

OFFICE FOR LEASE

7770 PARDEE LN

Oakland, CA 94621



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KW Commercial - Oakland

DRE#: 02029039

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



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



MAP



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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.