



**CUSHMAN &  
WAKEFIELD**

FOR LEASE

**304 12th Street**  
Oakland, California



### Property Highlights:

- **Suite 2B ±4,224 RSF**
- **Suite 4C ±3,771 RSF (Furnished)**
- The 'King' Building Built by Wheat and Lumber Baron Charles H. King
- Three (3) Blocks to 12th Street BART
- High-End Creative Office Space
- Upgraded Men's & Women's Restrooms with Showers on Each Floor
- Historic Building with Modern Upgrades Including Seismic Retrofit, New Elevator & HVAC
- Popular Ground Floor 'Luckyduck' Bike Cafe and Veranda Home Goods Store
- Great Natural Light
- Directly Across the Street from "Station on 12th," a 333 Unit Market-Rate Apartment Building with ±24,000 SF of Retail Space
- Large Operable Windows
- Ample & Secure On-Site Bike Parking
- Full Basement Providing Additional Storage
- Lease Rate: Call Broker for Pricing

#### David Englert

Director

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**cushmanwakefield.com**

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FOR LEASE

# 304 12th Street Oakland, California



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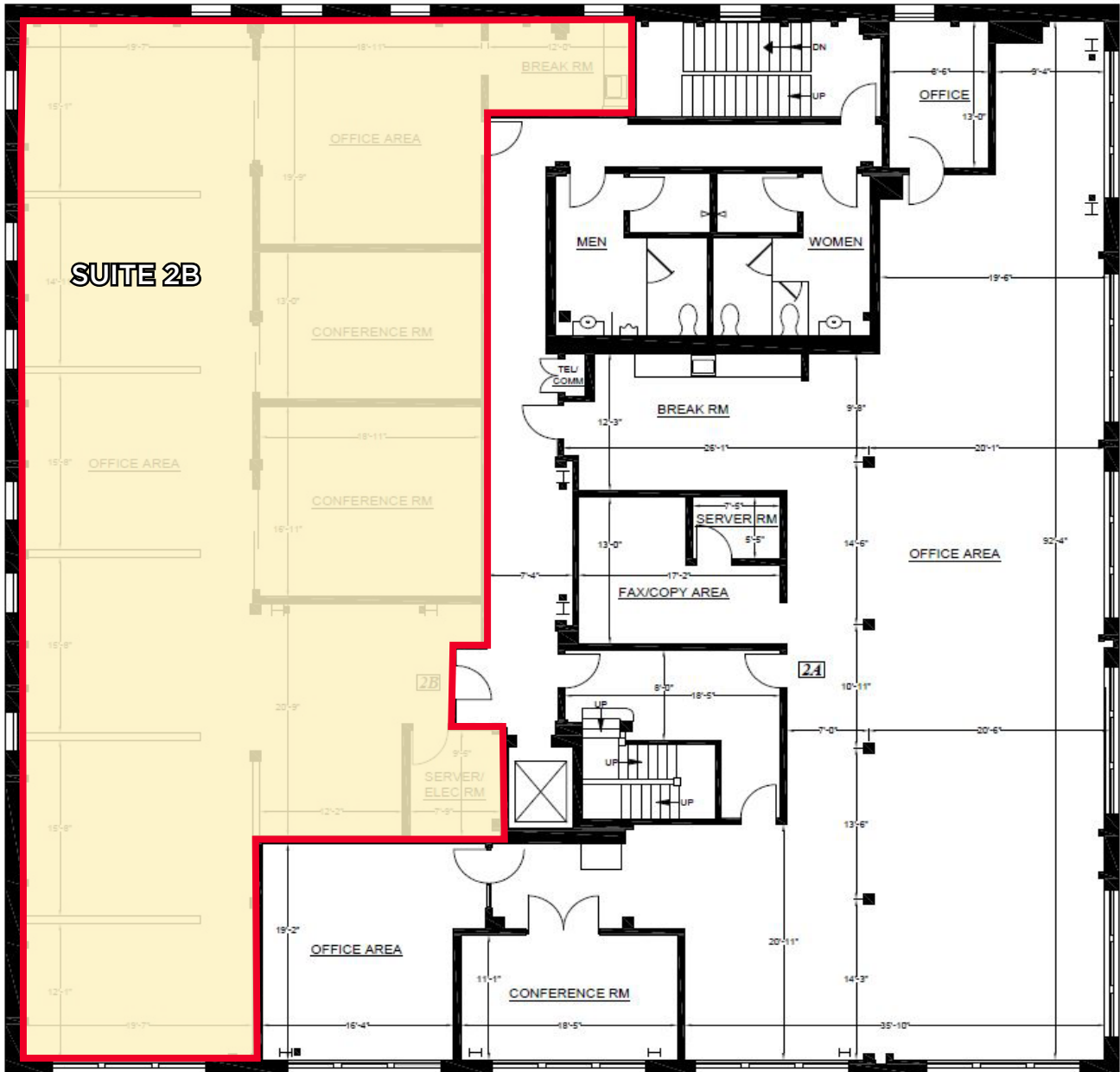


