

433 JEFFERSON STREET OAKLAND, CA

FOR SALE



PROPERTY

PARKING LOT

JEFFREY LEENHOUTS

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THE OFFERING - 433 JEFFERSON STREET

433 Jefferson Street is a 17,631 SF building located at the gateway to Oakland's Jack London Square. Delivered 100% vacant, the property presents a rare opportunity for owner-users, creative office occupiers, or investors looking for a unique building with flexible repositioning potential. Originally constructed in 1945, the structure blends vintage character with a functional, unique, floor plan drenched in sunlight. Coupled with a ±6,830 SF private parking lot and bonus Clear Channel billboard income, the total package offers buyers a tremendous opportunity to invest in one of Oakland's most vibrant neighborhoods.

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THE BUILDING IS DEFINED BY ITS INCREDIBLE FLOOR TO CEILING CENTRAL ATRIUM. NATURAL LIGHT RADIATES THE ENTIRE OFFICE SPACE WITH HUGE WINDOWS THAT WRAP AROUND THE BUILDING AND SKYLIGHTS ABOVE GIVING THE AMBIANCE OF NATURE AND OPENESS.

PROPERTY HIGHLIGHTS

- ±17,631 SF Building on ±15,000 SF Parcel
- ±10,000 SF Ground Floor Office
- ±5,000 SF Warehouse/Indoor Parking
- ±2,631 SF Mezzanine Office
- ±6,830 SF Employee Parking Lot
- Huge Atrium with Abundant Natural Light
- Great Mix of Private Offices and Open Area
- Central HVAC Throughout
- Temperature Controlled IT Room
- 400 Amps 120/240 Volt Power
- Sale Price: \$3,400,000

LOCATION HIGHLIGHTS

- Walk to Jack London Square and Downtown
- Walk to the Ferry Terminal and AMTRAK
- Walk to City Center BART Station
- Easy Freeway Access

