

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

3021 TELEGRAPH AVENUE, SUITE B

Medical Office Available on High-Visibility Corner



MEDICAL OFFICE SPACE FOR LEASE

SIZE: ± 620 rsf

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

CONTACT:

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

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

PROPERTY HIGHLIGHTS

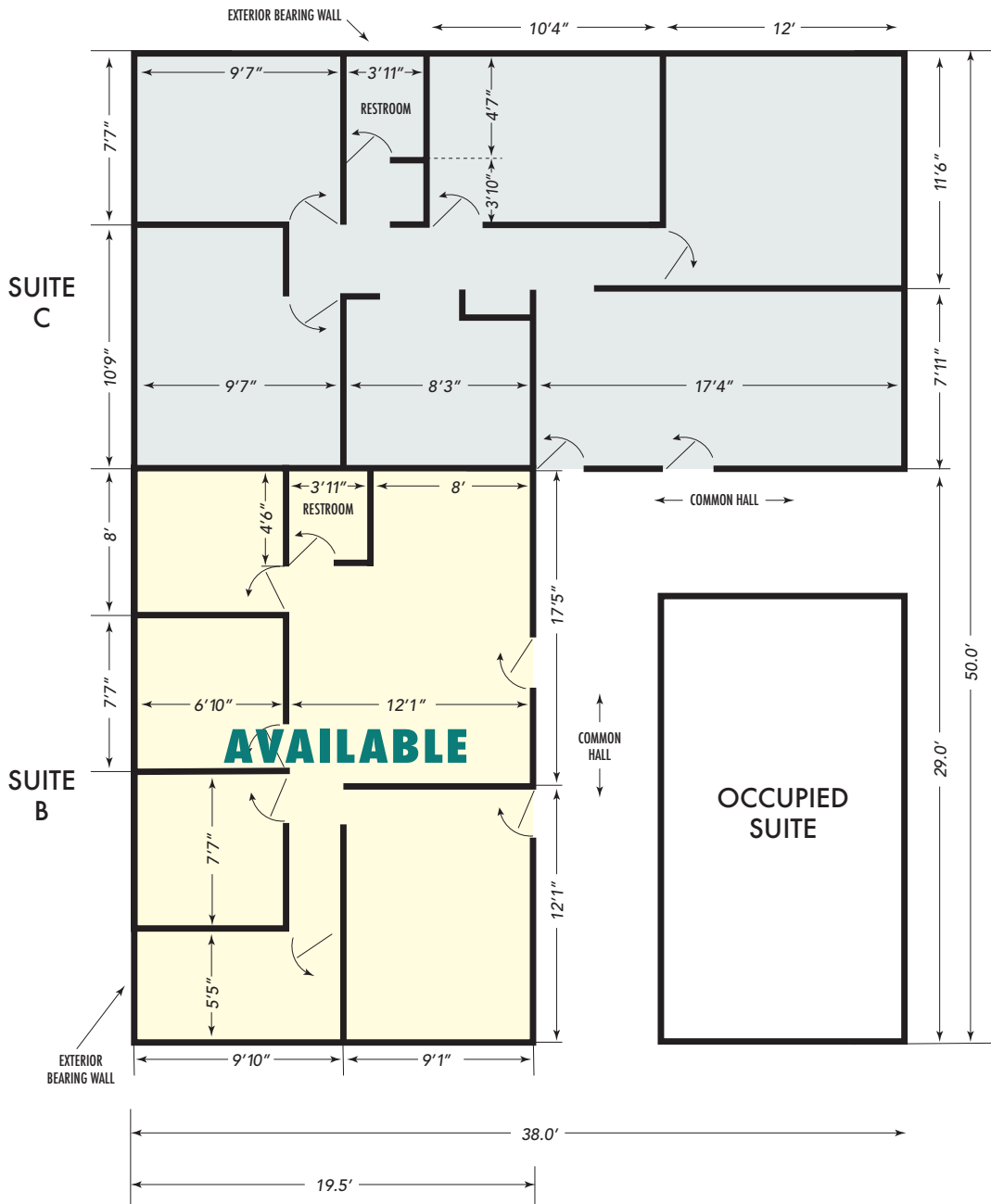
- Reception/waiting area
- 4 private offices/exam rooms (no sinks)
- 3 rooms with operable windows
- Open work space
- Restroom in suite
- Separate entry and exit door for patients
- Co-tenants include acupuncture, therapy, and speech pathology practices
- Medically zoned, General Office use acceptable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



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 ± 56,000 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.

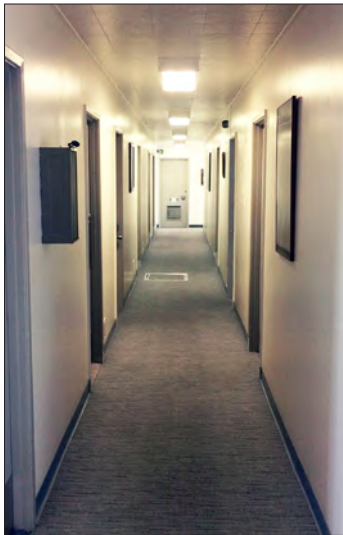
FLOORPLAN



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.



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.