

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

**Boutique
Office Building**

• • • • •

**PRIME
JACK LONDON
SQUARE
LOCATION**

FOR LEASE: CREATIVE MOVE-IN READY SPACES

:: 220 4TH STREET, OAKLAND, CA ::



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Work Amid Jack London Square Amenities – Just 3 Blocks from the Waterfront

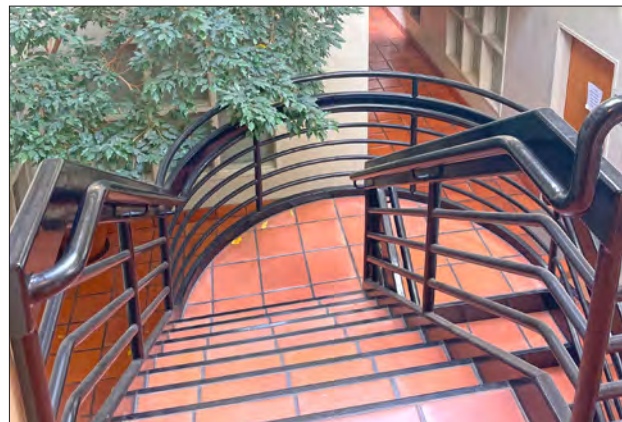
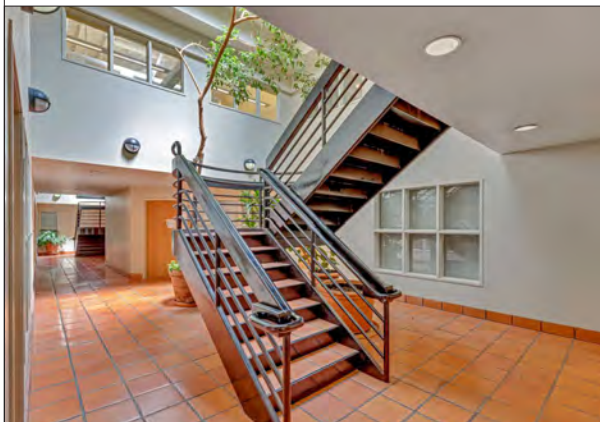
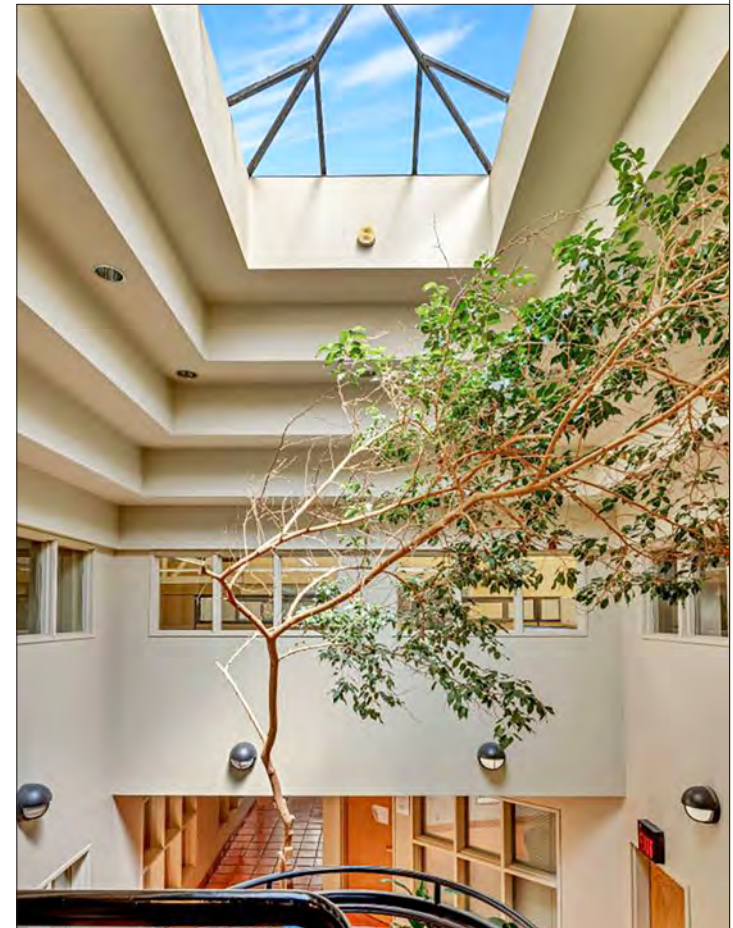
Boutique office building with on-site parking and building management. Owner willing to contribute towards Tenant Improvements. Other building tenants include attorneys, geologist, researchers, tech-software designers and various professional services. Cannabis office use only OK. First-class conference room available for your most important meetings. Located on the south side of Broadway in the vibrant Jack London Square Waterfront district. Surrounded by two courthouses, other offices, new residential, trendy eateries and waterfront views. Easy I-880 & I-980 freeway access within one-block, plus excellent public transit including BART, Bus, SF Ferry and Amtrak within blocks. Great nearby delis, coffee shops, restaurants, craft breweries and wine tasting venues. Zoned C-45