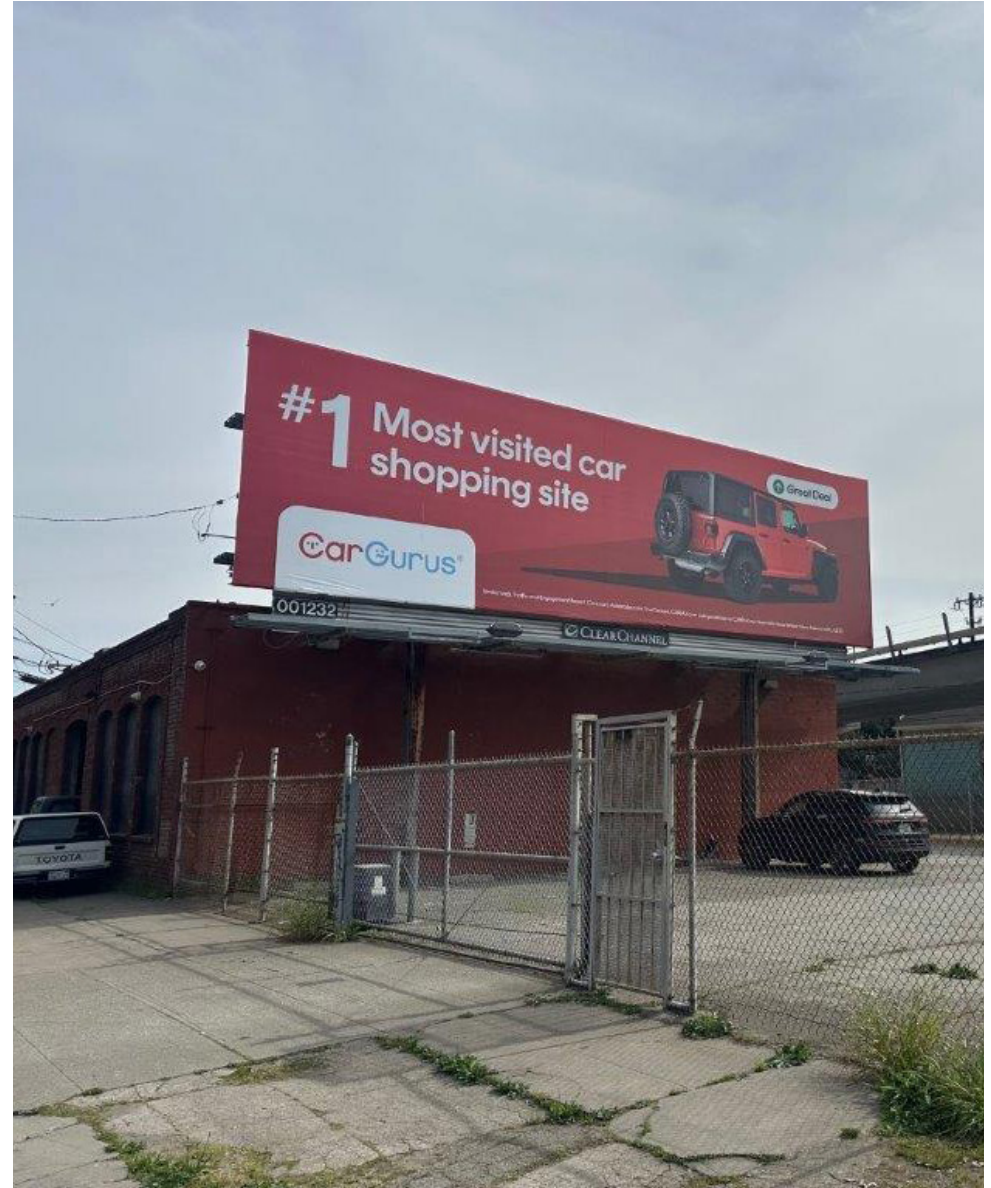


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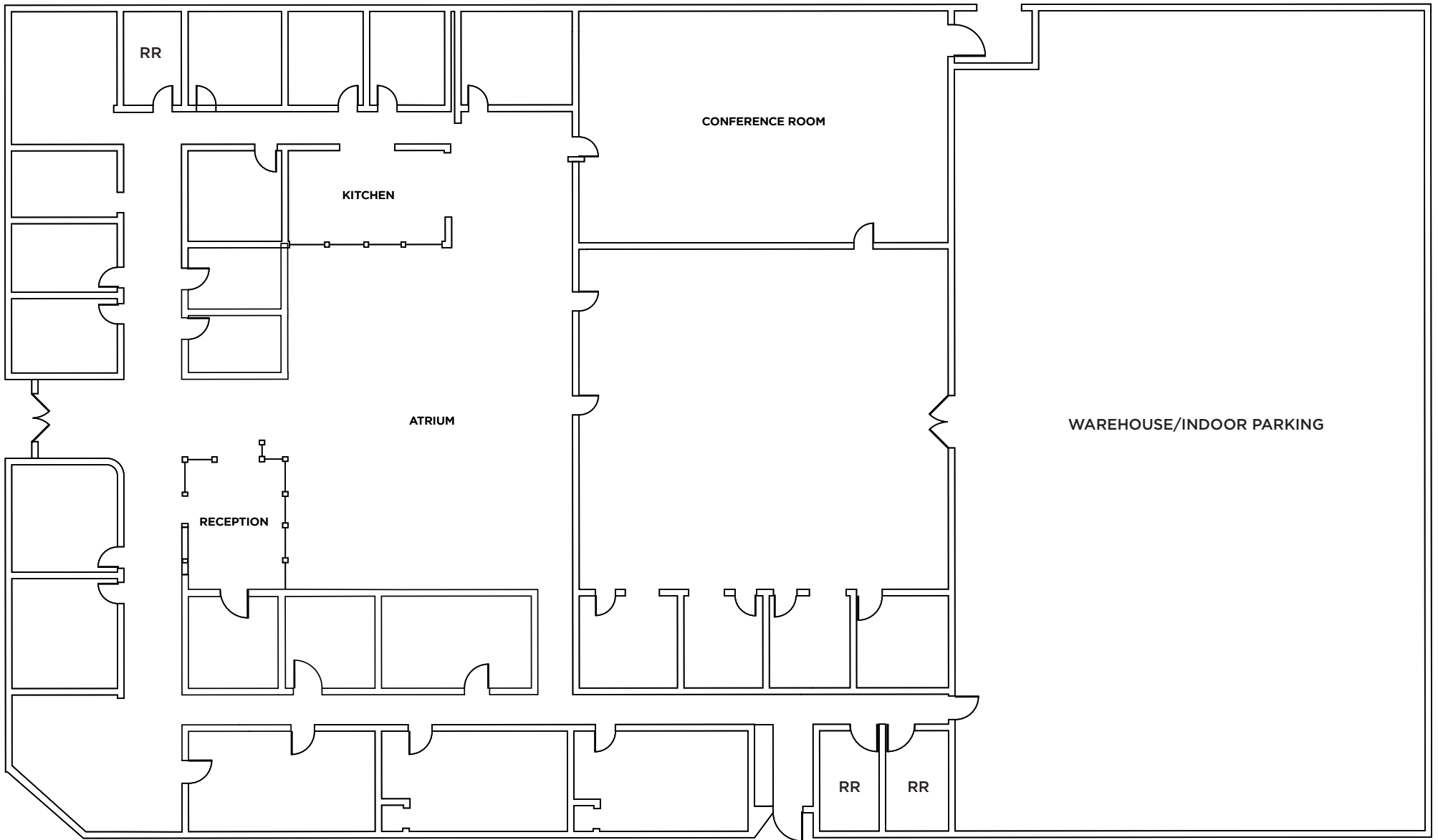
VIEW OF THE SISTER ELIZABETH'S GARDEN



