



**CUSHMAN &  
WAKEFIELD**

FOR SUBLEASE

**304 12th Street**  
Oakland, California



## Property Highlights

- 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
- Great natural light
- Directly across the street from "Station on 12th," a 333 unit market-rate apartment building with  $\pm 24,000$  SF of commercial space currently under construction
- Large operable windows
- Ample & secure on-site bike parking
- Full basement providing additional storage
- **Lease Rate: Call Broker for Pricing**

**Suite 4C**

**$\pm 3,771$  SF**

**Charlie Sweeney**  
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**cushmanwakefield.com**



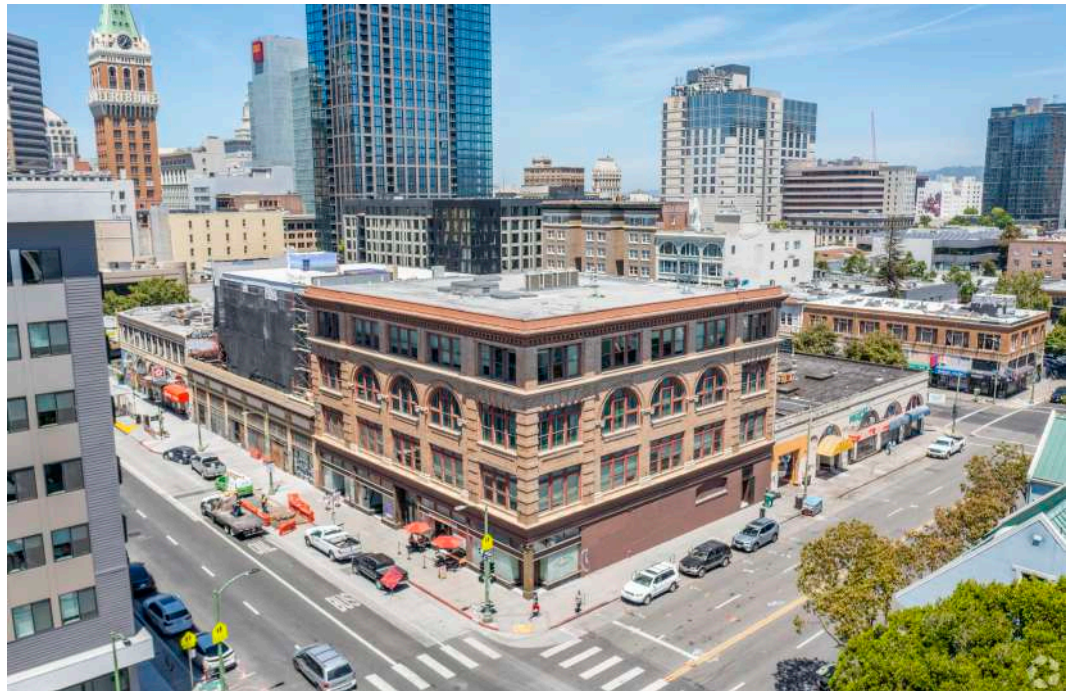
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### Suite 4C Highlights

- ±3,771 SF
- Lease Expiration Date: 4/30/2025
- Large Open Area
- Kitchenette
- One (1) Conference Room
- One (1) Private Office
- Furniture Available



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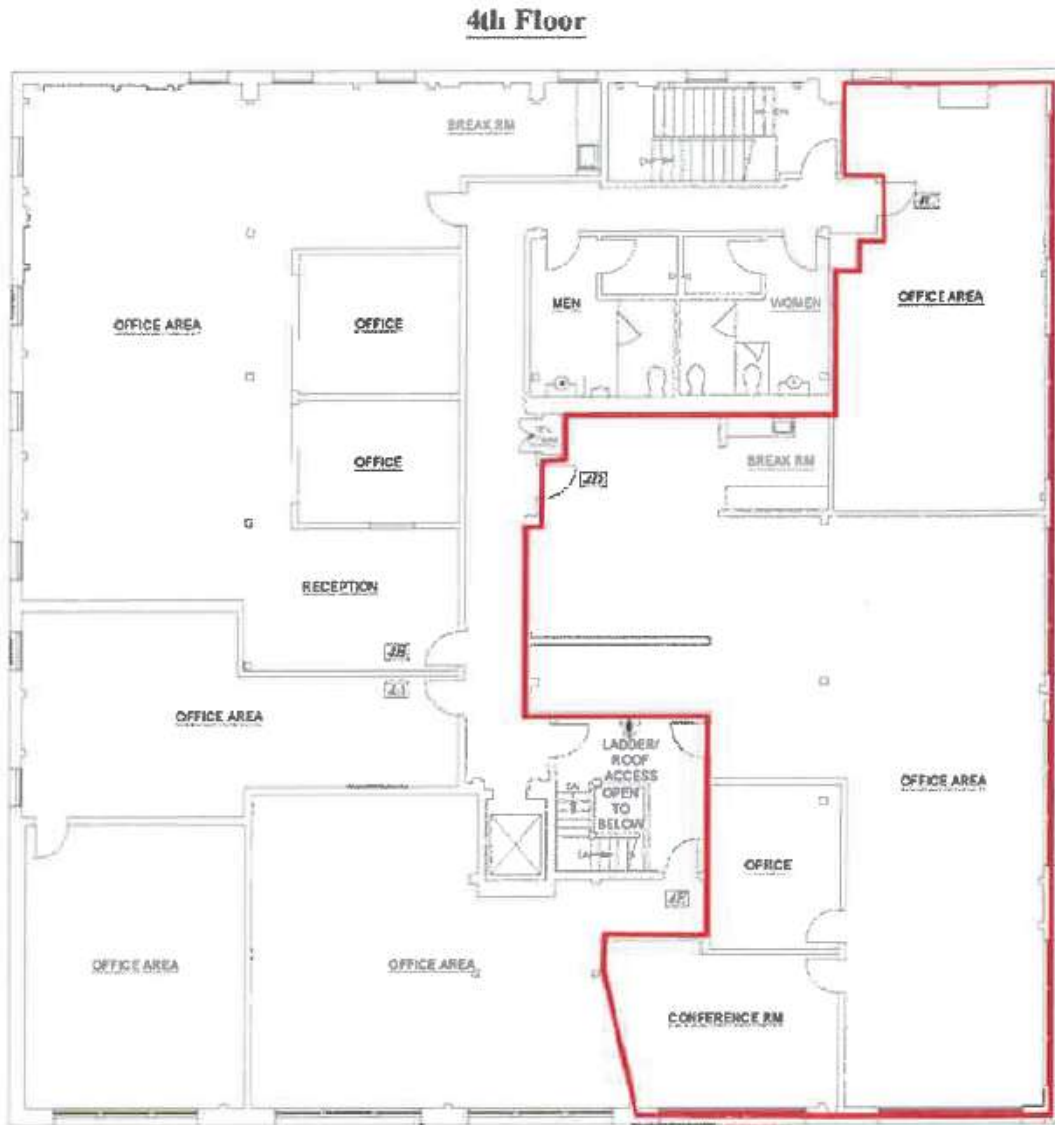


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**Suite 4C Floor Plan**



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