OFFICE FOR LEASE

7770 PARDEE LN

Oakland, CA 94621

ARTIZAN
Commercial Advisors



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KW COMMERCIAL
KW Commercial - Oakland
DRE#:02029039



PROPERTY OVERVIEW

Artizan Commercial Advisors presents 7770 Pardee Lane, Oakland, CA — a premier 4,125 SF office, flex, and commercial space strategically located in the heart of the Oakland Coliseum Area District (D-CO-5), within the permitted Oakland Green Zone.

Uniquely positioned adjacent to San Leandro Bay, Oakland International Airport (OAK), I-880, and the Port of Oakland freight corridor, this property provides unmatched regional connectivity for light industrial, commercial, and last-mile logistics operations with direct access to Interstate 880, 98th Avenue, Hegenberger Road, and Coliseum BART D-CO-5 under Oakland's Coliseum Mixed-Use General Plan Supports a wide spectrum of Office Space, Commercial Activities, Light Industrial, Warehousing, and Freight Logistics.

PROPERTY SUMMARY

For Lease:

$1.75 PSF

Total Rentable Sqft:

± 4,125

Zoning:

Coliseum Area Mix District - 5 (D-CO-5)

APN#:

42-4430-1-19

Cannabis Facilities Permitted Zones:
Delivery-Only Dispensary
Culti Dist Lab Transport Permitted Zones
Non-Volatile Manufacturing Permitted Zones

Seeking light manufacturing or product development
Ideal for enterpreneurs and founders first office



PROPERTY FEATURES

- On Site EV Charger, Gated Parking
- HVAC
- Garage for Private Parking or Storage
- 8 Private Offices
- 1 Executive Suite
- 1 Conference Room
- Break & Reception Areas







LOCATION HIGHLIGHTS

- Oakland Airport Submarket
- 2 miles to Oakland International Airport
- 13 minutes to Port of Oakland
- Immediate access to I-880
- 2.2 miles to Coliseum BART Station
- Part of established Business Corridor
- Next to the San Leandro Creek Trail







PLAN


CE OFFICE 3727 SQFT
CE GARAGE 398 SQFT
4,125
COMMON AREAS 699 SQFT

MAP


7770 PARDEE LN
OAKLAND CA, 94621
ChargePoint
Da Vita
California Department of Corrections and...
Pardee Ln
Digicom Electronics
Office Information Systems
Teamsters Local 853
Building Trades Council of Alameda County
LiUNA Local 304 - Branch Office
Lyneer Staffing Solutions



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial Oakland makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial Oakland does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at, or increased to that level. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial Oakland in compliance with all applicable fair housing and equal opportunity laws.