

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

3017 TELEGRAPH AVENUE, SUITE 210



SECOND-FLOOR MEDICAL OFFICE SPACE FOR LEASE

SIZE: ±1,584 rsf

LEASE RATE: \$2.00 psf/month IG

CONTACT:

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SECOND FLOOR MEDICAL OFFICE SUITE in elevator building near Alta Bates – parking available

FEATURES

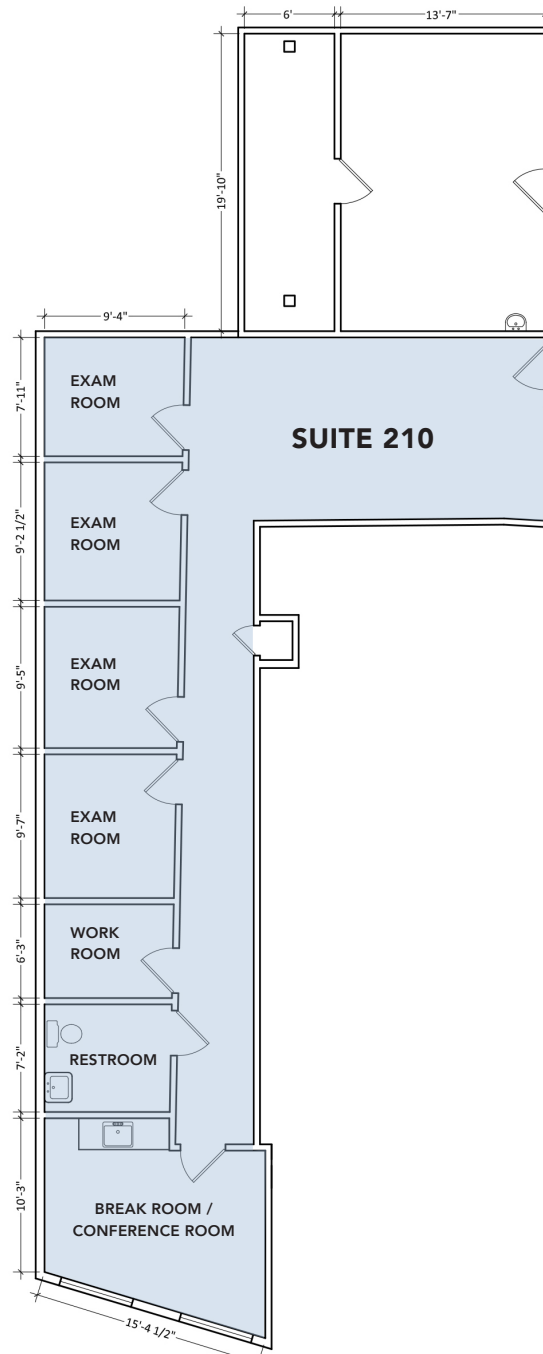
- 3-story office building, built in 1987
- Fully ADA compliant with upgraded elevator and handicap access door openers at premises and building entry
- 5 private offices/exam rooms
- Large break room/conference room
- Open work area
- Easy access to the Alta Bates public parking lot
- Directly across the street from Whole Foods Market
- Within Berkeley medical cluster
- Zoned C-1 (General Commercial)



LOCATION HIGHLIGHTS

- Near Elmwood shopping district
- Public parking garage on the same block
- Walking distance from Ashby BART and easy access to AC Transit
- 1 block from Alta Bates Summit Medical Center and numerous medical and health-related offices
- 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



TELEGRAPH AVENUE

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.

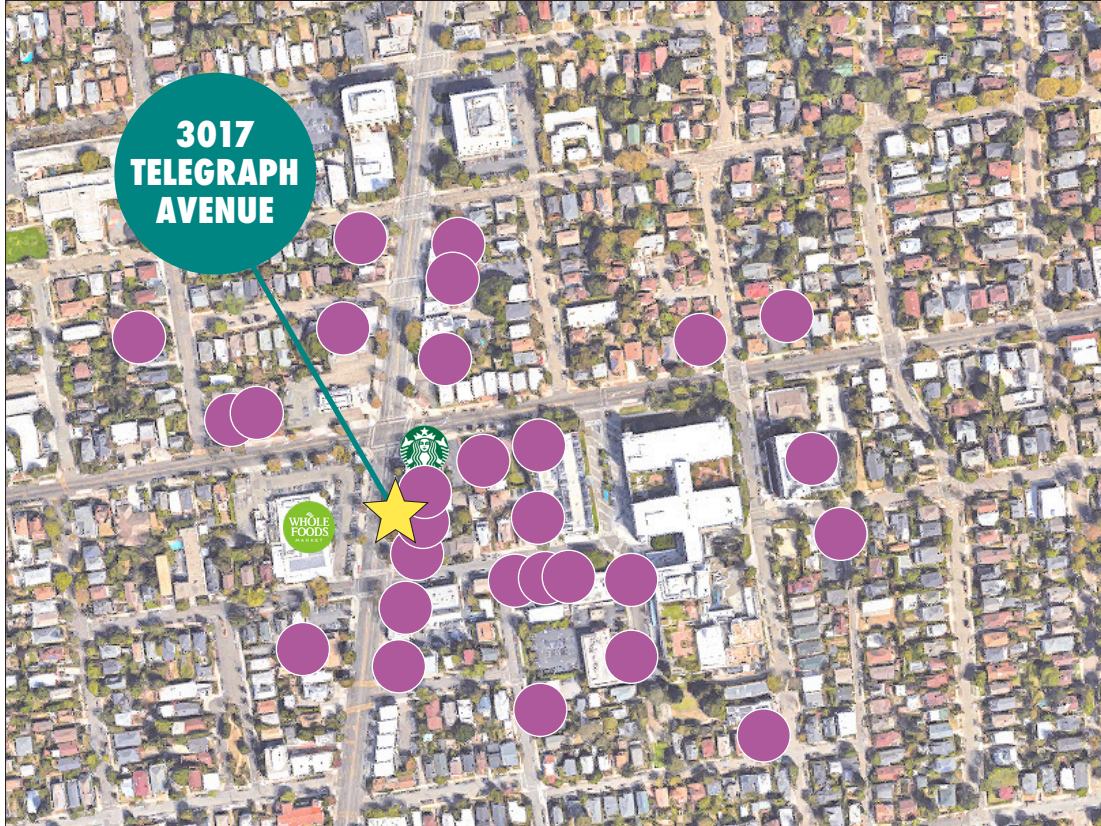
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LOCATION MAP



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



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.