

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

2975 TELEGRAPH AVENUE, UNIT 3



SECOND-FLOOR MEDICAL OFFICE SUITE FOR LEASE

SIZE: ±800 rsf

ASKING RENT: \$3.80 psf/month IG

CONTACT:

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**SECOND FLOOR MEDICAL OFFICE SUITE near Alta Bates –
with shared parking in off-street lot**

FEATURES

- Waiting room
- Reception area
- 3 private offices with large windows
 - 2 with sinks
- Exclusive restroom
- Lots of storage space
- Skylight

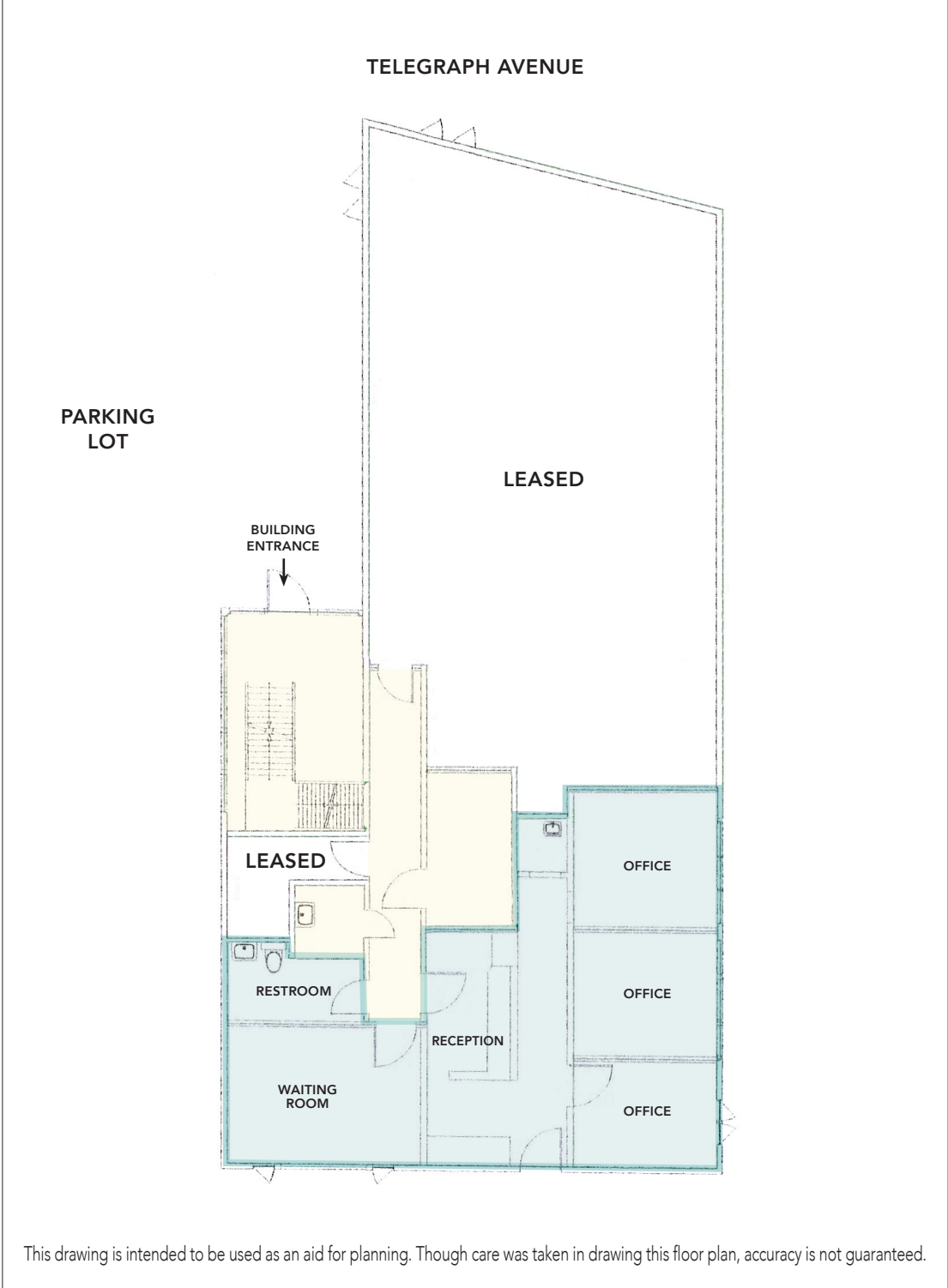


LOCATION HIGHLIGHTS

- Directly across the street from Whole Foods Market
- 1 block from Alta Bates Summit Medical Center and numerous medical and health-related offices
 - Easy access to the Alta Bates public parking lot
 - Walking distance from Ashby BART and easy access to AC Transit
- Near Elmwood shopping district
- 1 mile to UC Berkeley campus with over 62,000 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
- Zoned C-C (Corridor Commercial District)



