

**MEDICAL/DENTAL OFFICE SPACE FOR LEASE:
IN MULTI-TENANT PROFESSIONAL BUILDING**



6333 TELEGRAPH AVE, OAKLAND, CA
SUITES 102, 200, 201

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LOCATED IN THE ROCKRIDGE/UPPER TELEGRAPH AREA OF NORTH OAKLAND – NEAR THE BERKELEY BORDER

SUITE 102: 4,250 RSF

Rent \$2.50 psf/month IG

- Ground floor, entry in front and back of the building.
- Suite can be divided.
- Multiple private offices.
- Includes 8 parking spaces.

SUITE 200: 1,400 RSF

Rent \$2.75 psf/month IG

- In-suite waiting area and kitchenette.
- 5 private offices (3 with windows facing parking lot)
- Call buttons in the waiting area and private rooms.

SUITE 201: 1,752 RSF

Rent \$2.75 psf/month IG

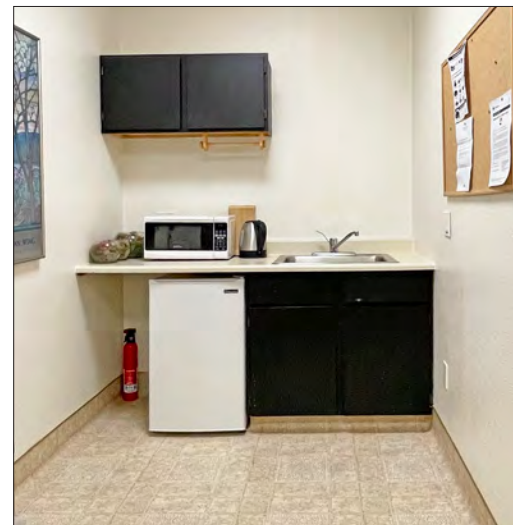
- In-suite restroom, kitchenette room and waiting area.
- 7 private offices (3 with windows facing Telegraph Avenue).
- Call buttons in the waiting area, and private rooms.

- **Medical/Dental offices in well-maintained corner building**
- Excellent natural light
- Drop ceilings
- Stairway and elevator to second floor
- HVAC with independent suite controls
- Elevator
- Abundant street parking
- Easy freeway access

