

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

3021 TELEGRAPH AVENUE

Medical Office - Suite B Available – High-Visibility Corner



MEDICAL OFFICE SPACE FOR LEASE - SUITE B

SIZE: ± 620 sq. ft.

LEASE RATE: \$1,700/mo Full Service

CONTACT:

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License # 01946676



GROUND FLOOR MEDICAL OFFICE SUITE B AVAILABLE FOR LEASE. Close proximity to Alta Bates Summit Medical Center, Whole Foods Market, Cafes and the UC Berkeley campus

PROPERTY HIGHLIGHTS

- Reception/waiting area
- 4 private offices/exam rooms (no sinks)
- 3 rooms with operable windows
- Open work space
- Restroom in suite
- Separate entry and exit door for patients
- Co-tenants include acupuncture, therapy, and speech pathology practices
- Medically zoned, General Office use acceptable
- Zoned C-1 (General Commercial)



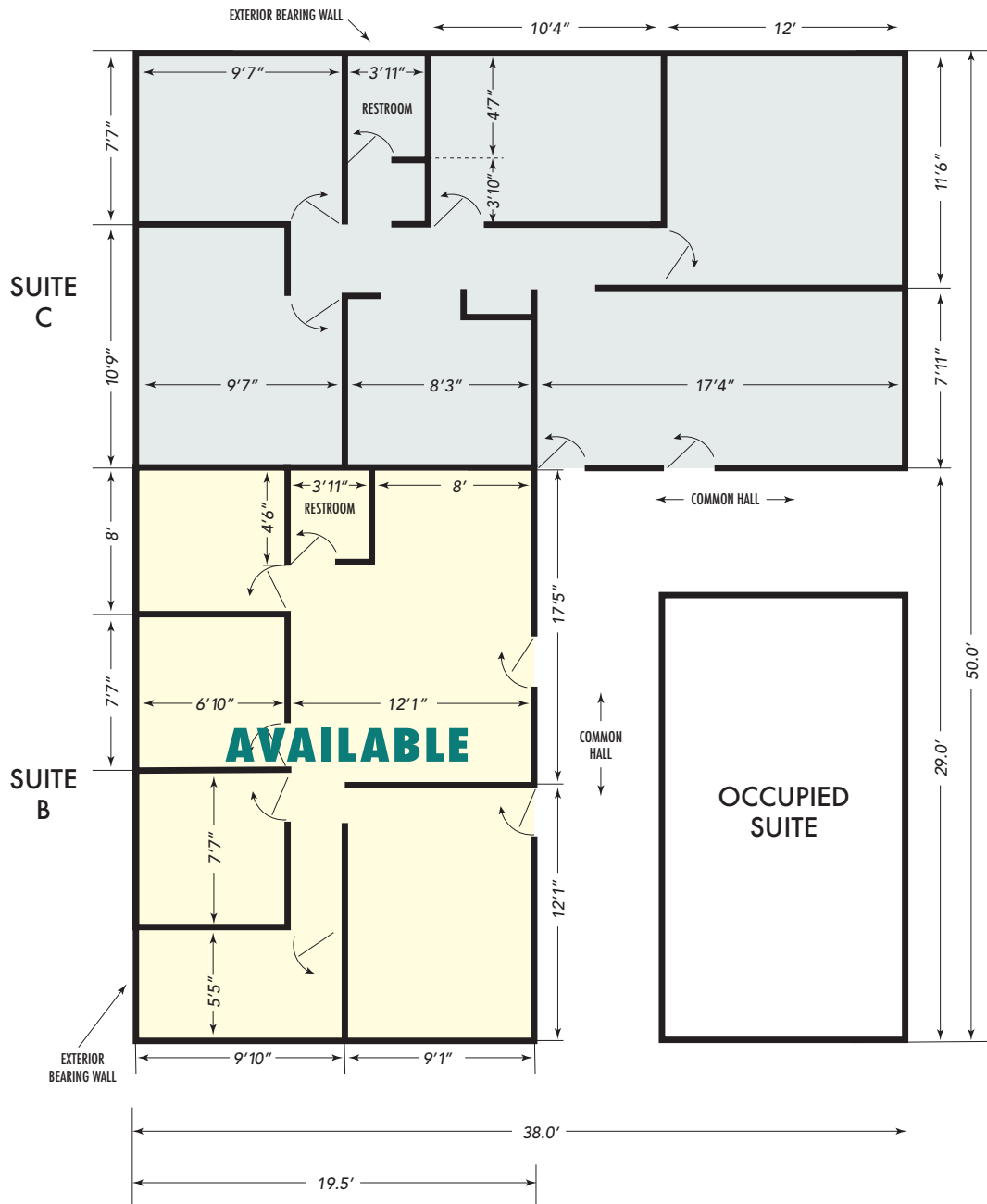
LOCATION HIGHLIGHTS

- High-visibility corner building
- Serviced by multiple AC Transit bus lines with stops adjacent to the building
- Public parking garage the on the same block
- Walking distance from Ashby BART Station
- One block from Alta Bates Summit Medical Center
- ± 1 mile to UC Berkeley's $\pm 50,000$ daytime population
- High traffic counts: Telegraph Avenue connects Downtown Oakland to UC Berkeley, intersecting HWY-13 (Ashby Avenue), HWY-24, and HWY-580
- Centrally located within a local employment area containing ± 28 office buildings as well as numerous retail establishments in the immediate vicinity of the property.
- The variety of private medical groups in the area benefit from referral systems and medical co-tenancy.