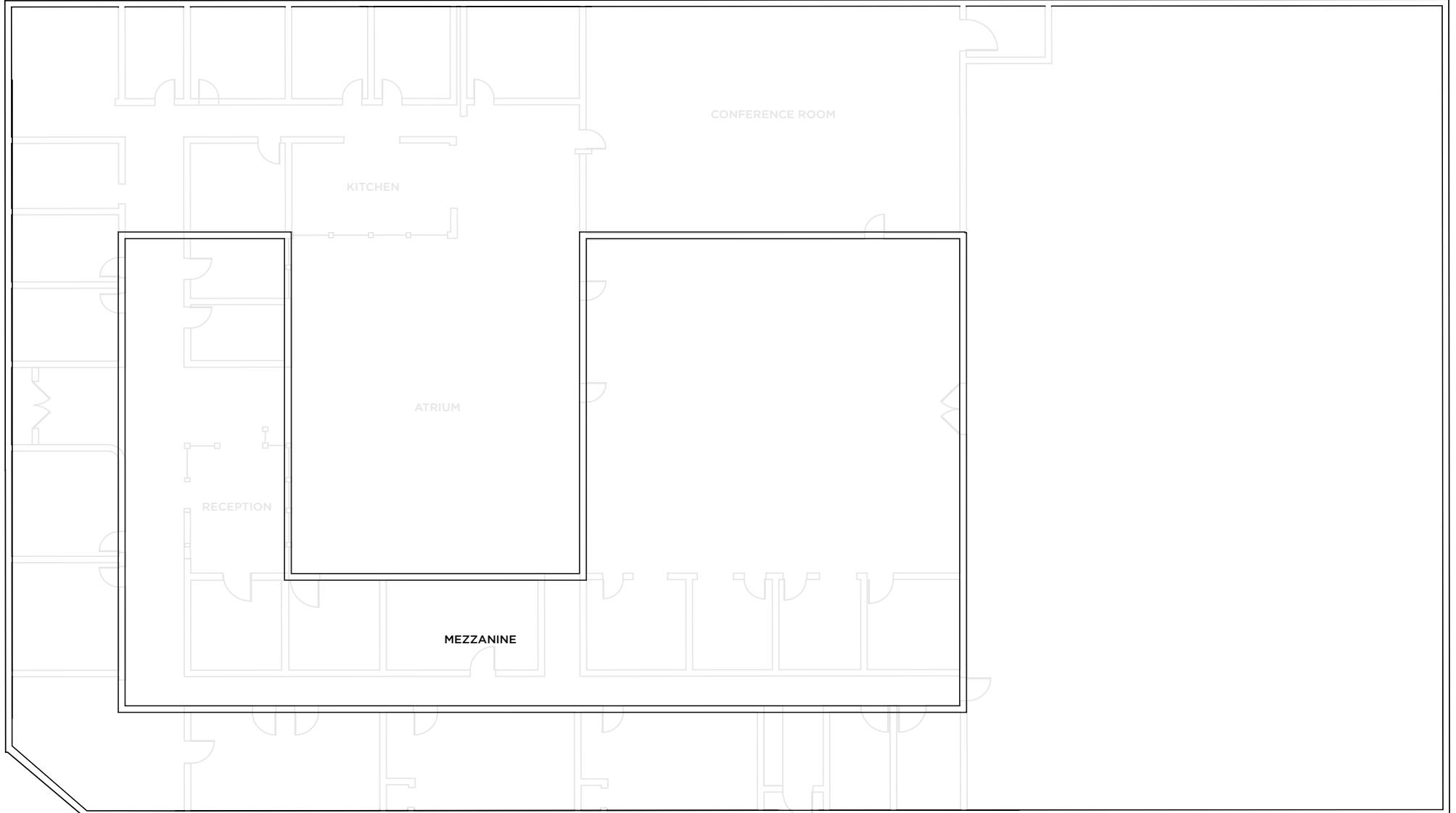
VIEW OF THE EMPLOYEE PARKING LOT AND BILLBOARD



