

**GORDON**

COMMERCIAL REAL ESTATE BROKERAGE

**FOR LEASE :: 6522 TELEGRAPH AVENUE, OAKLAND, CA**

Attractive Ground-Floor Office Space Near Whole Foods Market



**CONTACT: LORI ROSENTHAL**

510 524-2344 • [lori@gordoncommercial.com](mailto:lori@gordoncommercial.com) • DRE# 01946676



## 4 Blocks to Alta Bates Summit Medical Center. Near Downtown and UC Berkeley

**SIZE:** ±1,626 rsf

**LEASE RATE:**  
\$2.65 psf/month IG

**ZONED:** CN-2  
(Neighborhood Commercial)

### 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
- Multiple AC Transit bus line stops nearby

- Centrally located just 2 blocks from Oakland/Berkeley border
- Excellent freeway access
- .7 mile to Ashby BART; easy commute by bike or bus
- 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
- Easy access to nearby eateries and shopping
- 10 minute walk to College Avenue Rockridge shops

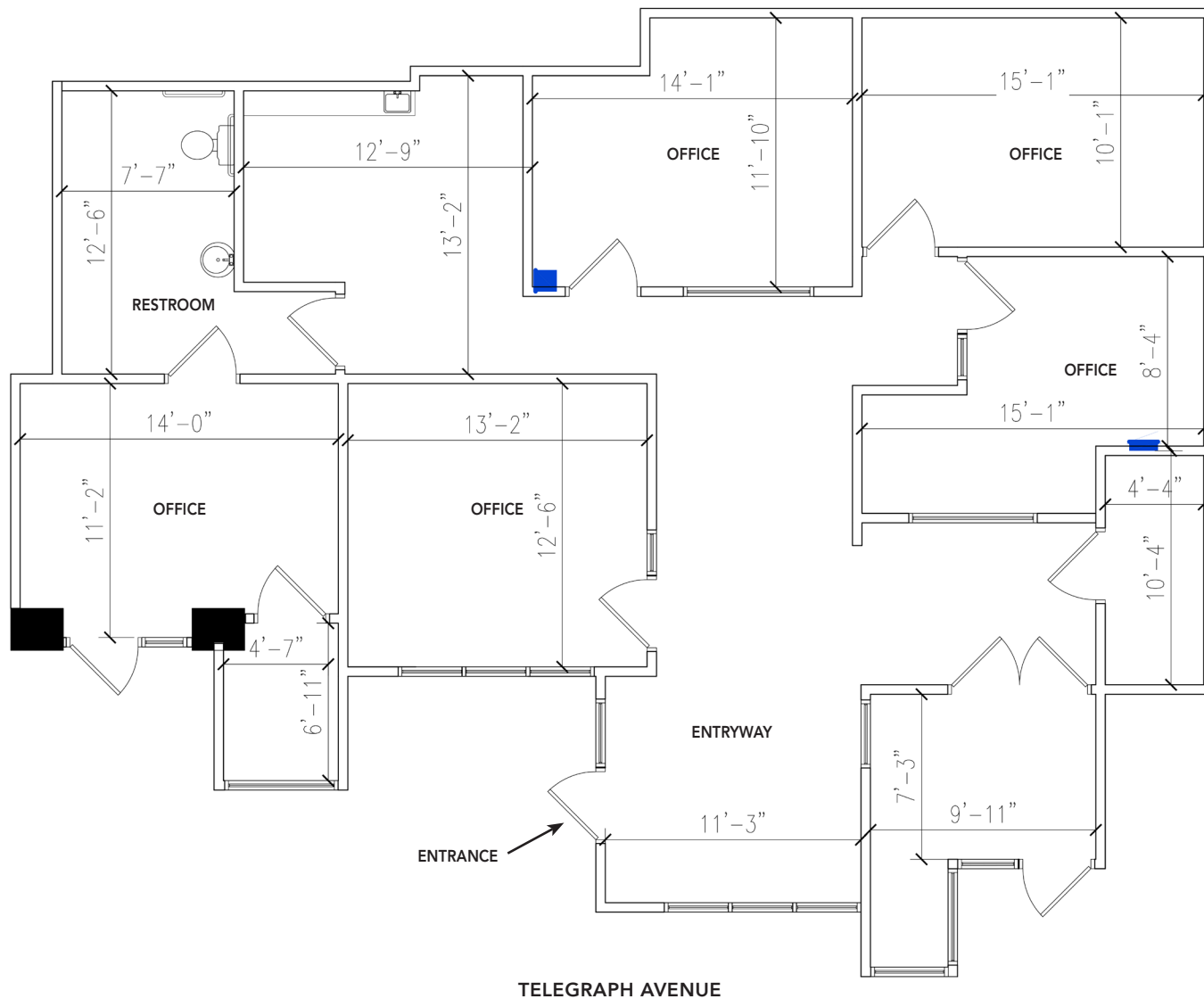


Walk Score  
**99**



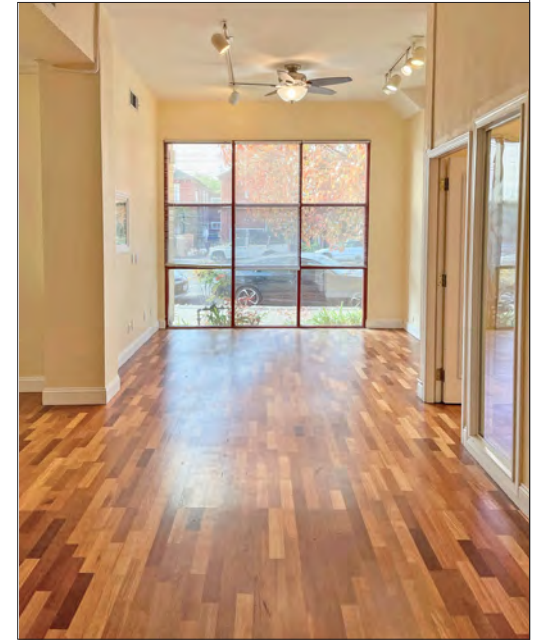
Bike Score  
**93**



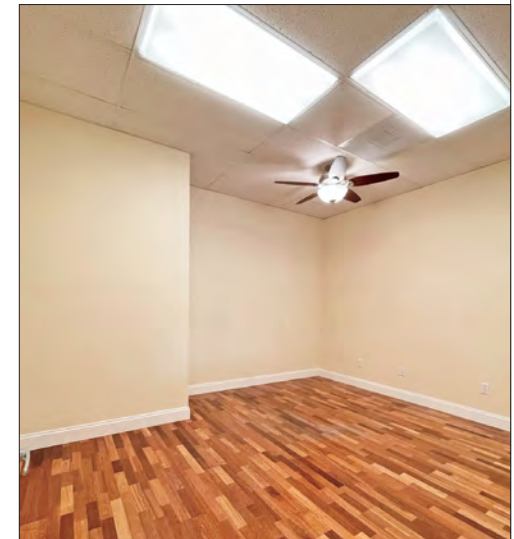
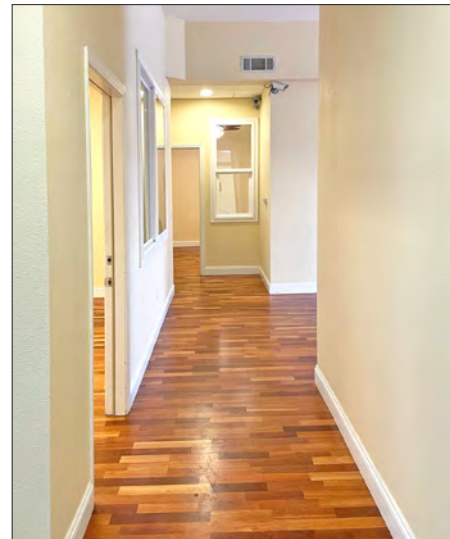


These drawings are intended to be used as an aid for planning. Though care was taken in drawing this elevation and floor plan, accuracy is not guaranteed.











# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

## 6522 TELEGRAPH AVENUE, OAKLAND, CA LOCATION OVERVIEW



A+ Burger



boichik

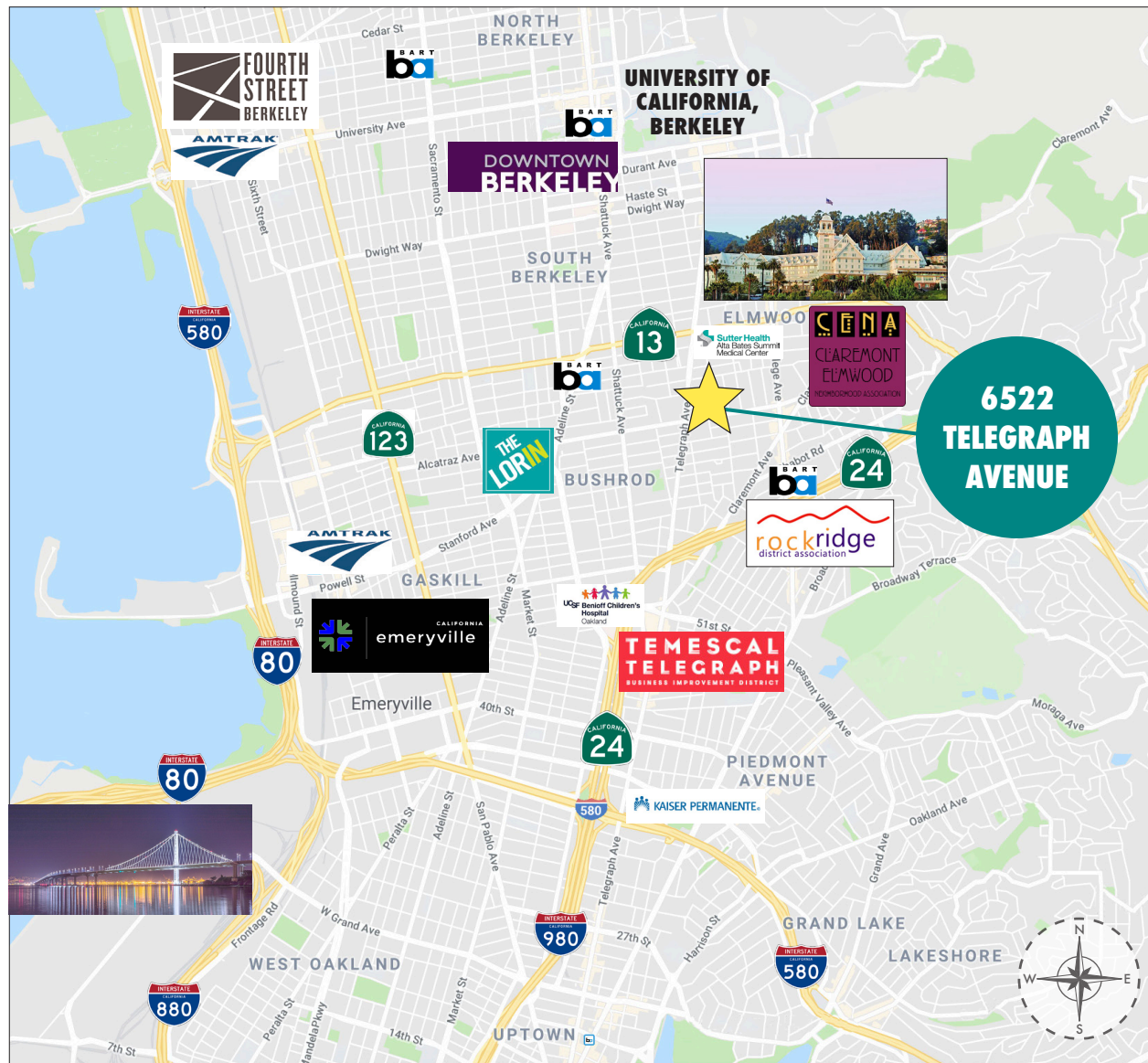


SMOKEHOUSE

### DEMOGRAPHICS

	2 MILE	5 MILE
Population	149,449	444,248
Households	63,453	190,328
Average HH Income	\$128,789	\$133,739
Daytime Employees	120,327	272,008

(Source: CoStar)

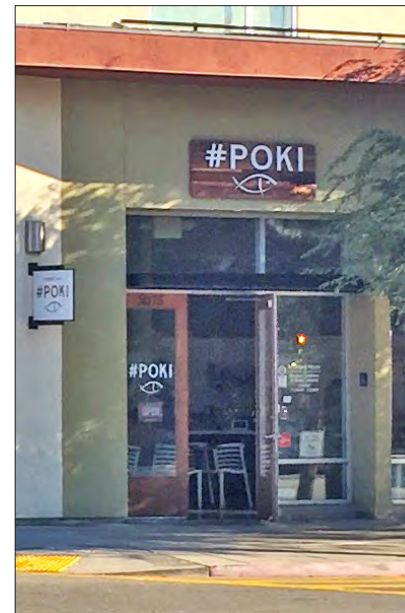




# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

6522 TELEGRAPH AVENUE, OAKLAND, CA  
**NEIGHBORHOOD**



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.