

DOWNTOWN OAKLAND OFFICE/RETAIL BUILDING FOR SALE



272-274 FOURTEENTH STREET OAKLAND, CALIFORNIA

Comments:

- ~ This charming Chicago-style building, constructed in 1924, is loaded with the ambience & characteristics of that by-gone era
- ~ Distinctive beaux art derivative façade & ground floor entrances
- ~ Concrete & steel construction with wood floors
- ~ The layout of this building provides an owner/user the opportunity to occupy as much of the building's space as needed

Location:

- ~ Located in a prime Downtown Oakland location, just 3 blocks from Chinatown, BART, Alameda County Courthouse & Administrative Offices & City Center
- ~ Easy freeway access

Price:

~~\$3,250,000.00~~ **PRICE REDUCED TO \$2,600,000.00!**

03/24/10

**For Further Information, Contact Exclusive Agents:
DAN FICHTE ~ STEVE BANKER ~ 510-763-7016**



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- ~ Ground floor offices & retail; open floor plan with a dramatic 360° surrounding partial mezzanine & atrium-like atmosphere
- ~ Mezzanine is largely open floor plan with views of the ground floor throughout & 3 private offices
- ~ Second floor has a completely open floor plan without demising walls, high ceilings, skylights, operable windows, HVAC & separate entrances
- ~ Basement is finished with high ceilings & is readily usable for office or storage
- ~ Considerable rehabilitation was completed in 1999

Occupancy:

- ~ **Ground Floor & Mezzanine** – Occupied by a wholesale retail fabric store that also uses the basement for storage. This 12-year lease commenced 04/01/02 & ends on 03/31/14. There is an option to extend for an additional 5 years, through 03/31/19. However, at the discretion of the owner, the possibility exists of an early termination of the lease term. Current monthly rent is \$7,849.00, with 4% annual increases including the term of the option.
- ~ **Second Floor** – Owner currently occupies a portion of the second floor & the remainder is leased to small tenants on a month-to-month basis. A buyer could elect to either occupy the entire floor or retain some of or all of the existing small tenants

Size:

<u>Floor</u>	<u>Sq. Ft.</u>
1 st	4,575
Mezzanine	2,850
2 nd	4,575
Basement	<u>5,175</u>
Total	17,175