

255 3RD STREET

For Sale or Lease
Commercial Condo





HIGHLIGHTS

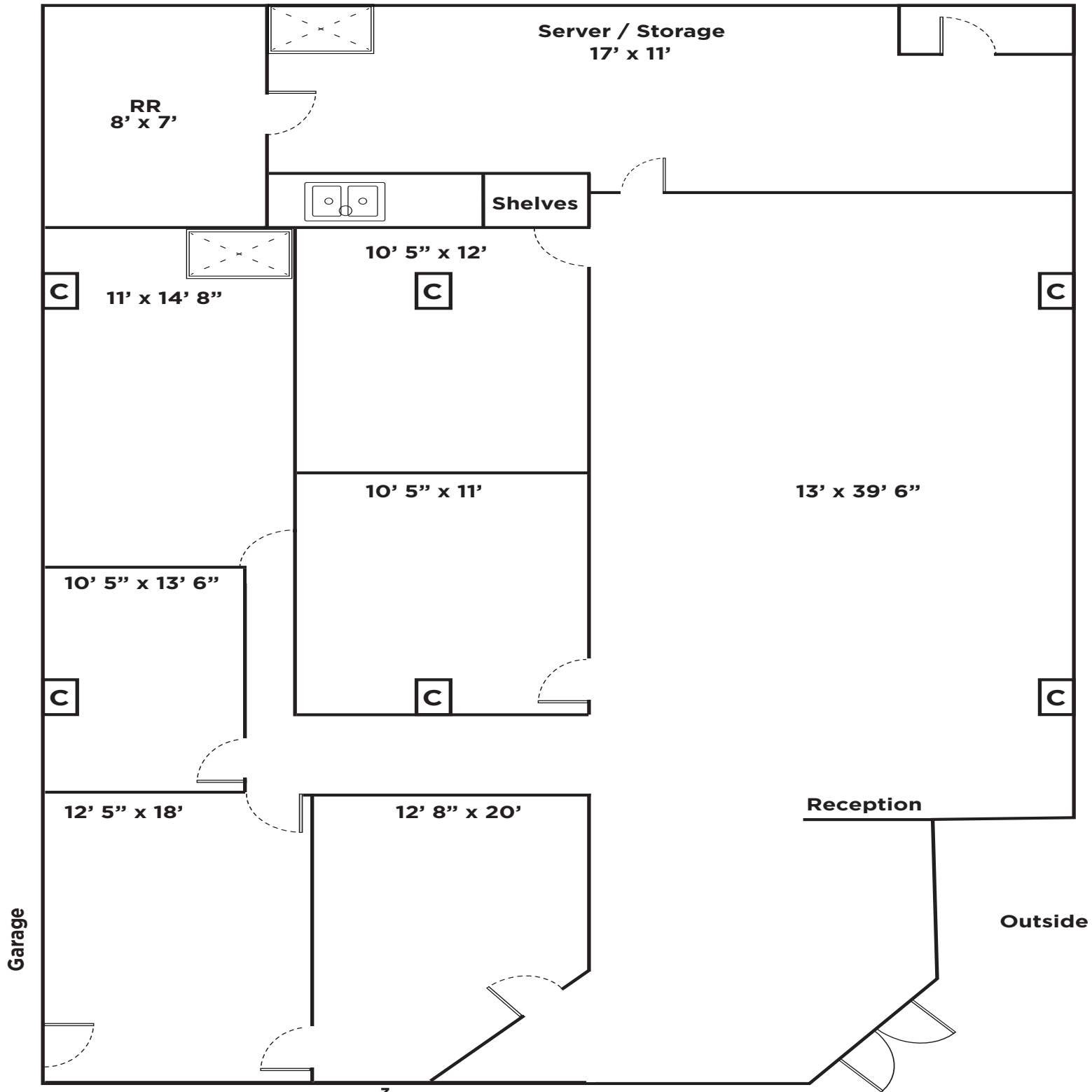
- Commercial Condo
- ±2,400 SF
- Exposed Concrete Ceilings
- Great Ceiling Height
- Sprinklers
- Two (2) Dedicated Garage Parking Stalls with Direct Access to Suite
- Extensive Glass Line
- Great Jack London Location, 1/2 Block to Amtrak
- Walking Distance to Numerous Restaurants & Coffee Shops

LEASE RATE - \$2.75 IG

SALE PRICE - \$1,140,000 (\$475 PSF)