GROUND FLOOR

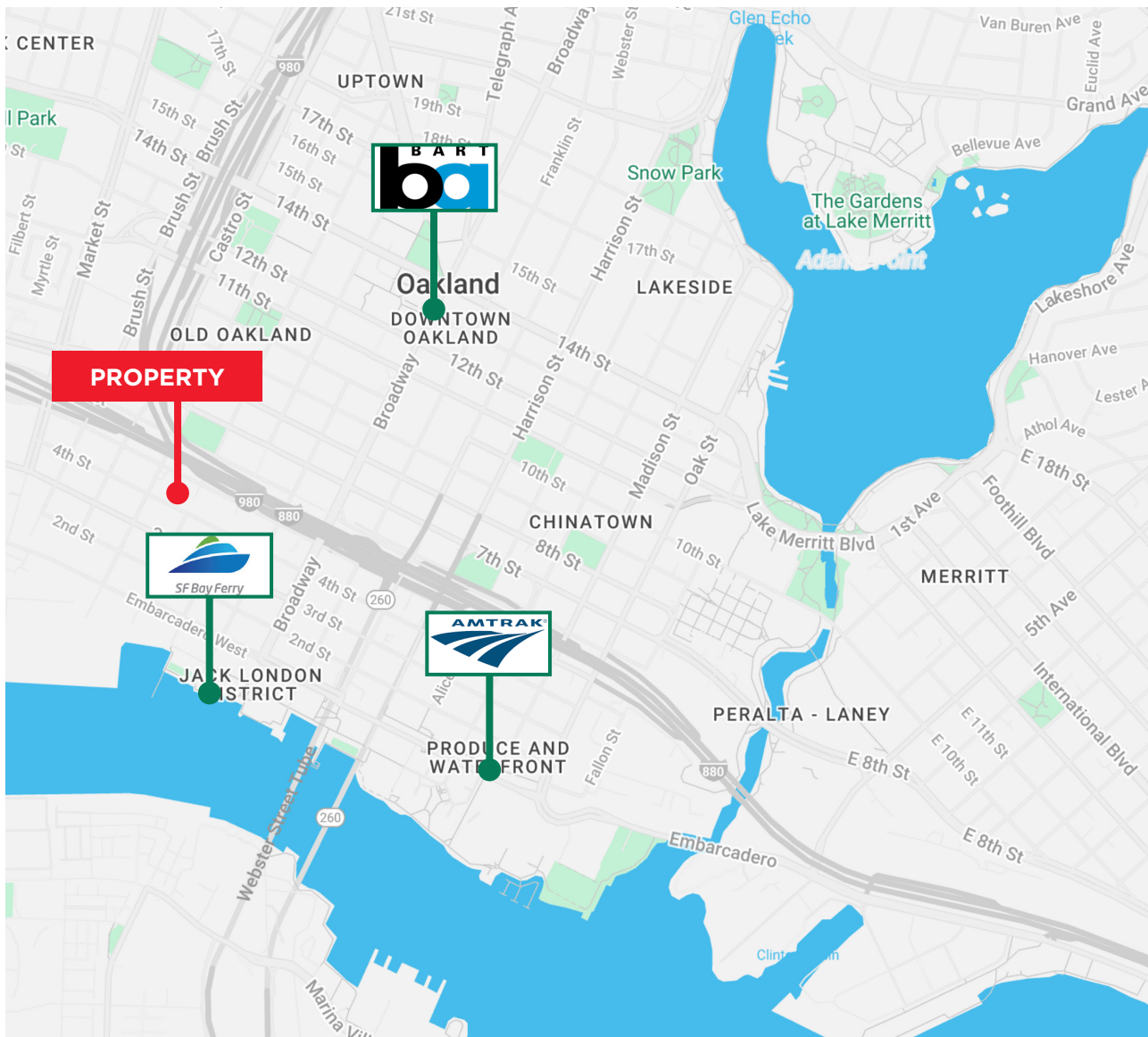


MEZZANINE



433 JEFFERSON STREET OAKLAND, CA

OAKLAND MAP



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