

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

6522 TELEGRAPH AVENUE, OAKLAND

Retail, Office, or Service Commercial Space for Lease



ATTRACTIVE GROUND FLOOR SPACE FOR LEASE

SIZE: ± 1,626 rsf | **LEASE RATE:** \$4,000/month IG

CONTACT:

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OFFICE OR RETAIL SPACE AVAILABLE. High-visibility building near Whole Foods Market, and 4 blocks to Alta Bates Summit Medical Center. Near Downtown and UC Berkeley.

PROPERTY FEATURES

- High ceilings, hardwood floors, ceiling fans
- Nice natural light
- 5 private offices; most with windows
- Open/display space
- Kitchen/break area, ADA restroom
- 3 parking spaces in rear lot
- Zoned: CN-2



LOCATION HIGHLIGHTS

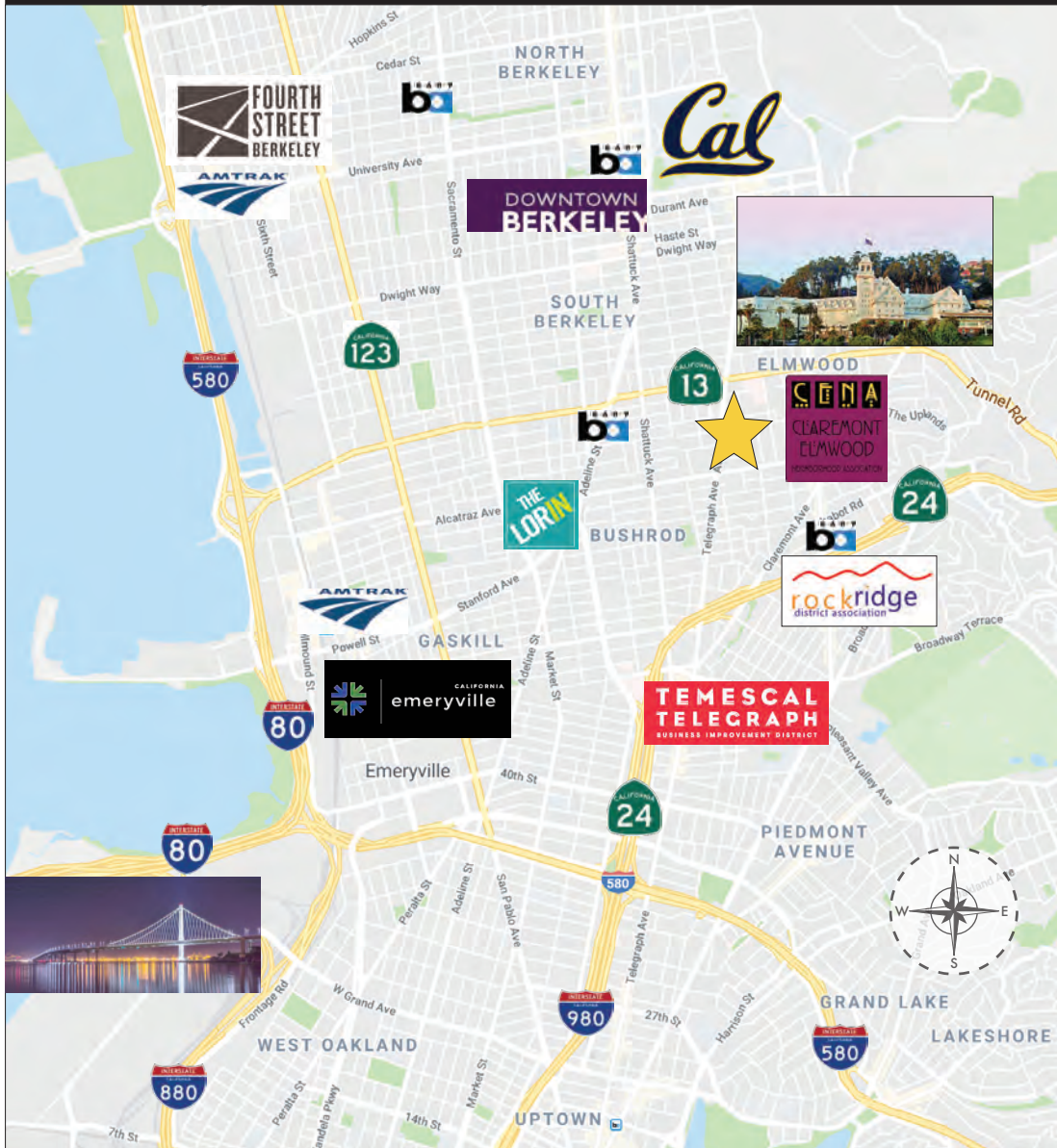
- Centrally located just two blocks from the Oakland/Berkeley border
- Easy access to Oakland, Berkeley, Emeryville, and local freeways
- Easy access to nearby restaurants and shops
- .7 mile to Ashby BART; easy commute by bike or bus
- Multiple AC Transit bus line stops nearby
- High traffic counts: Telegraph Avenue connects Downtown Oakland to UC Berkeley, intersecting HWY-13 (Ashby Avenue), HWY-24, and I-580
- ±28 office buildings as well as numerous retail establishments in the immediate vicinity of the property



