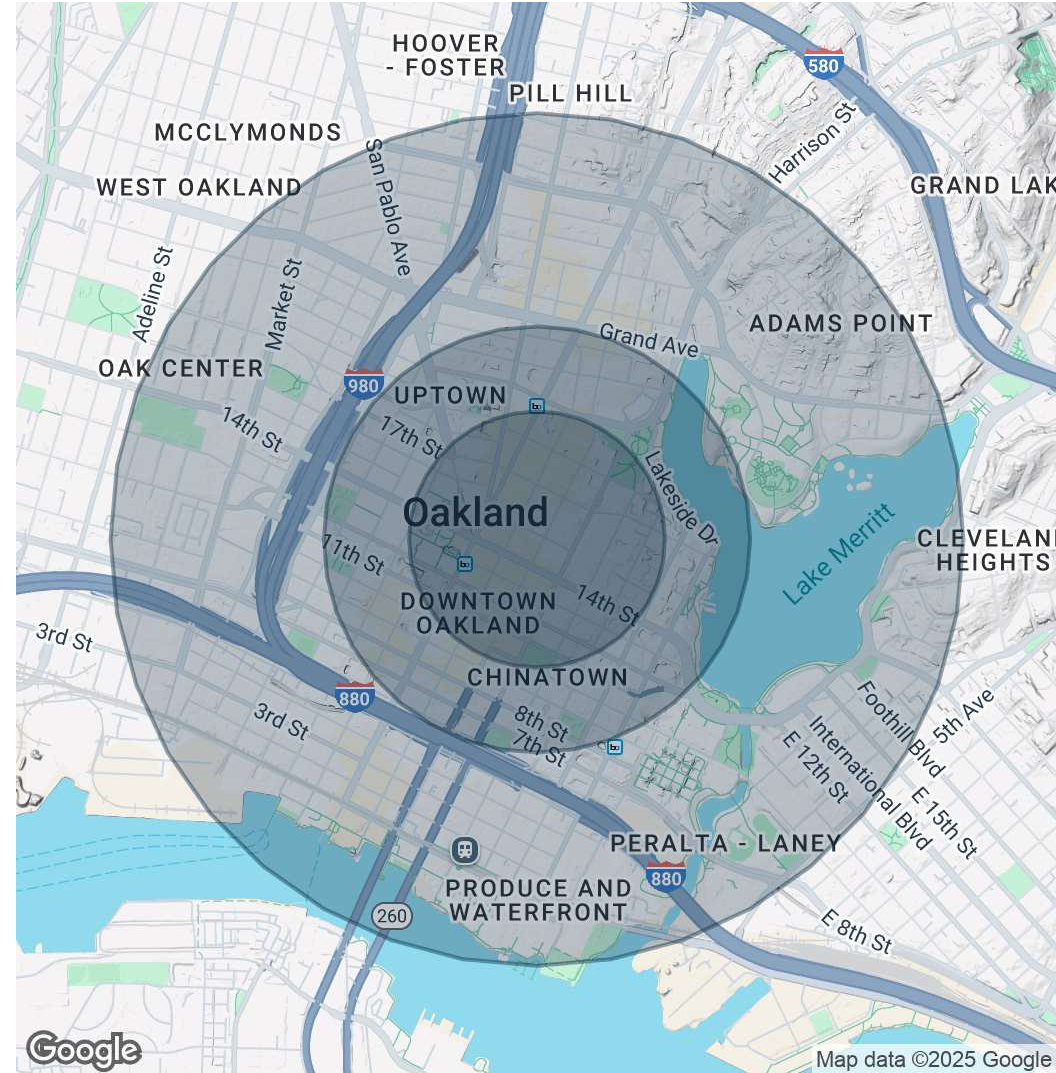
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,939	16,733	51,658
Average Age	47	47	44
Average Age (Male)	46	46	43
Average Age (Female)	48	47	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,080	9,456	26,482
# of Persons per HH	1.6	1.8	2
Average HH Income	\$94,672	\$109,810	\$128,156
Average House Value	\$779,037	\$850,268	\$975,978

Demographics data derived from AlphaMap



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