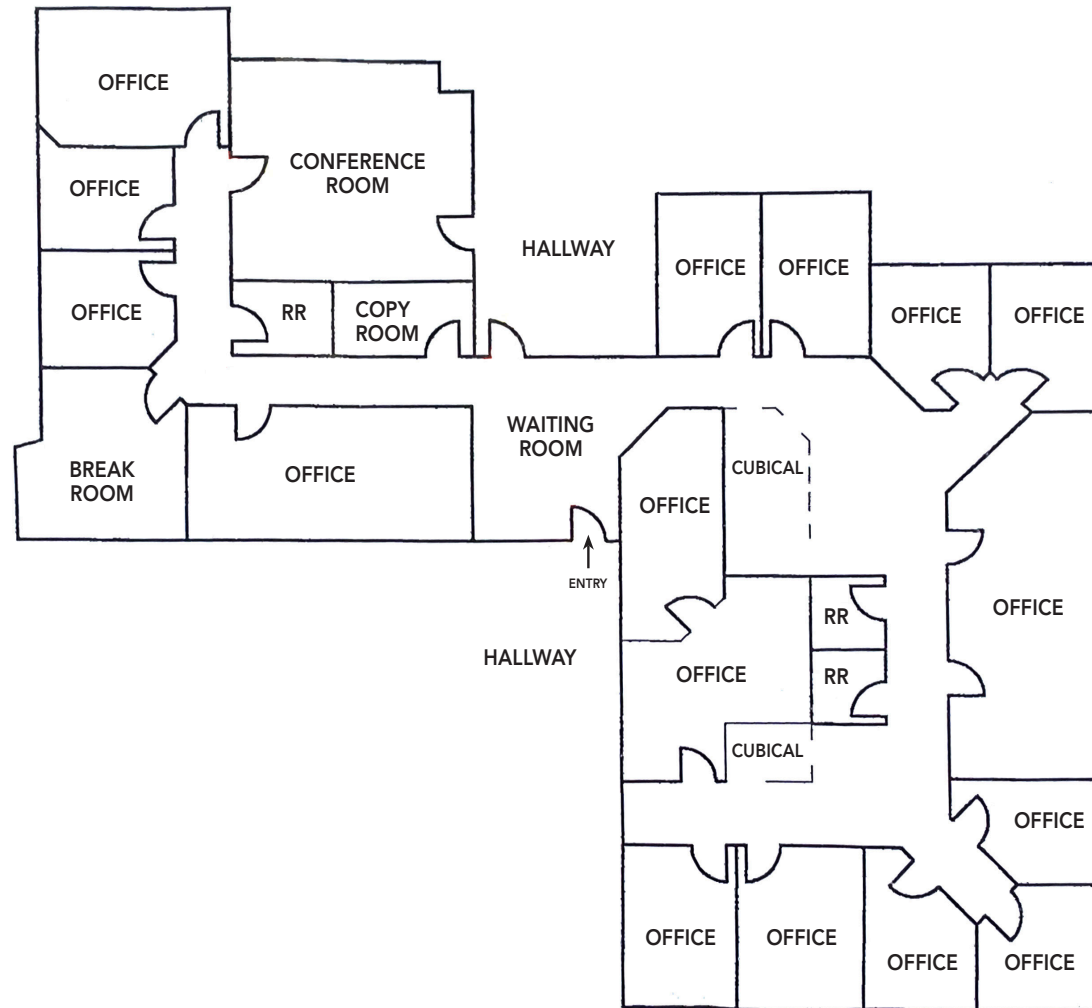
- Amid numerous medical and health-related offices – the variety of private medical groups in the area benefit from referral systems and medical co-tenancy
- Telegraph Avenue connects Downtown Oakland to UC Berkeley, intersecting HWY-13 (Ashby Avenue), HWY-24, and HWY-580
- 1/2 mile to Berkeley's medical cluster with Alta Bates Summit Medical Center, and Whole Foods Market
- In vicinity of popular eateries, shops, and services
- 5 blocks to College Avenue's Rockridge shops
- Excellent public transit





