

RETAIL/OFFICE FOR LEASE

Rent:

\$2.00 Per SF

1st Floor Sq Ft

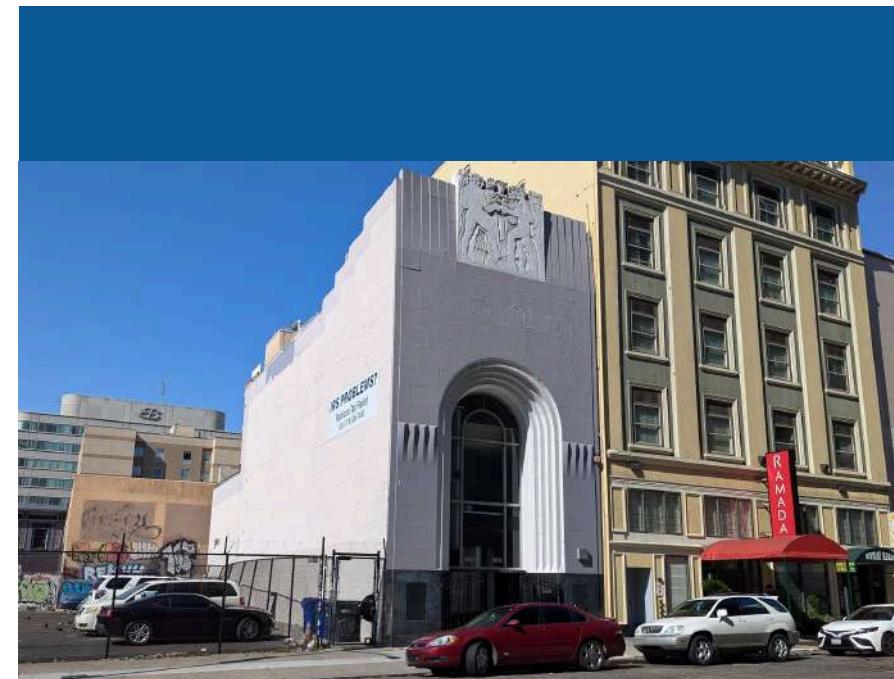
± 2,500 SF

LOCATION HIGHLIGHTS

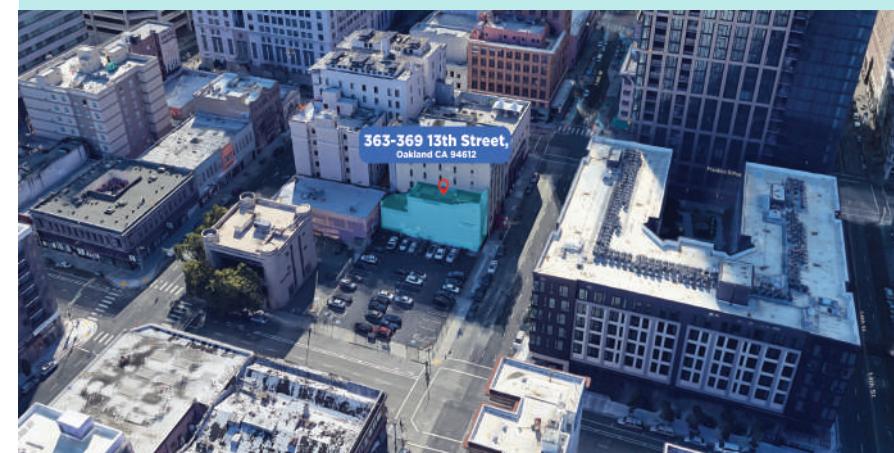
Easy access to:

12th St BART station
Lake Merritt BART station
880, 980, 580, 24 Freeways
Restaurants
Bars
Theaters
Lake Merritt

Amtrak Station - 1 Mile
Jack London Square - 1 Mile
Oakland China Town- 0.5 Mile
Oakland Airport- 9 Miles Downtown
San Francisco- 12 Miles
Old Oakland- 0.5 Miles
City Center- Walking Distance
AC Transit



**363-369 13TH ST
OAKLAND CA 94612**



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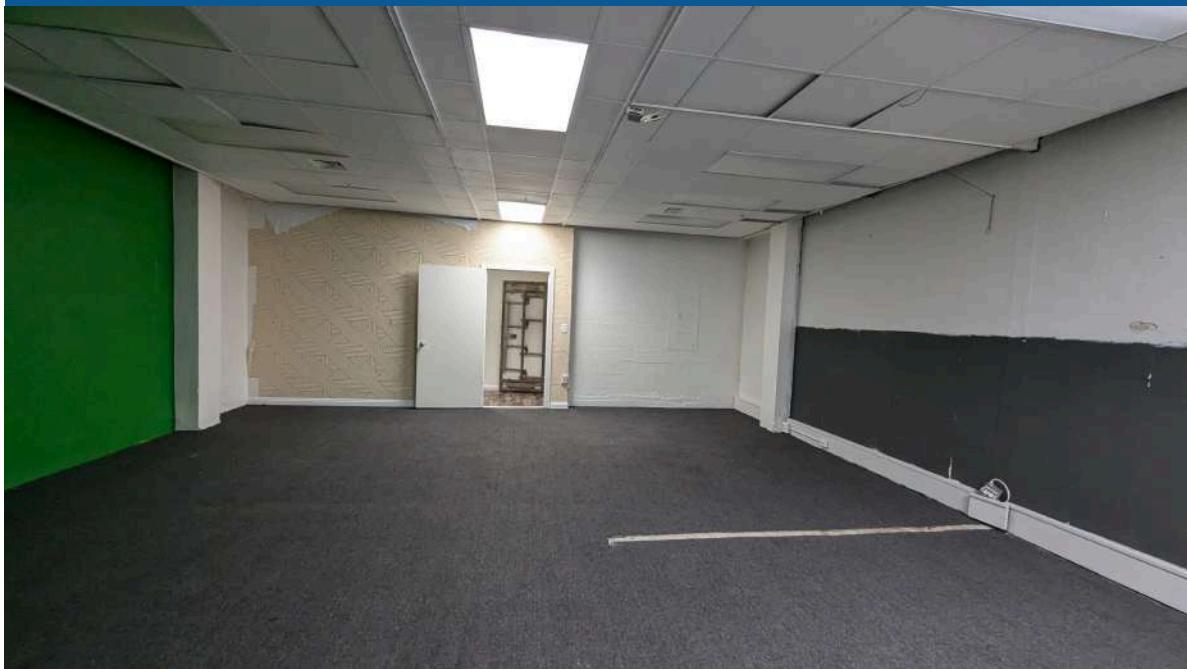
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KW
COMMERCIAL

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1ST FLOOR



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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.