

# 2301

MONARCH ST  
alameda, ca



## FOR LEASE

FORMER WINERY  
PRODUCTION SPACE

±14,997 SF - ±63,000 SF  
\$1.35/SF/MO NNN



## BUILDING 24



555 12th Street, Suite 100, Oakland CA 94607  
1.510.465.8000 | Lic. #00616335  
cushmanwakefield.com

**TED ANDERSON**  
Managing Director  
ted.anderson@cushwake.com  
510.465.8000  
CA RE License #01332000

**ANDREW SCHMIEDER**  
Senior Director  
andrew.schmieder@cushwake.com  
510.891.5834  
CA RE License #01828740



# PROPERTY HIGHLIGHTS



±63,000 SF  
Three-Bays with  
±10,000 SF Office/  
Flex Space



Former  
Production  
Winery



Rental Rate:  
\$1.35/SF/Month NNN



Huge Clear Height



Heavy Gas and  
Electrical Service  
\*tenant to confirm



Parking and  
Outdoor Space  
Available



Zoning: AP-AR  
Adaptive Reuse\*

\*tenant to confirm approved uses



Large, Grade-Level  
Bay Doors\*



Potential  
Event Space\*

\*requires use permit



Sprinklers



Functional Office  
Space (in addition)



2301

MONARCH ST



# SITE OVERVIEW

OFC/FLEX  
±10,000 SF

BAY 3  
±13,000 SF

BAY 1  
±20,000 SF

BAY 2  
±20,000 SF



# EXTERIOR GALLERY





## INTERIOR GALLERY

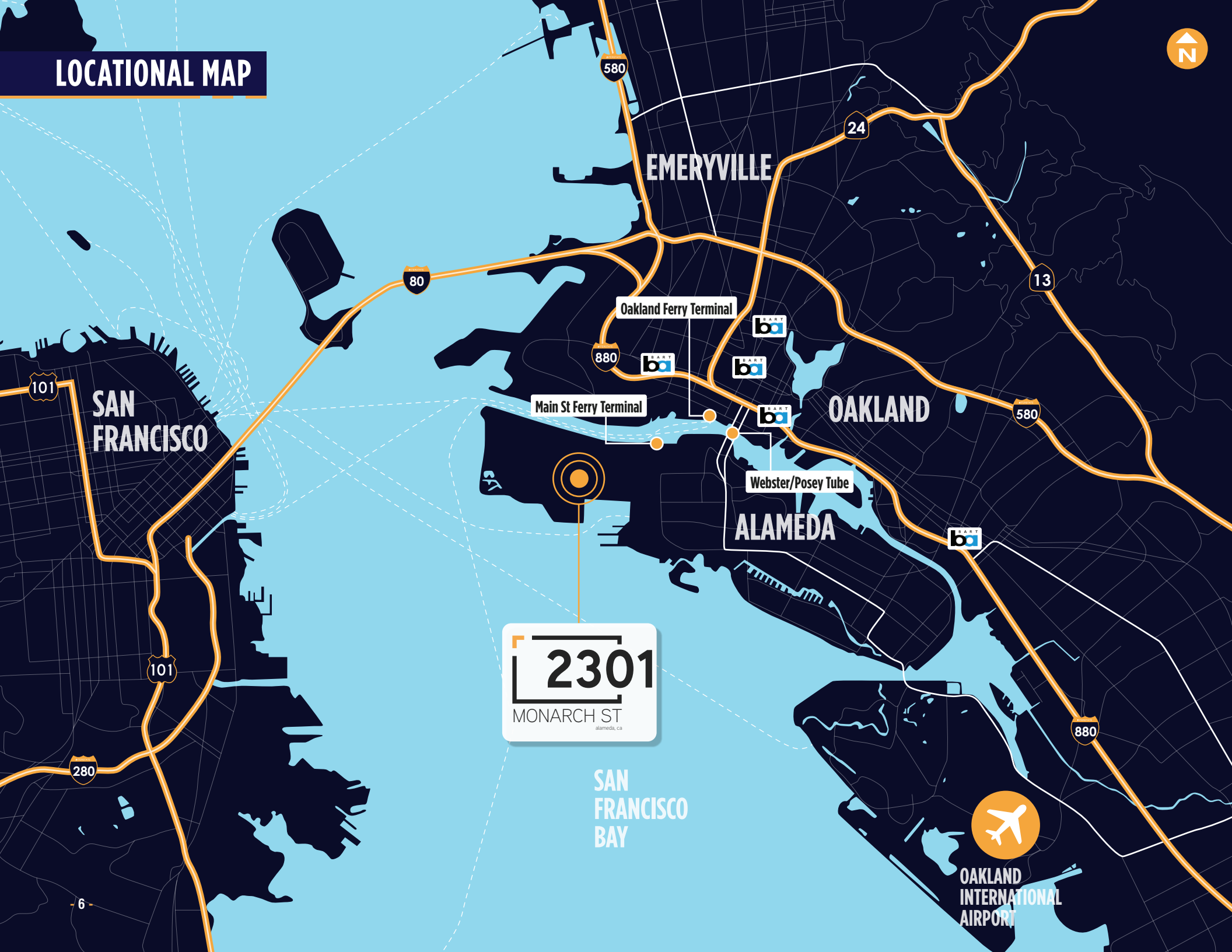


Photos by Maurice Ramirez

BUILDING 24



# LOCATIONAL MAP



 **2301**  
MONARCH ST  
Alameda, CA

SAN FRANCISCO BAY



OAKLAND INTERNATIONAL AIRPORT





SITE PLAN





**2301**  
MONARCH ST  
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## CONTACT:

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