**CUSHMAN &  
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FOR LEASE

**304 12th Street**  
Oakland, California

**2nd Floor**



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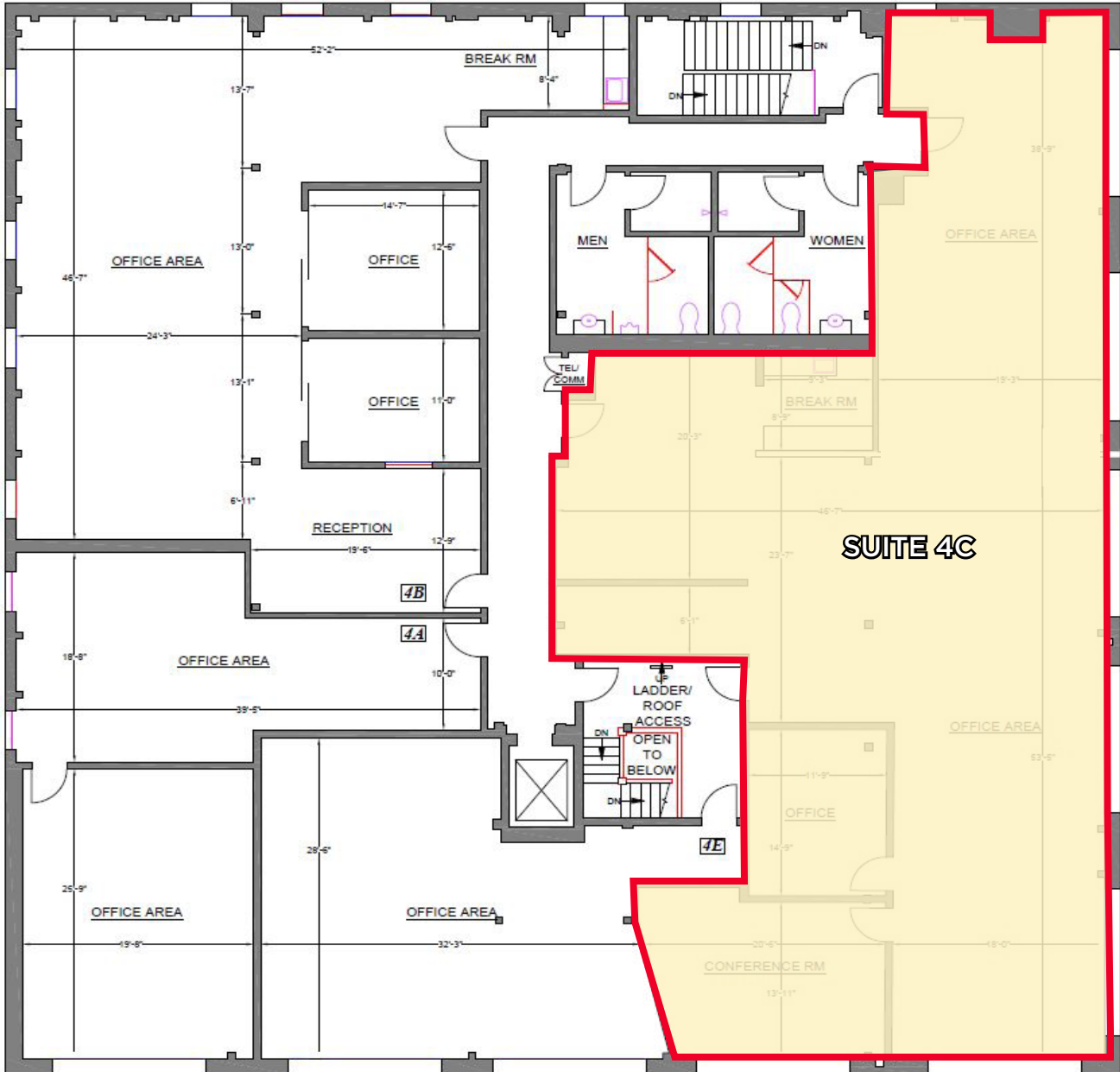


**CUSHMAN &  
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FOR LEASE

**304 12th Street**  
Oakland, California

**4th Floor**



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