FLOOR PLAN



³
*Floor Plan not to Scale, Tenant to Confirm Measurements

C = Column

AMENITY MAP

Jack London Square Restaurants & Bars

- Scott's Seafood Grill & Bar
- Farmhouse Kitchen Thai Cuisine
- Noka Ramen
- The Forge Handcrafted Pizza
- Seabreeze On The Dock
- Left Bank Jack London Square
- Plank
- Yoshi's
- Timeless Coffeee
- Pattern Brewing
- Buckwild Brewing
- Chop Bar
- Oakland United Brewing

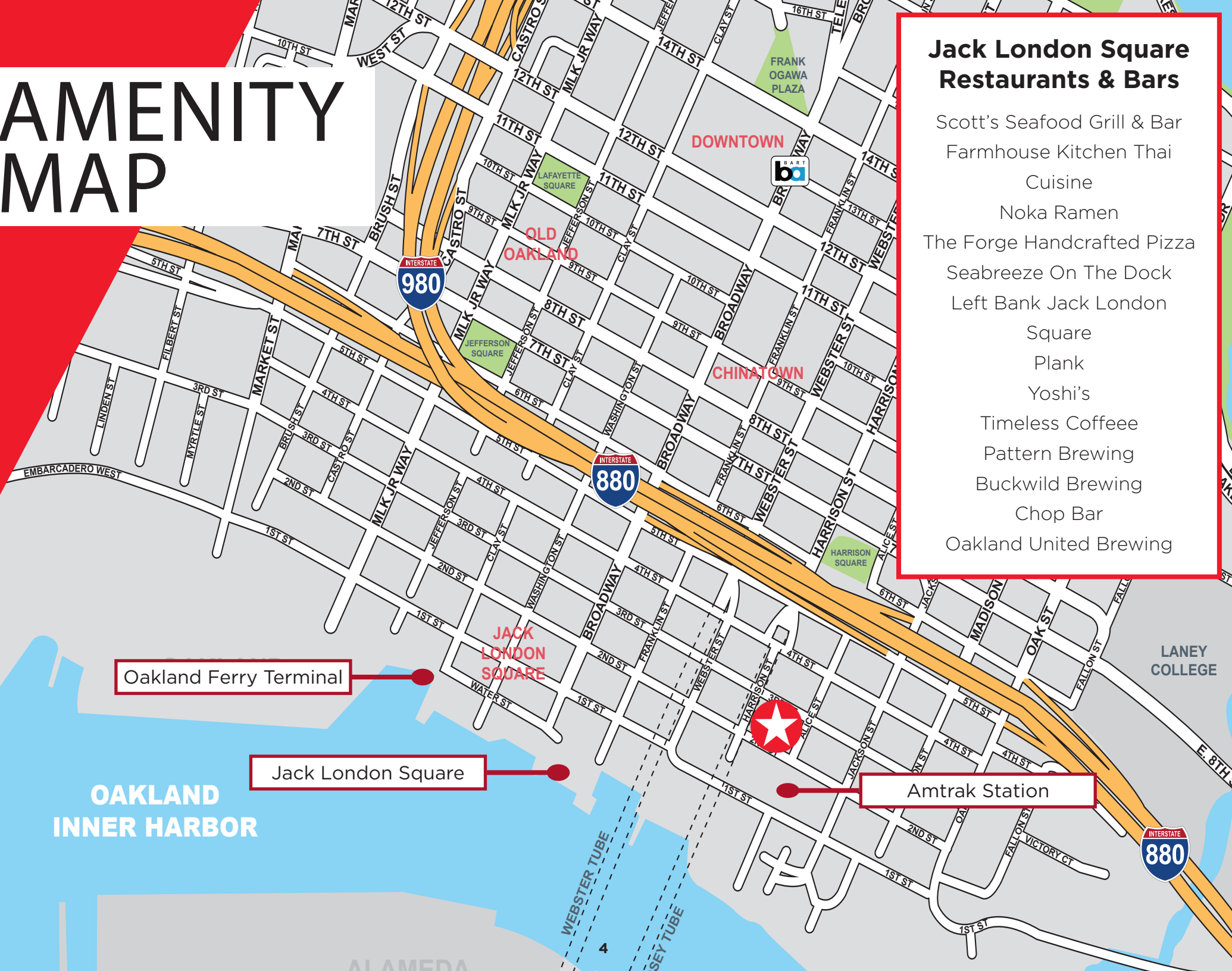
Oakland Ferry Terminal

Jack London Square

Amtrak Station

OAKLAND
INNER HARBOR

LANEY
COLLEGE





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