

3017 TELEGRAPH AVENUE, SUITE 210



SECOND FLOOR MEDICAL OFFICE SPACE FOR SUBLEASE

Potential for assignment or new direct deal with landlord

SIZE:

± 1,584 rsf

LEASE RATE:

\$2.25 psf/month FS

TERM:

± 3 years and a 5 year option

CONTACT:

Lori Rosenthal • 510 524-2344 • lori@gordoncommercial.com • License # 01946676



MEDICAL OFFICE SUITE AVAILABLE with parking included in modern, full-service building.

FEATURES

- 3-story office building, built in 1987
- Fully ADA compliant with upgraded elevator and handicap access door openers at premises and building entry
- Fully serviced with in-suite janitorial included in rent
- Space available as a sublease: \pm 3 years and a 5 year option
- 1 parking space in secure subterranean parking garage, included in rent
- Easy access to the Alta Bates public parking lot
- Directly across the street from Whole Foods Market; Starbucks at corner
- Within Berkeley medical cluster
- Zoned C-1 (General Commercial)

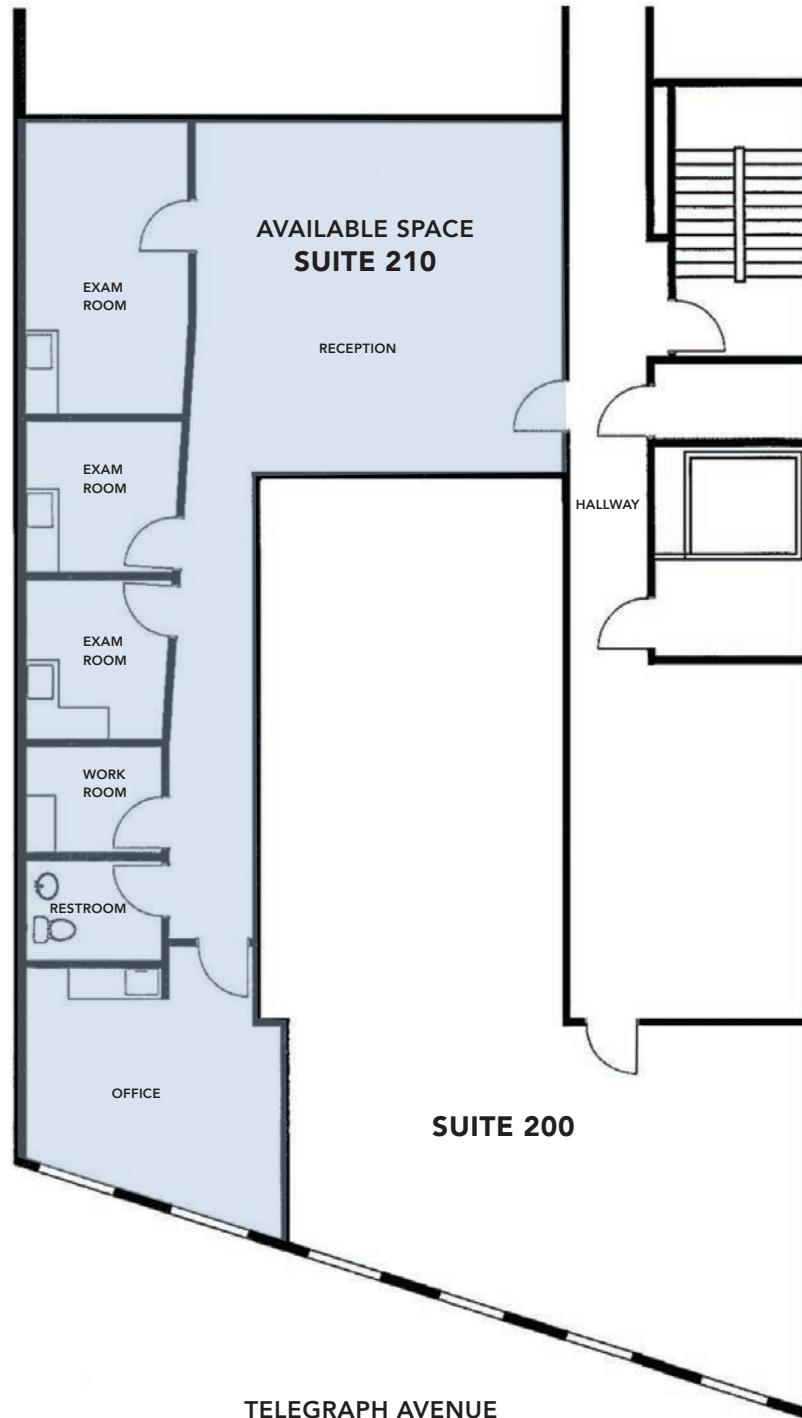
WALK SCORE	92
BIKE SCORE	99
TRANSIT SCORE	61