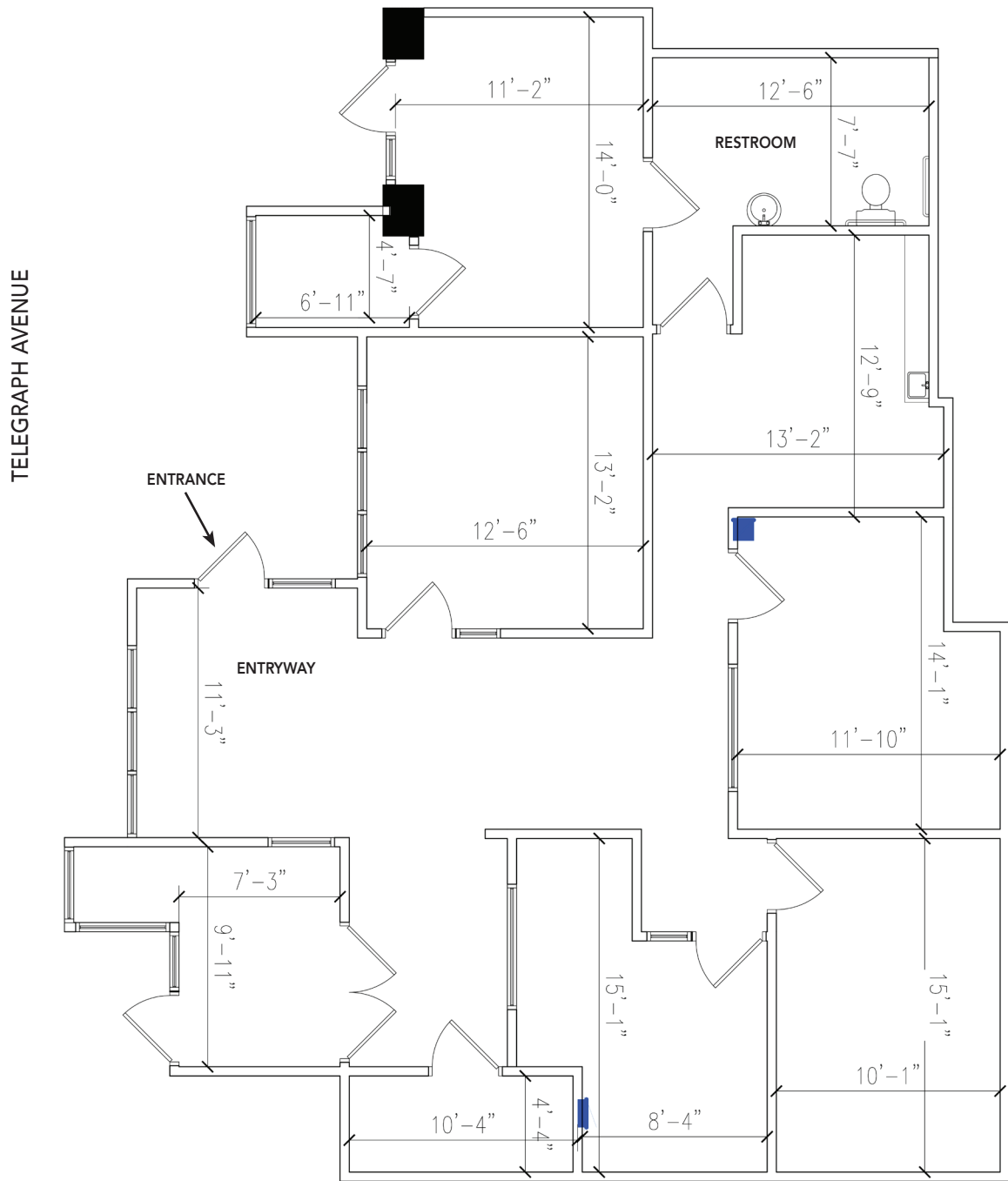
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LOCATION MAP

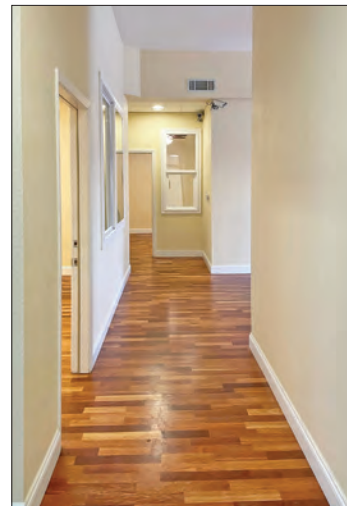


FLOOR PLAN



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.

PHOTOS



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PHOTOS



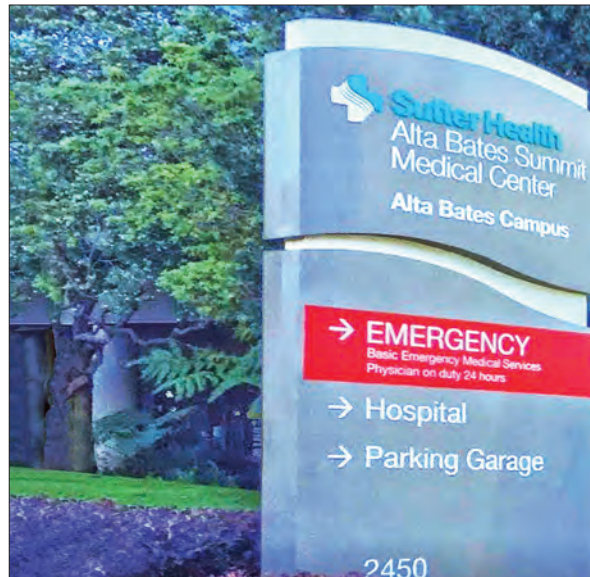
PHOTOS



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NEIGHBORHOOD 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.