

MAJOR PRICE REDUCTION!!

**DOWNTOWN OAKLAND
OFFICE/RETAIL BUILDING FOR SALE**



**315 FOURTEENTH STREET
OAKLAND, CALIFORNIA**

Lot Size: 25 by 100 feet = ±2,500 square feet

Improvements: 2-story, reinforced concrete building; ±3,960 gross square feet

Current Tenants: ~ **Thomas Towey Architects** – Ground Floor: \$3,165.88/month, IG; 5-year lease; lease ends 09/30/10
~ 2nd floor is vacant

Comments: ~ Between Webster & Harrison; near Chinatown & City Center; 2½ blocks to BART
~ Excellent building for an owner/user; ground floor can be made available 10/01/10
~ Ground floor has high ceilings, front clerestory windows & a private garden
~ 2nd floor has high ceilings, exposed spiral ducting & skylights

Terms: All cash to Seller at the close of escrow OR
with 35% down, Seller will carry the first note &
deed of trust

***Shown By Appointment Only!
Do Not Disturb Tenant!***

Price: ~~\$1,200,000.00~~ **REDUCED TO \$650,000.00!**

07/01/10

**For Further Information, Contact Exclusive Agent:
STEVE BANKER ~ DRE License #00577218
510-763-7016**



388 SEVENTEENTH STREET, SUITE 200, OAKLAND, CALIFORNIA 94612
PHONE 510-763-7016 | FAX 510-763-7763

