

Oakland, CA

R&D / OFFICE / DIVISIBLE / AVAILABLE TOGETHER OR SEPERATELY

380
WASHINGTON ST

475
FOURTH STREET

±17,700 SQUARE FEET
AVAILABLE FOR LEASE

EXCLUSIVE LISTING AGENTS

MARC WARD
Managing Director
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ANDREW SCHMIEDER
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TED J. ANDERSON
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510 465 8000
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LIC #01332000



**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

BUILDING SIZE

Total: ±17,700 SF
380 Washington Street: ±10,100 SF
- ±3,000 SF Mezzanine Office
- ±7,100 SF R&D Production
475 4th Street: ±7,600 SF
- ±5,600 SF Warehouse
- ±2,000 SF Office

POWER

Total: 1400 Amps @ 120/240V, 3-Phase*
380 Washington St: 600 Amps
475 4th Street: 800 Amps
*Tenant to Confirm Independently

LOADING

Total: Two (2) Grade Level Doors
380 Washington St: One (1)
475 4th St: One (1)

PARKING

Secured Gated Lot Available

EXTRAS

Floor Drains (380 Washington)
Clean Room (380 Washington)
Washable Walls/Ceiling in Production Area (380 Washington)

OWNERSHIP

Strong Ownership Presence

LOCATION

Great Jack London Square Location
Close Proximity to Amenities
Excellent Freeway Access
Great Public Transportation Access

ZONING

D-DT-CX, S-13

PRICING

\$2.30/SF/Month I.G. on Entire Space
\$2.80/SF/Month I.G. on 380 Washington Street (Alone)
\$1.50/SF/Month I.G. on 475 4th Street (Alone)



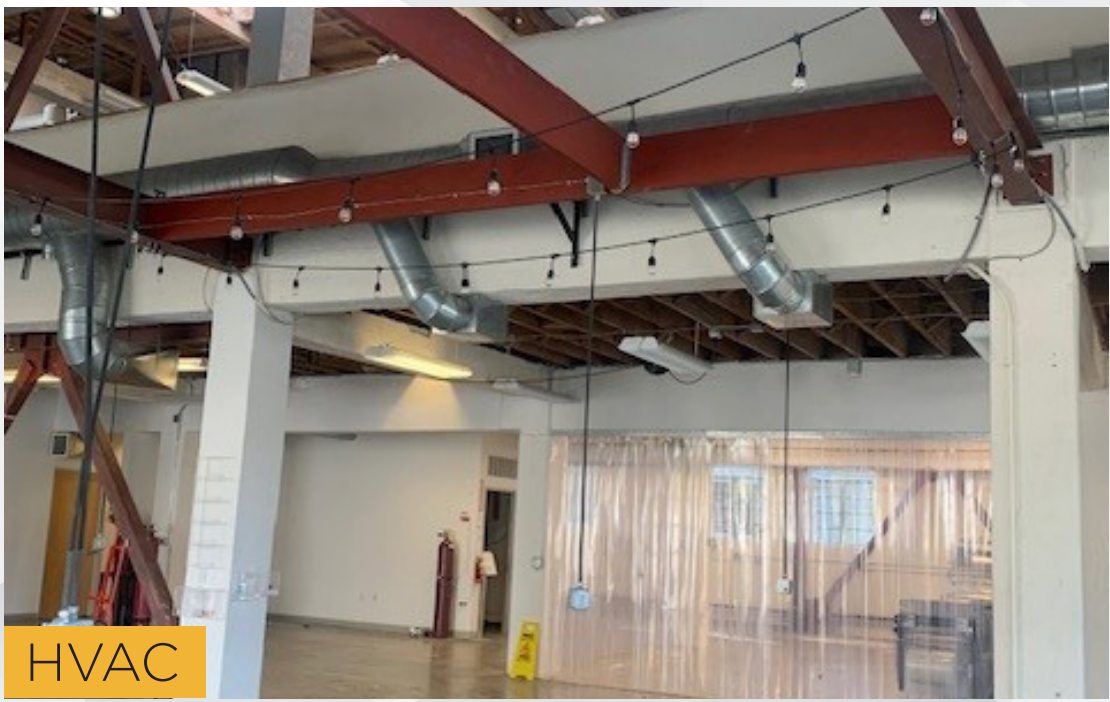
380 WASHINGTON PHOTOS



EXISTING PARTIAL LAB



GROUND FLOOR OFFICE

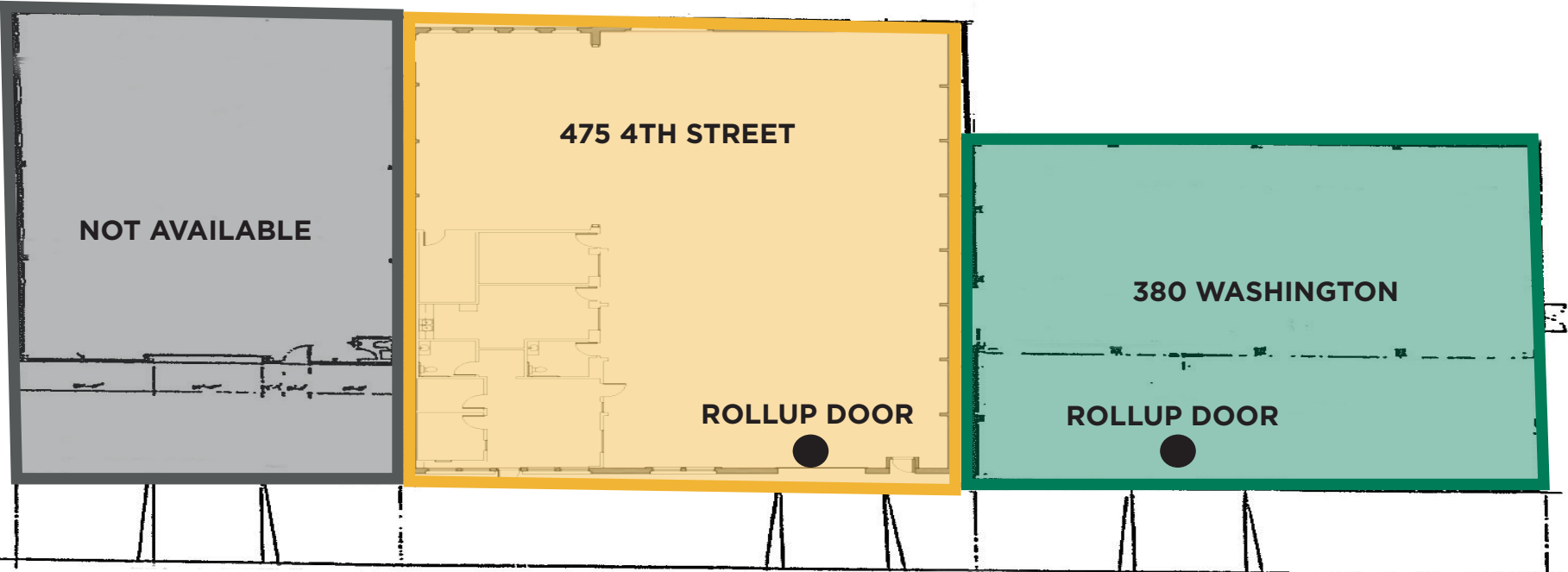


HVAC



MEZZANINE OFFICE

SITE PLAN & MAP





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PARKING



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