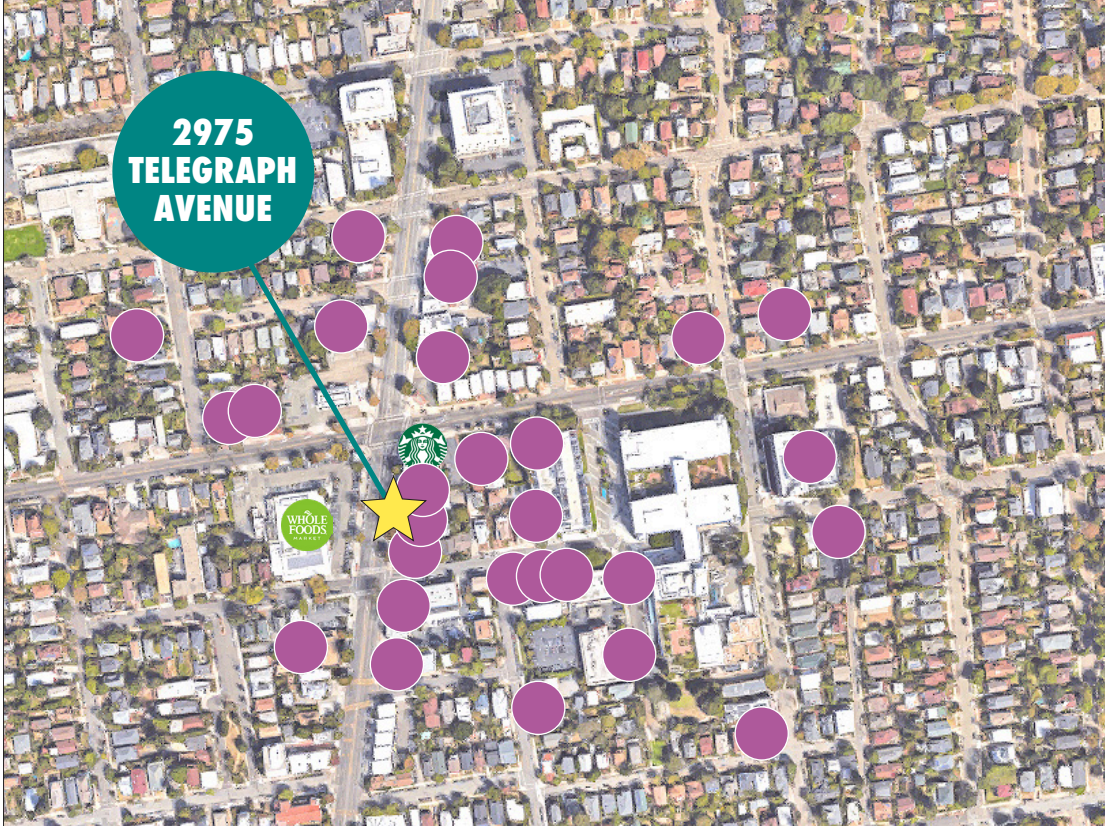
2975 TELEGRAPH, UNIT 3 PREMISES PLAN



LOCATION MAP



LOCAL MEDICAL OFFICE CLUSTER



2975 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.

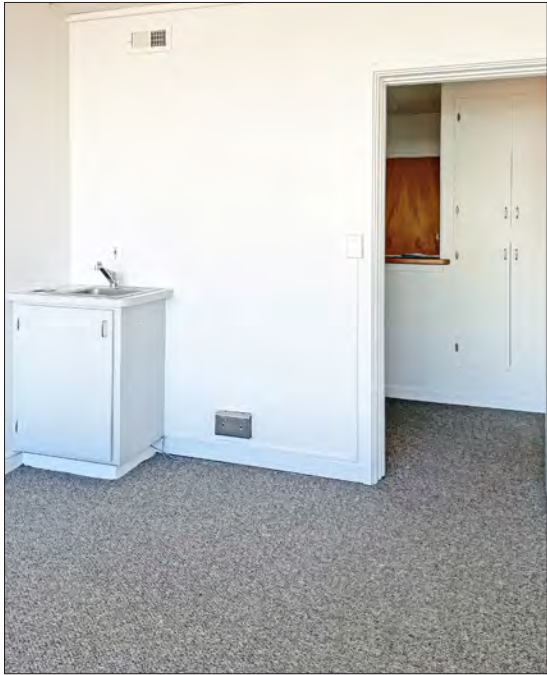
Medical offices in the vicinity include: Direct Urgent Care, Berkeley Orthodontics, Aloha Pediatric Dentistry, Berkeley Endodontics, PET/CT Imaging of Berkeley, Berkeley Patients Care Collective, Total Health Dental Care, Refresh Dental and Bayside Medical Group.

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.