SUITE	RSF	LEASE RATE
104	±844	IG Lease, Negotiable
201	±2,171	IG Lease, Negotiable
FULL COMMISSION TO BOTH BROKERS		



- 3 blocks to the waterfront with SF Bay Ferry
- 3 blocks to the Amtrak train station
- 5 blocks to Scott's, Plank, and Yoshi's
- Easy walk to 12th Street or Lake Merritt BART, and courthouses

- Close to Bicycle Coffee, Rosenblum Cellars, Home of Chicken and Waffles, Nido's Backyard, Brooklyn West Winery, Farmhouse Kitchen, Oakland United Beerworks, Left Bank Brasserie, Forge Pizza, Everett & Jones BBQ, Buttercup Diner, and Peerless Coffee & Tea



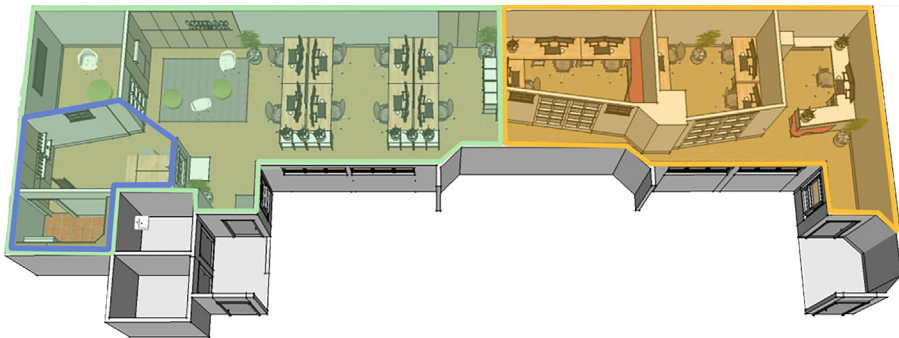
- 3 private offices
- Reception area
- Sub-Leasing or Co-Office Sharing OK
- Atrium natural light



- Reception and open space
- 3 Private offices
- 1 Conference
- Kitchenette
- Great natural light
- Sub-Leasing or Co-Office Sharing OK
- 2 Separate Entrances

[CLICK FOR SUITE 201
360° Virtual Tour](#)