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FLOORPLAN

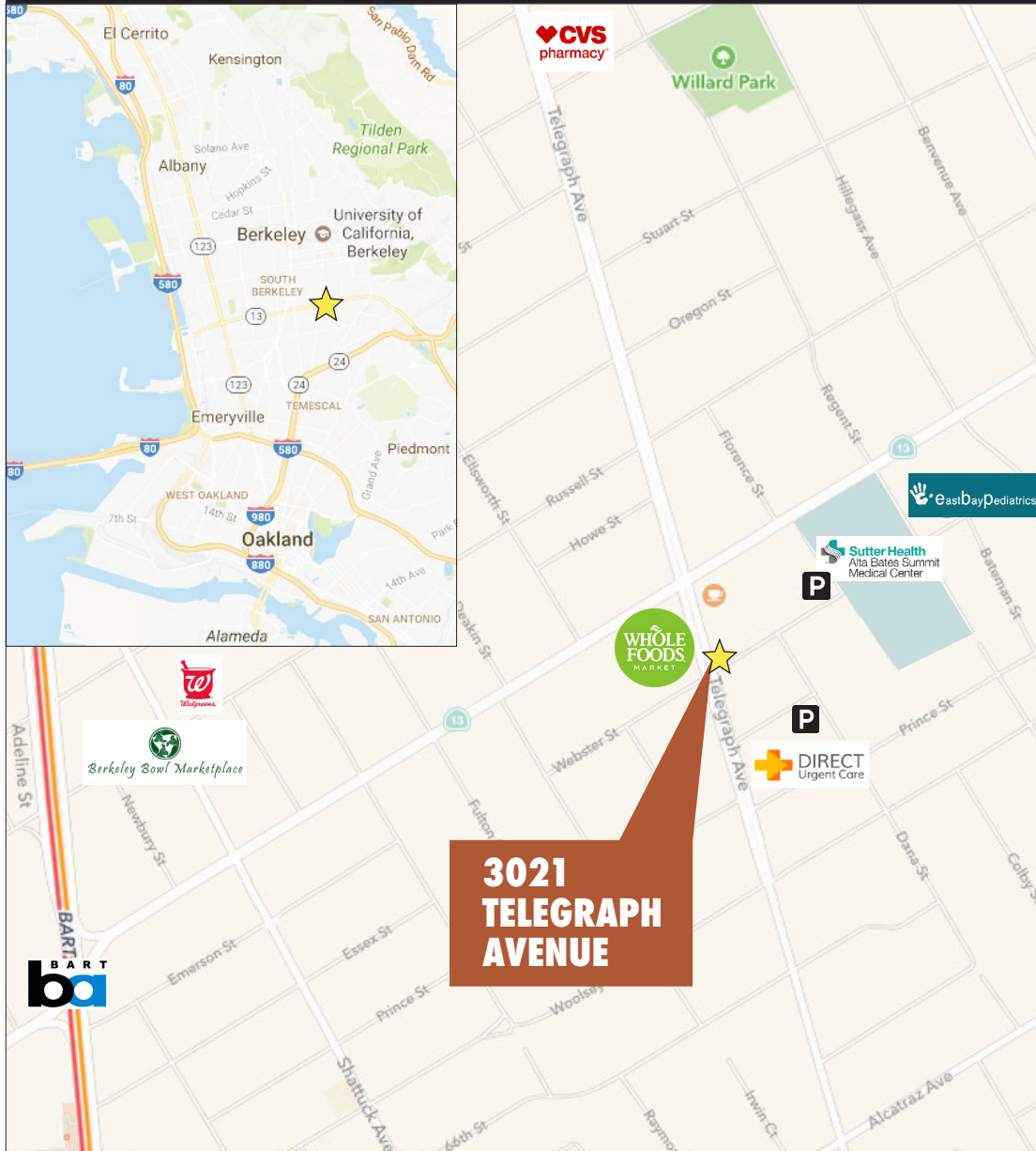


THIS DRAWING IS INTENDED TO BE USED AS AN AID FOR PLANNING.
THOUGH CARE WAS TAKEN IN DRAWING THIS FLOOR PLAN, ACCURACY
IS NOT GUARANTEED.

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AREA MAP



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.