(walkscore.com)

LOCATION HIGHLIGHTS

- Near Elmwood shopping district
- Public parking garage on the same block
- Walking distance from Ashby BART Station and easy access to AC Transit
- One block from Alta Bates Summit Medical Center and numerous medical and health-related offices
- Just over 1 mile to UC Berkeley campus with over 56,000 daily population
- High traffic counts: Telegraph Avenue connects Downtown Oakland to UC Berkeley, intersecting HWY-13 (Ashby Avenue), HWY-24, and HWY-580
- Variety of private medical groups in the area benefit from referral systems and medical co-tenancy

FLOOR PLAN

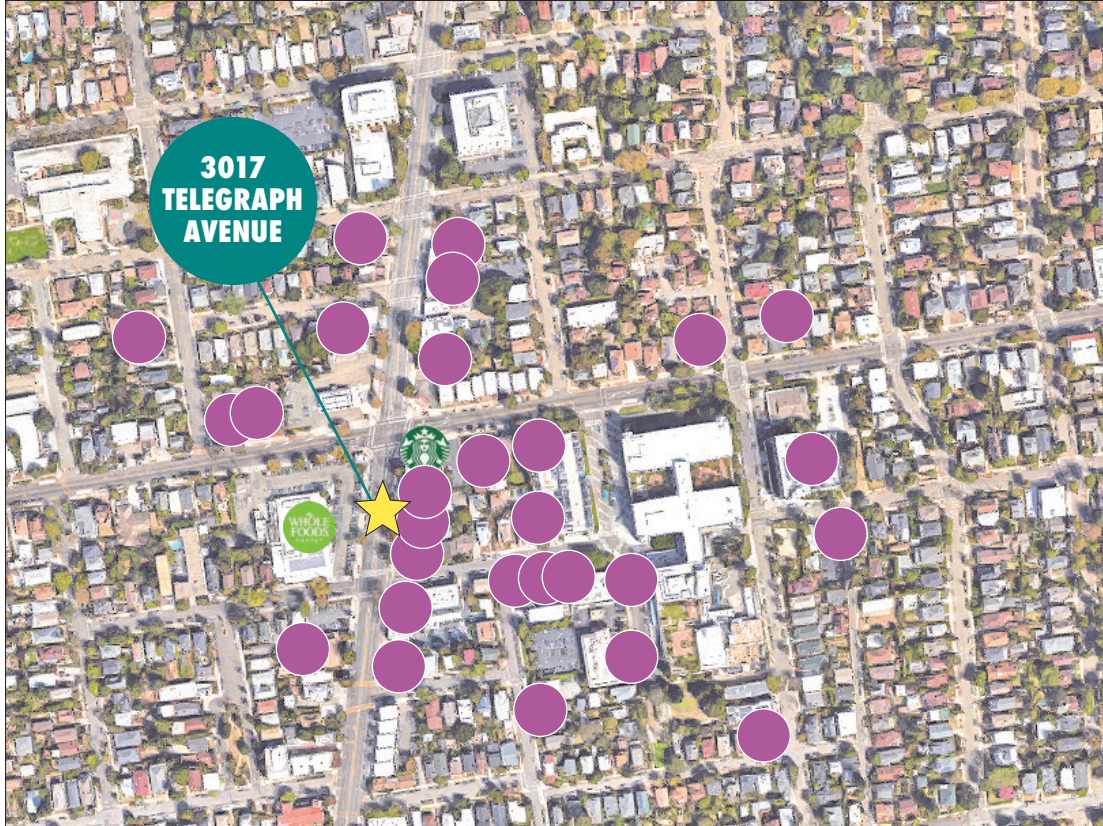


This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

LOCATION MAP



LOCAL MEDICAL OFFICE CLUSTER



3017 TELEGRAPH AVENUE is centrally located within a local employment area containing ± 28 office buildings as well as numerous retail establishments in the immediate vicinity of the property.

Medical offices in the vicinity include: Direct Urgent Care, Berkeley Orthodontics, Aloha Pediatric Dentistry, Berkeley Endodontics, PET/CT Imaging of Berkeley, Berkeley Patients Care Collective, Total Health Dental Care, Refresh Dental and Bayside Medical Group.

The variety of private medical groups in the area benefit from referral systems and medical co-tenancy.

PHOTOS



PHOTOS



PHOTOS



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.