EXAMPLE FLOOR PLAN – SUITE 201



EXAMPLE FLOOR PLAN – SUITE 104

RESTAURANTS, CAFÉS AND BARS

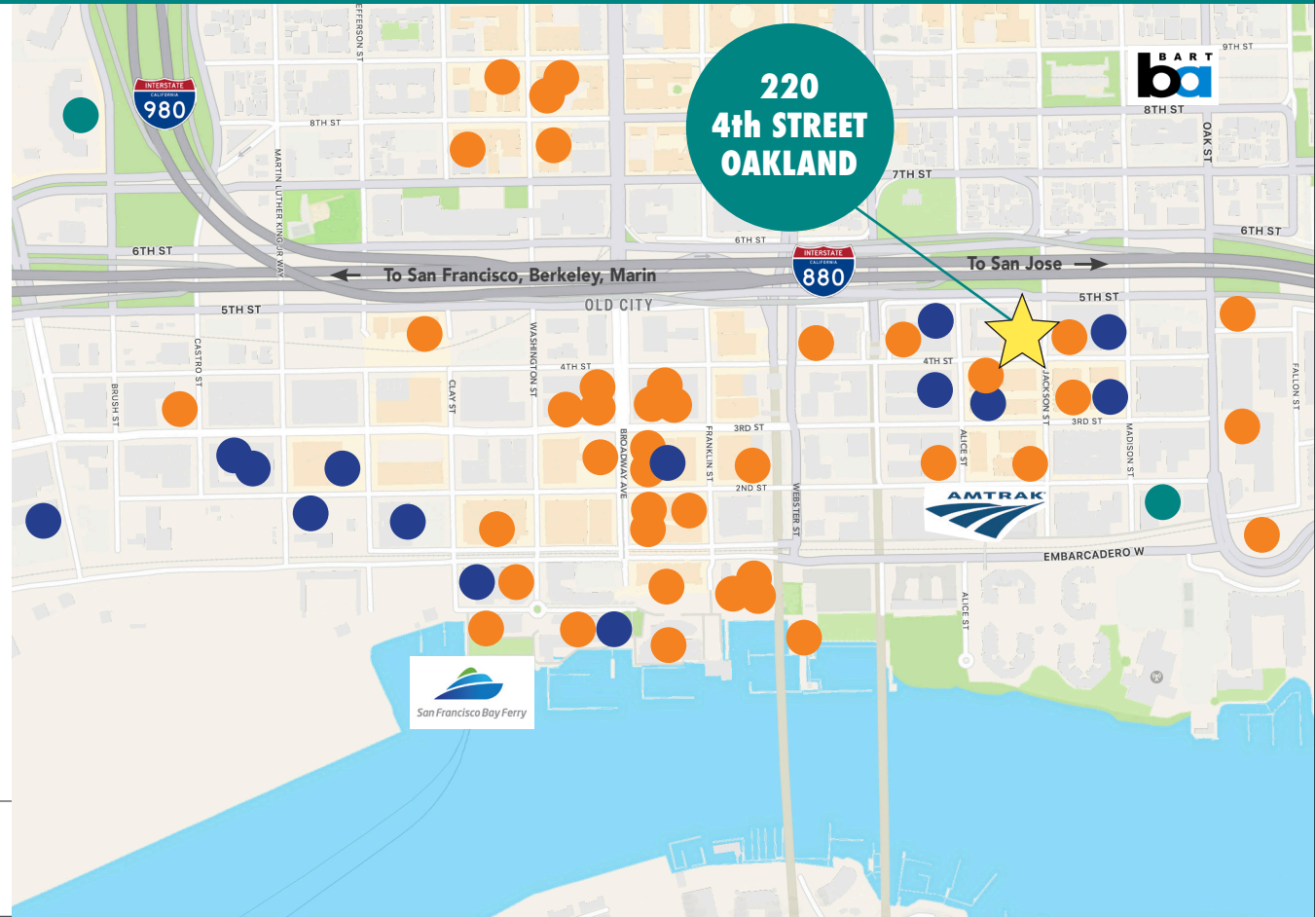
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|-------------------------------|---------------------------|
| Left Bank Brasserie | Ben & Jerry's Ice Cream |
| Farmhouse Kitchen | Yoshi's |
| Original Pattern Brewery | The Waterfront Cafe |
| Seabreeze On The Dock | Ben's Chines Restaurant |
| Plank | Oakland Grill |
| Seawolf Public House Pub | Starbucks |
| Merchants' Saloon | Buttercup Diner |
| Federation Brewing | Bicycle Coffee |
| Tiger's Taproom | La Furia Chalaca |
| Line 51 Brewing Company | Peerless Coffee & Tea |
| The Fat Lady Bar & Restaurant | Nation's Giant Hamburgers |
| Everett & Jones BBQ | Boxi Kitchen |
| Dokkaebier | Seabreeze On The Dock |
| Scott's Seafood Grill & Bar | Hesh's Pizza & Taproom |
| Nido's Backyard | Odin Mexican Restaurant |
| The Pizza Pantry | Angel Cakes Bakery |
| Shapeshifters Cafe | Oeste - Bar |
| Home of Chicken & Waffles | Sierra Deli |
| La Santa Torta | Square Pie Guys |
| Oakland United Beerworks | North Beach Sandwicheez |
| Xingones at Fort Green | Brooklyn West Winery |
| Cupcakin' Bakeshop | Rosenblum Cellars |

FITNESS

- | | |
|-----------------------|----------------|
| Urban Fitness Oakland | Planet Fitness |
|-----------------------|----------------|

RETAIL

- | | |
|----------------------------|---------------------------|
| World Market | JLS Window Coverings |
| Narrative Home Goods | Sincere Home Décor |
| Oakland Supply Co. | Fastsigns |
| Dunn Family Chocolates | UPS Store |
| Markus Supply Ace Hardware | 5 Element Petfood Therapy |
| Eyewear Love Affair | Verizon |
| BevMo! | Jack London Mail |



STEPS TO THESE JACK LONDON SQUARE DESTINATIONS:

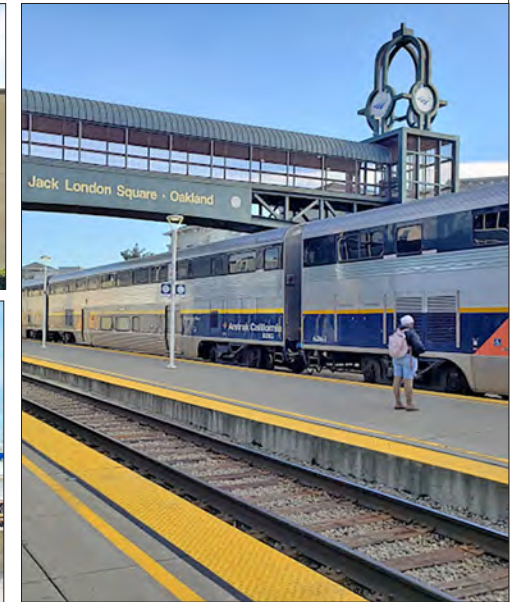
OAKLAND GRILL **BevMo!**



GORDON

COMMERCIAL REAL ESTATE BROKERAGE

220 4th STREET, 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.