

JINGLETOWN BUSINESS CENTER

R&D/MANUFACTURING & LIGHT INDUSTRIAL SUITES FROM ±3,943 SF TO ±10,392 SF

515 23RD AVENUE

OAKLAND, CA

**NEW
IMPROVEMENTS
&
SECURED
OFF-STREET
PARKING**

Ted Anderson

Managing Director

+1 510 289 0876

ted.anderson@cushwake.com

LIC # 01332000

Andrew Schmieder

Senior Director

+1 510 891 5834

andrew.schmieder@cushwake.com

LIC # 01828740



PROPERTY HIGHLIGHTS

- Units recently refurbished, and parking lot resurfaced
- RARE, secure, functional, small bay creative industrial suites
- Premier Oakland location with immediate access from I-880 via the 23rd Avenue interchange.
- Walkable access to Park Street retail corridor in Alameda.
- Gated project parking with available 24/7/365 access.
- Heavy base building power delivered at



SUITE 501 HIGHLIGHTS

- ±6,449 total square feet
- ±1,300 SF of Administrative Offices
- Formerly Conditioned Production Space
- 400 AMPS, 3-Phase @ 277/480V (to be field verified)
- Twelve (12) reserved parking spaces available w/ lease
- Tenant signage negotiable
- Lease Rate: \$1.55 Industrial Gross PSF/Mo.

SUITE 507 HIGHLIGHTS

- ±3,943 total square feet
- ±800 SF of Administrative Offices within
- 200 AMPS, 3-Phase @ 277/480V (to be field verified)
- Eleven (11) reserved parking spaces available w/ lease
- Tenant signage negotiable
- Lease Rate: \$1.70 Industrial Gross PSF/Mo.

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