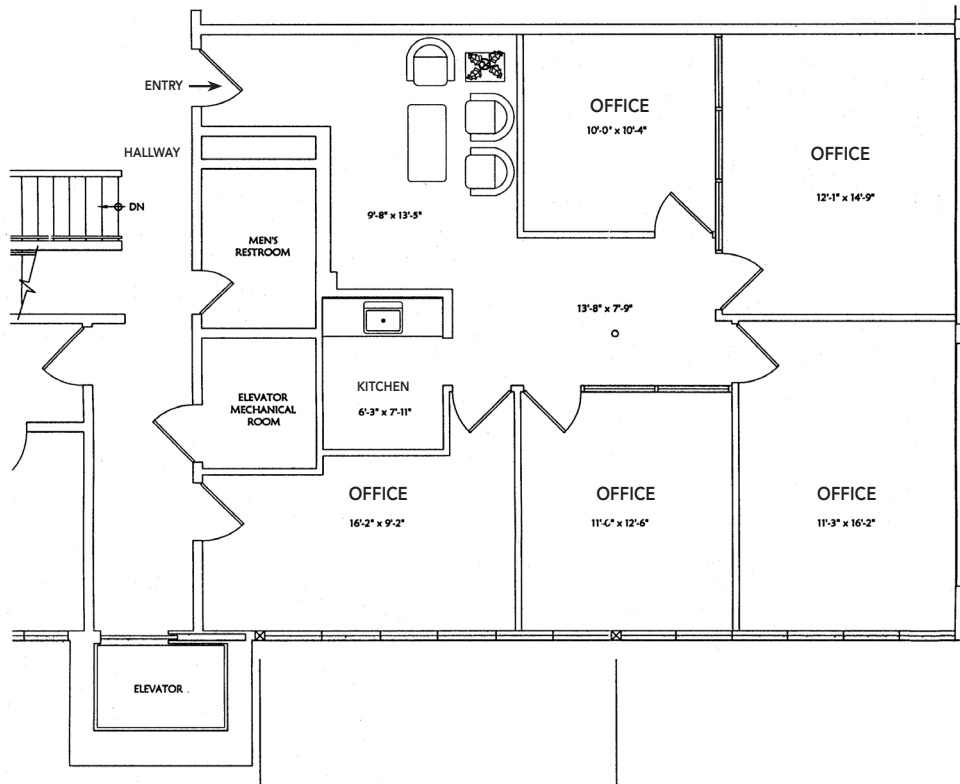


SUITE 102: 4,250 RSF

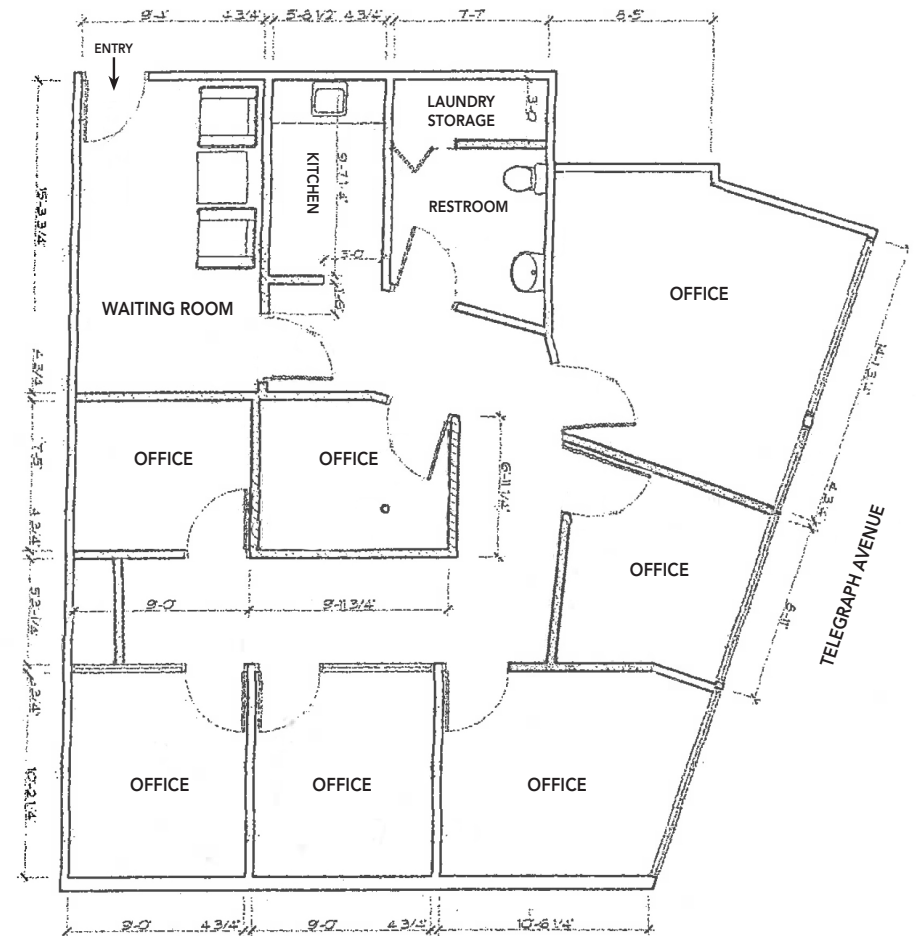


These drawings are intended to be used as an aid for planning. Though care was taken in drawing this elevation and floor plan, accuracy is not guaranteed.

SUITE 200: 1,400 RSF



SUITE 201: 1,752 RSF



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GORDON

COMMERCIAL REAL ESTATE BROKERAGE

6333 TELEGRAPH AVENUE, MEDICAL/DENTAL OFFICES, OAKLAND, CA LOCATION OVERVIEW

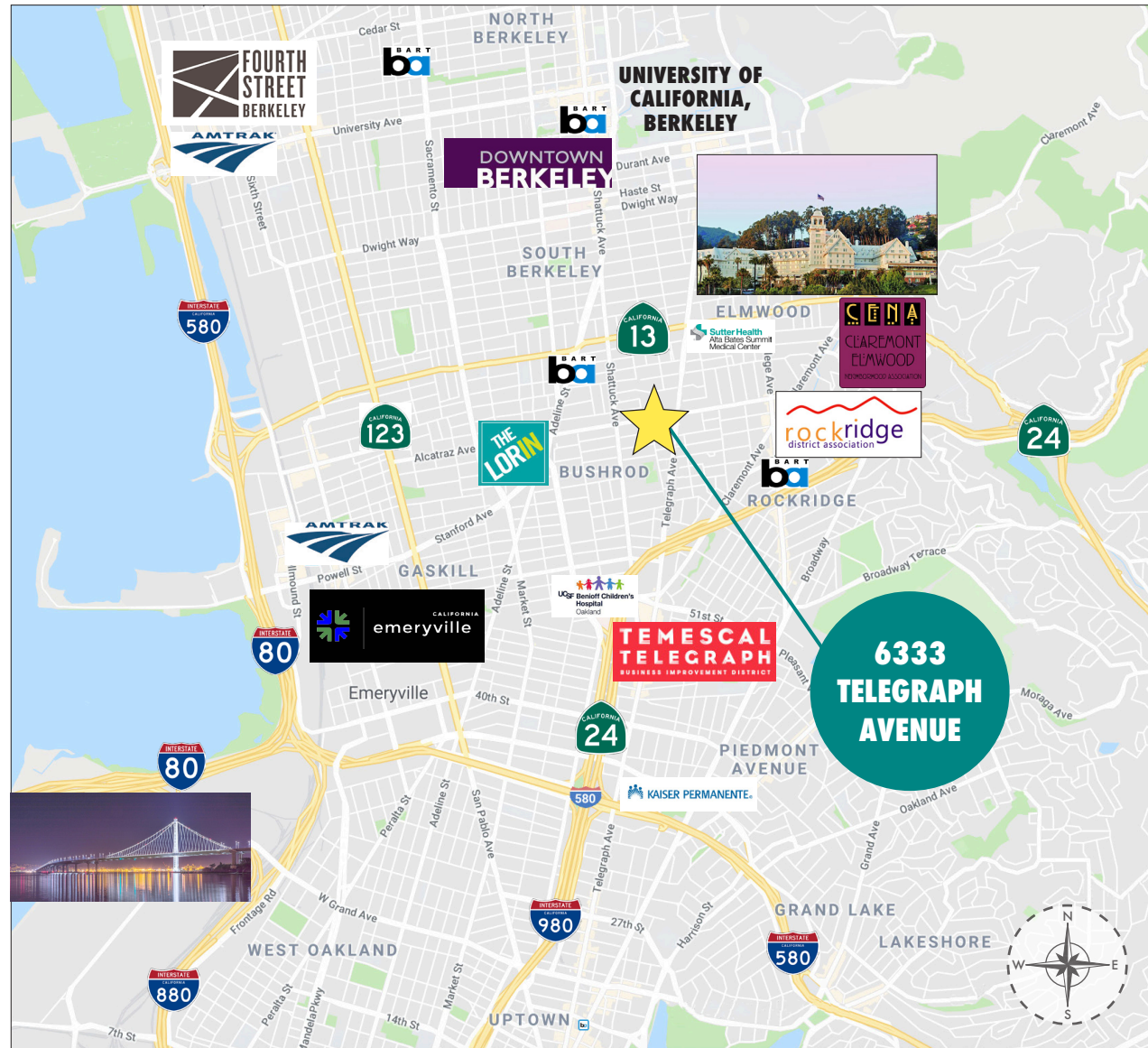


SMOKEHOUSE

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)





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.